

DESIGN & ACCESS STATEMENT

WARDLE ACADEMY

ADDRESS

Wardle Academy

Birch Rd

Rochdale

OL12 9RD

define /

ISSUED :

P01	12.12.22	Issued for Planning
P02	06.01.23	Site boundary removed from plan drawings

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INTRODUCTION

INTRODUCTION

This Design and Access Statement has been produced by Define Architects, in association with Eden Planning, on behalf of Watergrove Trust.

The proposals are for a two-storey extension to the Anderson Suite at Wardle Academy. The extension will be located on a staff overflow carpark which is currently dis-used and remains locked. The site is located within the greenbelt.

The extension will provide 4 No. additional classrooms to meet an urgent demand for school places in September 2023, as well as a kitchen for the preparation of hot food.

PLANNING OVERVIEW & RELEVANT POLICIES

This Design and Access Statement has been written with regard to the Development Plan for the Site to ensure the proposed development respects design requirements as stated within local and national policy and guidance.

Paragraph 126 of the NPPF states that: ‘the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.’ The NPPF therefore promotes developments which are visually attractive, sympathetic to local character, and create places which are safe, inclusive and accessible. Following the requirements stated within national policy, one of the key objectives of Rochdale Metropolitan Borough Council’s Adopted Core Strategy (2016), Objective S03, is ‘to improve the design, image and quality of place’. This objective highlights the importance of raising design quality and delivering sustainable development which will be achieved from the following policies:

- P1 – Improving Image: Design must be of a high standard, demonstrating innovation and originality to help create a sense of place.
- P2 – Protecting and Enhancing Character, Landscape and Heritage: Requiring new development to integrate successfully with the key natural and built features of the borough, and to ensure developments conserve and enhance townscape character.
- P3 – Improving the Design of Development: Respecting context where it is positive and having regard to the scale, density, height, massing, landscape, layout, materials and access of surrounding buildings and areas.

Urban design principles and objectives are also stated in the non-statutory National Design Guide and within Rochdale’s Supplementary Planning Documents: Design and Planning process – good practice guide, Oldham and Rochdale Urban Design Guide and the Public Realm Design Guide.

01 SITE



EXISTING SITE



01 South elevation of the Anderson Suite



02 Access gates to the playing fields to the West of the site



03 Houses to the South of the site



04 Link between the Anderson Suite and The WaterSHED



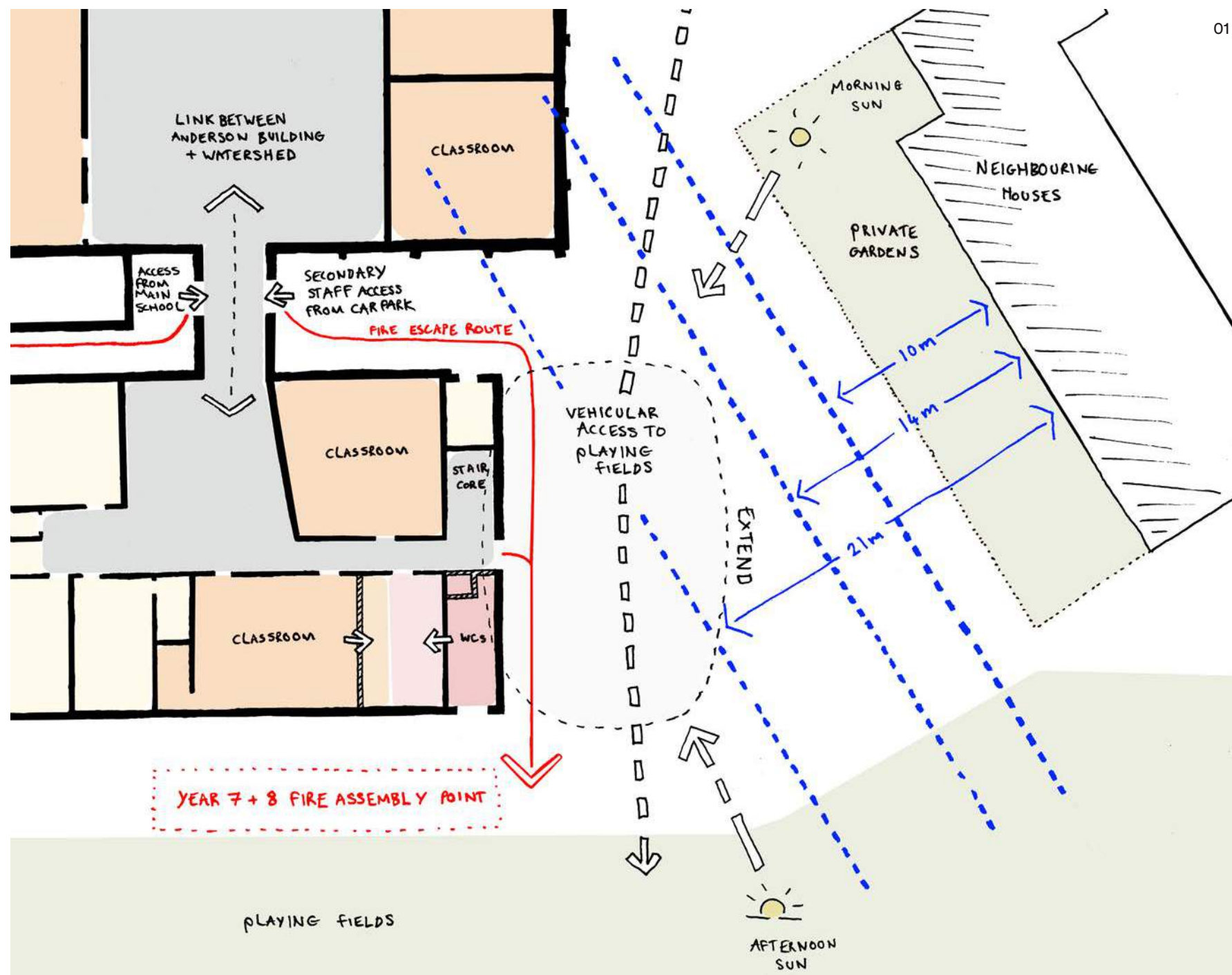
05 View of the Anderson Suite from playing fields

The Anderson Suite is a two storey, buff and red brick building with a concrete slate roof, built in 1997. The existing South elevation contains windows to the WCs, stair core and first floor corridor, and at ground floor, fire escape doors from the stair. The link building to the WaterSHED contains secondary access doors for use by staff.

The area allocated for the proposed development is a staff overflow car park which is currently unused and remains locked on a day-to-day basis, unless access to the playing field is required. The area is fully tarmacked and is enclosed by 2.4m security mesh fencing, with a vehicular access gate to the playing fields.

Two storey terraced houses back onto the site at the South.

SITE CONSTRAINTS



01 The extension will be accessed by students and staff via the Anderson Suite. The doors on the South elevation are currently used for emergency egress from the stair core. To maintain an escape route from the stair, the existing Girls' WCs will need to be relocated to allow egress through the West elevation.

Distances to the neighbouring houses to the South will also need to be considered. Rochdale Borough Council's guidelines give the following distances:

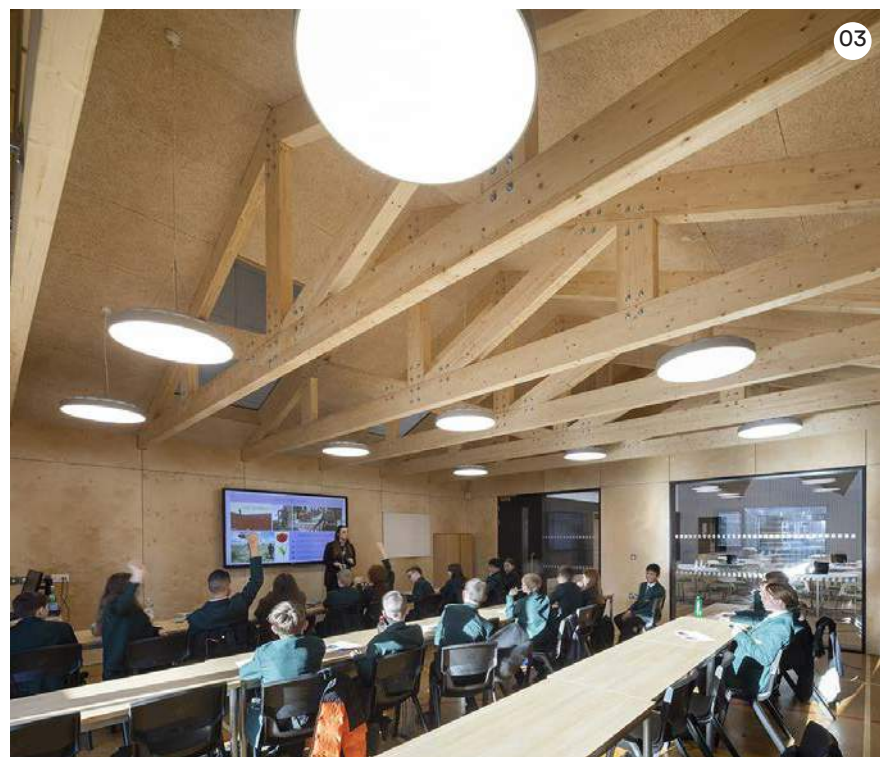
- Min. 21m between directly facing windows
- Min. 14m from a principal window to a 2-storey secondary elevation
- Min. 10m from a principal window to a 1-storey secondary elevation.

There is existing vehicular access to the playing field through the car park. The proposals will need to maintain this access for emergency vehicles.

