



Revision 1

June 2024



St Anne's Academy Heart Extension

Design and Access Statement

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Introduction

St Anne's Academy opened in September 2007 replacing The Queen Elizabeth School that in turn was previously Hollin High School. The school has six forms of entry (6FE) and has a capacity of up to 900 places for children aged 11 to 16 mixed. Children of all Faiths and none are welcomed into the Academy and treated equally.

In 2007 the Academy received funding to build additional and refurbish existing buildings, resulting in a small portion of the original buildings being retained and a significant rebuild of the majority of the building. The work was completed summer 2012.

St Anne's Church of England Academy joined the Cranmer Education Trust in 2021, along with The Blue Coat School Oldham, The Brian Clarke Church of England Academy, Mayfield Primary School and St George's CE Primary, Manchester Nexus SCITT and East Manchester Teaching School Hub.

The school roll is currently 780 pupils and although it was designed for maximum 930 pupils, as the number of pupils has increased with the success of the school, there has been increasing pressure on space, in particular for dining and exams. This project addresses these pressures by extending the central 'Heart Space' with a room that can be opened up for dining and events, or separated off for exams or teaching.

The current full-time equivalent (FTE) staff number is 89.

The proposals do not involve increasing the pupil or staff numbers the current buildings were originally designed for.

The current hours of operation are 06:00 to 18:00 [school] plus evening lettings 17:00 to 22:00 and weekend/holiday lettings 08:00 to 21:00. The proposals do not involve any change to the current hours of operation.

1.2 Site Location

Address:
St Anne's Academy
Hollin Lane
Middleton
Manchester M24 6XN



2.0 EXISTING SITE CONTEXT

2.1 Planning History

Installation Of Steps, Ramped Access And Gabion Wall To Increase External Level Of New Multi-Use-Games-Area

- St Annes Academy, Stott Lane, Middleton, M24 6XN
- Reference: 09/D52699
- Application Validated: Tue 24 Nov 2009
- Address: St Annes Academy, Stott Lane, Middleton, M24 6XN
- Proposal: Installation Of Steps, Ramped Access And Gabion Wall To Increase External Level Of New Multi-Use-Games-Area
- Status:Unknown
- Decision: Grant Permission subject to condition
- Decision Issued Date: Mon 21 Dec 2009

Demolition Of Existing Buildings And Construction Of New Academy Building, Parking And External Areas, Incorporating An Existing Two Storey Building. New External Lighting To Existing Multi Use Games Area

- St Annes Academy, Stott Lane, Middleton, Manchester, M24 6XN
- Reference: 08/D51263
- Application Validated: Fri 22 Aug 2008
- Address: St Annes Academy, Stott Lane, Middleton, Manchester, M24 6XN
- Proposal: Demolition Of Existing Buildings And Construction Of New Academy Building, Parking And External Areas, Incorporating An Existing Two Storey Building. New External Lighting To Existing Multi Use Games Area
- Status: Decided
- Decision: Grant subject to conditions
- Decision Issued Date: Fri 21 Nov 2008

Construction Of War Memorial Stone Wall.

