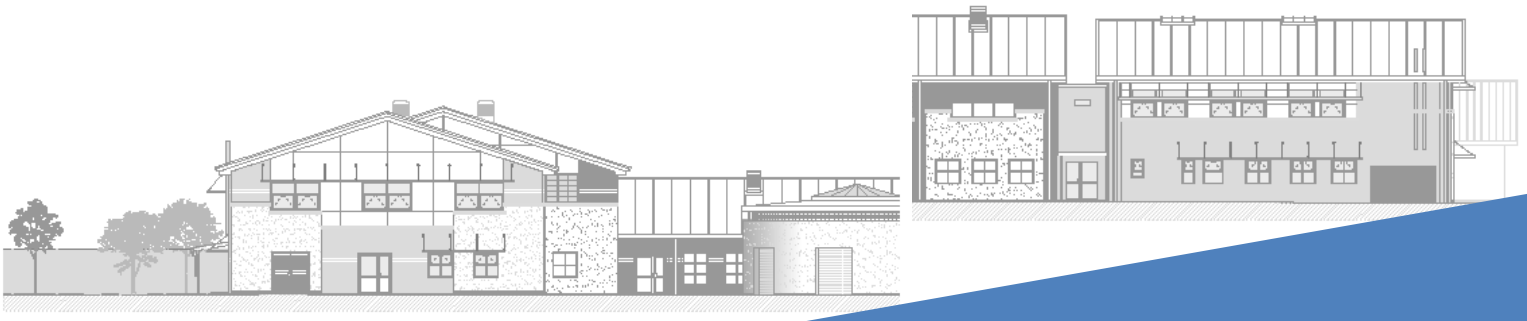
WOODLAND COMMUNITY PRIMARY SCHOOL
CLASSROOM EXTENSION

REGENT STREET
HEYWOOD



DESIGN & ACCESS STATEMENT

HIGHWAYS, PROPERTY & STRATEGIC HOUSING
JULY 2018

WOODLAND COMMUNITY PRIMARY SCHOOL
REGENT STREET
HEYWOOD

DESIGN & ACCESS STATEMENT

1.00 BACKGROUND / USE

1.01 **Introduction**

The proposed development is for the addition of a 2 storey classroom extension to the rear of the 2 storey west wing of the existing school building and demolition of the existing modular teaching block to bring the schools admission up to 90 pupils per year (3FE).
On completion of the new extension the existing modular unit and link will be removed and the site re-instated as a playground area.

1.02 **Existing building & site**

The existing school, completed in 2007, is a 1 / 2 storey brick clad and rendered building with pitched roofs. There is a hard surface play to the south of the school building and grass and hard surface multi-purpose play areas to the west of the school. A surestart centre is located in the east wing of the building.

The school has on site car parking, with 47 designated spaces from the original school construction (2007) with 6 spaces added later and the east carpark extended to provide a further 19 spaces. The total number of onsite designated car parking spaces is 72 (including 4 No. disabled persons spaces). A drop off zone / additional un-designated short stay parking is provided near the main entrance. Gates from the rear parking area provide access to the playground for overspill parking (for special events) if required and emergency & maintenance vehicles.

The surrounding area is residential with a mixture of terraced & semi-detached houses / bungalows to the north south & east of the school. A large grass public play area is located to the west adjacent to the school boundary.
See the application drawings for existing site & building plans.

1.03 **The site**

The proposed classroom extension site is to the south (rear) of the west wing of the existing school building and currently used as an informal play area with a flat macadam finish.

The proposed extension is 62m from the nearest boundary along Regent Street, 19.2m (min.) from the nearest south boundary and 27m from the opposite single storey east wing of the school.
(See site photos…).

1.04 **Proposed development**

The classroom extension includes 3 classrooms on the ground floor and 4 classrooms on the first floor (420m² total teaching area), 2 No. Boys & Girls toilets, 2 No. Group rooms, circulation / stair and a new plant room.
1 No. classroom on the first floor in the existing school adjacent to the proposed extension is converted into a group room and circulation to provide access to the new extension from the existing first floor corridor.

The new extension dimensions are 21.825m long x 17.090m wide x 10.100m high (to ridge). The new extension has been positioned to minimise its impact on the existing soft play areas and the existing school and to create a close link to the existing teaching spaces.
The form and materials of the new extension are similar to the existing school to create a uniform and integrated appearance for the whole school.

The extension will be connected to the existing drainage, electricity, water, sprinkler, telephone / IT / security alarm installations, a new plant room with boiler and gas supply is included due to the existing school's limited gas supply capacity and remote location of the existing boiler room.

The proposals include the phased demolition and removal of the existing modular block (3 No. classrooms & toilets) and link following completion and occupation of the new classroom extension. The vacant site created will then be reinstated as a macadam finish informal play area to replace the area lost due to the new extension and provision for the increased pupil numbers.

The existing trees are retained and new planting areas added to the front boundary to provide screening to the play area from the existing access road.
A new 2.5m high anti-climb mesh security fence to match the existing fence is proposed to the front boundary between the existing school and the existing security fence. A new gate in the fence provides access from the front of the school, the existing gate is retained.
See the application drawings for proposed site & building plans.