THE WATERSHED



04 Material palette for the WaterSHED

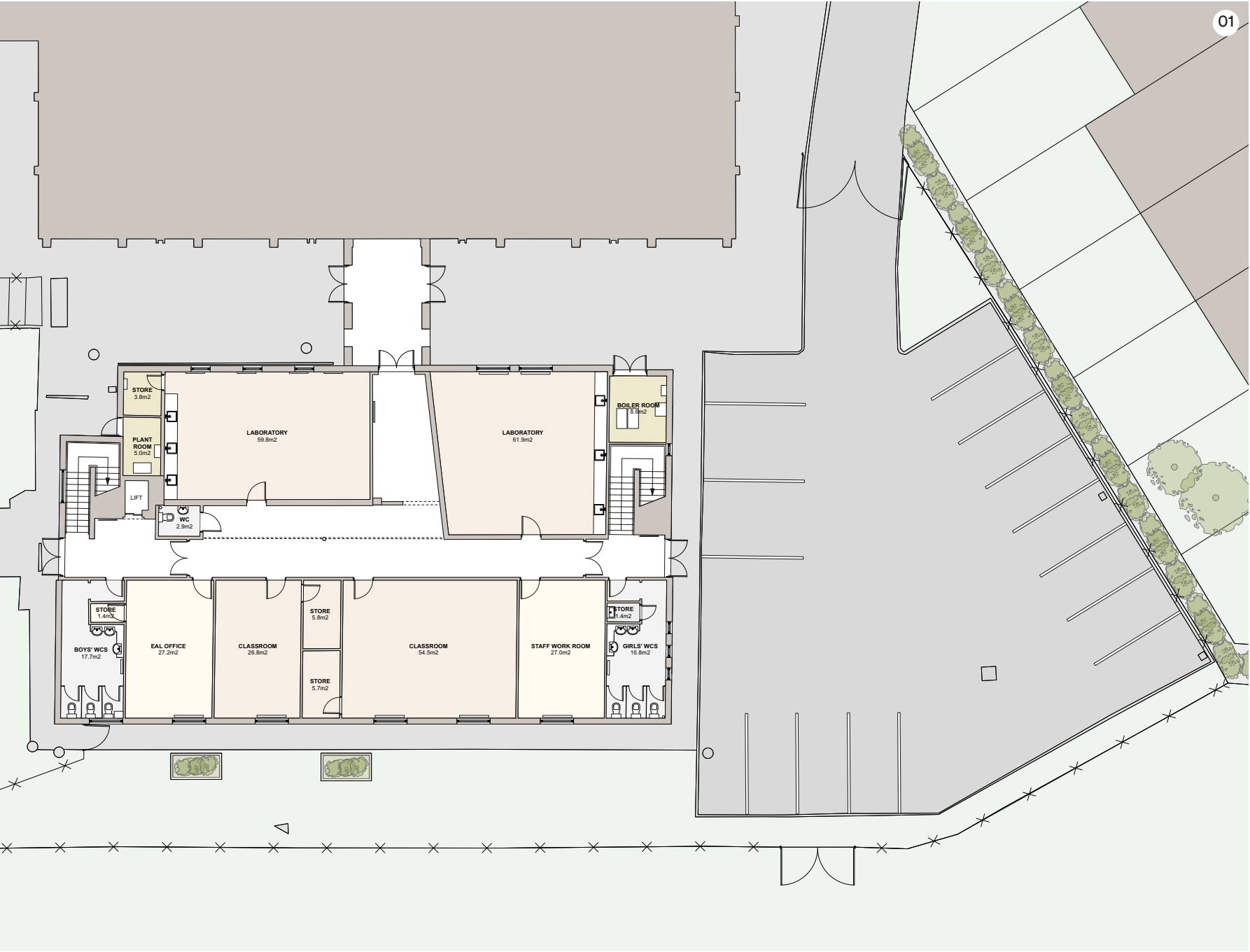


01-03 Completed images of the WaterSHED

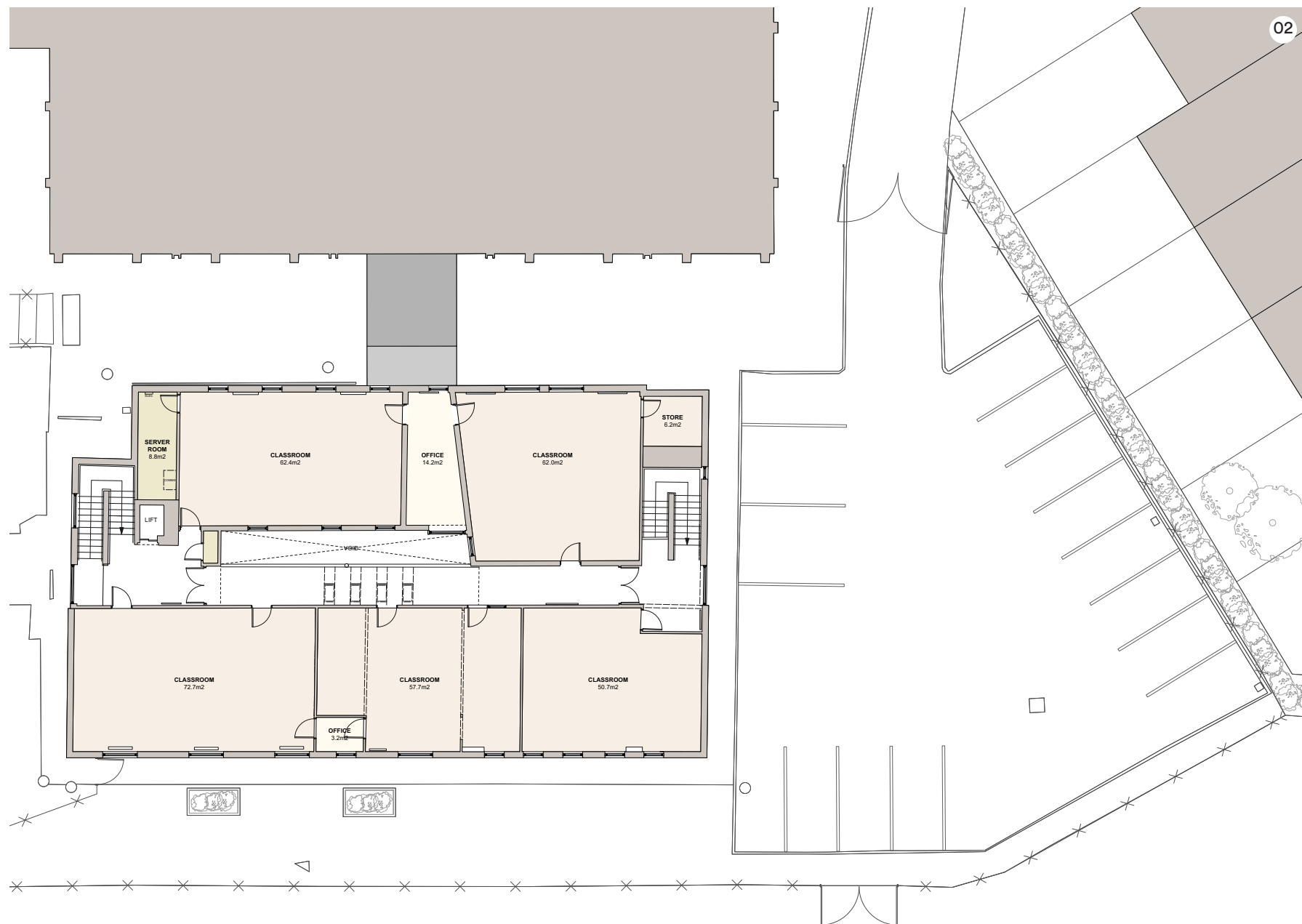


BDP's transformation of the adjacent school sports hall was completed January 2022. The 'WaterSHED' development retained and improved the existing structure using natural, sustainable materials to provide a vital, modern school facility for self-directed learning and cohesive teaching practices, containing a suite of classrooms, dining and social spaces. The new facility enabled the Watergrove Trust to meet an urgent demand for school places and provide more teaching and associate staff jobs for the area. The use of locally-sourced natural sheep's wool insulation, low energy lighting, heating and ventilation systems improves thermal comfort, lowers energy use and reduces operating costs for the school.

EXISTING PLANS



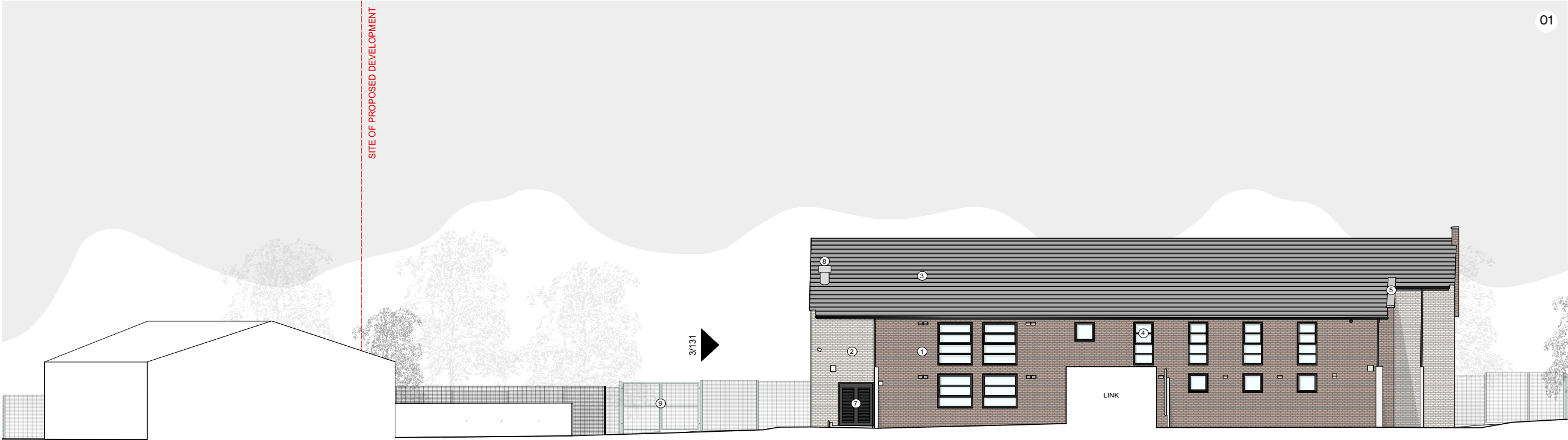
The ground floor of the existing Anderson Suite contains 2 laboratories, 2 teaching classrooms, an EAL office, a staff work room, and male and female toilets.



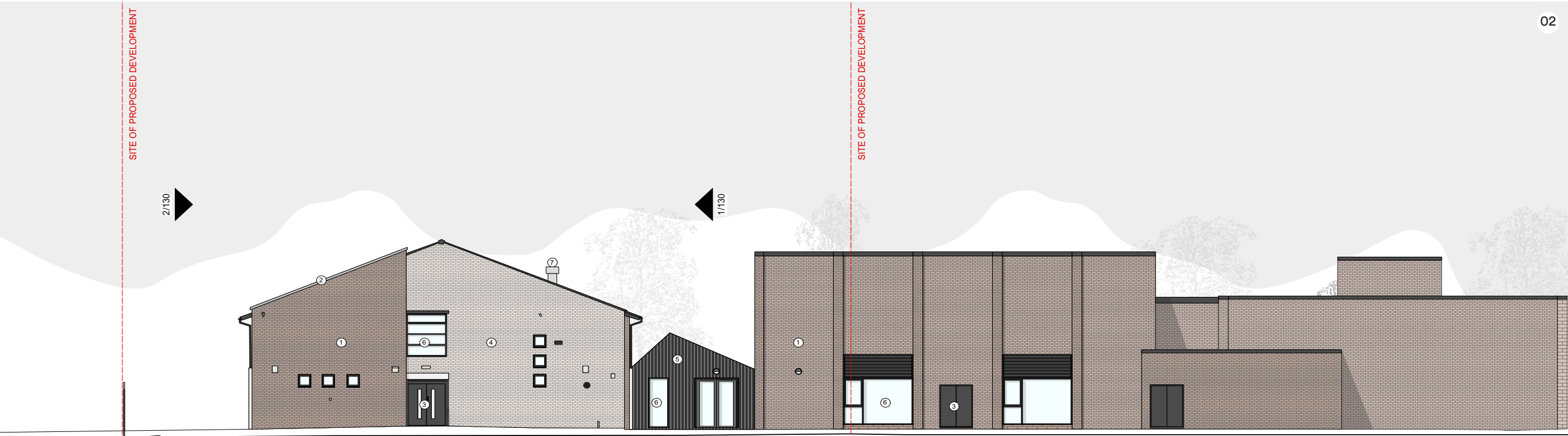
The first floor is occupied predominantly by classrooms. There are five in total, two of which are linked via an internal office. The classrooms are accessed by a gallery walkway which looks down over a double height space.

