



Bury CE High School - Lawful Development Application Design, Access & Heritage Statement



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Version 1 – 06.02.2026

1.0 Introduction

This Design, Access and Heritage Statement accompanies the submitted drawings and documents for the Lawful Development Certificate Application for the Dining Hall extension at Bury CE High School, Haslam Brow, Bury BL9 0TS.



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2.0 Assessment

The **Education Consultancy Partnership Ltd** were invited by **The Bishop Fraser Trust** to visit **Bury CE High School** to undertake a feasibility for extending their existing dining facilities.

Reason for Development

Bury CE High School has 827 11-16 students on roll with capacity of 810 (source: Get Information About Schools.gov.uk) and is part of The Bishop Fraser Trust.

The existing dining area is 268sqm which does not provide sufficient space for the number of students wanting the offered school meals within the timetabled lunch period.

Currently, hot meals are prioritised over cold / packed lunch, which displaces the latter students to non-designated eating areas internally in poor weather, or to external areas between buildings.

History of the Site

Initial Planning (1931): Plans for a new building were drafted but delayed for decades by the Second World War.

Construction and Opening (1963–1964): Lord Derby laid the foundation stone in 1963. The school officially opened at its current Haslam Brow location in September 1964.

F Block (1970s): A major academic block was added during this decade to accommodate growth.

Modern Enhancements (2004–Present):

New Sports Hall (2004): A dedicated sports facility was constructed.

Repurposing: The original sports hall was later converted into a library, music room, and Special Educational Needs (SEN) room.



Aerial image of the school site showing massing of the school buildings and proposed development area..



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2.1 Site Summary

Bury Church of England High School has a rich history dating back to 1748, evolving from charity school roots on Clough Street to its current location, joining The Bishop Fraser Trust in 2022, and serving the Bury community with a Christian ethos focused on nurturing individual potential and academic excellence, celebrating over 275 years of service.

The wider site contains a 3-netball court tarmac MUGA and playing fields to the south of the campus buildings extending to the boundary of The Derby High School.

The vehicular access is via the narrow Haslam Brow road which joins Manchester Old Road a predominantly residential street, which in turn accesses the A56 Manchester Road.

2.2 Social and Economic Context.

The proposed education use of the site and extension remains with **no proposed increase in student or staff numbers as a result of the development.**

2.3 Planning Policy

The site is not within a Conservation Area and contains no national or local listed heritage assets, or protected trees.

The site has the following characteristics:

- Risk of surface water flooding (zone 1 – low).
- UK Radon mapping places the site with 1-3% radon potential.

2.4 Planning History

The site has several planning decisions listed on the Bury CC planning portal, with the latest being for additional car parking and fencing in 2022, and the last building works in 2014; all were decided in favour of development.

[Creation of additional vehicle parking area to provide 29 additional spaces and erection of 2.4m ...](#)

Bury C of E High School, Haslam Brow, Bury, BL9 0TS

Ref. No: 68591 | Received: Thu 23 Jun 2022 | Validated: Thu 23 Jun 2022 | Status: Decided

[Proposed single storey extension with new office and storage space.](#)

Bury C of E High School, Haslam Brow, Bury, BL9 0TS

Ref. No: 57458 | Received: Tue 08 Apr 2014 | Validated: Tue 15 Apr 2014 | Status: Decided

[Erection of single story extension to provide new office and storage space.](#)

Bury C Of E High School, Haslam Brow, Bury, BL9 0TS

Ref. No: 54864 | Received: Wed 15 Feb 2012 | Validated: Thu 16 Feb 2012 | Status: Decided

[Extensions to three existing car parking areas and alteration to disabled provision](#)

Bury C Of E High School, Haslam Brow, Bury, BL9 0TS

Ref. No: 54141 | Received: Wed 29 Jun 2011 | Validated: Tue 12 Jul 2011 | Status: Decided

[Construction of new extension for new Learning Support Space, SEN room and Office.](#)

Bury C Of E High School, Haslam Brow, Bury, BL9 0TS

Ref. No: 52399 | Received: Fri 26 Mar 2010 | Validated: Wed 07 Apr 2010 | Status: Decided