2.00 AMOUNT

2.01 EXISTING SCHOOL SITE AREA – 19,737m²

EXISTING SCHOOL GF. AREA – 2,165.5m²
EXISTING SURESTART GF. AREA – 595.5m²
EXISTING TOTAL GF. AREA – 2,761.0m²
EXISTING SCHOOL FF. AREA – 720.0m²
EXISTING SCHOOL GF + FF. AREA – 2,885.5m²
EXISTING TOTAL BUILDING GF. & FF. AREA – **3,481.0m²**

PROPOSED EXTENSION GF. AREA – 333.5m²
PROPOSED EXTENSION FF. AREA – 333.7m²
PROPOSED EXTENSION TOTAL FLOOR AREA – 667.2m²
PROPOSED SCHOOL GF. & FF. AREA – 3,276.7m²
PROPOSED TOTAL BUILDING GF. & FF. AREA – **3,872.2m²**

PROPOSED NEW PLAY AREA – 486.0m²

Including demolition of the modular unit and the addition of the new extension the net new floor area is **391.2m².**

3.00 ACCESS

3.01 Main vehicle, pedestrian & cycle access to the school site is from Regent Street utilising the existing access points, a gate in the security fence on the west boundary provides access from an existing footpath. A gate in the new front security fence provides access into the new play area. To comply with the school's security strategy all gates into the school site are kept locked during the school day and unlocked only at specific times for access.

Existing pedestrian routes within the site have unobstructed, smooth and even surfaces and have external lights attached to the building at doors and along access routes.

The proposed new 2 storey extension is designed to have level access with the existing school ground and first floors. Level access to the existing lift from the new extension is provided through the newly formed corridor link on the first floor and the new link on the ground floor. 2 No. new level entrance / exit doors are provided on the ground floor of the new extension linked to the existing stair. A level ground floor entrance / exit door is provided at the new south end elevation from the new stair. All the new entrance doors have a door entry system with fail-safe emergency exit function.



View of site from the West



View of site from the West



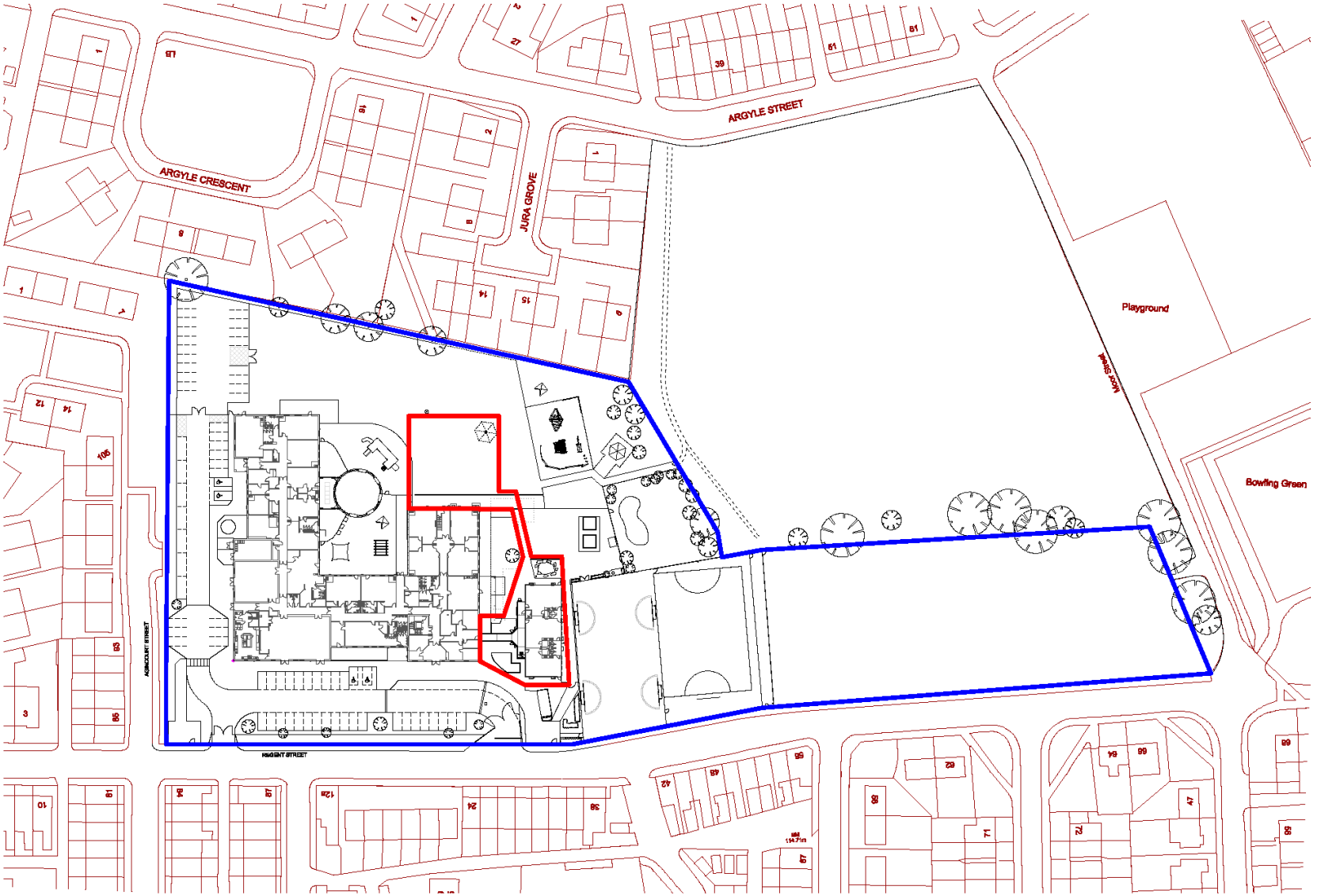
View of site from the South



Existing West wing

Highways, Property & Strategic Housing

Rochdale Borough Council
Floor 2,
Number One Riverside
Smith Street,
Rochdale,
OL16 1XU



