



Spurr House PRU

Design and Access Statement

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Introduction

1.0 Introduction

Bury Council has identified the requirement to temporarily relocate the Spring Lane Pupil Referral Unit (PRU), Radcliffe, Bury to a new site to allow the current site to be redeveloped. Spurr House, Unsworth, Bury has been identified as a suitable building. The proposed site contains a building, currently disused, which was previously a short stay residential home for the elderly/infirm.

It is proposed that Spurr House will be re-used, remodelled internally and extended to provide the required accommodation to house the PRU. This will comprise of standard classrooms, specialist teaching spaces, staff and administration areas and general ancillary spaces, such as circulation corridors, sanitary facilities and storage. Externally, the car park to the building frontage will be enlarged, boundary fencing installed as well as internal segregation fencing and construction of a multi-use games play area to the rear of the site.

Following extension and remodelling, it is anticipated that the building will accommodate approximately 72 students, together with site staff comprising of school leaders, teachers, pastoral staff and administration/support staff.

Process

2.0 Process

The site has been under consideration for some time and the feasibility of the PRU being situated in this location has been studied and evaluated by a multi-disciplined team of designers and stakeholders.

The feasibility studies have generally followed the RIBA Plan of work which encourage all available options to be interrogated, ultimately arriving at the most suitable solution. The emphasis of the studies has been to ensure that the building being provided is appropriate for the intended use and meets the requirements of current design standards applicable to the proposed building use.

A number of options were studied and subsequent possibilities were sifted and became more focused on a defined design brief. Subsequent designs have been developed from this defined brief and have grown through consultation with several stakeholders and end users.

The preferred solution has been presented to the local planning authority via a pre-planning application enquiry to ascertain feedback insofar as the proposal relates to the local planning framework. The feedback and recommendations received as a result of this consultation have been incorporated into the final design as far as reasonably practicable.

Evaluation

3.0 Evaluation

The proposed Pole Lane site is approximately 3.5km east of the current Spring Lane School site and is bounded by housing, Unsworth Academy and Unsworth Cricket and Tennis Club. The existing Spurr House building takes up most of the site area with the remainder left as carparking, amenity grassland and groups of semi-mature trees and shrubbery. The existing building is sized at 1282m² across a single storey of accommodation, there is a small separate outbuilding/garage, which is not included within this area.



Fig 1 – The existing building frontage viewed from Pole Lane



Fig.2 – An aerial view of the site

To the South West facing elevation of the site the site context is mainly residential properties; a mixture of detached and semi-detached houses. To the south East facing elevation of the site is Unsworth Cricket and Tennis Club; Spring Lane sits on the outer boundary of the cricket pitch beyond a border of thick vegetation. The North East facing elevation of the site fronts onto a dense border of overgrowth and vegetation which appears to be a section of disused

land. This part of the site shares its boundary with the nearby Unsworth Academy. The North facing elevation of the site is overlooked by Pole Lane Court residential apartment blocks. A semi-detached property is located close to the north boundary of the site which is believed to have been former living quarters for employees of the residential home but is now separately owned.