[SINGLE STOREY DINING HALL EXTENSION & CAR PARK SCHEME](#)

BURY CHURCH OF ENGLAND HIGH SCHOOL, HASLAM BROW, BURY, BL9 0TS

Ref. No: 46188 | Received: Mon 10 Apr 2006 | Validated: Thu 20 Apr 2006 | Status: Decided

[REPLACEMENT DULOCK MESH FENCE \(2.86M HIGH\) TO NORTH ELEVATION & PALASADE FENCE \(2.7M HIGH\) TO WES...](#)

BURY C OF E HIGH SCHOOL, HASLAM BROW, BURY, BL9 0TS

Ref. No: 44060 | Received: Wed 09 Feb 2005 | Validated: Tue 22 Feb 2005 | Status: Decided

[INTERNAL ALTERATIONS TO CREATE TEACHING SPACE AND NEW CORRIDOR LINK](#)

BURY C OF E HIGH SCHOOL, HASLAM BROW, BURY, BL9 0TS

Ref. No: 43225 | Received: Fri 20 Aug 2004 | Validated: Fri 20 Aug 2004 | Status: Decided

Planning history from Bury Council Planning Portal.



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3.0 Site Summary

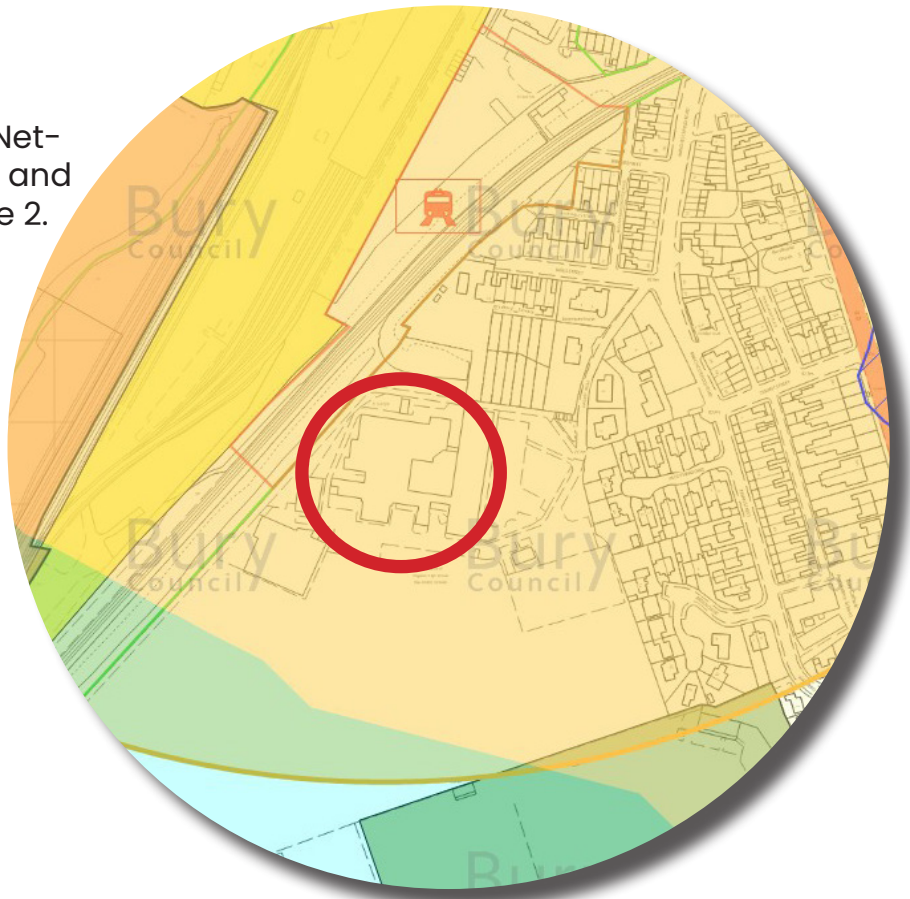
Development Opportunities.

The proposed extension of the existing dining and kitchen areas provides a suitable opportunity for the school to expand their facilities without causing major disruption to the existing provision whilst works are undertaken.

