

DESIGN & ACCESS STATEMENT.

Proposal.

Single storey extension to create secure meeting room and office / administration area.

Site Address

St Pauls C of E Primary school, Porritt Street. Bury. BL9 6LJ.

Client

on Behalf of – The Board of Governors of St Pauls C of E Primary school.

July 2022

Prepared by

Greenhalgh + Williams Ltd. 3, Manchester Road. BL9 0DR 0161 796 6995

CONTENTS

- 1 Introduction / Requirement for proposal.**
- 2 The Existing site / building / setting.**
- 3 Design, layout, and areas**
- 4 Scale and materials.**
- 5 Landscaping**
- 6 Traffic and car parking**
- 7 Sustainability**
- 8 Accessibility**
- 9 Conclusion**

SKETCH PERSPECTIVES

Introduction / Requirement for proposal. Justification

St Paul's C of E Primary School serves the highest area of deprivation in Bury. It is currently 156 out of 32,000 districts in the country, putting it in the bottom 2% within the whole of the country for deprivation.

It has a high number of children eligible for free school meals and Pupil Premium Grant (over 50%) and serves an area of high need. Many of the families are extremely vulnerable and this number is rising all the time.

The school employs a Parent Support Assistant for 1.5 days a week to provide services with and for the children of vulnerable families.

The school also serves an area of high International New Arrivals and Gateway Families, which has meant that on occasions there are 27 languages spoken at St Paul's. It has many children arriving at the school speaking little or no English and this is another complexity that the school must deal with.

All of these factors mean that St Paul's has to work very closely with the families on a regular basis. Families that need a meeting space that is secure and separate from the school. Often parents, social and welfare assistants etc have to be taken through the hall for meetings when children are present, in itself a safeguarding concern and alarming for young children.

Parents can become very agitated when discussing their children and problems arising from meetings. This again makes us, as a school very vulnerable, as once a parent has left a meeting room they have full access to the school.

The meeting room generally used is the heads office which has been converted from the dining table/PEstore. This in turn has meant that the PE / dining tables must be "stored" in a corner of the Assembly Hall, rendering that area of the hall useless.

Description of Work Required

Extension and internal adaptations to create a secure meeting room directly accessed from a secure lobby, additional lobby area / reception area adjacent to school admin area. Relocation of Heads office to reclaim storage and have heads office within admin' area

Secure meeting room is also to be used by the Parent Support Assistant and as general private meeting room.

Existing numbers

Number of pupils on Roll as of June 2022 is 223. This number will not increase as a result of the proposed extension

Full time staff 30 inc Admin', Teaching and teaching assistants)

Part time staff 8 (Catering staff , cleaning and teaching assistants)

To link the extension with the existing building in a way that works with the school curriculum some existing office / admin area must be adapted and "lost" to form corridors.

The Existing site / building / setting

The original school was built in the 1960's on vacant land to the South of Porritt St. As the population has grown there have been various additions to cater for the required numbers of pupils. In addition, there have also been various minor internal adaptations to accommodate changing teaching patterns.

The school is predominantly a single storey building with a mixture of flat roofs and mono-pitched areas. The assembly hall is an open two-storey area surrounded by the single storey units.

The topography of the site is a general rise from the lower northern end up to the southern boundary. Internally there are many changes in floor levels and short staircase connections linking these levels together to accommodate the site topography. This results in the school being on three levels

Design principles, scale, and materials

The proposed extension is a single storey extension to the adjacent existing single storey building with the roof, eaves and guttering all running through level with the adjacent structure. The height and proportions of the existing windows are to be repeated with head and cill heights matching the existing. Frames are to be white UPVC. It is proposed that below cill height the facing material be brick to match the existing while above the cill is a through coloured render (colour to be confirmed) to create a "brighter" feel at the entrance. Above the entrance lobby it is proposed to install a glazed roof lantern to allow in as much natural light as possible to create a bright welcoming entrance /waiting area

Landscaping

The footprint of the proposed extension is on the area to the front of the entrance of the school. This is a managed grassed area, footpaths, and hardstanding. The impact of the extension on the landscaped environment is relatively minor with very little loss of natural habitat.

Furthermore, it should be noted that, once funds are available, one of the schools' priorities is to create a wild garden area to the rear /south of the school building, near the "temporary" classroom units.

Traffic, car parking and numbers

The proposed scheme has no impact on the existing car parking facilities nor creates a need for additional car parking

Security

All proposed windows and doors will be to Secure by Design standards. (design guide 2014 New schools)

The existing security alarm and surveillance systems will be extended into the proposed extension and upgraded where necessary..

There are no proposed changes to the site/ perimeter security

Sustainability.

In addition to the entrance /admin extension the school has been awarded money to carry out repair work and upgrade the existing fabric of the building. This will include classroom areas etc will be fitted with Led lighting and motion sensors etc to reduce power consumption.

The Extension will be constructed to current standards of thermal efficiency, power consumption etc

The nett increase in hard drained area rainwater run-off is relatively minor due to approx' 1/4 of the Proposed footprint already being flagged. The additional load placed on the existing infrastructure has little discernible impact

Accessibility

The Proposal does not adversely impact on existing access / egress arrangements to the building. As part of ongoing improvements, the school aim to seek funds to install a platform lift for wheelchair access from the entrance level to the dining room area.

Externally it is proposed to create a ramp to connect the upper play area with the main play area. This is to run parallel and adjacent to the footpath as indicated on drawing number 4848-003

The school then intend to prioritise areas requiring wheelchair accessibility and adapt / refurbish accordingly.

Provision for the following has been included: - Entrances: Level thresholds to all entrance doors and

minimum clear widths to comply with Building Regulations Approved Document Part M will be provided. -

Circulation: Internal ground floor access with minimum clear widths of unobstructed openings will be achieved. - Means of escape: the provision of a safe means of escape from the building is to be provided via compliance with Building Regulations Approved Document Part B. - Door widths and openings:

All door widths and openings to meet minimum requirements of Approved Document M and BS 8300

Conclusion

The relatively modest proposals are not detrimental to the surrounding wider area (ie outside the site boundary) and can be comfortably accommodated within that site boundary.

Complementary companion to the existing use within the site

Minimal impact on existing infrastructure.

For the school not to undertake the proposed work would mean that they would be putting the safety and welfare of children, staff, and visitors at risk.



