

MH1393

bateandtaylor
architects

Proposed New Entrance, Pupil Entrance & Internal Reconfiguration

St. Thomas' C. of E. Primary School
Huddersfield Road, Newhey, Rochdale

Design and Access Statement

SEPT 2023

Gary Bate
CertArch DipArch RIBA

Michael Taylor
BA(Hons) DipArch MA RIBA

Introduction

This Design and Access Statement has been prepared on behalf of the Governors of St Thomas' C. of E. Primary School, located in the village of Newhey, Rochdale. St Thomas' was constructed circa 1865. The building is a single and two storey building of traditional build, stone built with large retaining walls in natural stone. The roof of the school is a natural slate pitched roof with various pitches and it has small areas of flat roofs. Barrier free access is provided by a ramp into the site from Church Street.

The building is surrounded by a playground on three sides which includes a multi-use games area, a climbing wall, tumble bars and a small linear rope course. There is a school playing field at the top of Church Street, near the Church and the site is mainly surrounded by residential properties.

The building is generally in a poor condition and the proposals seek to address a few key issues:

- Provide a new, barrier free accessible main entrance to the north of the building as within the existing entrance lobby there are issues with safeguarding and it is easily congested due to the lack of space within this area.
- Relocate and increase the provision of existing staff and administration facilities.
- Improve the existing WC provision, including fully accessible toilets.
- Allow for safe continued building use by occupants whilst works progress

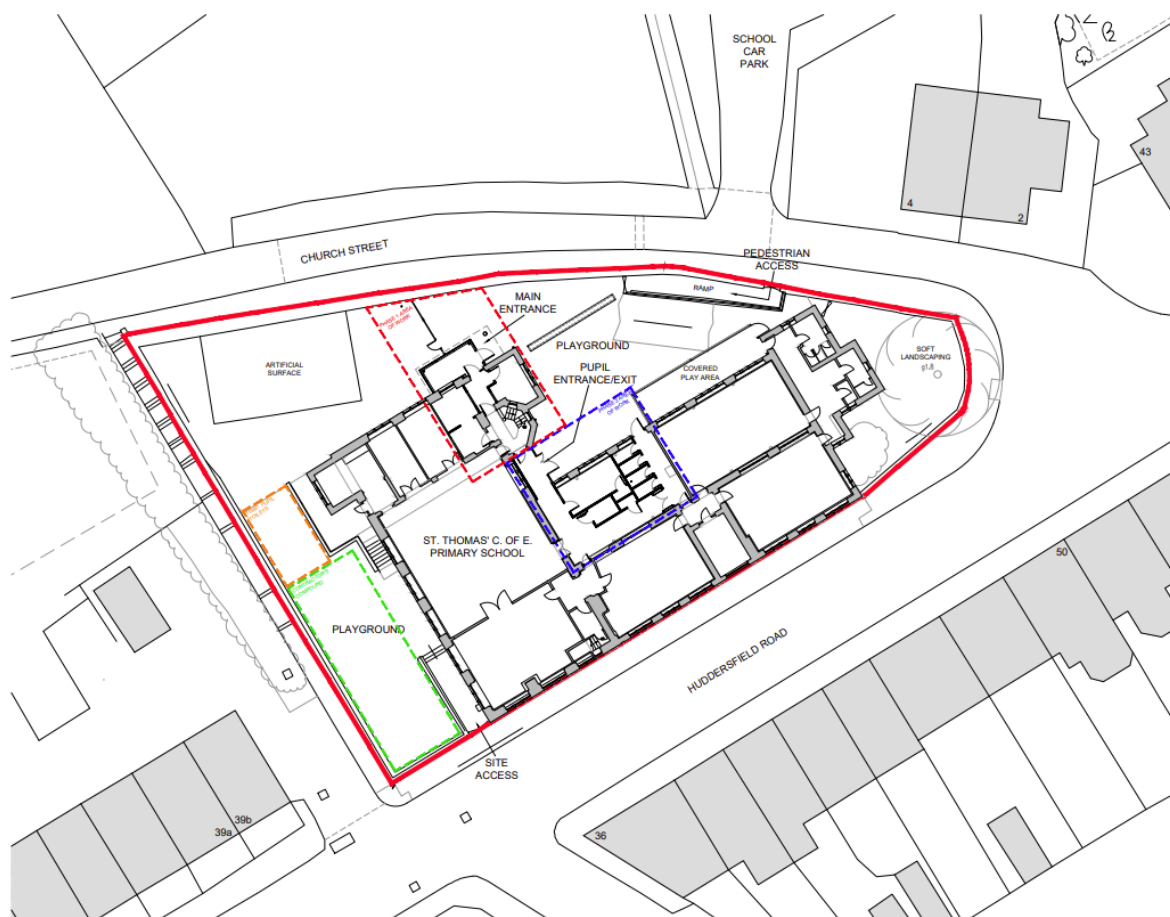


Figure 1: Site Location Plan.

Design

The proposed main entrance seeks to provide an accessible and welcoming focal point to the school when approached from Church Street. The design also improves current issues with safeguarding within the building, as the current main entrance lobby provides little to no control over who can enter the school. The proposed main entrance is to be relocated to the north of the building, in an area where visitors can be contained before they are allowed to enter the school. A new hedge within box planters located on the playground between the ramp from the Church Street access approach and the new main entrance will ensure further separation between the playground and any visitors.