ROCHDALE BOROUGH COUNCIL

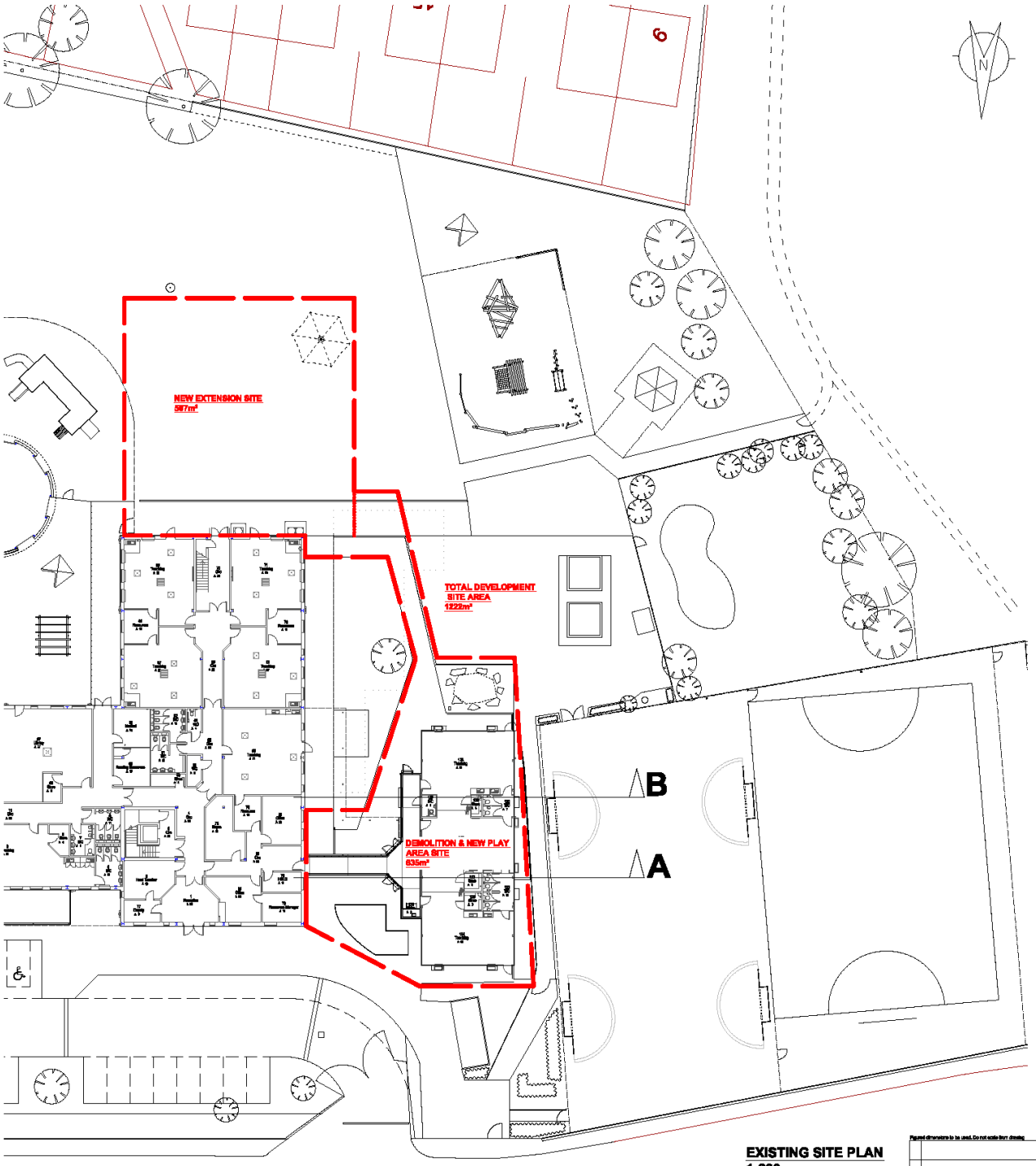
PROPERTY & HIGHWAY SERVICES
No. 1 Riverside, Smith Street, Rochdale, OL16 1XU
Tel: (01706) 647474

Client: SCHOOLS SERVICES

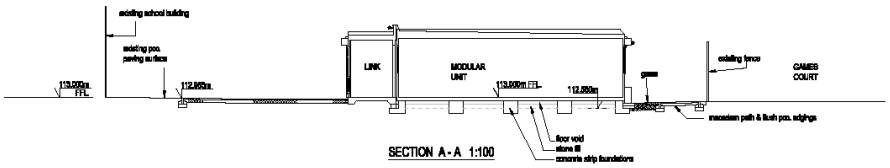
Project: WOODLAND PRIMARY SCHOOL
NEW EXTENSION

Title: EXISTING SITE PLAN

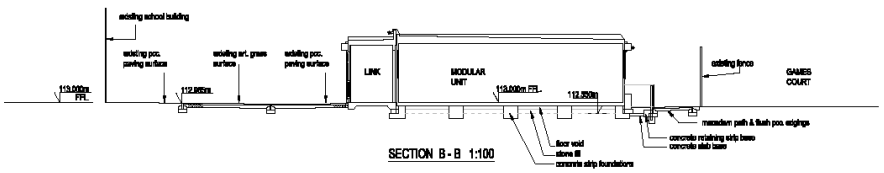
Drawn by	Date	Purpose of Issue	Scale
JC	16/08/18	Planning	1:500 @ A1
Checked by	Date	Project No.	
		2003170	
Approved by	Date	Drawing No.	Rev
		L(02)01	-