The building is book-ended by 2 No. stairwells.

EXISTING ELEVATIONS



01 Existing East and West Elevations



02

BRIEF &

CONCEPT DEVELOPMENT

PROJECT BRIEF

The brief is to extend the existing Anderson Suite South into the adjacent, vacant car park, to provide the following:

- 4 No. additional teaching classrooms - min. 60sqm.
- Prep kitchen for 2 No. staff to cater hot meals for 300 pupils. No grab-and-go required due to current facilities in The WaterSHED.
- Relocation of existing Female WCs at Ground Floor to maintain emergency egress route from stairwell.
- Remodelling of Male and Female WCs to enable easy monitoring by staff.
- Internal remodelling to existing classroom at First Floor.

Existing Anderson Suite

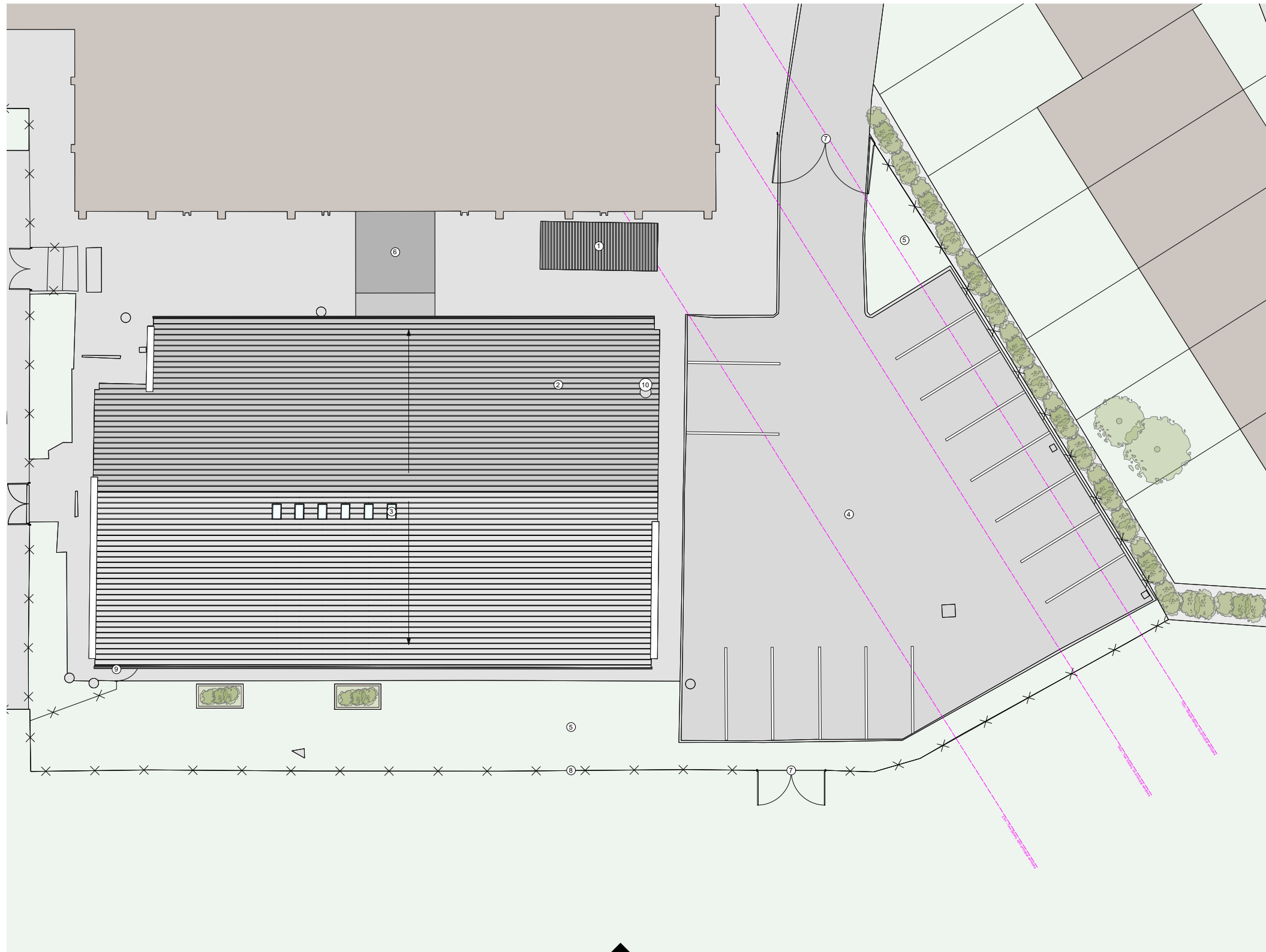
Area of Proposed Development



01 Site location of Anderson Suite within Wardle Academy and vacant car park site

ADJACENT NEIGHBOUR CONSTRAINTS

EXISTING SITE PLAN



To comply with Rochdale Borough Council's guidelines on distances to neighbouring houses, a clearance of 14m between the Anderson Suite extension and the properties to the South of the site is proposed. This allows for a 2-storey elevation without principal windows.

Despite the distances allowing for facing windows where the upper storey is set back over 21m, the proposal will not feature any windows at first floor level along the facing elevation. This is to further protect the privacy of both the adjacent neighbours and students.

