

Blue Coat School

Secondary School in Oldham

Design and Access Statement

Planning Application for Temporary School Accommodation



BC - Document control

Date	Owner	QA Check	Checked by	Mace Sign off	Issue Date	Issue To	Client Sign off
13 July. 2021	Paulo Costa	13 July. 2021	Tim Barton	William Bradbury	28 July. 2021	LHS	--

Revision Log				
Revision	Description	Date	Made by	Checked

Contents

1.0	Introduction	2
2.0	Site Assessment	3
2.1	The Site	3
2.2	Background	4
2.3	Site Photographs	5
3.0	Design Strategy	6
3.1	Proposal	6
3.2	Scale and Appearance	6
4.0	Conclusion	7

1.0 Introduction

This Design and Access Statement is submitted as part of the supporting information for an application of Full Planning Permission for School Accommodation (temporary), as the initial phase of the new Brian Clarke Church of England Academy, which is currently under construction on Bloom Street, Oldham, OL9 6DE.

The address for the temporary school facilities is Egerton Street, Oldham, OL1 3SQ (current Blue Coat School).

This is a combined planning application for the new temporary school and for converting existing grassland into carpark, which resulting hardstand would constitute the basis for installing the modular classroom building proposed with this application. This application was registered on the planning portal, under PP-10009601. The retaining walls proposed should therefore be subject of re-evaluation prior to their construction, to conform they're able to take the additional load of the proposed Temps.

1.1 Context

This is the initial phase of the wider development constituted by the new Brian Clarke Church of England Academy, currently under construction and planned to be handed over to the Trust in March 2023, hence having no current pupils but it is anticipated that in September 2022 there will be 240 Year 7 pupils attending in temporary accommodation.

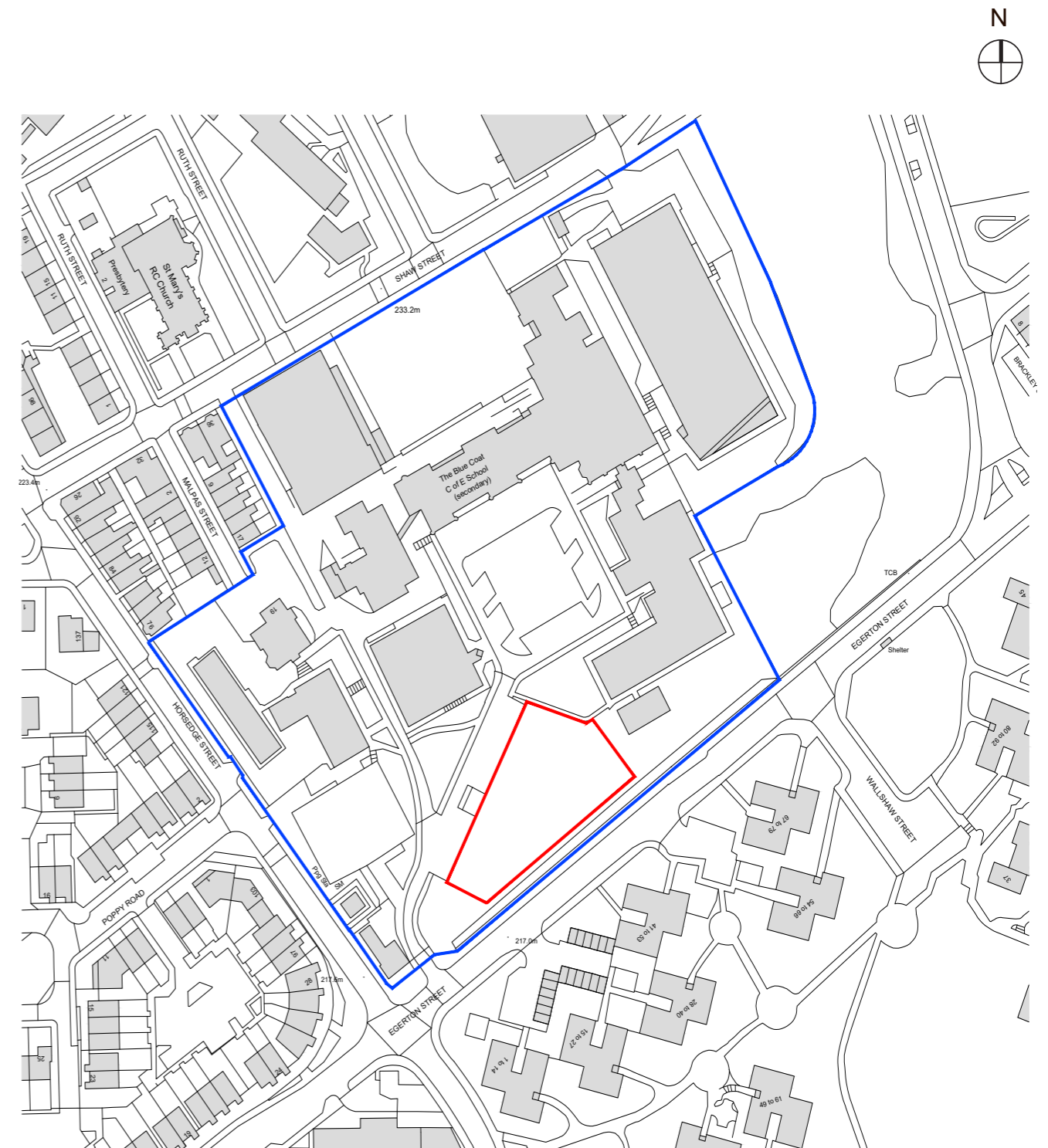
These temporary modular spaces are planned to be in place for 9 months and their development emerges from the need to cater for the growing demand for secondary school places in Oldham rather than expansion at the current school. The school will offer places to pupils across Oldham in line with their admissions policy.