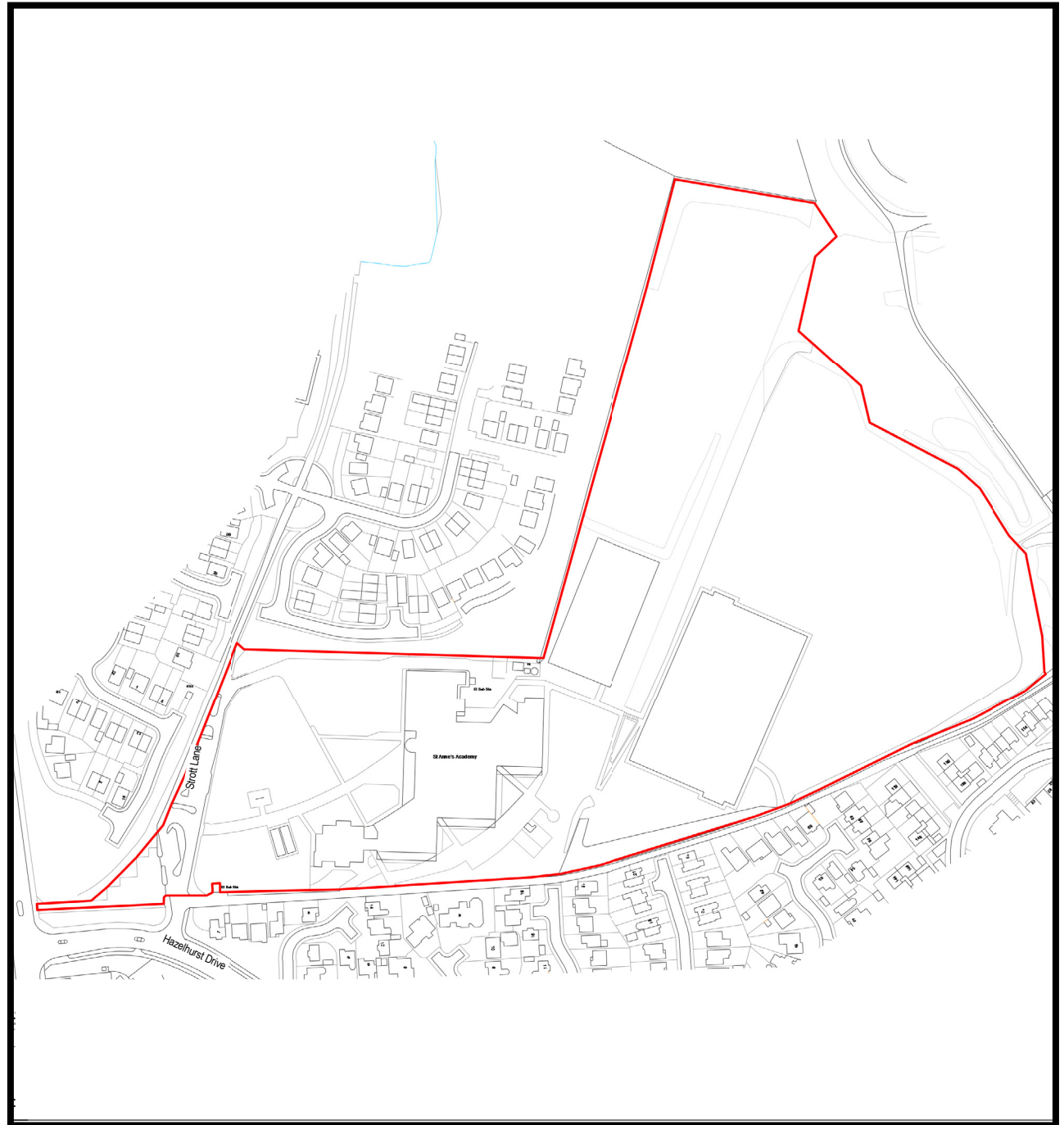
- The Queen Elizabeth School, Stott Lane, Middleton, Manchester, M24 6XN
- Reference: 01/D39020
- Application Validated: Thu 05 Jul 2001
- Address: The Queen Elizabeth School, Stott Lane, Middleton, Manchester, M24 6XN
- Proposal: Construction Of War Memorial Stone Wall.
- Status: Decided
- Decision: Grant subject to conditions
- Decision Issued Date: Thu 02 Aug 2001

2.0 EXISTING SITE CONTEXT

The Academy main building was completed summer 2012 as part of the Building Schools for the Future programme. The new three storey building was predominantly clad in two styles of terracotta rainscreen, with a large 'Heart' space and entrance elevation faced in PPC aluminium curtain walling. The second floor consists of a single strip of accommodation on the front of the school, overlooking the 'Heart' space.

A single block of the existing building was retained, which has six classrooms on each floor. This building is constructed with red brick and pre-cast concrete cills and grey PPC aluminium windows. This building is two storeys tall with a pitched concrete tile roof.

The existing building Gross Internal Floor Area (GIFA) is 5297m²



2.0 EXISTING SITE CONTEXT

2.3 Site Analysis

The School site is on the northern edge of Middleton, with countryside to the North and East, Middleton conurbation to the South, and a relatively small new residential development between the School and Hollin Lane. Although the address is Hollin Lane, the School is accessed off Hollin Lane via Hazelhurst Drive and Stott Lane. With the new residential development, the school no longer has a frontage to Hollin Lane.

Within the School secure line there are 76 parking spaces consisting of 66 standard, 2 visitor and 8 accessible spaces. In addition there are 55 parking spaces on Stott Lane outside the secure line. Stott Lane is little more than a single track country lane linking Hatters Farm to the North of the School to Oaken Bank Road.