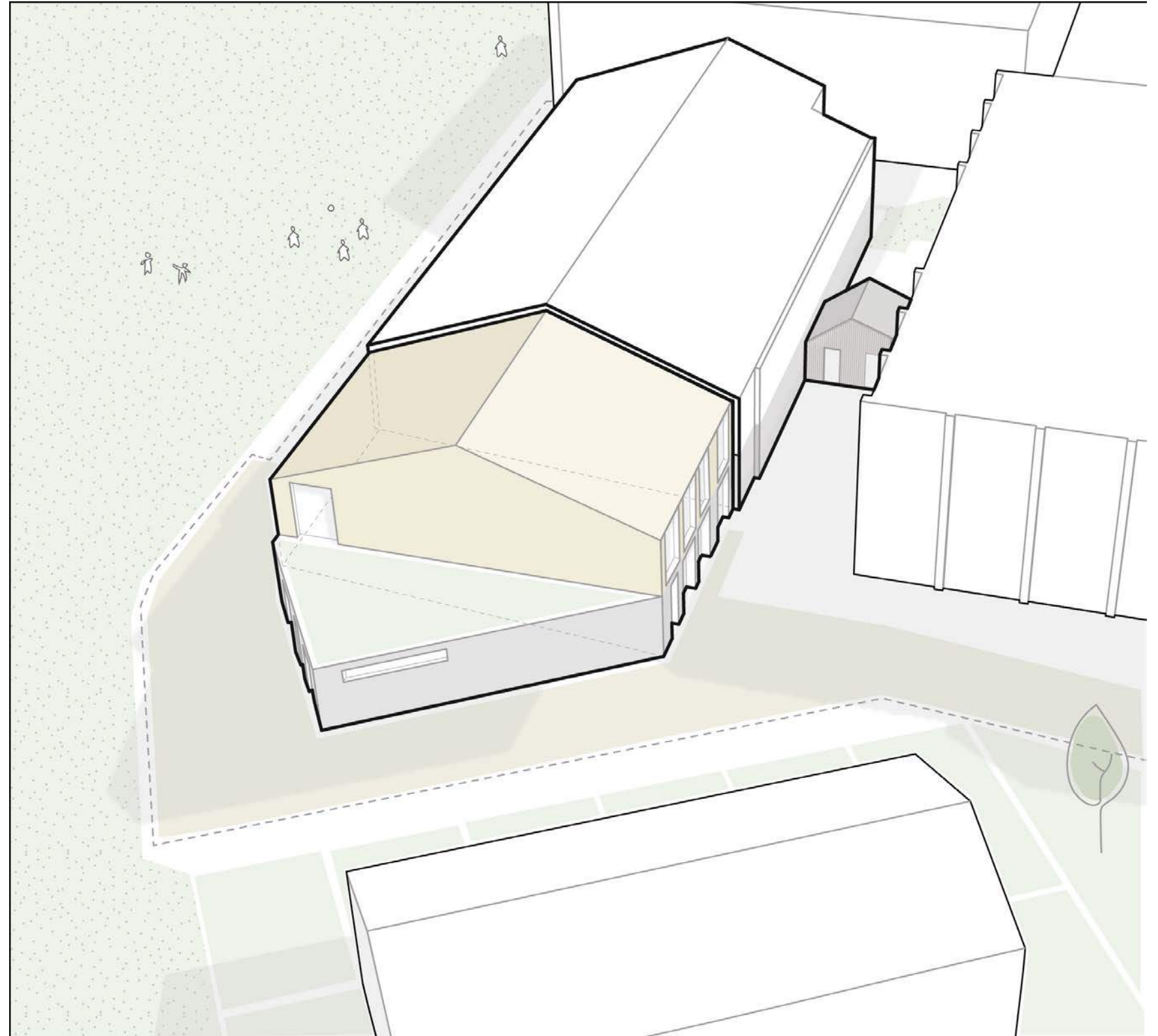


MASSING

INITIAL IDEAS

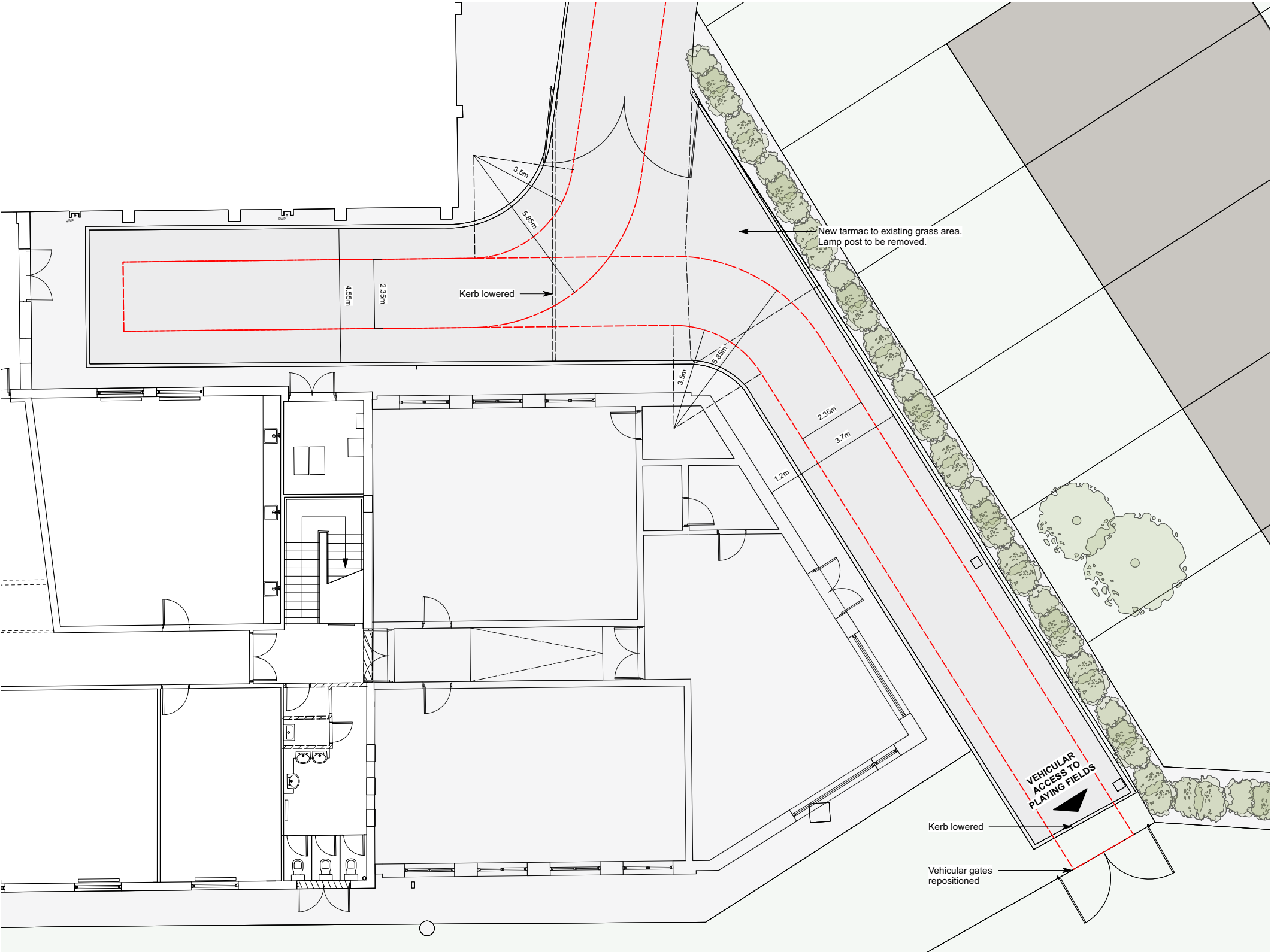
Initial massing study showing a 2-storey, pitched roof extension. The ground floor is larger to accommodate the kitchen in addition to 2 No. classrooms, projecting as a flat-roofed element. The single-storey flat roof is utilised as a green roof.

Positioning most of the accommodation at ground floor enables the first floor to be stepped back. This helps to maintain visual openness when viewing the site from Green Meadow. The form also helps to reduce the visual impact of the massing when viewed from the neighbours' gardens.



ACCESS

PROPOSED SITE PLAN



To maintain emergency vehicle access to the playing field, a road has been shown to the South of the building. This will require the removal of the existing lawned area and 2 No. lamp posts, as well as the repositioning of the existing gates to the field.

The kerb to the East of the Anderson Suite has been shown removed so that this area can be utilised for a vehicular turning.

The distance to the furthest part of the Anderson Suite from the new access road is 42m, still within the maximum 45m from the nearest point that a fire appliance can reach.

An accompanying Transport Note has been provided by Egg Transport.

PRECEDENTS

BUILDING FORMS & MATERIALS

01

Precedent 01 shows sinusoidal metal cladding on the Frederiksvej Kindergarten by COBE Archtiects. The buildings feature concealed gutters and large, square windows, giving the scheme a contemporary feel.

02

Precedent 02 combines red brick at lower level with black, metal cladding to the upper storey.

03

Precedent 03 shows how the flat roofed element can be utilised as a green roof, providing an attractive outlook from classroom windows as well as increasing the biodiversity on the site.

04

Precedent 04 demonstrates the composition of a pitched roof element which sits on a projecting, single storey flat-roof at an angle.





SINUSOIDAL METAL CLADDING

Using black sinusoidal metal cladding for the extension will help to ground it in its context by referencing the materiality of the WaterSHED link. Corrugated sheet metal is traditionally used for agricultural buildings, due to being inexpensive and low maintenance. However, when junctions are carefully detailed this inexpensive material achieves a high quality aesthetic.



RED BRICK

The wider site has a large amount of brick based buildings, including the existing Anderson Suite, the WaterSHED and the residential housing adjacent to the site. Using a contextual, terracotta brick will help anchor the extension with the buildings within the site and be in-keeping with the local area.

Brick can be used in a number of ways to create interesting details and add depth to the overall look of the extension.



03

DESIGN DEVELOPMENT

INITIAL DESIGN

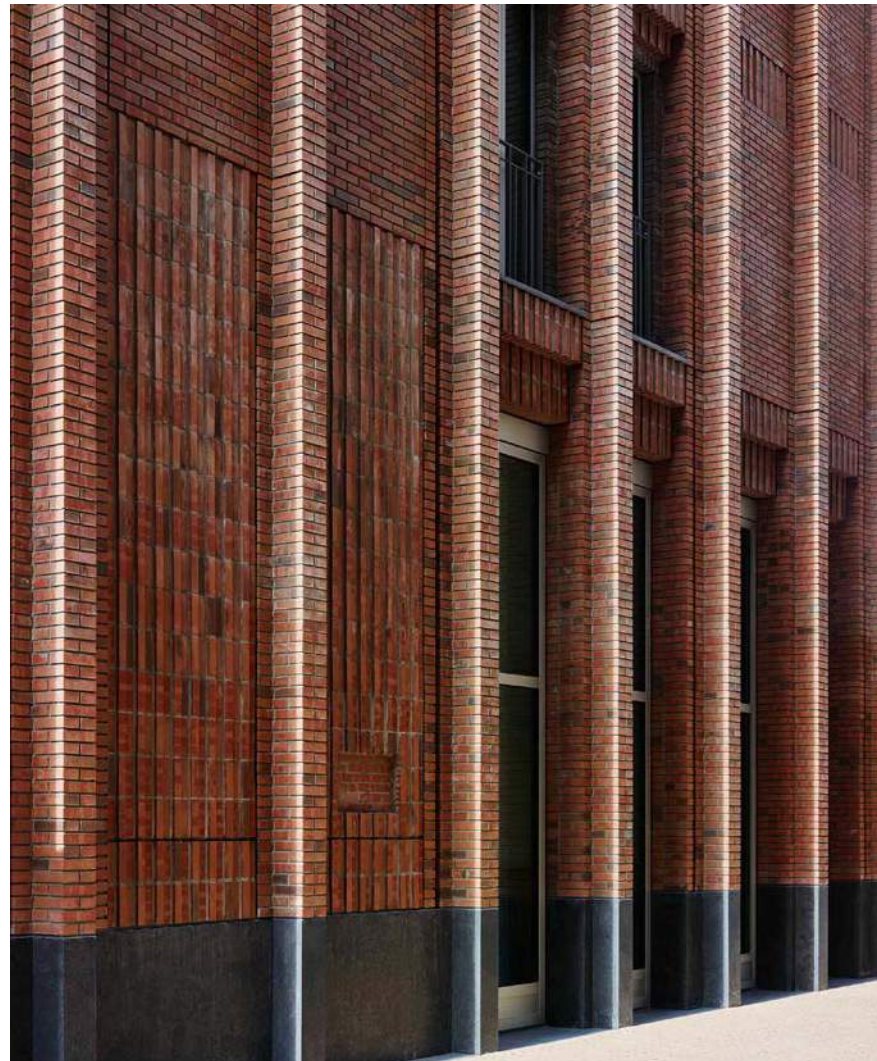


BRICK DETAIL



WaterSHED

The elevations of the adjacent WaterSHED feature protruding brick piers. The lower storey of the masonry is painted black to create a datum leading to the single storey link building.



The Market Hotel | Müller Reimann

The repetition of protruding brick columns provides significant depth and relief to the facade, breaking up what could otherwise be a particularly large, flat elevation.

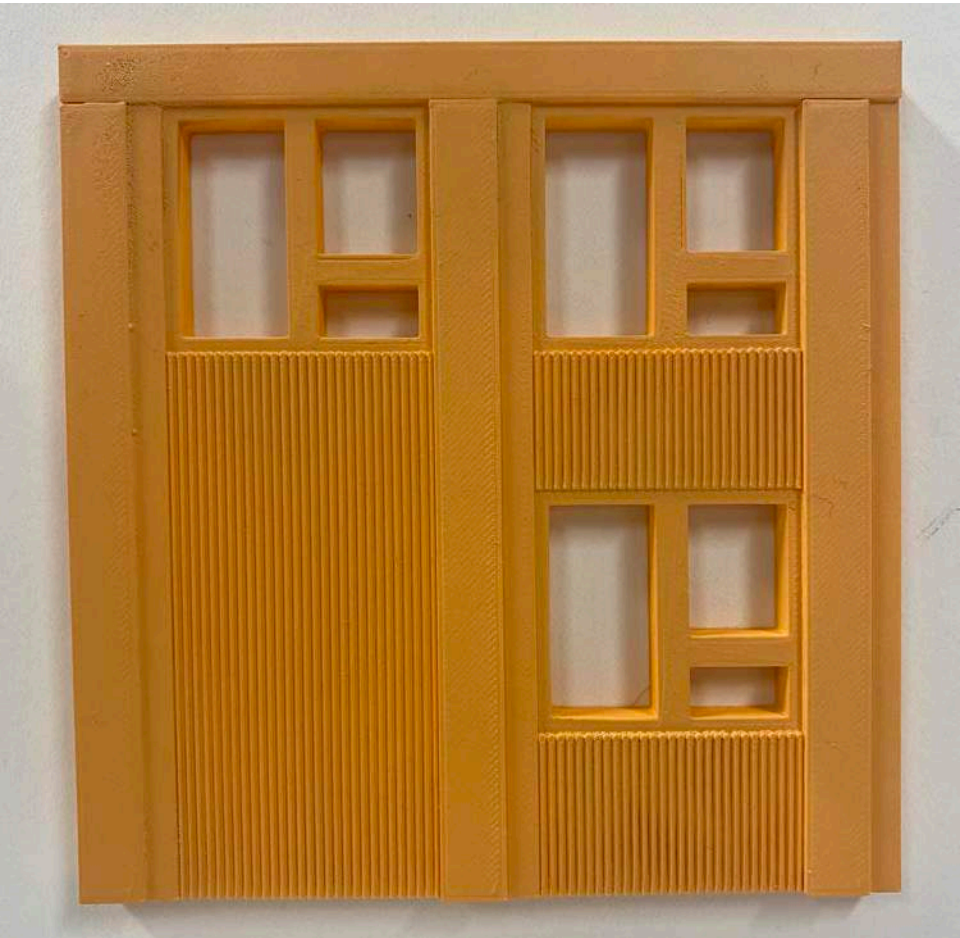


Achiul House | Jeong Jaeheon

A stack bond brick detail above the windows of the extension would provide an interesting detail when using a terracotta brick to match the existing site materiality.