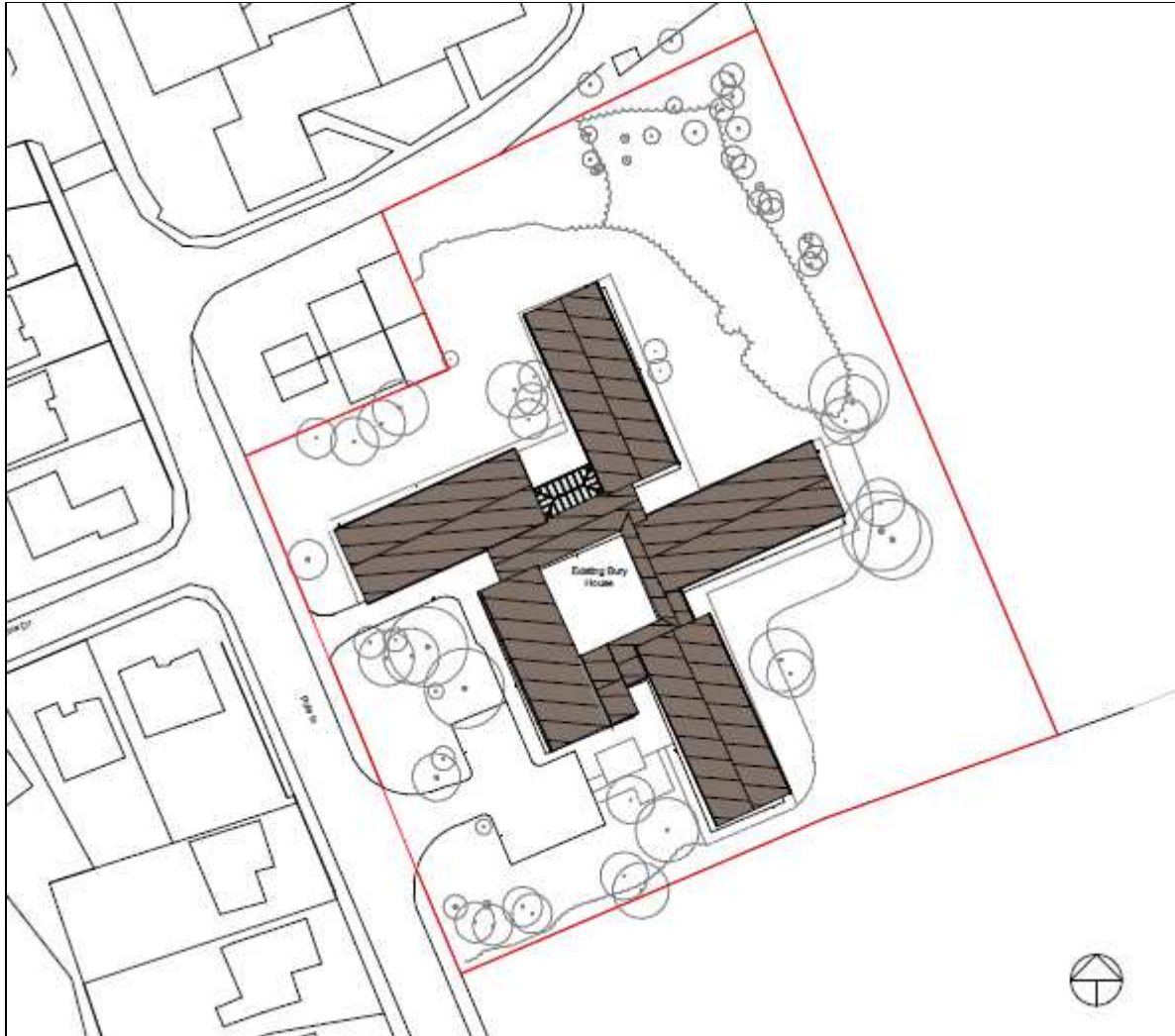


Fig.3 – OS Site Pan

Areas

4.0 Areas

The site is currently un-occupied and is beginning to fall into a state of disrepair. The building has basic monitoring for general property protection although the building fabric nor the external landscaping are not maintained. There is currently no-economic use for the building in its current form. In the past, the building has provided services and revenue for a short stay residential home for the elderly although there is currently no foreseeable requirement for the use of this building in this way again.

The car park to the front of the building provides parking spaces for approximately 8 vehicles. The car park is bordered with a small landscaped area with grass surfacing and a mixture of trees. The rear and side of the site are also bounded by grassed areas, trees and vegetation. There is a central, open courtyard in the middle of the building which had formerly been used as a outside seating and social space under the former building usage.

The site is located in Unsworth, Bury. The surrounding land use is primarily residential with small areas of local shops and amenities on nearby Parr Lane. The east of the site is separated from more rural areas of South Bury by the M60 motorway which creates a separation between the two areas. Other education establishments are located nearby, such as, Unsworth Academy, Bury and Whitfield Jewish Primary School and Mersey Drive Community Primary School.

The local area is well serviced by bus routes along Parr Lane and the surrounding streets. The nearest Metrolink station is Whitfield Station, approximately 1.5miles from Spurr House.