EXISTING SITE PLAN
1:200



SECTION A - A 1:100



SECTION B - B 1:100

Figured dimensions to be used. Do not scale from drawing

Rev.	Revision detail	By	Chk.	Date

ROCHDALE BOROUGH COUNCIL

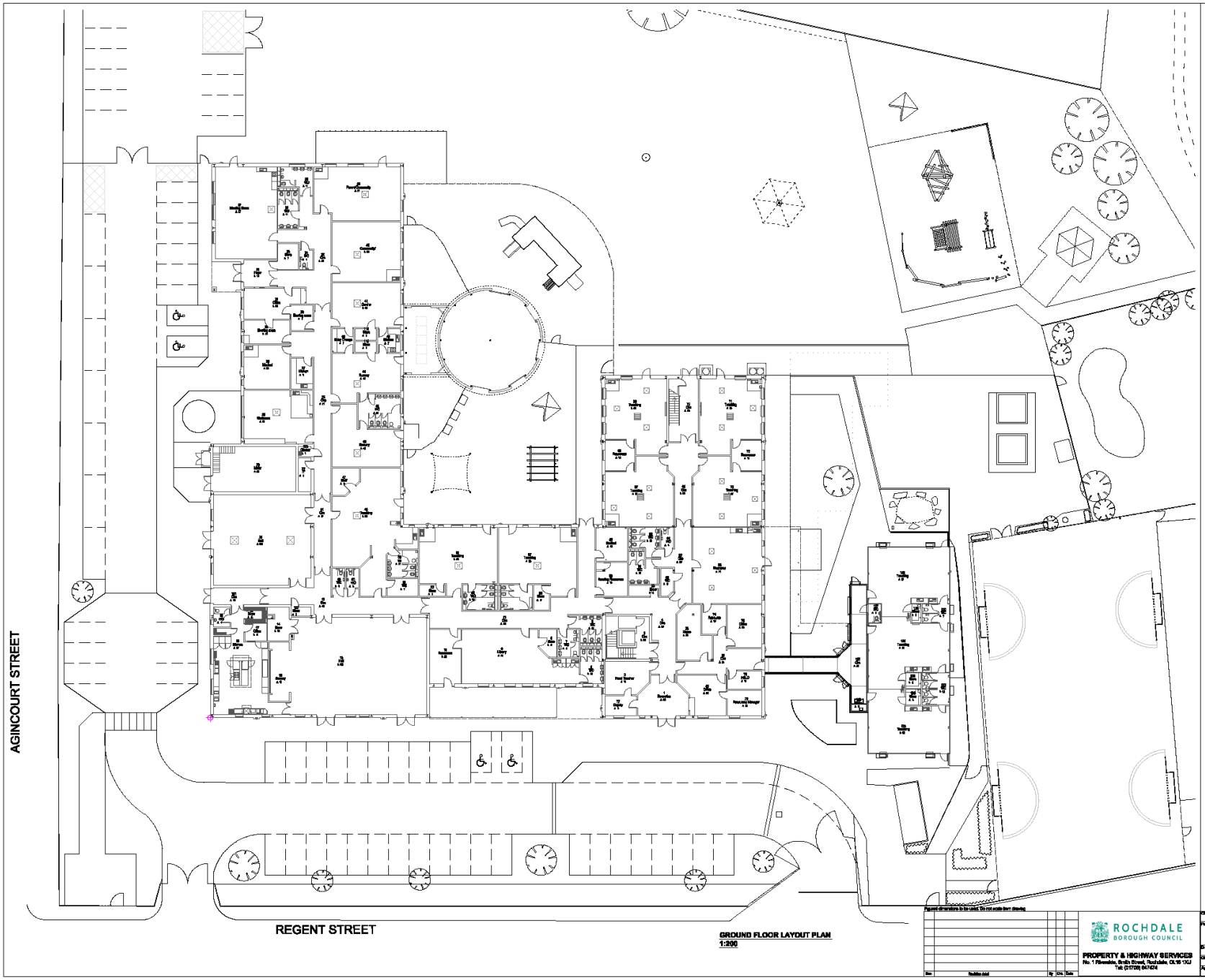
PROPERTY & HIGHWAY SERVICES
No. 1 Riverside, Smith Street, Rochdale, OL16 1XU
Tel: (01706) 647474

Client: SCHOOLS SERVICES

Project: WOODLAND PRIMARY SCHOOL
NEW EXTENSION

Title: EXISTING SITE PLAN

Drawn by	Date	Purpose of Issue	Scale
JC	15/08/18	Planning	1:200 1:100 @ A1
Checked by	Date	Project No.	
		2003170	
Approved by	Date	Drawing No.	Rev.
		L(02)02	-