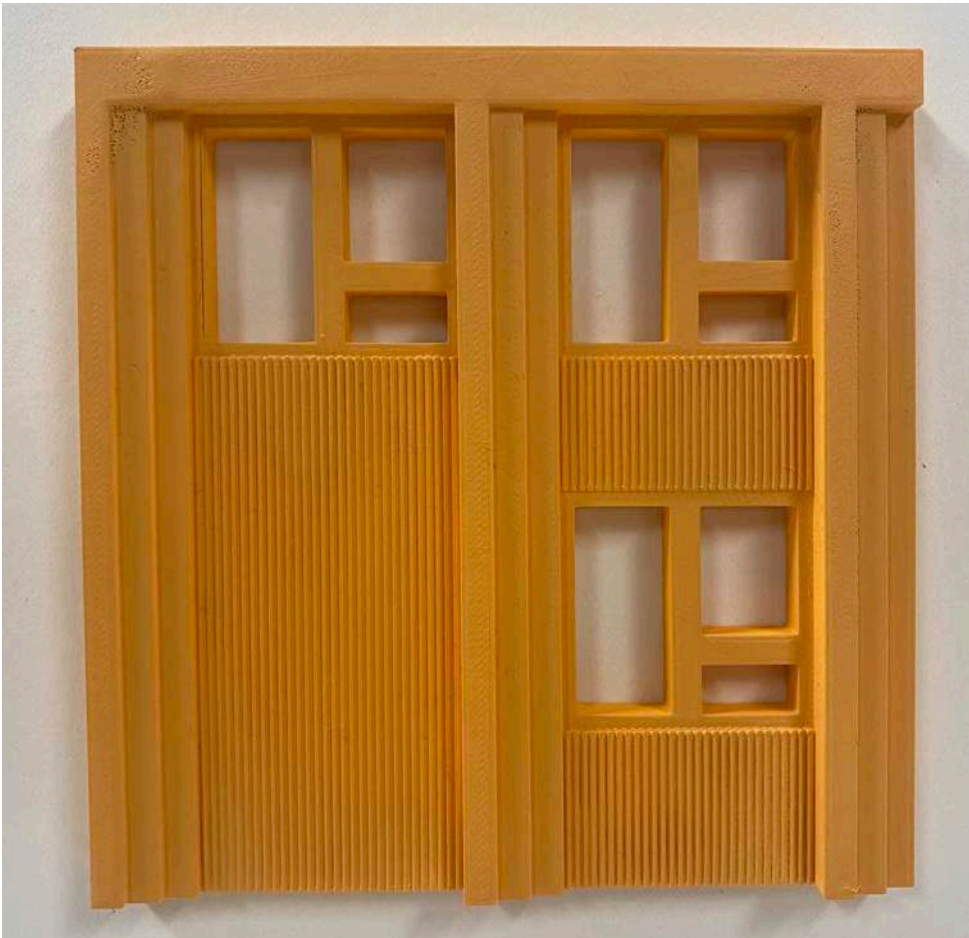
FACADE STUDY

We produced a number of facade study models to explore different options for detailing to the brick piers on the extension.



OPTION 1

The brick piers are stepped to appear narrower and correspond to the pier widths on the adjacent WaterSHED.



OPTION 2

Option 2 is the most detailed option explored. The piers are 3 bricks wide and step back at each brick.



OPTION 3

Option 3 accentuates the piers by recessing the brickwork at the heads of the windows. It was felt that option 3 complimented the existing context most successfully, referencing the piers on the WaterSHED.

The design proposes sinusoidal black cladding to the lower storey, continuing the datum which leads to the link building. The black cladding at ground floor is the same material used on the link. The lower storey of the existing building is shown painted black to mirror the black painted brick on the building opposite.

The upper storey is built from red brick with columns which project in front of the cladding at lower level. The windows are stacked, and also sized to continue the rhythm of the existing fenestrations on the Anderson Suite. The brick columns reference the buttressed exterior walls of the WaterSHED.

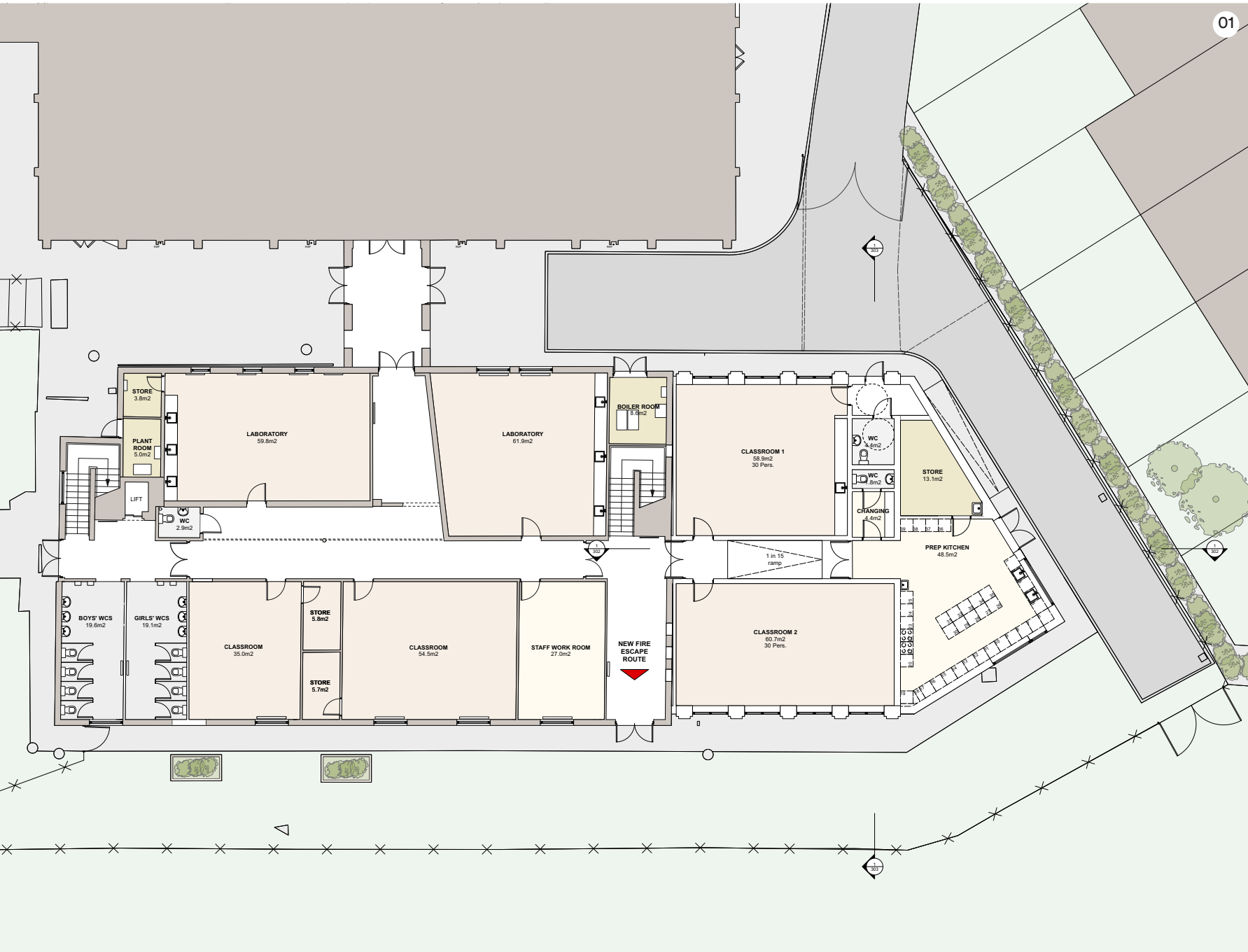
Where the extension abuts the existing building, this junction is resolved with a recessed downpipe detail, creating a purposeful break between the existing and proposed facades.