These 240 Year 7 pupils would be accommodated within 6 general teaching classrooms, 3 specialist classrooms and associated office and meeting space. A hard play facility will be provided on site and the school will share the dining facilities with Blue Coat School on a rota basis.

The temps will be in place for September 2022 until the permanent school is completed, anticipated to be March 2023.

1.2 Free Schools

Free schools are non-profitmaking, independent, state-funded schools, which are free to attend but outside of local authority control. In total, 254 free schools were opened over the course of the last Parliament and the government is committed to opening 100 free schools each year over the course of this Parliament. As a new provision, finding a suitable site is a key challenge in the free school delivery process.



Site on red line plan.

2.0 Site Assessment

2.1 The Site

Set in the urban context of Oldham, nearby the city centre, the site consists of a triangular plot of 1,721 m² grassland on the south edge of the Blue Coat school Campus, dropping down to a retaining wall that runs parallel to the Egerton Street below.

This street lies about 5 metres below the lowest point of the grassland, which raises about 5,5 metres in level to its highest point, at the NW edge. The street scene is characterised by a scattered cluster of 3-storey residential buildings to the SE, separated from the school by two lines of mature trees that help screening the visual impact of the proposed modular building towards the street frontage. These trees, alongside the distance from facade to facade of the proposed modular building and the residences to the SE in excess of 30 metres, provides reassurance that the privacy and safeguard of both the students and the residents will not be an issue. The fact that the proposed temporary buildings are to be in place for only 9 months also reduces the impact of any potential detrimental effect that the development could have in the area.



Street view of Egerton Street.



Site of the proposal.

2.2 Background

This is a combined planning application for the new temporary school and for converting grassland into carpark, which resulting hardstand would constitute the basis for installing the temporary cabins. The application is registered on the planning portal under PP-10009601.



Existing Site Plan with red line.

2.3 Site Photographs



Main Entrance to Blue Coat School (via Egerton St.)



Existing temp fencing and units, to parking area



Existing school buildings and parking



Existing school buildings and parking



Existing temp fencing and units, to parking area



Existing School with adjacent parking



Existing School buildings and site with adjacent parking areas



Existing grassland, site for proposal with adjacent parking areas



Existing Outbuildings to the West



Existing grassland, site for proposal with adjacent parking areas



Existing grassland, intervention site with adjacent parking areas



Existing Outbuildings to the West

3.0 Design Strategy

3.1 Proposal

This proposal addresses the curricular needs stated at the introduction.

The temporary nature of the facilities requires the use of dismantlable units, commonly available on the market, which have a great level of efficiency both on the performance for the type of use they're required for as well as the quick setting up and dismantling, which ensures minimal disruption to both the school and the community.

The 3 storey-unit proposed meets the schools needs in terms of teaching spaces and their related area, alongside toilets, ancillary spaces and circulation, internal staircase included. Each floor would provide 2 nr. General Teaching Classrooms and 1 nr. Specialist teaching space connected by a central area of circulation and supporting welfare spaces.

The proposed module consists of 3 similar floor plans of approx. 334m² each, which would be positioned adjacently to the retaining wall planned to be constructed at the SE edge of the future car park.

To detract the students from encroaching into the sloped area, a "Heras type" temporary fence is also proposed on this edge, running southwards from the SW facade of the temporary building to the SW edge of the future carpark.