Additionally, the proposed main entrance will improve on issues with congestion as currently, the existing entrance is also used as a main point of circulation for pupils and staff within the building. The proposed hall lobby will be used as a pupil entrance/exit from the playground.



Figure 2: Proposed area for new main entrance.



Figure 3: Existing main entrance.

The proposed building also seeks to improve on existing administration and WC facilities. The administration facilities will be relocated to the north of the building by the new main entrance, except for the head office. A meeting room will also be provided opposite the new administration office.

The proposed design will also improve the existing WC provision, by providing 4 individual toilets and 1 fully accessible toilet. The existing cill height next to the new toilets will be lowered with a new external door installed, which will provide additional access into the building via the playground, which links to the main circulation route.

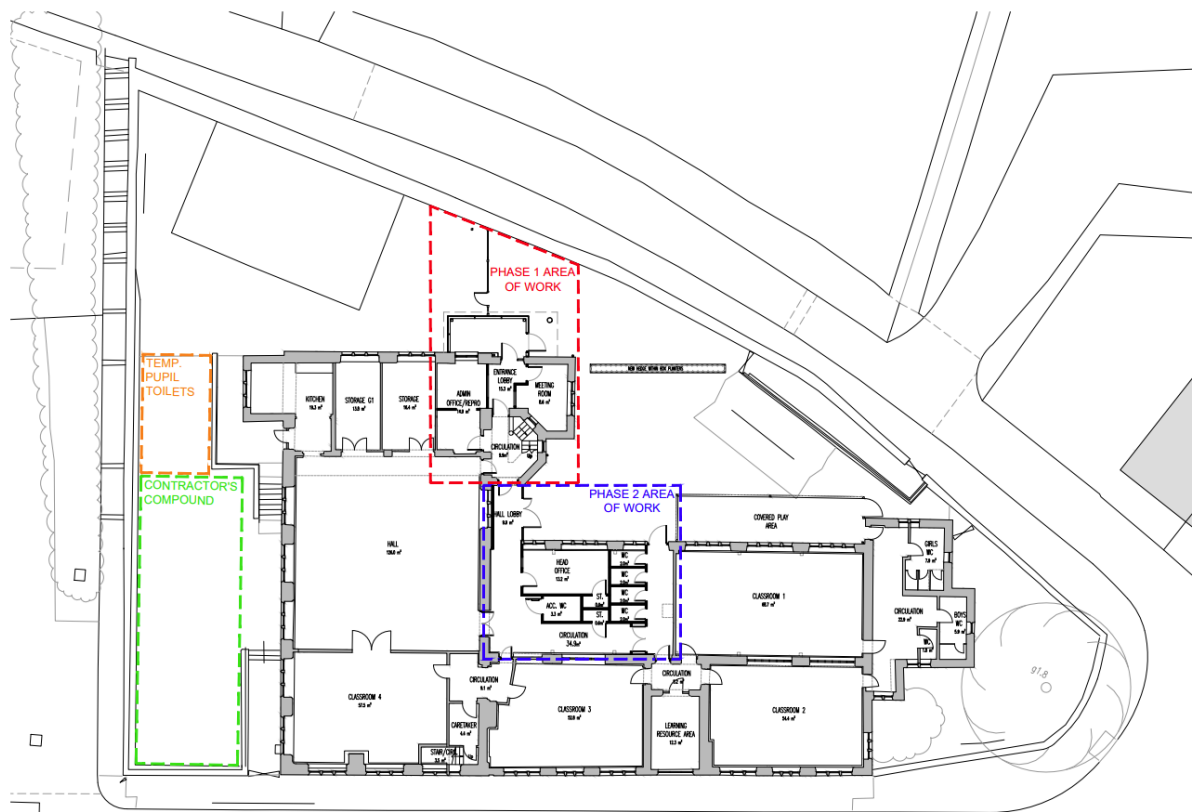


Figure 4: Proposed Ground Floor Plan.

Use

Whilst it is proposed that there will be an increase in the extent of the building and reconfigurations will be made to the existing layout, the use of the building will remain the same. The school accommodates learning and leisure facilities including various rooms for teaching accommodation and a hall. Outdoor facilities include hard and soft landscaped social areas for pupils and a school playing field at the top of Church Street.

Amount

Existing Playground Area: 654.8m²
Existing Building Footprint: 722.9m²
Existing Ground Floor GIFA: 647.5m²

Proposed Playground Area: 646.4m²
Proposed Building Footprint: 731.3m²
Proposed Ground Floor GIFA: 656.3m²

The proposed design provides an additional 8.8m² of gross internal floor area. This brings the overall total of the proposed ground floor GIFA to **656.3m²**.

Appearance

The proposed main entrance will be located on the northwest elevation of the building, whereas the proposed hall lobby is located on the northeast elevation of the building. When viewed from Church Street, only the main entrance will have a visual impact on the appearance and extent of the building.

The proposed materials for the extension and remodelling will be carefully selected to work in harmony and compliment the existing school building.

The materials proposed include:

- Polyester Powder Coated aluminum double glazed doors and window frames, colour to match existing.
- Steel column.
- Aluminum roof flashing.

Access

The Equality Act 2010 requires schools and Local Education Authorities to promote equality of opportunity for people with disabilities. Access and inclusion will be facilitated within the proposed design through complete compliance with Building Regulations Approved Document M.

The proposals will maintain and utilize the existing barrier free provisions to the school, including the ramp leading from the Church Street access approach. Barrier free access and egress will be provided through the new main entrance and new external door situated by the covered play area.