04

PROPOSALS

PROPOSED PLANS



01 Proposed Ground Floor Plan

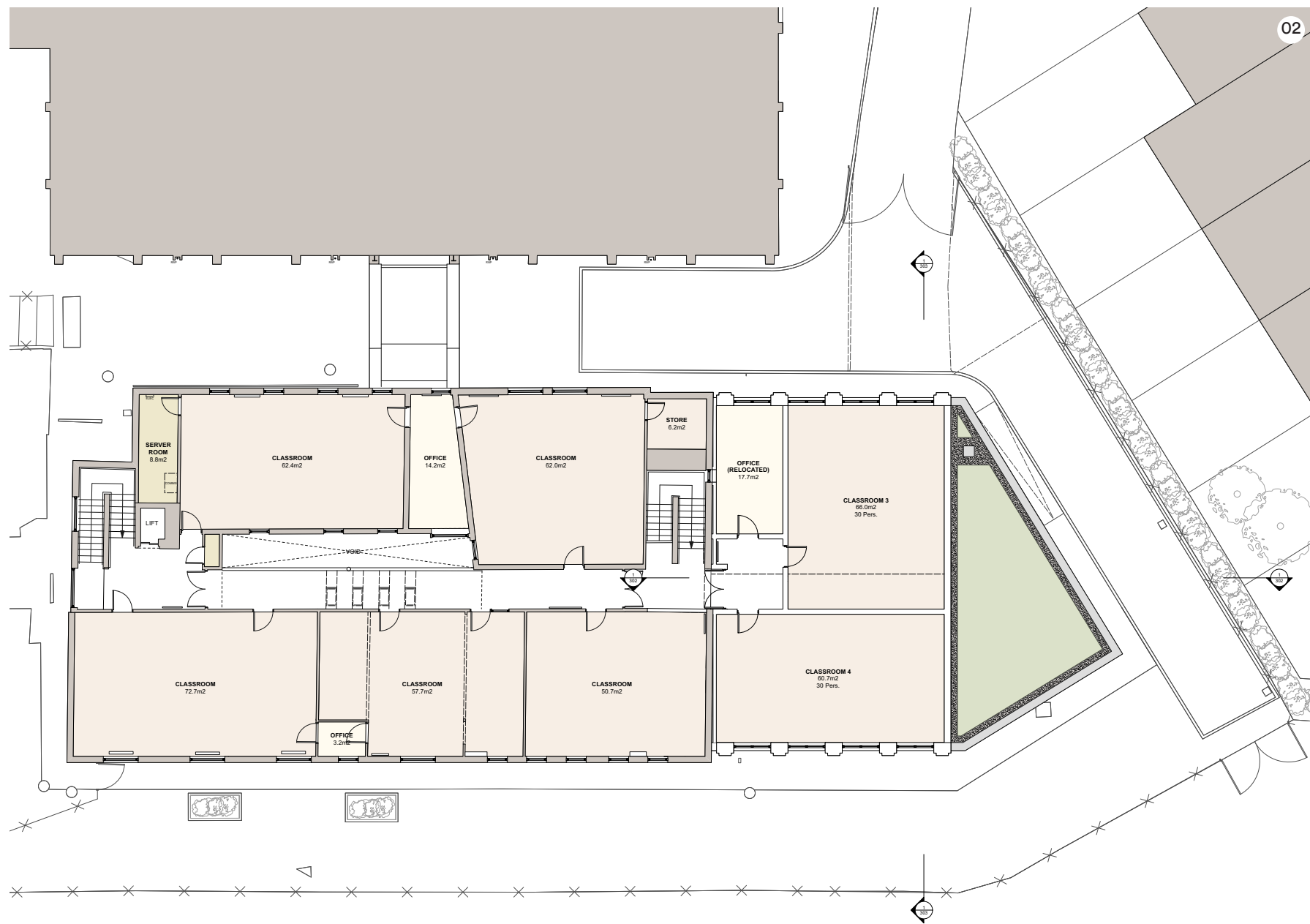
The internal reconfiguration of the existing Anderson Suite relocates the girls' WCs to the North, adjacent to the boys' WC. Doors to the toilets have been omitted to allow for easy staff monitoring of pupils. This relocation allows for a new fire escape route to be implemented. The EAL office has also been relocated to within the extension, increasing the size of the existing small classroom.

The extension provides two classrooms, each sized to accommodate 30 pupils, and a prep kitchen with staff facilities. Direct delivery access to the prep kitchen is achieved via the new tarmac road, which also serves vehicular access to the playing fields.

An accessible toilet and separate entrance have been provided to Classroom 1 to enable potential use as an Alternative Provision Space.

The site topography steps down 600mm from North to South. The FFL of the kitchen is therefore set lower than the two classrooms to provide level threshold access to all new entrances. A 1 in 15 ramp is provided internally to accommodate this level change.





The proposed first floor layout sees minimal alterations to the existing Anderson suite. Within the extension, the EAL office has been relocated and an additional two classrooms have been provided.

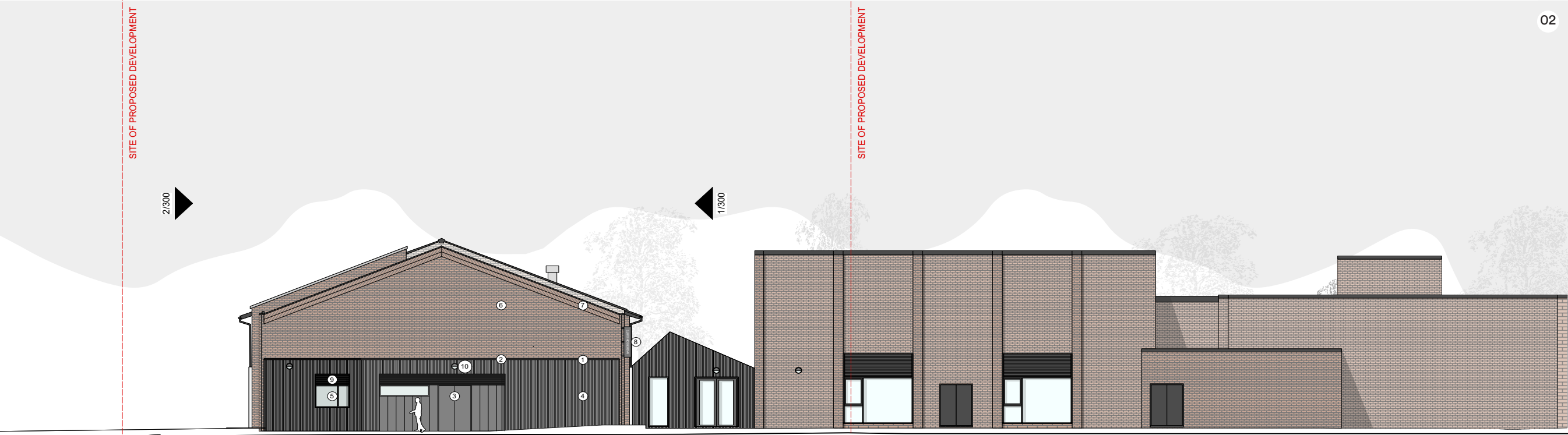
The flat roof above the prep kitchen is proposed as a green roof for increased energy efficiency and to provide an attractive outlook for the neighbours opposite.

The privacy of the neighbours has been carefully considered, and therefore no windows have been introduced onto the gable end of the extension which would face directly onto the private residential properties.

PROPOSED ELEVATIONS



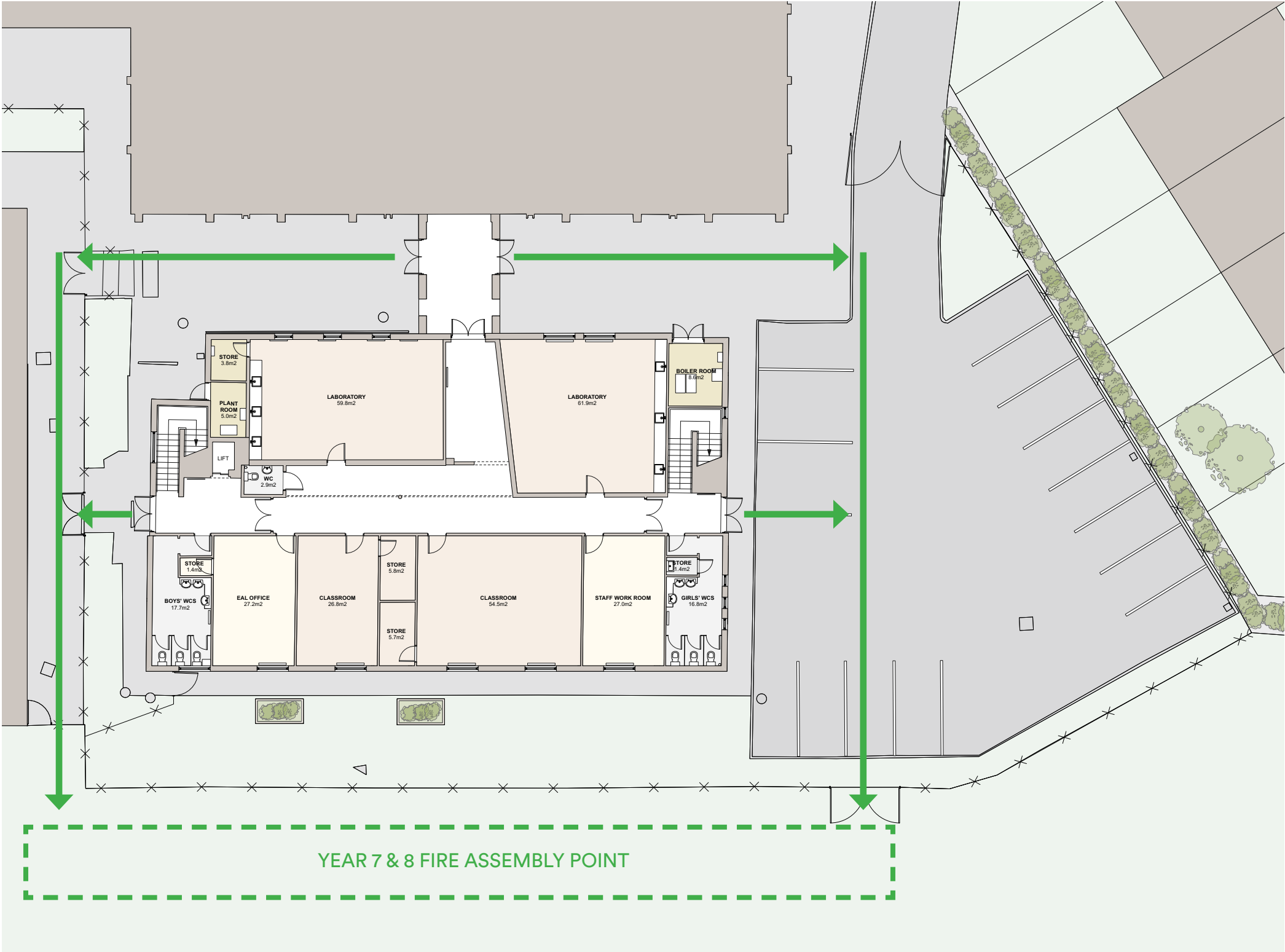
01 Proposed East and West Elevations



FIRE STRATEGY

EXISTING FIRE STRATEGY

The doors to the final exit from the staircore in the Anderson Suite are currently located on the South elevation. With the addition of the extension to this elevation, the current fire escape will need relocating.



PROPOSED FIRE STRATEGY

The proposals are to relocate the girls’ WCs, creating new final exit doors from the stair core through the West elevation. The stair core will be enclosed in 30 min fire resisting construction. 30 min fire resistance will also be provided between the classrooms and the kitchen.

When calculating capacity for the existing stairs, 1 stair has been discounted to create a worse case scenario for escape from first floor. A 1200mm stair is adequate to serve an occupancy of 240 at first floor. Assuming 30 per classroom gives an occupancy of 210, which is below the maximum.

At ground floor, the Kitchen and Classroom 1 have their own external exits. Classroom 2 has access into the newly extended escape stair.