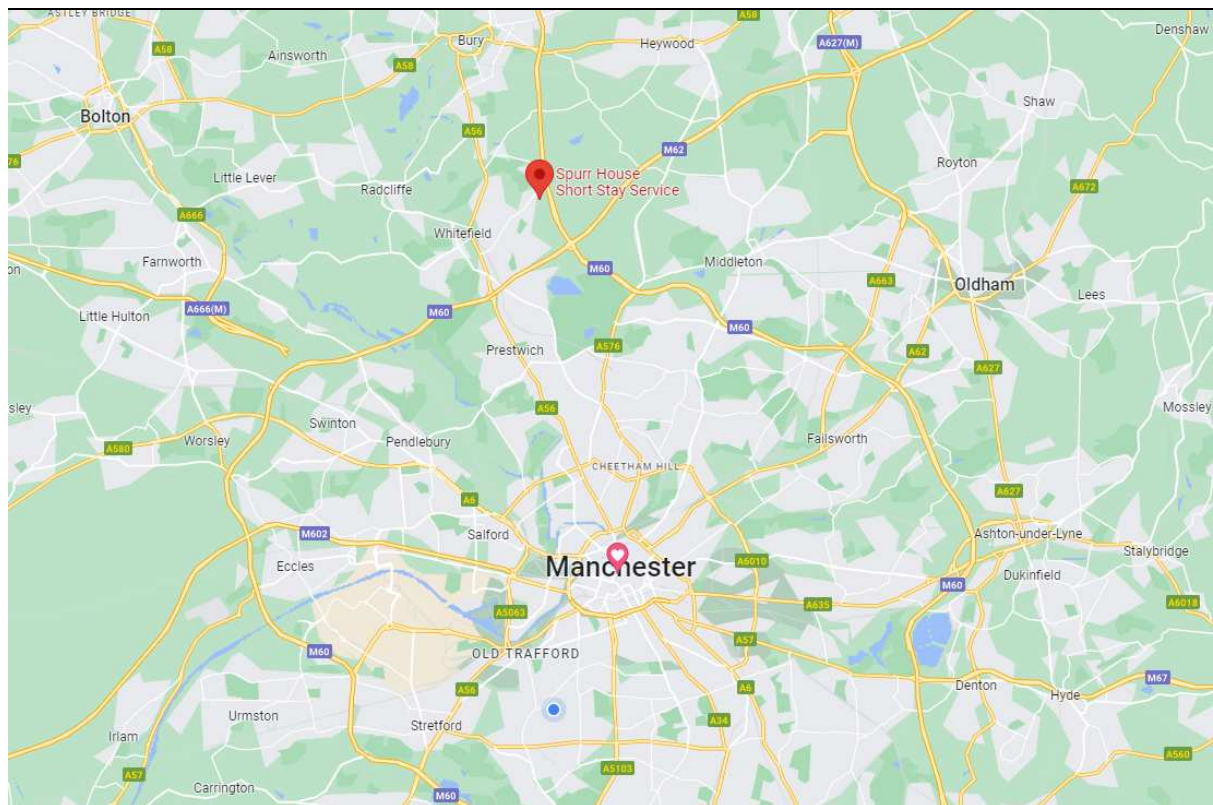


Fig.4 – Greater Manchester Map

Current Site Building Stock

5.0 Current Site Building Stock

The existing building dates to around 1980 and the style and form of construction is typical of that period. The building was a purpose built residential care home. The construction and layout is very much driven by the former use of the site and as such the floor print is spread across a single level.

The building is of cavity wall construction with an external skin of buff facing brickwork, punctuated by several white UPVC windows along each elevation which were once windows to the former resident's bedrooms. The highway facing elevation includes the main entrance to the building which is fronted by a section of white PVC doors and partly glazed/panelled curtain wall. The front elevation is also the position of the former dining hall which has a tall gable wall to the mono-pitched roof covering the space. The elevation is punctuated by shaped windows facing Pole Lane. The remaining roofs across the building mainly comprise of duo-pitched construction with either a concrete tile or imitation metal tile covering. Fascia and soffits are generally white UPVC/timber and rainwater goods, such as gutters are black UPVC. There are no unique or distinct features worthy of note.

There is an enclosed central courtyard which is accessed from various points from the corridor that is routed around the full perimeter of the space. To the North facing elevation there is conservatory annex which has been split into several smaller spaces internally.

The whole building is bounded by a narrow concrete paved pathway which also links with the paved entrance to the main entrance from Pole Lane pavement.

There is a small pre-fabricated garage unit located at the rear/side of the car park. This small structure stands alone and has presumably been installed during the course of the building use.



Fig.5 – Front Aspect



Fig.6 – Rear/side aspect



Fig.7 – Rear/side aspect



Fig.8 – Side conservatory

Design

6.0 Design

The primary design objective of this scheme is to provide suitable accommodation to facilitate the displaced students and staff from Spring Lane PRU. In doing this, the existing building will be fully remodelled internally to form new teaching, staff and ancillary spaces specifically to meet the requirements of the intended occupants.