Site Context

- Mix of single and 2-storey brick faced buildings with flat and low-pitched “red” felt roof finishes, surrounding a tarmac courtyard.
- Double height volume to the sports hall which has a shallow-curved profiled metal roof finish with single storey changing rooms in the same material
- Dining space is a red brick faced with blue brick banding, double height pitched roof with concrete roof tiles.
- Tarmac perimeter access route and car park with grassed embankments.

Extract from Bury Council Adopted Policies Map. The school lies within a Heat Network Opportunities Area (PfE) and within Parking Standards Zone 2. Neither policy impacts the development.



Single storey kitchen, with dining to the right.



Single storey volume of dining space.



Pitched roof profile of dining space.



Rear of kitchen abutting main school hall.



Store and bin enclosure to gable end of kitchen.



Adjacent 2-storey teaching block.



4.0 The Proposal

Permitted Development

The proposed development consists of a single storey extension to provide additional dining provision for the existing school cohort.

The extent of development has been assessed against **The Town and Country Planning (General Permitted Development) (England) Order 2015**.

M. The erection, extension or alteration of a school, college, university [F2, prison] or hospital building.

M1a(i)

(ii) 250sqm limit (**Footprint is 242sqm**)

(b) within 5m of boundary (**Beyond this distance**)

(c) loss of any playing fields (**None**)

(d) if the height would exceed

if within 10 of the curtilage of the boundary,

5m or in all other cases 6m (**Max height 4.5m**)

if the rooftop would exceed 1.5m

(e) if the height of the building as extended or altered would exceed—

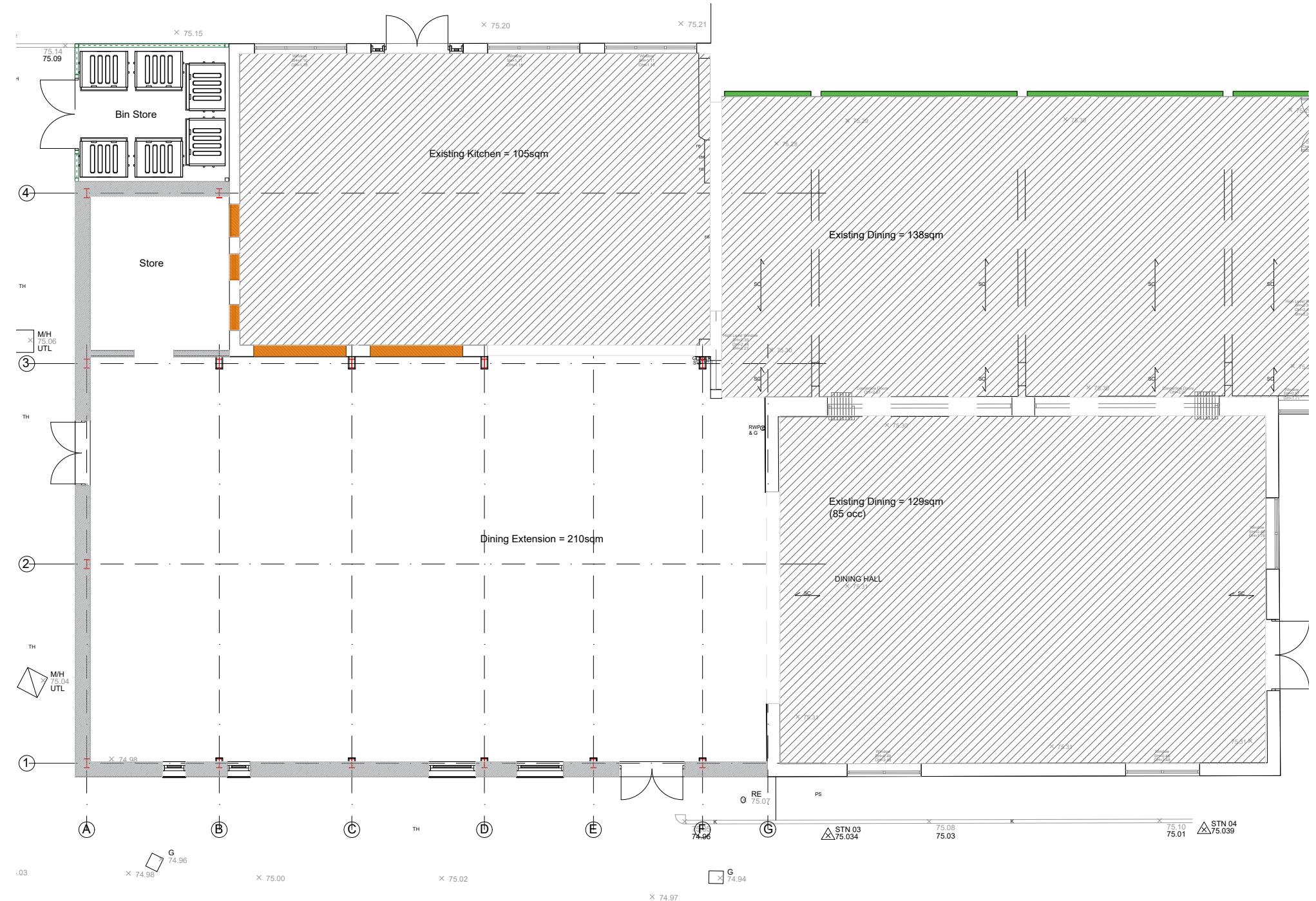
(i) if within 10 metres of a boundary of the curtilage of the premises, [F11 the lesser of the height of the building being extended or altered or] 5 metres; (**Beyond this distance**)