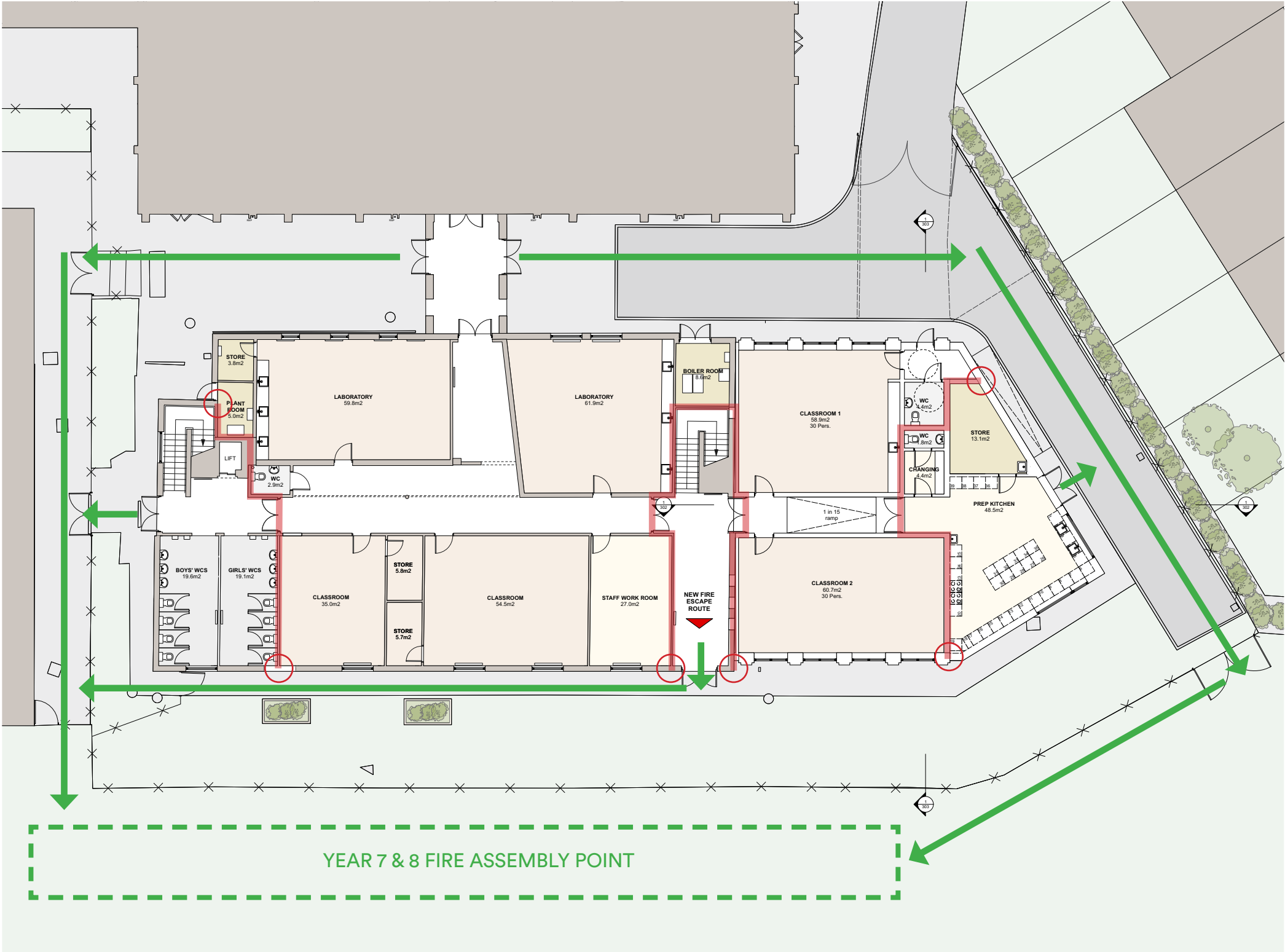
Detection, emergency lighting and signage will be extended into the newly formed accommodation.

KEY

FD30 Rated Wall Construction

Cavity Barrier

Fire Escape Route



01 Proposed Ground Floor Plan

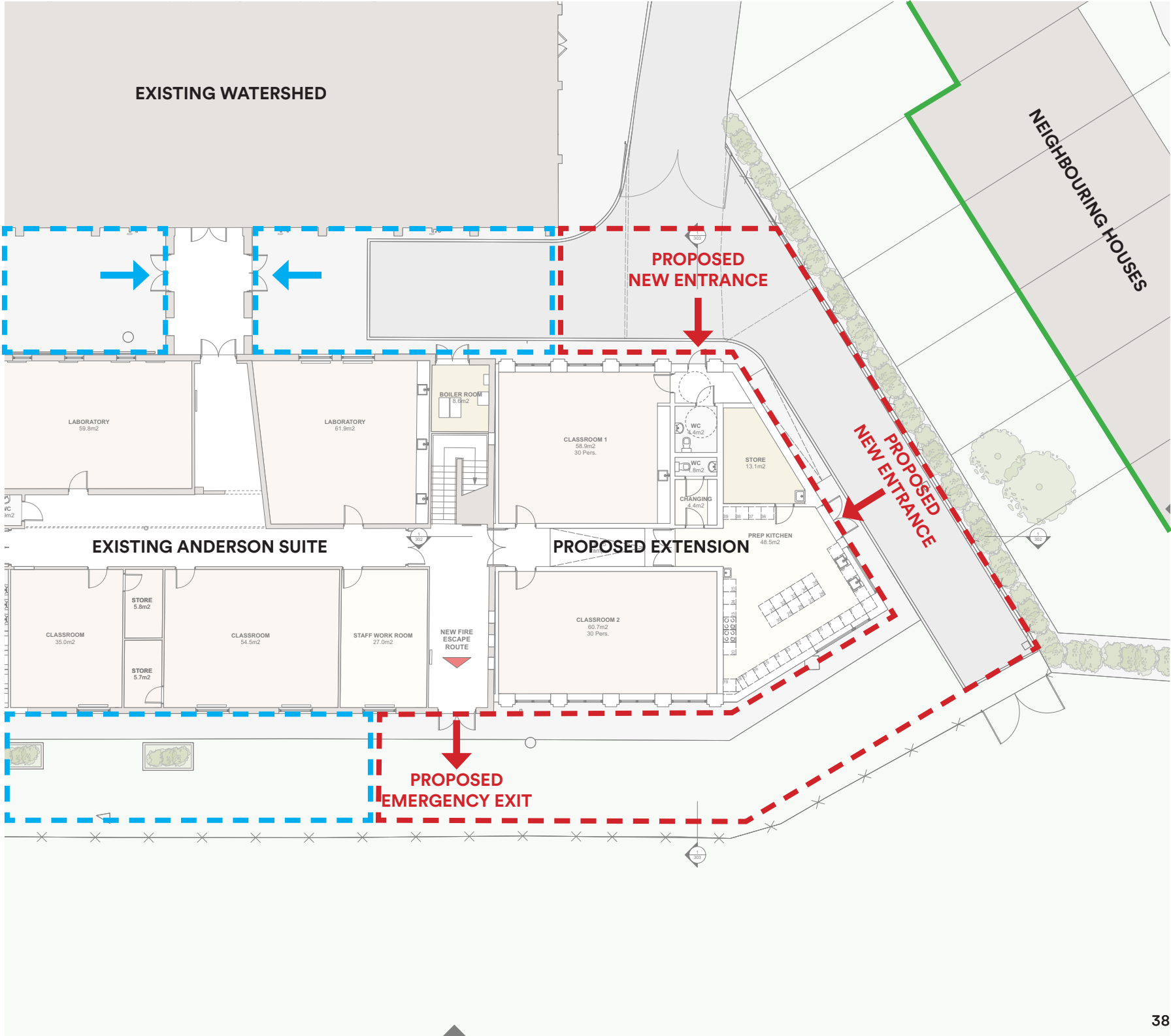
LIGHTING STATEMENT

INTRODUCTION

As part of the proposals, 2 No. new entrances will be created in the extension and 1 No. new emergency exit will be added to the Anderson Suite. To ensure occupants can access the building safely during hours of darkness if required, additional external lighting shall be included around the perimeter of the extension (area bound in red) to achieve suitable light levels. Usage will typically be during school opening hours with infrequent use anticipated outside of these times.

The following pages provide an overview of the external lighting proposals, including locations and Lux levels of proposed luminaires.

The site plan to the right indicates the external area in question and shows the relationship of this area within the surrounding context. The areas bound in blue are areas already provided with external lighting. The blue arrows indicate pedestrian travel to the existing entrances within these areas. The only light sensitive receptors in the vicinity of the new proposed lighting are the neighbouring houses set 14m away from the extension, outside the school grounds (outlined in green). The proposed external lighting is concentrated on the immediate areas in front of the 2 No. new entrance doors, with additional luminaires to illuminate the roadway and the pathway to the West.



01 Proposed Ground Floor and Site Plan

EXTERNAL LIGHTING PROPOSALS

As shown to the right, external luminaires have been proposed to the perimeter of the extension to light the pathway. New wall-lights are identified by a red circle on the site plan with the fittings also indicated on the proposed architectural elevations for your consideration. 2 No. column lights have also been proposed to illuminate the roadway. Locations of existing luminaires are indicated by blue circles.

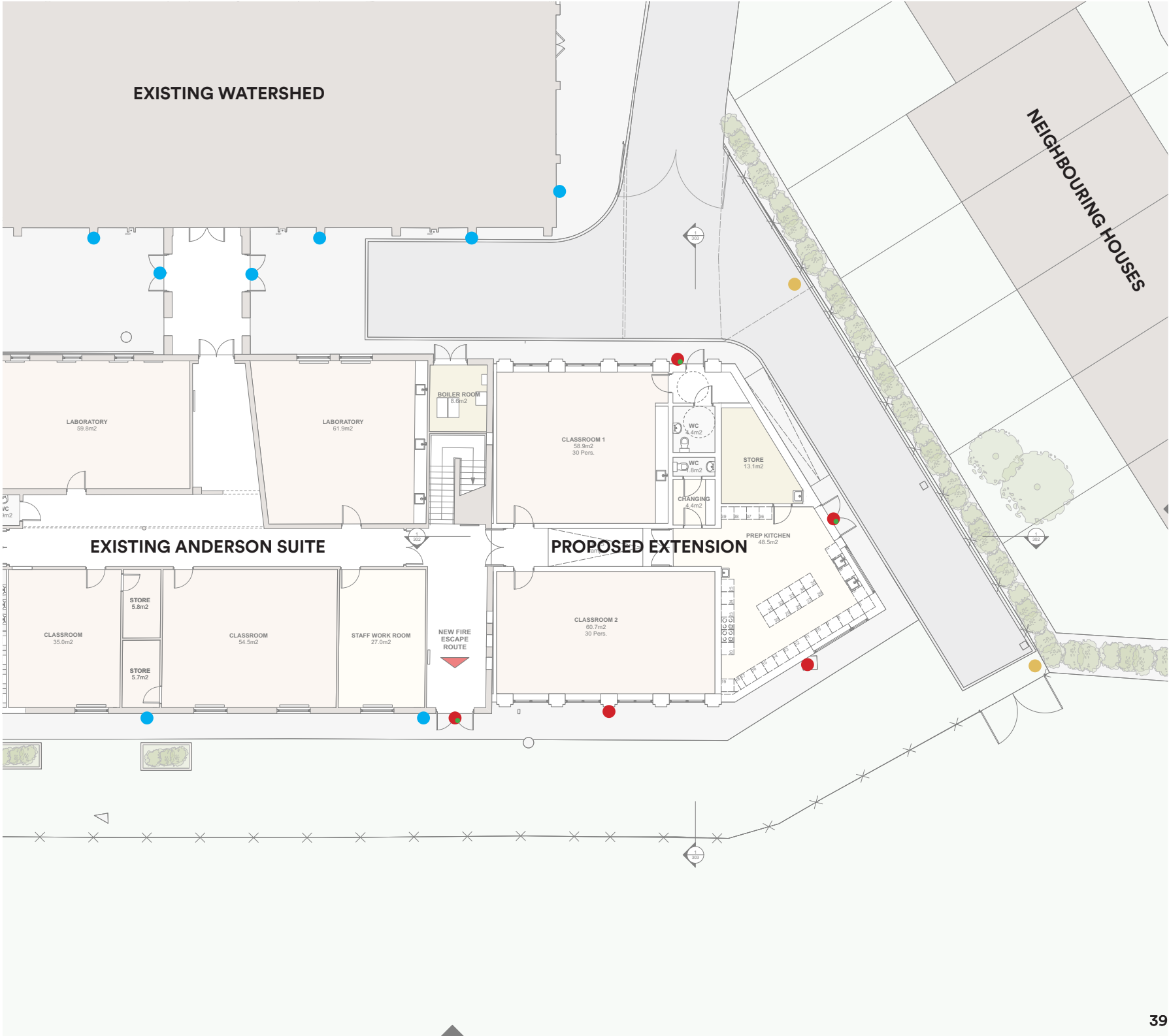
The wall-lights indicated on the site plan will be wall mounted at 2.4m-2.7m from ground level. A provisional luminaire selection has been made and the appointed contractor who undertakes the proposed works shall ensure that their work meets the requirements set out within this document.