In consultation with key stakeholders, several design options were considered. The preferred option comprised of a full internal remodel to provide the required schedule of accommodation, together with small new build extensions to increase the capacity of the building. The new build extensions comprised of the following:

- **Courtyard Infill**
The internal courtyard is infilled to provide additional specialist teaching space for a food technology room and science laboratory. The perimeter walls of the courtyard are raised to facilitate installation of a flat roof. These walls are clad with a solid grade laminate board, in keeping with the white cladding used elsewhere on the building. The flat roof will house several air handling units that service the internal spaces below. The rooftop mounted plant is concealed by a louvered plant screening which also provides edge protection to the roof area.
- **North Side Alcove Infill**
In the location of the former conservatory, the alcove will be infilled to form a new hair and beauty classroom space. This area will simply be formed by constructing a new external wall in buff facing brickwork to match the existing, following the alignment of the existing external wall. This wall will be punctuated with several window to provide natural light to the space. The roof will be duo-pitched and a continuation of the pitched roof of the adjoining section of building. The new will interface with the existing perpendicular roof by forming a hipped connection.
- **Front Entrance Extension**
The front entrance will be extended forwards to infill the shallow alcove space. The entrance will be fronted with glazed curtain walling and double entrance doors leading onto a new secure entrance lobby and reception desk. The roof over this space will be a continuation of the duo-pitched roof which will also be extruded beyond the new curtain wall frontage to provide a covered canopy area.
- **Side Plant Room Extension**
The small alcove to the South facing elevation will be infilled to increase the size of the plant room. The new infill will be enclosed with a louvred plant room door and a continuation of the a-symmetrical roof over.

Other design options studied explored variations of internal layouts but all those indicated the requirement for the building to be extended in part.

The external visual impact of the proposals has been kept to a minimum and where necessary this has been kept in keeping with the style and scale of the existing building.