or

(ii) in all other cases, the height of the building being extended or altered;

(**Does not exceed the height of the adjacent dining hall.**)

Meets all conditions as listed under M.2



Proposed Plan

Shaded area = retained buildings (dining and kitchen) 412sqm

Demolition area = store 17sqm footprint

Extension area = 242sqm footprint

(**increase of 225sqm**)



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Proposed Extension

The proposal provides an additional 242sqm of area spanned by a portal framed structure to provide an open plan space for dining and servery options, and outside of dining times, as an additional teaching break-out area.

The height of the extension provides a 2.7m high suspended ceiling level to aid distribution of daylight and to provide optimal acoustic absorption.

The flat roof profile will sit approx 0.65m above the existing flat roof of the kitchen, but 1.1m and 1.6m below the pitched roof volume of the adjacent dining spaces.

Material Finishes

The facade treatment uses a complimentary red/brown multi facing brick, with blue brick banding.

New windows and doors are white UPVC framed double glazed units to match those in the existing buildings.

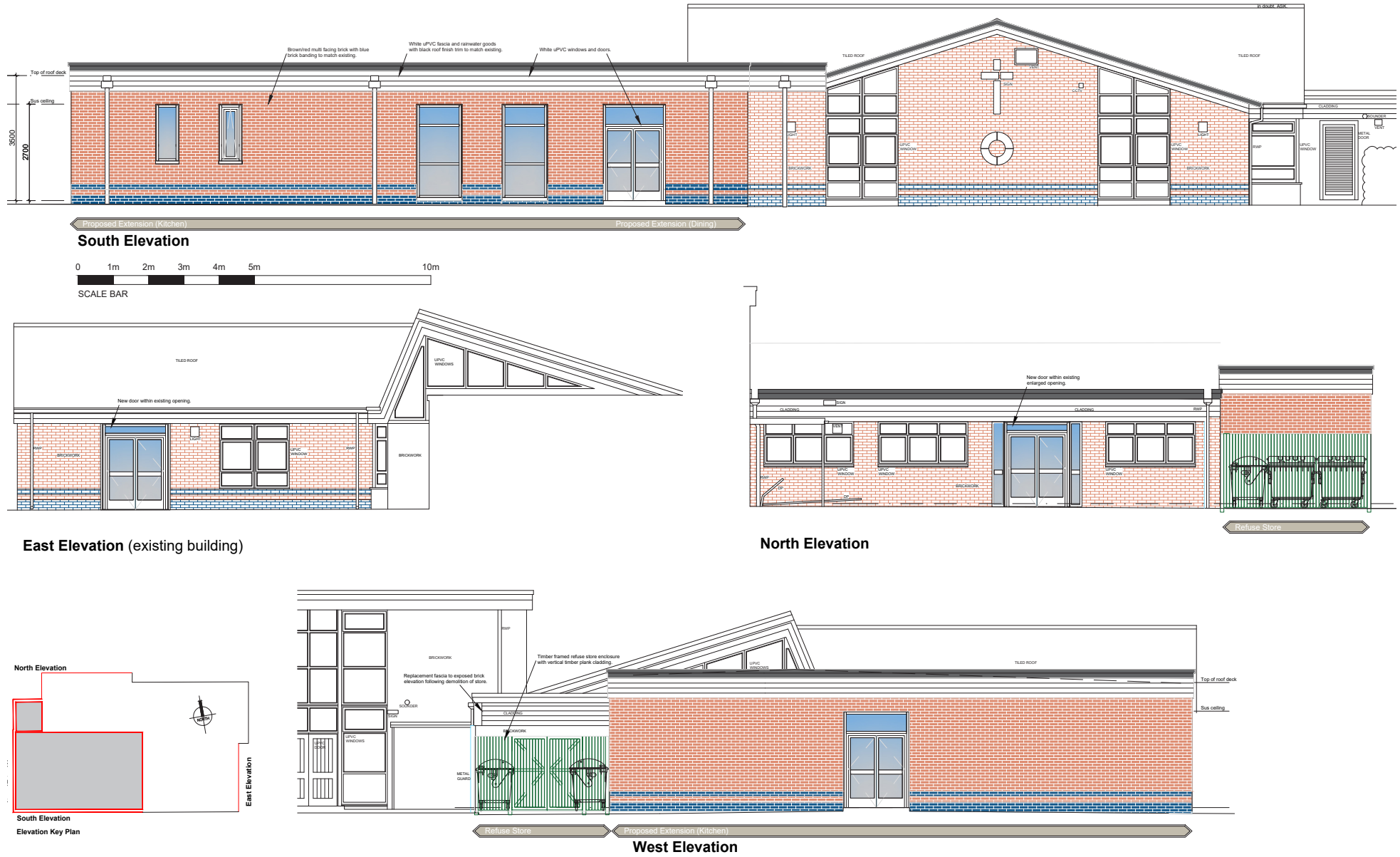
The refuse area is enclosed with a timber hit-and-miss fence and double gate.

The flat roof uses a bituminous multi-ply and rigid insulation composite system to span on top of the purlin and steel portal frame, which are dressed into the adjacent roofs.

White UPVC fascias and flashings are used at the interface between the roof and elevation brickwork.

External Works

External tarmac surfaces are retained and made good with localised kerb adjustments to provide level access and egress from the extension.