There is ample provision for cycle parking with 60 covered cycle hoops (consisting of 3 rows of 18 plus one row of 6) allowing for 120 cycles to be parked.

2.4 The Existing Site

The main entrance is at the northwest corner of the site, leading to the main onsite car park and to the access road to the service yard for the school. Pupils are segregated and brought into site on the southwest corner, and taken to the entrance via a broad sweeping footpath and cycleway that mirrors the feature curved section of the building. The footpath and cycleway are defined by different surface materials, paving for pedestrians, tarmac for the cycleway.

The cycle parking is encountered before the building, and is constructed of a curved tubular grey PCC frame with translucent polycarbonate cladding.

The front of the school grounds are largely laid to grass, with an avenue of trees to the footpath/cycleway.

There is tree and hedge planting to all boundaries.

The main school frontage is kept free of underplanting to the trees.

The existing site area is 22.25 acre

2.5 Existing Ground Floor Plan

The plan form is a curved entrance block forming the frontage, with deep plan stepped teaching blocks to the rear (southeast). The sports block is to the north, linked to the teaching accommodation by a two storey 'heart' space. The heart space has retractable seating opening into the drama space and is also the main dining area.

The end of the main circulation links through to the retained teaching block to the southwest end

2.6 Existing First Floor Plan

The deep plan stepped teaching blocks and retained teaching block are two storey. The end of the main circulation links through to the retained teaching block to the southwest end. The first floor finished floor levels do not line through, which is resolved with a ramped floor to the link bridge. There is a small section of first floor adjacent to the sports hall containing a Fitness Suite, a meeting room and the control room to the 'Heart' space/Drama performance area.

2.7 Existing Second Floor Plan

The second floor consists of a single strip of accommodation on the front of the school, overlooking the 'Heart' space. The as-built drawings show that it was designed with clerestory windows to the southeast, overlooking the roof. These were not constructed, so the second floor has little natural light, the only natural light coming from windows overlooking the 'Heart' space.

2.0 EXISTING SITE CONTEXT

2.8 Existing Elevations

The front of the new three storey building was predominantly clad in two styles of rainscreen:

- Grey horizontal terracotta rainscreen to the main elevation (Terracotta rainscreen cladding, smooth and ribbed tile in random pattern. Telling Architectural Limited, ArGeTon Platinum grey).
- Zinc interlocking panels to the rotunda that contains the meeting space and sits within the curtain wall under the main entrance canopy. VM Zinc Pre-weathered zinc.

The curved 'Heart' space and entrance elevation is faced in PPC aluminium curtain walling.

Technal MX Thermally Insulated Curtain Walling system. Windows and curtain walling are PPC aluminium in grey. Colour/ texture: Standard RAL Colour: RAL 7012 (dark grey) (70% Gloss).

External doors are PPC aluminium in grey. Colour/ texture: Standard RAL Colour: RAL 7012 (dark grey) (70% Gloss).

The louvres are continuous grey PPC aluminium. Colour/ texture: Standard RAL Colour: RAL 7012 (dark grey) (70% Gloss).

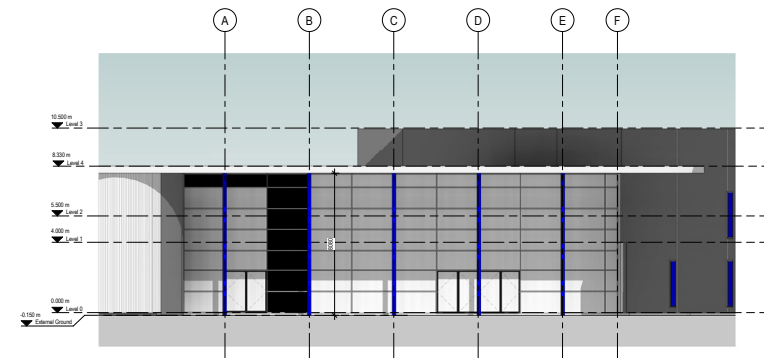
The external columns to the entrance canopy have been painted blue.

The rear teaching blocks are faced in Dark Multi-Stock facing brickwork. Windows walling are PPC aluminium in grey, with

feature panes of Coloured Glass: Vanceva ref: 0022.