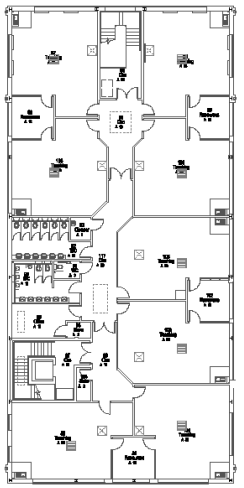
GROUND FLOOR LAYOUT PLAN
1:200

GF SURESTART AREA - 595.5m²
GF SCHOOL AREA - 2185.5m²
GF TOTAL AREA - 2781.0m²

FF SCHOOL AREA - 720.0m²

TOTAL GF & FF SCHOOL AREA - 2885.5m²

TOTAL GF & FF SCHOOL + SURESTART AREA - 3481.0m²

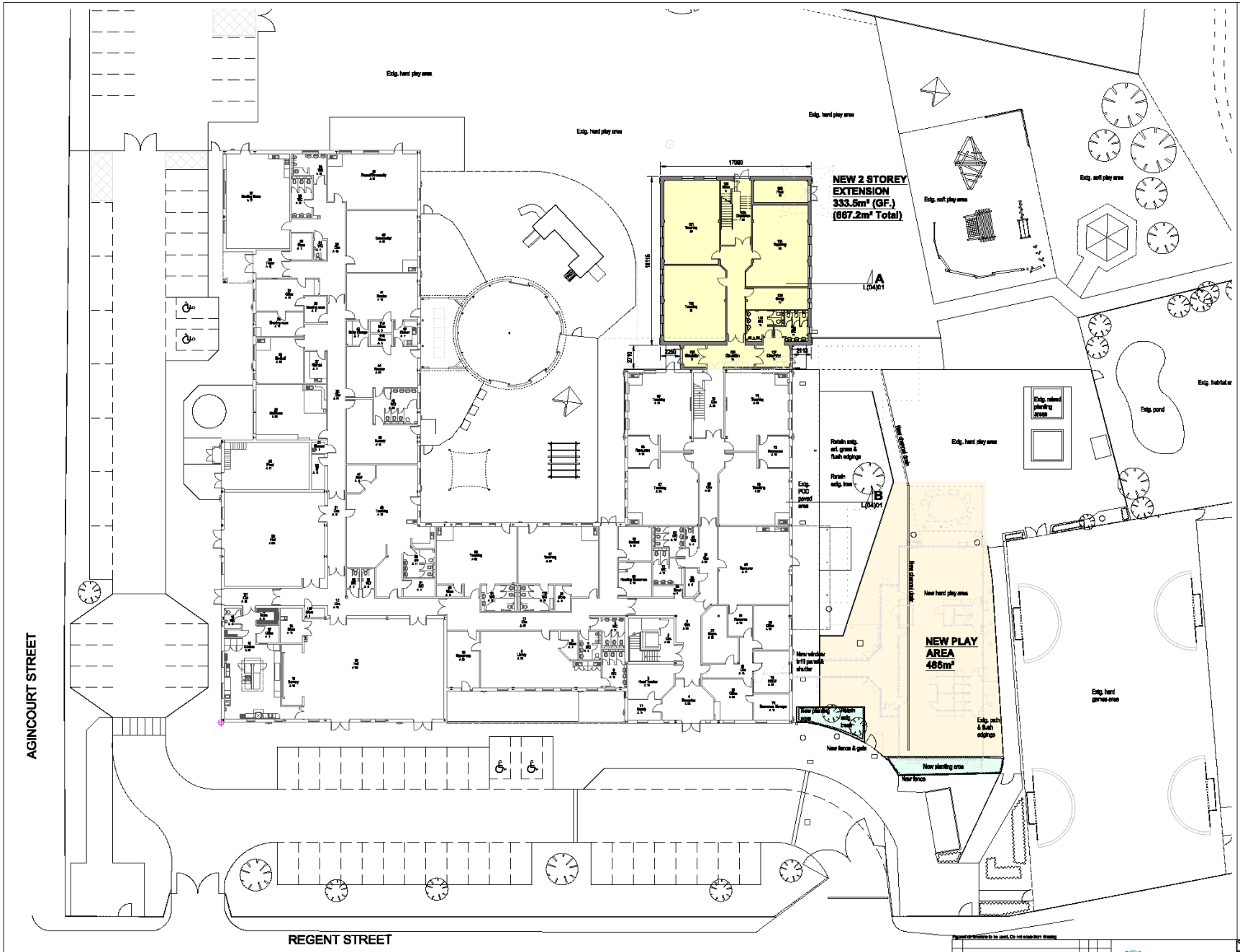


FIRST FLOOR LAYOUT PLAN
1:200

ROCHDALE BOROUGH COUNCIL

PROPERTY & HIGHWAY SERVICES
No. 1 Riverside, Smith Street, Rochdale, OL16 1XU
Tel: (01706) 847474

Client	SCHOOLS SERVICES
Project	WOODLAND PRIMARY SCHOOL NEW EXTENSION
Title	EXISTING SCHOOL - GROUND & FIRST FLOOR LAYOUT PLAN
Drawn by	JC
Date	19/08/16
Purpose of Issue	Planning
Project No.	2803170
Checked by	
Date	
Scale	1:200 @ A1
Drawing No.	L(03)01
Approved by	
Date	
Rev.	