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5.0 Access Statement

Access to the school and reception building is via existing vehicular and pedestrian routes into the site, which lead to controlled zones around the school that maintain safeguarding procedures.

Contrasting floor and wall finishes will be provided as part of the design, and larger areas of glazing will have suitable manifestations to meet the requirements of AD-Parts K & M.

Vehicle and pedestrian access to the school site from Haslam Brow are unaffected by the proposal. The main car park, delivery and refuse vehicle and emergency access strategies are retained and unaffected by this proposal.

6.0 Heritage Statement

The building is not located within any Conservation Areas, and there are no nationally or locally listed assets on the site, with the nearest being Haslam Bank House Grade II approx 200m NE away at the top of Haslam Brow.

The proposals are considered to have no impact on any listed asset.

7.0 Sustainable Design

The reuse and extension of the existing buildings provides a sustainable solution to meet the needs of the school.

Internal remodelling of spaces will use extensions and adaptations of the existing mechanical and electrical services infrastructure to provide compliant spaces.

New external fabric elements will use benchmark U-value and thermal performances within AD-Part L to support low energy use and reduce running costs.

8.0 Conclusion

It is hoped that this statement demonstrates that the proposed dining extension has minimal impact on both the adjacent landscape and surrounding built context, and would receive Lawful Development Approval under Permitted Development.



Shared main access from Haslam Brow road.



Access road into the site.



View across sports fields.



Adjacent Sports Hall.