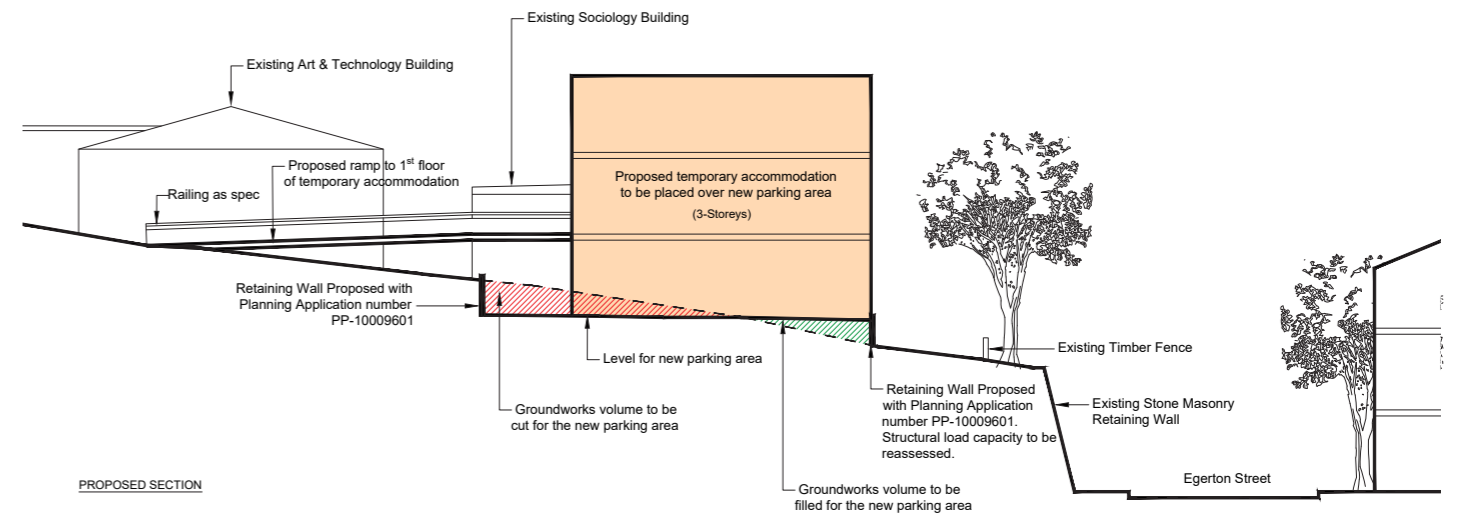
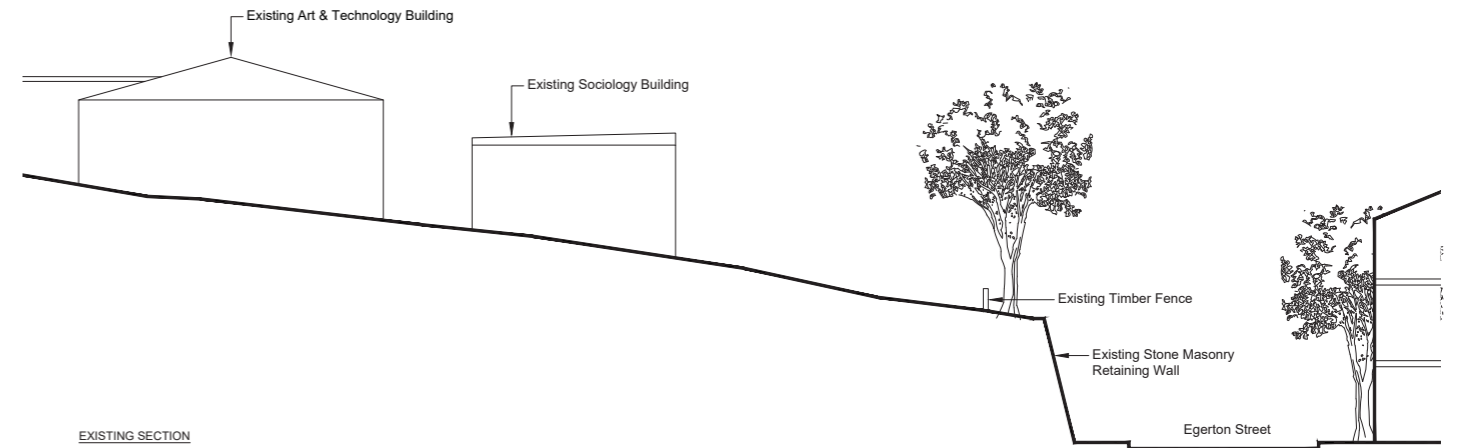
On the Ground Floor, the building would be accessed via a small set of steps and a short ramp to cater for mobility requirements. A second ramp above this one would also be proposed for reaching the First Floor in similar fashion, taking advantage of the difference in level that the site presents, this way improving disabled access across 2/3 of the building.

In terms of Fire Safety, the building would be provided with an external stair pod to the Southwest facade, which provide alternative vertical circulation and means of escape to the internal staircase.

Proposals involve connecting the temporary building to the existing services, via the nearby foul water points.

3.2 Scale and Appearance

Both the scale and appearance of the building will be subject to the actual delivery by the appointed contractor, as each supplier has their slight variations of spec. However, these should be minor and in line with the dimensioning, access and fenestration proposed with this application.



Existing Vs. Proposed Section



Proposed Elevation (indicative)

4.0 Conclusion

The scheme responds positively to the site-specific constraints, such as scale, appearance and heritage; is respectful of the visual impact on the surrounding context and is in harmony with the surrounding landscape and public space.

The proposal complies with the Council's design policies and guidance with a design which:

- Sensitively relates to the constraints presented by the neighboring residences;
- Makes appropriate use of the existing land and access as well as the planned hardstands (car park);
- Addresses main aspects facing the street, making use of the existing trees frontage to mitigate its impact;



Proposed GA's (indicative)