GF SURESTART AREA - 595.5m²
GF SCHOOL AREA - 2223.0m²
GF TOTAL AREA - 2818.5m²

FF SCHOOL AREA - 1053.7m²

TOTAL GF & FF SCHOOL AREA - 3276.7m²

TOTAL GF & FF SCHOOL + SURESTART AREA - 3872.2m²

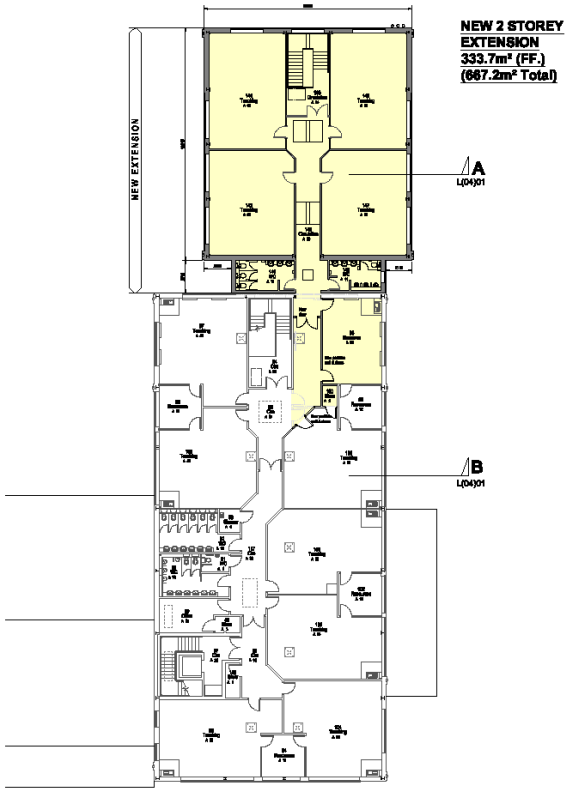
GROUND FLOOR LAYOUT PLAN
1:200

Figured dimensions to be used. Do not scale from drawing

No	Revision noted	By	Chk	Date

ROCHDALE BOROUGH COUNCIL
PROPERTY & HIGHWAY SERVICES
No. 1 Riverside, Smith Street, Rochdale, OL16 1XU
Tel: (01706) 847474

Client	SCHOOLS SERVICES
Project	WOODLAND PRIMARY SCHOOL NEW EXTENSION
Drawn by	JC
Date	16/04/18
Purpose of Issue	Planning
Checked by	
Date	
Scale	1:200 @ A1
Approved by	
Date	
Title	GROUND FLOOR LAYOUT PLAN
Project No.	2803170
Drawing No.	L(03)02
Rev.	



FIRST FLOOR LAYOUT PLAN
1:200



ROOF PLAN
1:200

FF SCHOOL AREA - 1053.6m²

GF SCHOOL AREA - 2223.0m²
GF SURESTART AREA - 595.5m²
GF TOTAL AREA - 2818.5m²

TOTAL GF & FF SCHOOL AREA - 3276.7m²

TOTAL GF & FF SCHOOL + SURESTART AREA - 3872.2m²

Figured dimensions to be used. Do not scale from drawing

No.	Revision detail	By	Chk.	Date

ROCHDALE BOROUGH COUNCIL

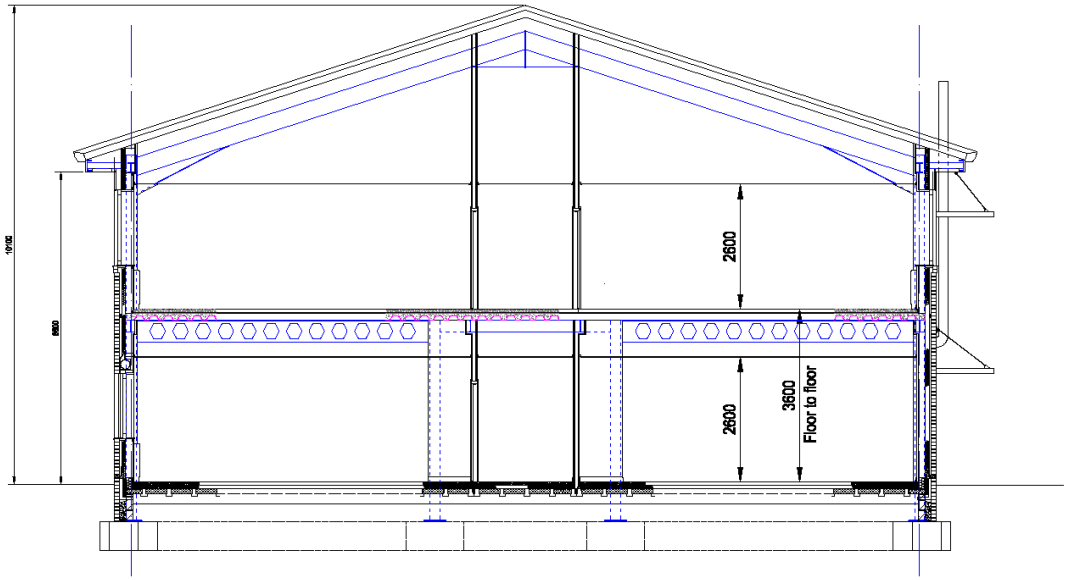
PROPERTY & HIGHWAY SERVICES
No. 1 Riverside, Smith Street, Rochdale, OL16 1XU
Tel: (01706) 647474