- Existing Luminaires
- Proposed Wall-Light
- Proposed Wall-Light (Emergency Fitting)
- Proposed 6m Column Light

Lux Levels

Access Road (Low Risk)	10 lux
Pathway	5 lux

The above are based on CIBSE Guides for Exterior Lighting, BSEN 12464-2 and BS5849-1 (lighting of roads and public amenity areas).



01 Proposed Ground Floor and Site Plan

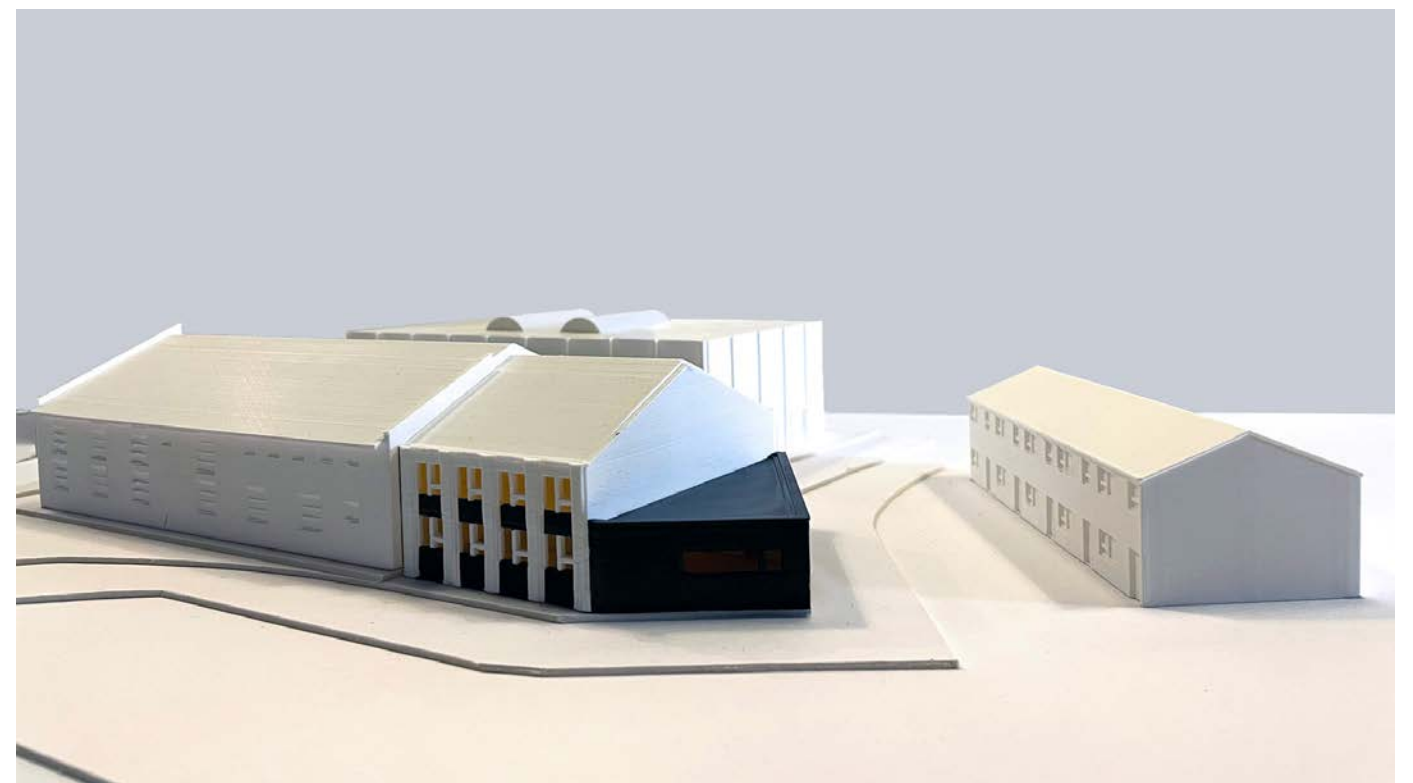
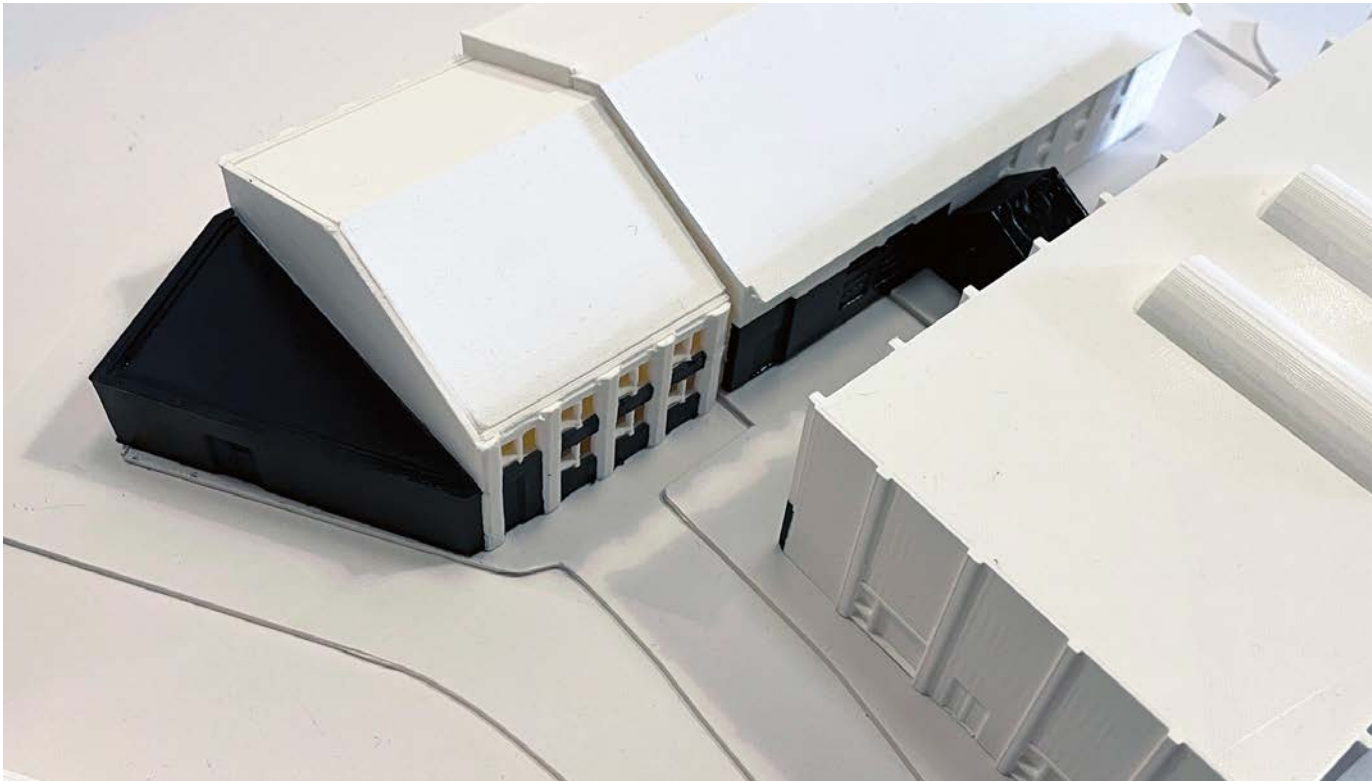
LIGHTING SCHEDULE

Luminaire Reference	Luminaire Description	Lamp Type	Proposed Location	Proposed Luminaire
E2	IP65 rated LED emergency bulkhead luminaire c/w 3 hour duration maintained integral battery; clear polycarbonate TP(a) opal lens. As LDL LD5S range or accepted and equivalent	5.5w 245lm LED Lumens 4500K	External Exits	
X1	IP65 IK10 rated 360mm dia LED surface mounted luminaires, c/w aluminium black body& bezel, Opal polycarbonate diffuser; symmetrical downlight distribution; high frequency LED control gear and integral on-off with daylight control As LDL Lighting LD Series range or accepted and equivalent As type X1 but c/w 3-hour integral emergency battery	16w 1480lm LED 4000K Ra 80+ L80 B10	External walkways	
X1E				
X2	IP66 rated 507mm x210mm LED post top street light c/w cast aluminium black body; toughened safety glass street lens distribution; high frequency LED control gear, on/off with daylight control, 6m aluminium column Ral colour to be confirmed. As LDL Lighting Street Small Series range or accepted and equivalent	16w 1445lm LED 4000K Ra 70+ L50 B10	External circulation road	

AREAS & VOLUMES

	Existing	Proposed (With Extension)	Increase
Building Footprint	489.3 m ²	734.0 m ²	50%
GIA	926.1 m ²	1,310.0 m ²	41%
Volumes	3,684.3 m ³	5,243.1 m ³	42%
Hardstanding	839.3 m ²	544.3 m ²	-35%

3D MODEL



VISUALISATIONS



VISUALISATIONS





VISUALISATIONS





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