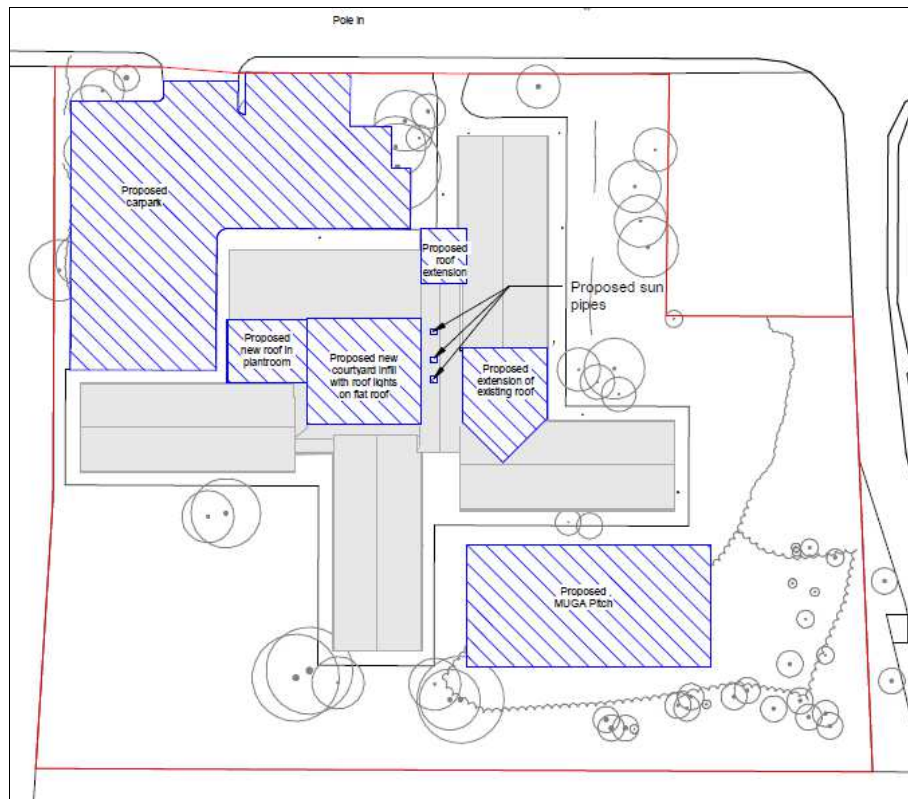


Fig.10 – Block Plan, areas of development

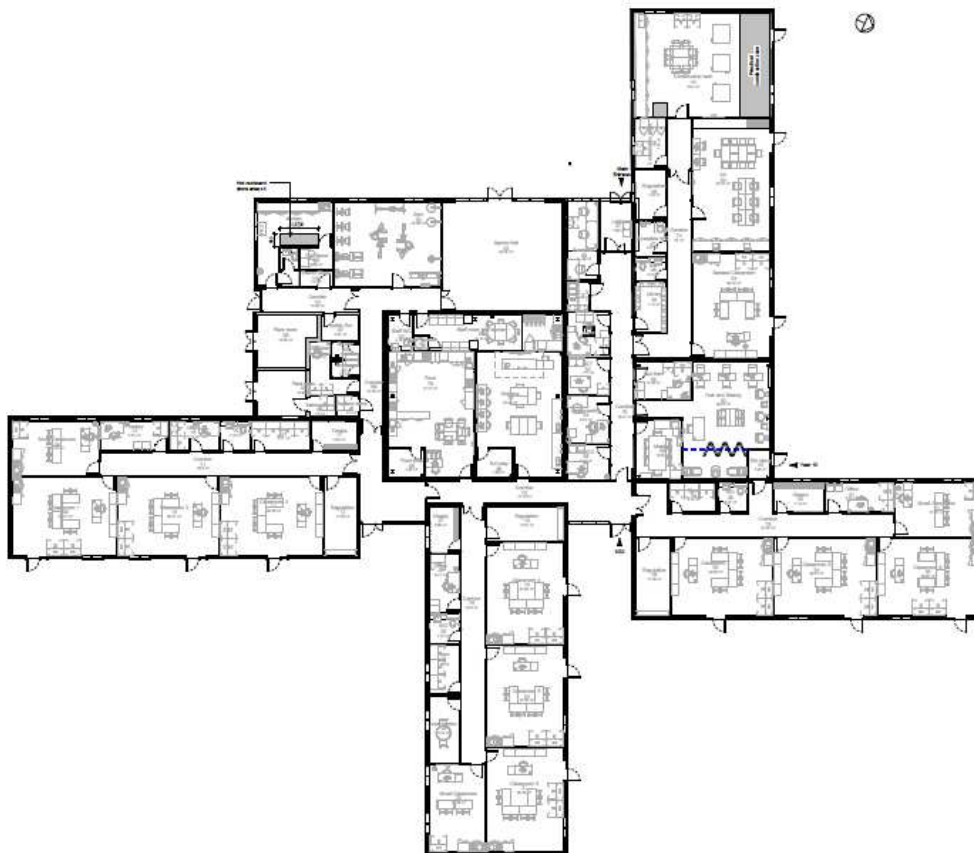


Fig.11 – Proposed Floor Plan

Layout

7.0 Layout

Internal

Entrance

Externally, the entrance to the building is signposted by the natural architecture of the building with the main frontage facing Pole Lane and the canopied entrance being the main focal point of the building and being clearly visible from the highway.

Main Building

The main entrance doors lead into a secure lobby space where visitors and building occupants are greeted by reception staff who control access beyond into the main building. Beyond the main reception, building users will have access into a series of main corridors that will provide access around the building and to the various 'hubs'. These hubs are defined by the various arms of the building where each hub will comprise of a broadly similar layout, housing a similar schedule of accommodation. This allows pupils from each hub to be fostered in these spaces with access to the necessary teaching and learning support spaces needed to further their education. The central courtyard houses the specialist teaching spaces facilitating catering and science curriculum, whilst the large space to the front of the building houses a hall for sports activity and gymnasium. Each hub has external access to outside space allowing each class group to access the outdoor spaces at designated times, together with an external circulation route to access the outdoor multi-use games area at the rear of the site.

Ancillary spaces are provided nearby the main entrance such as staffroom, senior leaders offices, meeting spaces and accessible toilets, whilst the opposite side of the site are located an enlarged plant room, staffroom, showering facilities and a school kitchen.

External

The approach to the main entrance remains as existing with a straight, wide pathway leading from the highway directly to the main entrance door. The car park remains to the side of the main entrance and is enlarged to provide additional parking capacity, mitigating the need for parking on the nearby streets. Access into the car park remains in the same location as before although the site will now be bounded by wire mesh security fencing with access-controlled pedestrian and vehicle access gates. The vehicle gates are set inbound of the site boundary to allow waiting vehicles to access an intercom before being granted access into the site.

The car park will provide parking capacity for standard and accessible parking bays together with space for two school minibuses. Some of the parking spaces will be designated electric vehicle parking bays and infrastructure will be provided for further extension of this provision if necessary.