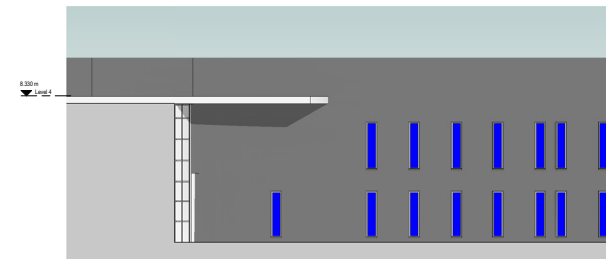
The single retained existing block of the building is constructed with red brick and pre-cast concrete cills and grey PPC aluminium windows and rainwater goods.

This building is two storeys tall with a blue panelised clerestory cladding and a pitched concrete tile roof. There is a new fire escape clad in two horizontal terracotta rainscreen.



Existing Front Elevation

1:100



Side Elevation Existing

1:100



3.0 THE BRIEF

3.1 The Brief

The school roll is currently 780 pupils and although it was designed for a maximum 930 pupils. As the number of pupils has increased with the success of the school, there has been increasing pressure on space, in particular for dining and exams. This issue is common for schools designed to the current Department for Education (DfE) design standards (Building Bulletins). The brief for this project was to address these pressures by extending the central 'Heart Space' with a room that can be opened up for dining and events, or separated off for exams or teaching.

The area of the room would be approximately 120m², to suit the geometry and structure of the existing building.

The proposals do not involve increasing the pupil numbers the current buildings were originally designed for.

The space needed to be able capable of being separated acoustically and for mechanical and electrical (M&E) services, so the space could function separately for events, large group teaching and examinations.

The initial brief was for a column free space. The materials both externally and internally were to reflect those of the existing building and 'Heart' space.

The fire escape from the 'Heart' space needed to be maintained.

The School uses 12 seat Sico tables 3051 x 750mm depth. If a layout does not work with these large tables, we were to try the 8 seaters 2431 x 750mm depth.

The exam layout should meet current exam board guidance, JCQ Instructions for conducting examinations:

11.9 The seating arrangements must prevent candidates from overlooking (intentionally or otherwise) the work of others. The minimum distance in all directions from centre to centre of candidates' chairs must be 1.25 metres.

11.10 Wherever possible, for timetabled examinations:

- a) all candidates should face in the same direction;*
- b) each candidate should have a separate desk or table big enough to hold question papers, maps (as appropriate) and answer booklets. Candidates who are not working at individual desks must be far enough apart so that their work cannot be seen by, and contact cannot be made with other candidate*

4.0 THE PROPOSAL

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4.1 The proposal

The proposal is for a 97 m² extension to create a 117.5 m² multi-function room, separated by a 50 Rw dB moveable wall. The structure is steel framed, with exposed columns being circular hollow sections (CHS) and the columns in the fabric being universal columns (UC). The beams will be clear varnished laminated timber (glulam) to tie in with the existing structure.

