



DERBYSHIRE COUNTY COUNCIL

525061 – NEW MILLS SECONDARY
SCHOOL

CHURCH LANE, NEW MILLS, HIGH
PEAK SK22 4NR

DESIGN AND ACCESS STATEMENT

DOCUMENT CONTROL SHEET

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CONTENTS

1.	INTRODUCTION	4
2.	BACKGROUND	4
3.	CONSTRUCTION	4
4.	DESIGN CONSIDERATIONS	5
5.	DESIGN DEVELOPMENT	5
6.	ACCESS	5
7.	CONCLUSION.....	6

1. INTRODUCTION

Concertus Derbyshire Limited have been instructed by Derbyshire County Council (DCC) to prepare a Design and Access Statement in support of a full planning application.

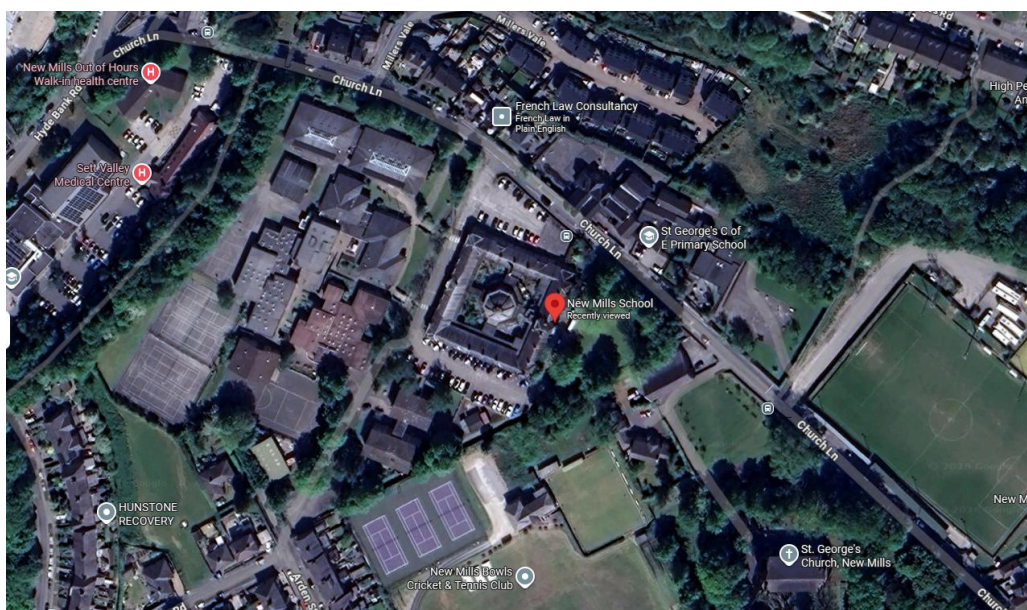
The proposed works comprise the installation of two new fire doors, frames and the replacement of three existing fire door sets and associated works.

2. BACKGROUND

The site to which the proposed works are to be undertaken is:

New Mills Secondary School, Church Ln, New Mills, High Peak SK22 4NP.

New Mills is a town in the Borough of High Peak, Derbyshire, England. It is 8 miles south-east of Stockport and 13 miles from Manchester, at the confluence of the river. The school is just outside New Mills Conservation Area which can be seen in the below image and the school is surrounded by a small residential house and streets.



3. CONSTRUCTION

3.1 EXISTING CONSTRUCTION

According to the Grade II listing on Historic England's website, the building is constructed in a distinctive neo-vernacular style. The school boasts a 'quadrangular' plan with classroom ranges linked to an octagonal central hall. The exterior, crafted from uncoursed polygonal rubble gritstone with ashlar gritstone dressings, showcases a meticulously designed front elevation featuring advanced pavilion-like bays with tall, canted mullion and transom windows. The entrance, with a barbican style appearance and narrow ashlar towers, leads to a richly detailed

interior that retains original fixtures such as door and window joinery, fireplaces, and stained-glass windows depicting figures representative of Arts, Literature, Music, Science, and Engineering.

3.2 PROPOSED CONSTRUCTION

The proposed works involve replacing three existing fire doors with new frames and a 30-minute fire-rated door with a smoke seal. The existing fire doors are inadequate and do not currently meet the standards set out in Approved Document B. The works will also consist of installing two new 30-minute fire-rated doors and door sets, with smoke seals along the corridors within the building. Currently, the corridor has no fire door in the area; therefore, if a fire broke out within the building, it would have the capacity to spread quickly within the building. This could have a drastic impact on the building and risk to life or life-altering consequences upon students and staff who are unable to escape within a safe time duration, as the fire will be able to spread rapidly if there is no form of barrier within the corridor. Alongside this, the new installed fire doors will also prevent property damage to the entirety of the grade 2 listed building as the fire spread will be slowed down giving emergency departments time to put the fire out, result in less damage to the building as result of a fire.

4. DESIGN CONSIDERATIONS

The primary design consideration for this application is to ensure that the student and staff can vacate the building safely and quickly in the event of a fire by upgrading existing fire door and installing four new double leaf fire doors along the corridors due to the lack of existing fire protection. The upgrade will also help to prevent loss of the entirety of the building in the event of a fire, due to compartmentalising the corridors and prevent the fire from spreading quickly throughout the building. Where upgrade of existing fire door and new fire doors are to be installed, these will be designed to match the existing and what is already within the building to maintain the characteristics of the building.

5. DESIGN DEVELOPMENT

The primary design development for this application is to ensure that the students and staff can vacate the building safely and quickly and to reduce the risk of death and serious health issues as a result of a fire and smoke. This will be achieved by upgrading defective fire doors and installing new fire doors as highlighted in the fire risk assessment. The upgrade will also protect the building from complete destruction in the incident of a fire, as currently there is no fire compartmentalisation within the corridors.

6. ACCESS

Access to the building will not be altered by this project.

7. CONCLUSION

The proposal to upgrade the existing fire doors marked on drawing 525061-CDP-XX-XX-DR-B-2001- Key plan and to install two fire doors and sets along the corridor within the listed building will reduce the risk of serious consequence in the incident of a fire on staff and students. This is due to the travel route being compartmentalised by the new fire door prevent the fire and smoke from traveling as fast throughout the building, meaning student and staff can reach the designated fire escape door.

Additionally, the new fire door will reduce the amount of damage to the entirety of the building if there was a fire. This is because the new fire door will create compartments which will slow the down the fire giving emergency service more time to extinguish the fire, reducing the amount of damage on the building a preserving more of the listed building.

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