An enclosed bin store is located within the site boundary and will be mounded by security fence with privacy screening to conceal the visual of the refuse bins.

A small cycle shelter is located in the Southern corner of the car park.

A mixture of internal security fencing and low level bow-top fencing is provided to segregate the outdoor play areas for each hub. A series of gates are situated around the site to allow access to the full perimeter of the building.

A multi-use games area is formed at the rear of the site which will be surfaced with a porous macadam surface and lined with sports court markings suitable for the size of the space. The games area will be bounded by rebound fencing and fitted with basketball hoops and mini-goal ends.

The existing area of overgrowth and vegetation to the rear of the site will be left as existing and segregated from the usable outdoor play areas to ensure the natural vegetation and habitat in this space remains un-affected.

Materiality

8.0 Materiality

External Finishes

The elevations have been designed to be in keeping with the architecture of the existing building, balanced with an appropriate response to the surrounding context and functional objective of the project.

The elevation design has been driven by the need to accommodate the new internal spaces and provide function to the new services that will be installed. An appropriate balance has been struck to meet these objectives whilst mitigating the impact on the external appearance.

The most significant changes to the elevations will be the introduction of the courtyard infill whereby the perimeter walls will be raised above the eaves height of the existing and introduction of a plant screening. This will largely be subordinate to the much higher front elevation to the mono-pitched roof fronting the highway and will be concealed behind this elevation. The new walls to the courtyard infill will be clad with a solid grade laminate board in white to blend with the PVC cladding used elsewhere on the existing building.

The side alcove infill will use matching brickwork with the existing building and windows will be in keeping with the size and scale of the existing. Where former windows are infilled, this will be undertaken with a matching brick, 'toothed in' to the surrounding brick walls. Where former window openings are enlarged to provide external door access this will be done by maintaining the same width of the existing opening and lowering the walls below to provide a level threshold. Likewise, the brickwork used to make good reveals and materials for the new doors will be in keeping with the existing building.

Several new rooflights and sun-pipes are proposed to provide natural light to the spaces below. These are all located on the roof pitches facing inwards of the site and will not be visible from outside the site boundary.

Where new pitched roofs are extended from existing, these are covered with a concrete interlocking tile in the same style and colour as the existing. Fascia, soffit and rainwater goods will all match and line with the existing.

Internal Finishes

The internal finishes will largely be driven by the demands of an education establishment with an emphasis on special education needs to ensure they are functional and durable.

Ceilings throughout the building will mainly consist of a suspended type with a grid and tile finish. Specific areas will have a plasterboard ceiling where the use of the space dictates a different level of durability.

Walls will be painted plaster and, in some circumstances, special wall finishes will be applied such as tiling in areas that are likely to get wet.

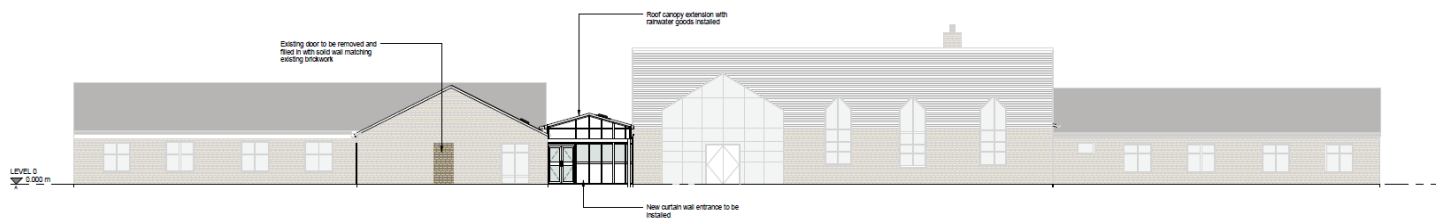
Flooring throughout the building will be appropriate to the use of the space, consisting of a mixture of vinyl sheet, carpet tile and barrier matting.

Landscaping

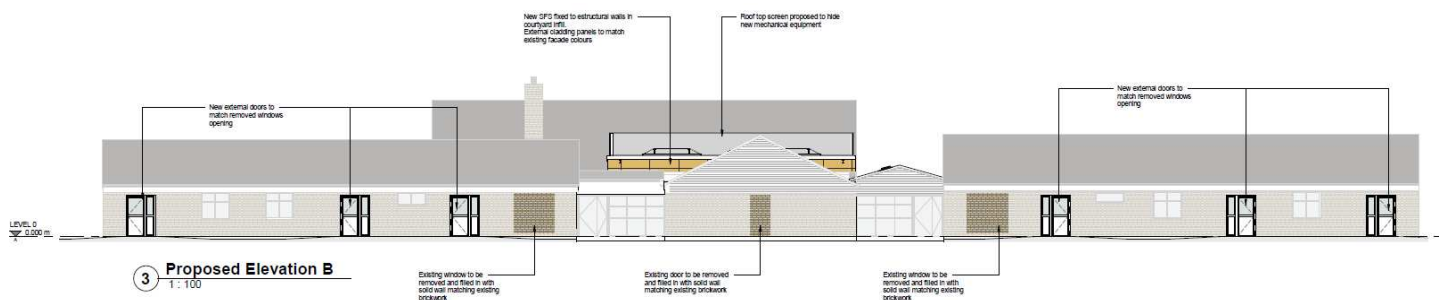
The new surfacing to car parks, pathways and outdoor play areas will be surfaced with a porous macadam finish. Generally, these will be bordered with a pre-cast concrete kerb in

keeping with the hard landscaping already provided in the site. Where new external doors are provided, a level threshold will be provided to the doors and pathways graded gradually to mitigate the need for handrails.

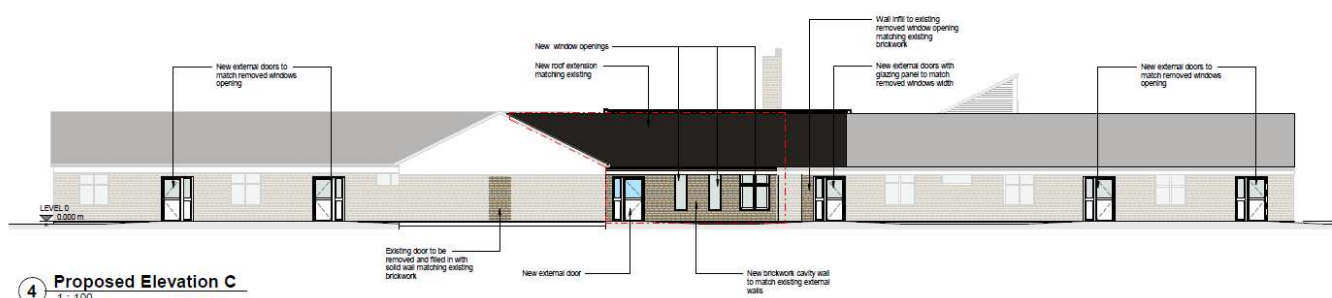
Where grassed areas are disturbed, these will be reinstated with an appropriate seed or turf in keeping with the existing, depending on the time of year that the works are undertaken. Several trees will be removed to facilitate the extended car park space and as such compensatory tree planting will be undertaken on site. The species and location of these trees will be in keeping with the semi natural vegetation of the area in a location to be determined following arboriculture advice.



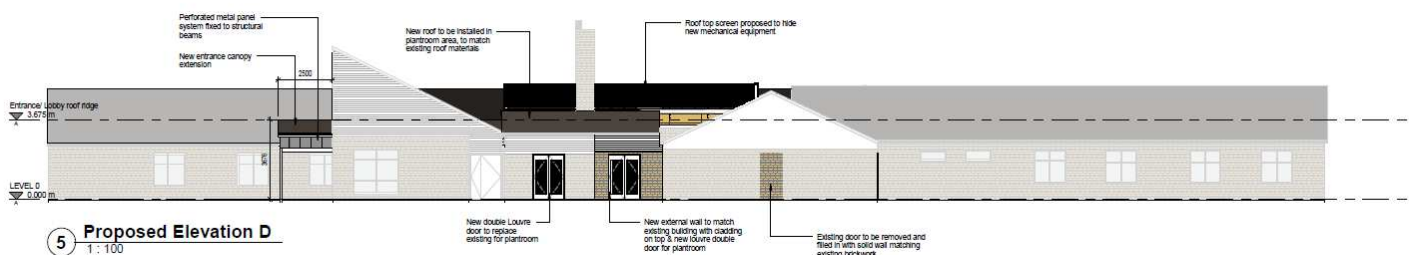
2 Proposed Elevation A
1:100



3 Proposed Elevation B
1:100



4 Proposed Elevation C
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5 Proposed Elevation D
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Accessibility

9.0 Accessibility

9.1 Overview

The design of the new parts of the building will meet the standards and recommendations as set out in current best practice guidance from BS 8300 / ADM 2010 and relevant Building Bulletin design standards. The objective of the design is to support people with a wide range of abilities and ages and support their inclusion in the facilities on offer resulting from the development works. In the application of this approach consideration has been given to the Equality Act 2010 and although the Equalities Act is not specific in terms of building design, the overriding aim has been to promote equality and prevent discrimination.

The design process has sought to emphasise and demonstrate the importance of meeting the needs of people with a wide range of abilities, by providing access for a wide range of people with disabilities wherever possible (and reasonable) by direct physical means. This encompasses not only the building its self but will include for the approaches to the buildings, the access into and out of the buildings, the circulation within and the routes leading away from the buildings to external facilities.

10.2 External areas

Infrastructure and arrivals

Drop down and collection points at the site are not altered as part of these works and the current arrangements on site remain unchanged.

The provision of accessible parking has been designed to meet the required ratios.

External changes in level

External changes in level will be minimized wherever possible. Generally the areas around the site are level and level access will be provided to the entrance doors without the need for any significant changes to levels.

External circulation

All external pathways will be a minimum of 1800mm wide as a continuation of the existing pathway routes. They will have a suitable surface for wheelchairs users within the context of their function.

Signage

Signage within the refurbished areas of the building will be developed to minimise signage proliferation and ease comprehension and induce confidence. Generally, signage for wayfinding and the indication of facilities is minimal, appropriately located and will be comprehensible. General wayfinding signage will be reviewed post occupancy to re-assess the success of the design and where necessary improvements will be made.

External finishes

Surface finishes will assist easy mobility and safety in use. Contrast in colour will be used to denote hazards and aid comprehension. Where tactile surfaces are used care will be taken to ensure that the surfaces used are appropriate and to recognized national standards.

External services

Throughout the external environment the careful control of electrical and mechanical services, drainage gulleys, access points and the like will avoid creating barriers. For example, gulleys will not be located along access routes.

External lighting

An external lighting design will be developed to ensure external lighting meets the needs of disabled people. This design will consider the working day, building opening hours and climatic conditions and will pay particular attention to the main entry and exit points to the building for staff and visitors.

Wayfinding

It is widely recognised that a clear understanding of the environment and particular locations reduces stress and confusion. Wayfinding methods will be developed to provide this understanding; these will provide guidance on the most suitable route for individual needs and it will be provided in an understandable way.

Internal Areas

The design of the internal areas of the building has taken into account a wide range of aspects affecting inclusion, including entrance design, the design of circulation areas and sanitary accommodation. Several detail matters including door detailing, selection of finishes and choice of ironmongery have also been considered with respect to inclusion.

Doors

Level access will be provided to the new external doors. The main entrance doors to the building will be automated. Level access will be provided to avoid the need for steps and to minimise the requirement for ramped exits where it is reasonable to do so.

All new doors will have vision panels unless they are not convenient due to a requirement for security or privacy.

Suitable lever handle door furniture will be used for doors not on main circulation routes. The lever handles will be operable without having to fully grip the handle, for instance by using a closed fist.

All door furniture will contrast in colour and luminance with the surface of the door, for easy identification by visually impaired people.

Colour and contrast between the door, frame and adjoining wall will be considered as will contrast between the face and edge of the door in the case of doors not automated or fitted with a closer.

Internal lighting

Lighting will be uniform without causing glare. The requirements for lighting vary between individuals and the ability to change lighting lux levels will be provided through the provision of dimming switches where necessary.

Mechanical and electrical installations

The design of general purpose small power systems will provide visual contrast between socket outlets and their background. The current design incorporates white outlet faceplates with a coloured infill to the dado trunking, making the outlets easily distinguishable for people with visual impairments.

The fire alarm installations will provide audible signals. Audible signals will be provided in all locations. In addition, visual signals will be provided in all sanitary accommodation.

Accessible toilets will be fitted with distress alarms.

All heat emitters to sanitary facilities will be no more than 43°.

Toilet provision

Accessible toilet and hygiene facilities will be provided within the remodelled areas of the building. The size and layouts will confirm to Approved Document Part M and BS8300.

Colours of wall finishes and the colours of sanitaryware and equipment in toilet areas will be selected to provide differentiation in contrast to assist people with visual impairments.

Due to limited space available, gender neutral facilities could not be accommodated, therefore the toilets have been designed as self-contained areas with solid doors to promote inclusion.