Client: SCHOOLS SERVICES

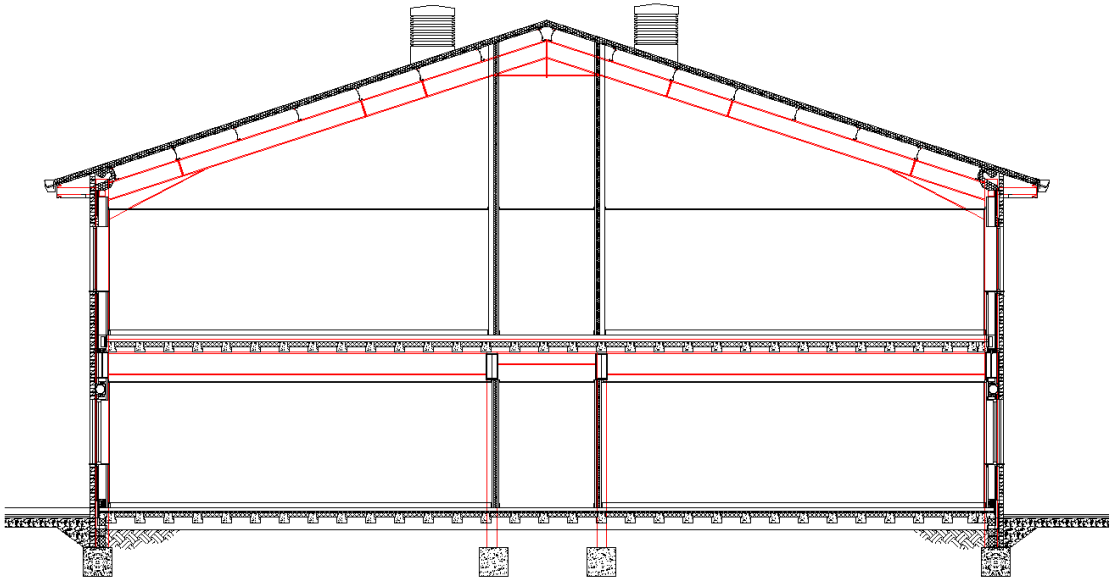
Project: WOODLAND PRIMARY SCHOOL
NEW EXTENSION

Title: FIRST FLOOR LAYOUT PLAN & ROOF PLAN

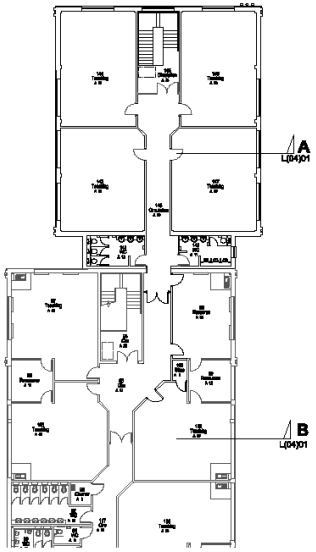
Drawn by	Date	Purpose of issue	Scale
JC	16/08/18	Planning	1:100 & 1:200 @ A1
Checked by	Date	Project No.	
		2003170	
Approved by	Date	Drawing No.	Rev
		L(03)03	-



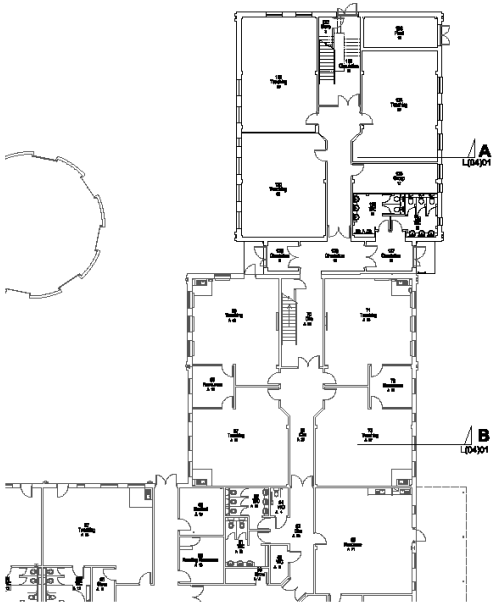
SECTION A-A - NEW EXTENSION
1:50



SECTION B-B - EXISTING SCHOOL
1:50



FIRST FLOOR PLAN 1:200



GROUND FLOOR PLAN 1:200

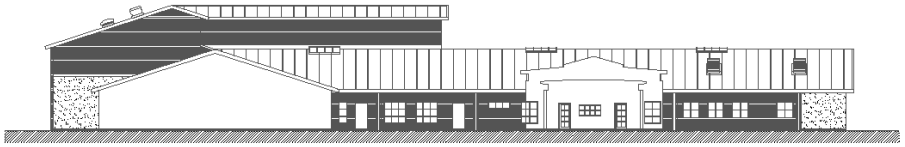
Figured dimensions to be used. Do not scale from drawing

Rev.	Revision detail	By	Ch.	Date

ROCHDALE BOROUGH COUNCIL

PROPERTY & HIGHWAY SERVICES
No. 1 Riverside, Smith Street, Rochdale, OL16 1XU
Tel: (01706) 647474

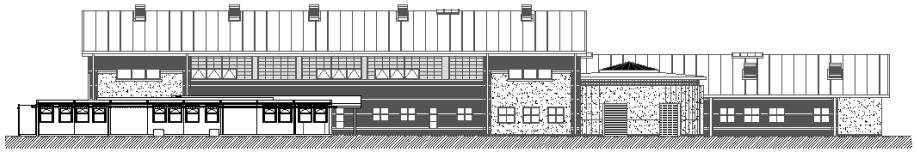
Client: SCHOOLS SERVICES			Title: NEW & EXISTING SECTIONS
Project: WOODLAND PRIMARY SCHOOL NEW EXTENSION			
Drawn by: JC	Date: 18/02/19	Purpose of issue: Planning	Project No.: 2003170
Checked by:	Date:	Scale: 1:50 & 1:200 @ A1	Drawing No.: L(04)01
Approved by:	Date:		Rev.