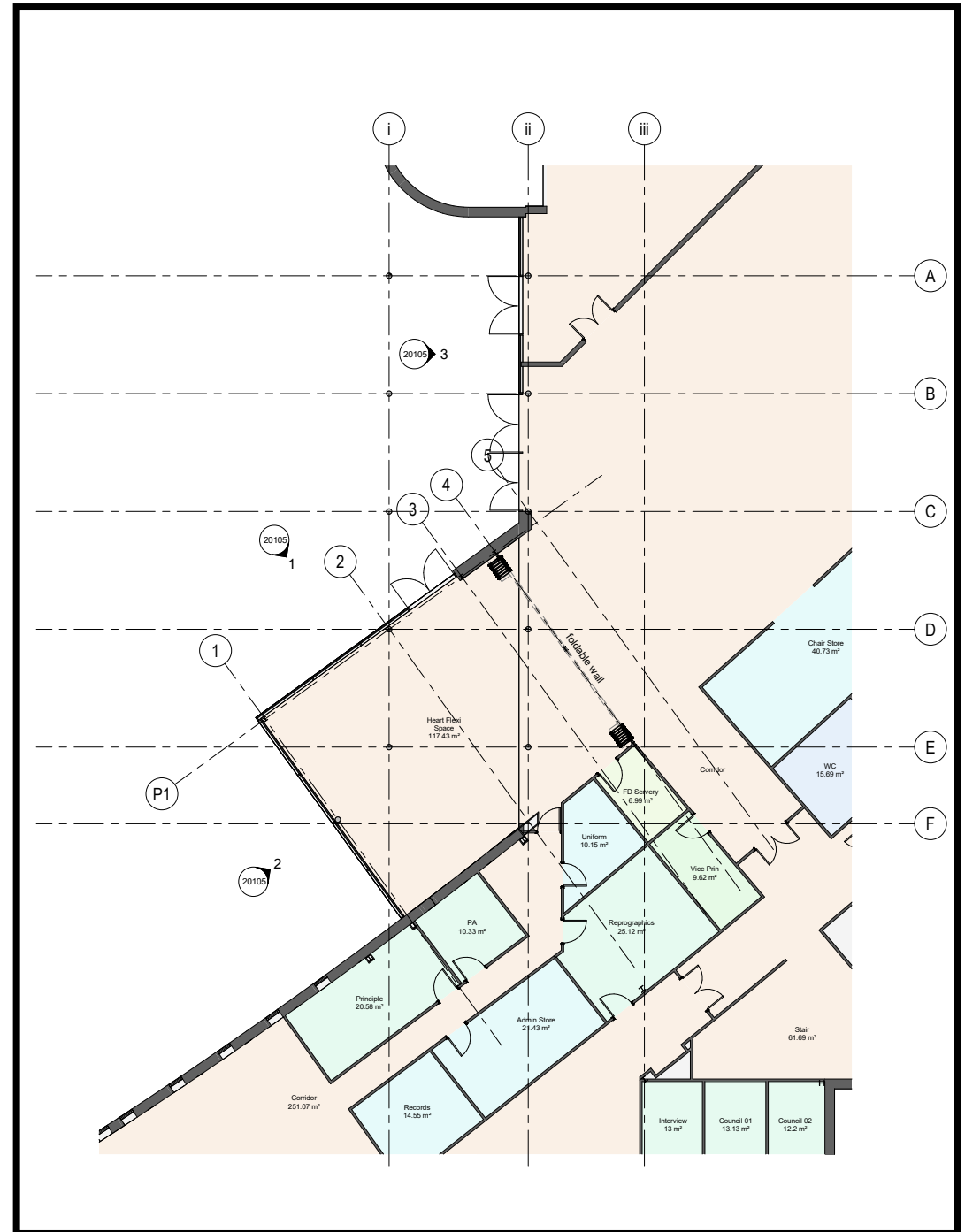
4.2 Building layout and massing

The shape of the building is determined by the existing structural grid, which the building ties in to.

The height of the building is determined by the module of the existing curtain walling, leaning the top section of the existing curtain walling to remain in place as clerestory glazing, to retain as much natural daylight to the existing accommodation as possible.

The extension main means of escape is via a pair of double doors in the curtain walling. There are alternative escape routes through the movable wall doors and through the admin area.

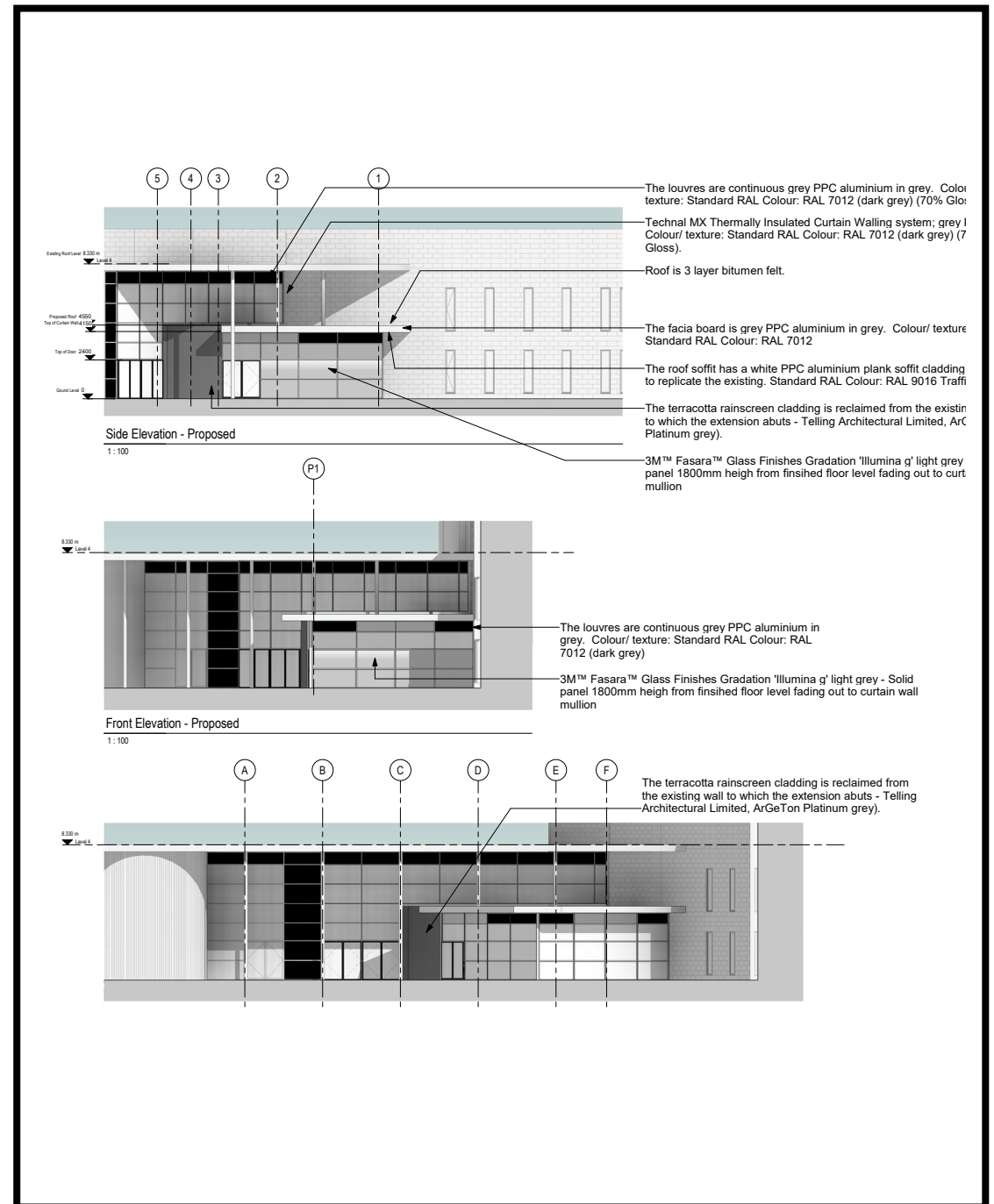
The fire escape doors to the existing 'Heart' space will be carefully removed and relocated into another section of existing curtain walling to maintain the existing escape philosophy.



4.0 THE PROPOSAL

4.3 Proposed Elevations

The new extension is designed to fit with the existing curtain walling, which has a 2.4m horizontal by 1.2m vertical module. The curtain walling lines through. The roof structure, flashing and louvre zone takes one complete vertical module. The louvres are continuous, with insulated blanking panels, to accommodate the ventilation plant and maintain the continuous horizontal flow of the existing building massing and elevations.



4.0 THE PROPOSAL

4.4 External materials

The new extension is designed to replicate the existing palate of materials:

Curtain walling: Technal MX Thermally Insulated Curtain Walling system; grey PPC.
Colour/ texture: Standard RAL Colour: RAL 7012 (dark grey) (70% Gloss).

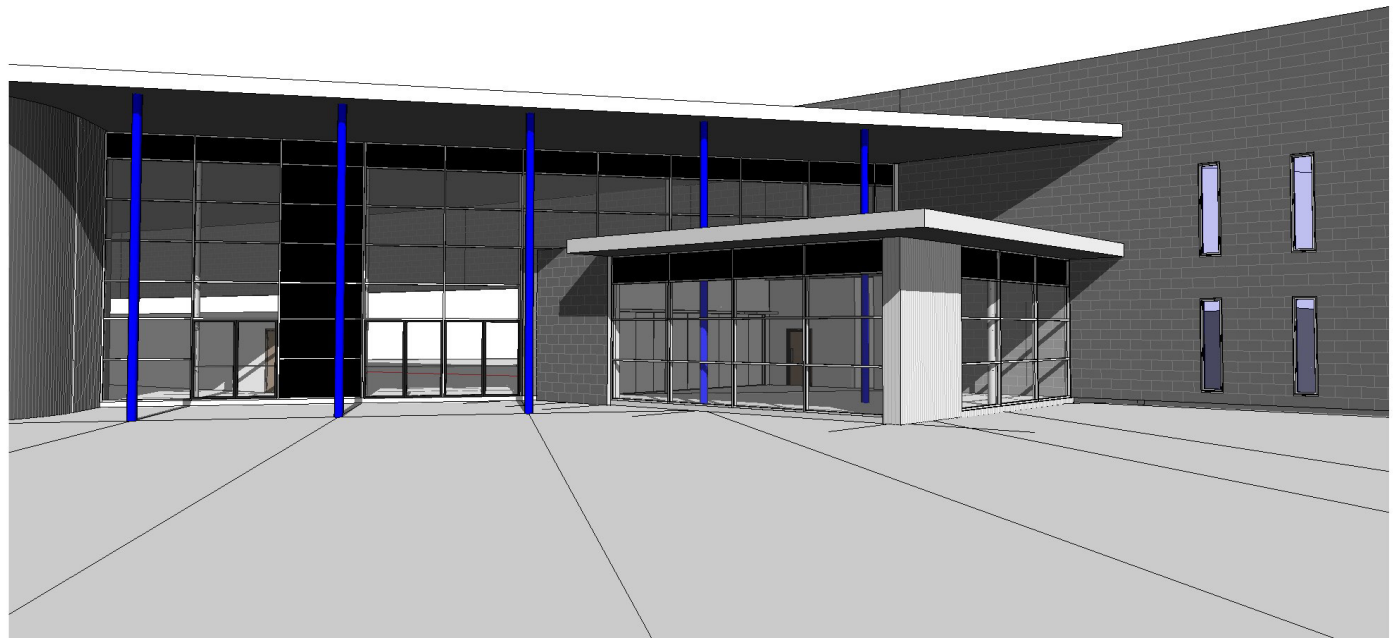
The louvres are continuous grey PPC aluminium in grey. Colour/ texture: Standard RAL
Colour: RAL 7012 (dark grey) (70% Gloss).

The terracotta rainscreen cladding is reclaimed from the existing wall to which the extension
abuts - Telling Architectural Limited, ArGeTon Platinum grey).

The fascia board is grey PPC aluminium in grey. Colour/ texture: Standard RAL Colour:
RAL 7012 (dark grey) (70% Gloss).

The roof is 3 layer bitumen felt. The roof soffit has a white PPC aluminium plank soffit
cladding system to replicate the existing. Standard RAL Colour: RAL 9016 Traffic White.

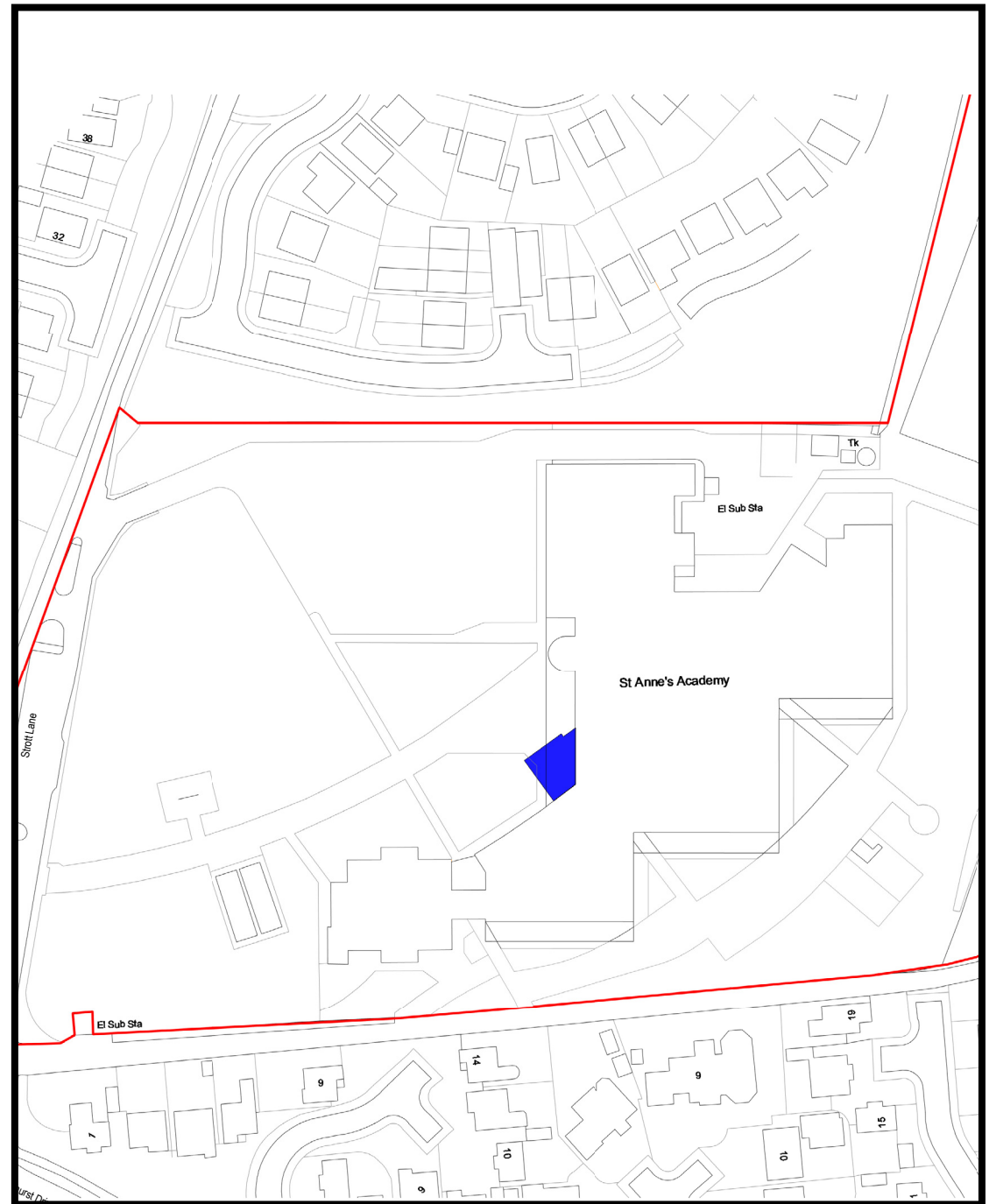
The client has existing problems with nesting pigeons. The roof under the upper roof
overhang will be protected with stainless bird wire to stop birds landing or roosting on
surfaces.



4.0 THE PROPOSAL

4.5 Proposed Site Plan

The footprint of the new building work is directly against the existing building and will have minimal impact. The new footprint is no closer to any of the boundaries than the existing footprint. As there is no increase in pupil or staff numbers as a result of this application, no new carparking or cycle parking is planned, and the existing parking is unaffected.



4.0 THE PROPOSAL

4.6 Landscape Layout and Biodiversity Net Gain (BNG)

The footprint of the building is mostly contained on areas of hard landscaping. However, it will affect the end of the existing cycle lane so we will have to adapt some of the existing hard landscaping. A 1.5m path is created round the perimeter of the extension to maintain access for maintenance and to retain links to the footpath network. We have chamfered this to create a 45 degree angle route to try and stop people simply cutting across the grass. The footpath will be constructed from the existing pavers reclaimed:

- Marshalls 400 x 400 50mm thick Perfecta natural colour smooth finish, stack bond.
- Tobermore 208 x 173 x 60mm thick Shannon, colour brindle, stack bond.

In total, 22.5m² of soft landscape removed to allow for proposed extension. Therefore, proposal will not require any biodiversity net gain requirements due to taking less than 25m² of soft landscaping. No new fencing is proposed.

4.0 THE PROPOSAL

4.7 Accessibility

The main entrance is internal and level to the existing finished floor level.

The final escape doors will have a level threshold protected by the roof overhang.

All door widths / clear openings will exceed the minimum requirements of BS8300.

4.8 Noise

The new extension has mechanical ventilation and a backup system of openable louvres. There are therefore no opening windows to allow noise to escape.

There will be 2no. new condenser units. These will be located on the roof in the existing plant area, which has a solid parapet to provide screening.

4.9 Parking

The allocated parking is sufficient with dedicated disabled parking bays at the main entrance of the school.

Lobbies

There are no small lobby spaces within the proposed building

Toilets

There is 1 proposed disabled WC in the Sports Pavilion with 2 accessible WCs within the WCs

Doors

All the internal doors provide 850mm clear opening widths. Along with vision panels where required.

4.10 Conclusion

The proposed scheme provides the optimum solution for the schools requirement for the Pavilion. Not only does it allow for a sixth form block to benefit the pupils but allows more community activities to take place on weekends at Tytherington School.

The proposed design is minimal but effective, it synchronises with the existing school buildings while breathing a breath of fresh air to an area of the site that appear neglected and underused.

5.0 SURVEYS

5.0 Surveys

5.1 List of conducted surveys

No new surveys have been commissioned.

The designers are relying on a set of 'as-built' drawings from the H&S File, including levels and drainage.

No habitats or trees are affected by the development.