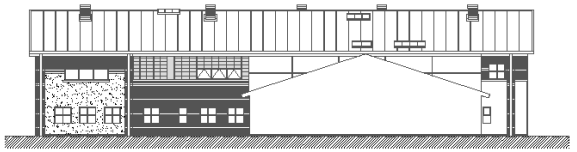
WEST ELEVATION / SECTION - EAST WING
1 : 200



EAST ELEVATION
1 : 200



WEST ELEVATION
1 : 200



EAST ELEVATION / SECTION - WEST WING
1 : 200



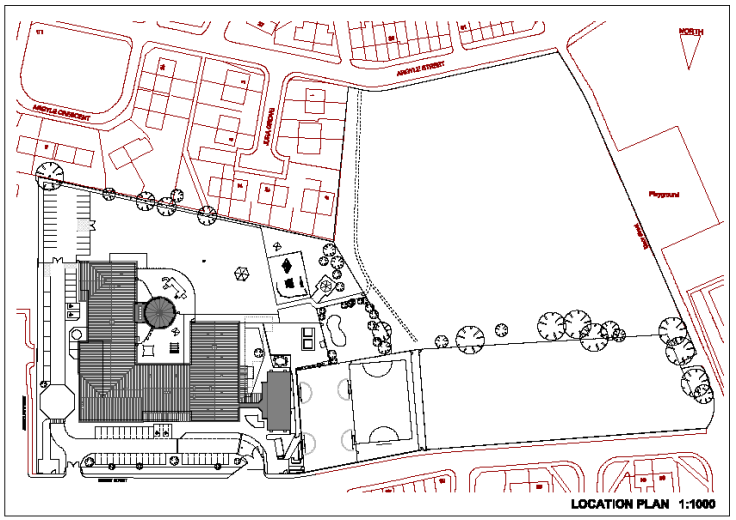
SOUTH ELEVATION / SECTION
1 : 200



SOUTH ELEVATION
1 : 200



NORTH ELEVATION
1 : 200



LOCATION PLAN 1:1000

Figured dimensions to be used. Do not scale from drawing

Rev	Revision detail	By	Chk	Date

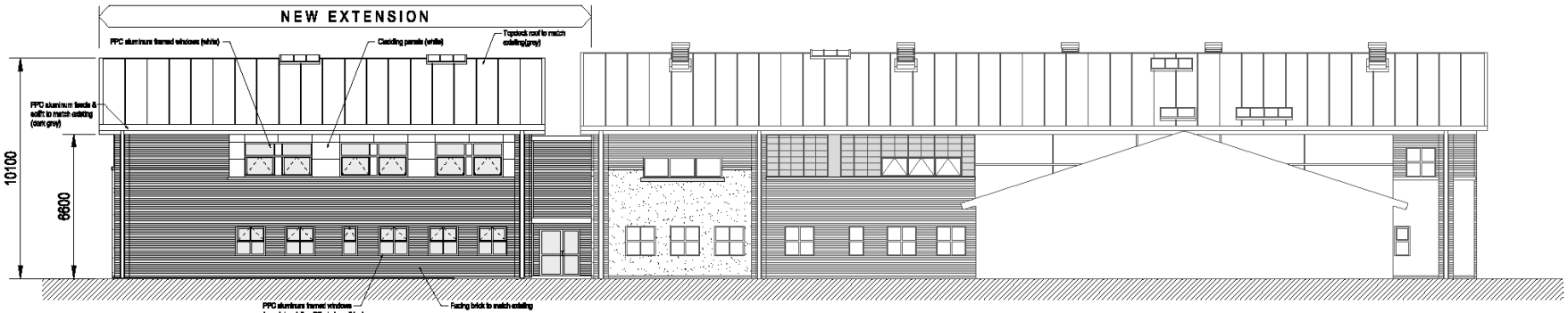
ROCHDALE BOROUGH COUNCIL

PROPERTY & HIGHWAY SERVICES
No. 1 Riverside, Smith Street, Rochdale, OL16 1XU
Tel: (01706) 647474

Client: SCHOOLS SERVICES			Title: EXISTING SCHOOL ELEVATIONS
Project: WOODLAND PRIMARY SCHOOL NEW EXTENSION			
Drawn by: JC	Date: 18/09/19	Purpose of Issue: Planning	Project No.: 2003170
Checked by:	Date:	Scale: 1:200 & 1:1000 @ A1	Drawing No.: L(05)01
Approved by:	Date:		Rev.



WEST ELEVATION



EAST ELEVATION (SECTION - WEST WING)



SOUTH ELEVATION

Figured dimensions to be used. Do not scale from drawing

Rev	Revision detail	By	Chk	Date

ROCHDALE BOROUGH COUNCIL

PROPERTY & HIGHWAY SERVICES
No. 1 Riverside, Smith Street, Rochdale, OL16 1XU
Tel: (01706) 847474

Client: SCHOOLS SERVICES
Project: WOODLAND PRIMARY SCHOOL NEW EXTENSION
Drawn by: JC | Date: 19/08/08 | Purpose of Issue: Planning
Checked by: | Date: | Scale: 1:100 @ A1
Approved by: | Date:

Title: PROPOSED ELEVATIONS
Project No.: 2003170
Drawing No.: L(05)02
Rev: