



Bury Council Architectural Services

Park View Primary School

Park View Rd, Prestwich, Manchester M25 1FA

Replacement Classrooms Extension and Demolition of Horsa Buildings



SUPPORTING PLANNING STATEMENT

October 2020

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1.0 INTRODUCTION

- 1.1 This statement has been prepared on behalf of Bury Council in relation to the proposed planning application at Park View Primary School, Park View Road, Prestwich. It has been identified that the two detached HORSAS buildings are no longer suitable and that it would not be economically viable to invest in these buildings to bring them to a modern standard. The planning application seeks permission to construct a replacement four classroom block extension at the rear of the main school building including: classrooms with storage; toilets; cleaner's room; boiler room; extended library /group room; circulation, stairs and a platform lift. Associated internal modifications include: existing library; circulation; heads office. Demolition of existing two detached HORSAS redundant buildings and associated replacement landscaping in the vicinity.
- 1.2 This statement addresses itself to an assessment of the proposals in relation to the Government's planning policy. The statement provides a detailed overview of the planning guidance and determines that the development proposals provide special circumstances that support the development. These are based on an exceptional educational need and that the loss of the landscaped area located between the school building and the existing playground resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location where the buildings are being demolished. The existing playground would not be affected by the proposed development.
- 1.3 The application is supported by a series of plans and technical drawings and a Design and Access Statement and other documents.
- 1.4 Each of the supporting documents and plans provide a robust case for the planning application. This is based upon a clear educational need and a development scheme which is sympathetic to the site's location and surroundings.
- 1.5 The development is supported by an exceptional educational following a review of educational needs across the Borough, it has been identified that the two existing HORSAS buildings which are located on the western boundary of the site were erected in 1948 and have become dilapidated and that it would not be economically viable to invest in these buildings to bring them to a modern standard. In order to address this situation it is proposed to construct a replacement classroom block extension at the rear of the main school building and the development proposals are submitted upon the basis of providing the necessary teaching facilities at the site.
- 1.6 The Statement concludes that the development is proposed to provide the School with modern teaching facilities for a primary school. The development scheme will provide an attractive extension building capable of providing quality teaching facility in line with national teaching accommodation standard as Building Bulletin 99.
- 1.7 The exceptional educational need forms the basis of the development's justification and this is assessed against the government's planning guidance. The statement concludes that the development will have no material harm on the area and is supported by exceptional circumstances.

2.0 SITE DESCRIPTION

Site Context

- 2.1 Park View Primary School is situated along Park View Road which is accessed from the A56 Bury New Road. It is located less than 1 mile to the South East of Prestwich Town Centre (Prestwich Village) and 3 miles North of Manchester City Centre.
- 2.2 The site is situated at the rear within the Park View Primary School boundary area. Park View Road, a public accessible highway, runs across the site from West to East and separates the main school building from the school playing fields and car park to the North. The vehicular delivery & pedestrian access points have limited access via secure gated entrances. A large playground is located to the South with additional hard play areas to the North. The site is situated on the edge of a sub-urban residential context with agricultural land to the Southern and South-Eastern boundaries. It is bound by recreational green land to the North and Sedgley Park Synagogue to the West and residential developments to the South and East. Visual/ acoustic screening is provided by established trees & vegetation along the southern & eastern boundaries

Park View Primary School

- 2.3 The existing main school building, dates from c.1935 and includes a basement boiler room and detached building. It is of a traditional red brick masonry wall construction with pitched slate roofs and felt flat roof areas. Two detached Horsa buildings were constructed c.1948 and a detached classroom block and additional playground was built c.1992. The main school hall, two new classrooms, a nursery unit and the two storey admin block were extended in the late 1980's and in the 1990's which included the provision of a new car park that was constructed on the opposite side of the road. Both the site and internal building layouts have subsequently remained largely unchanged.
- 2.4 Park View Primary School has in the region of 415 pupils on roll with a 30 place day nursery.
- 2.5 The school has a large dedicated staff and visitors car park on the opposite side of Park View Road. There are sports playing fields opposite the front of the school.

3.0 EDUCATION NEEDS

Introduction

- 3.1 Park View Primary School is a popular within the area.
- 3.2 Building Bulletin 99: Briefing Framework for Primary School Projects Example Schedule of Accommodation has been used as the guideline standard.

General Teaching.

- 3.3 The number of general teaching classrooms required to replace those in the buildings that are no longer fit for purpose and therefore to be demolished is four new suitably sized Key Stage 2 Years 4 and 5 replacement classrooms. Due to the layout/levels of the current site this will be constructed at an upper elevation from the main school building and accessed via a new attached circulation area with stairs and a platform lift for disabled.

Planned occupancy.

- 3.4 Existing and proposed are equivalent - 2 form entry 420 pupils, 14No General Teaching Classrooms spread across eight-year groups:- Nursery, 2No Reception, 2No Year 1, 2No Year 2, 2No Year 3, 2No Year 4, 2No Year 5 and 2No Year 6.
- Nursery class 30 part time pupils
 - 2 Reception class 30 pupils per class = 60 pupils
 - 12 general KS1+KS2 classrooms 30 pupils per class = 360 pupils

Equates to 420 pupils + Nursery

Site Areas

- 3.5 Analysis of the existing site area against BB99 standards for a typical primary school site, shows that the total current areas is as the BB99 recommended areas for a 420 pupil 2 form entry school. The existing hard surfaced play and marked areas and sports playing fields areas are not affected by the proposed development.

Site Car Parking Areas

- 3.6 The proposed development would not increase the number of classrooms at the school and as such, the current level of parking provision would be acceptable.
The proposed development would not impact upon the vehicular access to the site.
Analysis of the existing site car parking against HT2/4 and the requirements in accordance with the Council's car parking standards appendix 4 - Car Parking Standards for Development Control SPD11 shows that the school have adequate provision for their car parking and servicing.

4.0 DEVELOPMENT PROPOSALS

Introduction

Following the review of the existing building and current suitability issues, the conclusion indicates that (with reference to UDP Policy CF1/1 and CF2 - Education Land and Buildings) there is a need for:-

- Replacement 4No. Classrooms to accommodate those pupils dispersed by the demolition of the Horsa buildings.

The area to the rear of the existing school buildings is considered to be the best solution to facilitate the aforementioned needs. Key principles:-

- The site is contained within the immediate area of the existing building footprint.
- The development can take advantage of topography and without detriment to visual impact. Topography and levels will allow the building to integrate with the existing School building comprehensively and improve disabled person circulation (the Horsa buildings are not accessible for disabled persons).
- The new structure will match the appearance of the adjacent extensions and the extension would be lower than the main school building to ensure it is not visible from the street scene, the building section drawings included in this application collaborate this, materials and colour and will therefore not look out of place viewed against the backdrop of a larger structure.
- The proposed development is an extension of an existing primary school where economic factors are of overriding importance as the school serves the increasing needs in this locality.
- The proposed development would maintain and improve the educational facilities at the school. The size and scale of the proposed development would be appropriate and it would be located within the catchment area.

Project Description

- 4.1 It has been identified that the two detached HORSA buildings are no longer suitable and that it would not be economically viable to invest in these buildings to bring them to a modern standard.
The planning application seeks permission to construct a replacement four classroom block extension at the rear of the main school building including: classrooms with storage; toilets; cleaner's room; boiler room; extended library /group room; circulation, stairs and a platform lift. Associated internal modifications include: existing library; circulation; heads office. Demolition of existing two detached HORSA redundant buildings and associated replacement landscaping in the vicinity.
- 4.2 The design philosophy is to provide an appealing and welcoming building in use, providing facilities which will enable the school to deliver a modern curriculum. The accompanying plans demonstrate that the proposed extension will connect with the School seamlessly and provide an architectural style that is to reflect the themes of the existing school building, yet one that is sympathetic to the need.

5.0 PLANNING POLICY

Introduction

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) provides that the statutory development plan will be the starting point in the consideration of planning applications for the development or use of land.
- 5.2 The development plan presently comprises the Bury Unitary Development Plan (UDP), adopted August 1997 and RSS13 for the North West, adopted March 2003 as RPG1.
- 5.3 Further to the planning system reforms detailed above, the Government then revised a number of Planning Policy Guidance (PPG) notes through the issue of Planning Policy Statements (PPS). These documents have now been cancelled and replaced by the National Planning Policy Framework which was published on 27 March 2012 and sets out the government's planning policies for England and how these are expected to be applied. The policies and principles of each of the following documents are relevant:

National Planning Policy Framework (NPPF) Feb 2019

- 5.4 The following chapter/paragraphs are afforded due consideration:-
8. Promoting Healthy Communities, Open Space and Recreation (in particular paragraph 97)
- 5.5 Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 5.6 With reference to paragraph 97 of the NPPF the loss of the landscaped area located between the school building and the existing playground resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location where the buildings are being demolished. The existing playground would not be affected by the proposed development.

Bury Unitary Development Plan (UDP)

- 5.7 The following planning policies are afforded due consideration:-
- EN1/2 Townscape and Built Design
 - EN1/3 Landscaping Provision
 - EN6 Conservation of the Natural Environment
 - EN6/3 Features of Ecological Value
 - EN7 Pollution Control
 - EN7/2 Noise Pollution
 - EN7/5 Waste Water Management
 - EN8/1 Tree Preservation Orders
 - EN8/2 Woodland and Tree Planting
 - RT1/1 Protection of Recreation Provision in the Urban Area

- HT2/4 Car Parking and New Development
 - HT5/1 Access For Those with Special Needs
 - CF1/1 Location of New Community Facilities
 - CF2 Education Land and Buildings
 - SPD6 Supplementary Planning Document 6: Alterations & Extensions
 - SPD11 Parking Standards in Bury
- 5.8 EN1/2 Townscape and Built Design – The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:
- the external appearance and design of the proposal in relation to its height, scale, density and layout;
 - the relationship of the proposal to the surrounding area;
 - the choice and use of materials;
 - access and other design features for the mobility impaired;
 - the design and appearance of access, parking and service provision;
 - landscaping, including the use of natural landscape features, and open space provision;
 - the use of lighting.
- 5.9 EN1/3 Landscaping Provision – Development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.
- 5.10 EN6 Conservation of the Natural Environment – The Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.
- 5.11 EN6/3 Features of Ecological Value – The effect of land use changes on existing features of ecological or wildlife value will be taken into account when assessing development proposals. Any proposal should seek to retain such features and incorporate them into the development.
- 5.12 EN7 Pollution Control – The Council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.
- 5.13 EN7/2 Noise Pollution – In seeking to limit noise pollution the Council will not permit:
- development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users;
 - development close to a permanent source of noise.
- 5.14 EN7/5 Waste Water Management – In seeking to limit surface water pollution the Council will not permit development which:
- does not have satisfactory arrangements for the disposal of foul sewage, trade effluent and contaminated surface water;
 - will exacerbate existing problems, such as premature or increased frequency of discharges through storm sewer overflows due to inadequate infrastructure or lack of sewer capacity;
 - would present an unacceptable risk of spillage or leakage of stored oils/chemicals or other potentially polluting substances.

- 5.15 EN8/1 Tree Preservation Orders – The Council will make Tree Preservation Orders where they are needed to protect trees and woodlands.
- 5.16 EN8/2 Woodland and Tree Planting – The Council will support and encourage new woodland and tree planting in the Borough. In considering development proposals, the Council will encourage the planting of hedges, trees and woodlands using locally native species.
- 5.17 RT1/1 Protection of Recreation Provision in the Urban Area – Development will not be allowed where it would result in the loss of:
- existing and proposed outdoor public or private recreation facilities (as shown on the Proposals Map), including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;
 - recreation space within settlements located in the Green Belt (not shown on the Proposals Map);
 - indoor facilities (not shown on the Proposals Map) for which there is a recreational need;
 - and
 - any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the Plan.
- Exceptions to this policy may be permitted where:
- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
 - alternative provision of equivalent community benefit is made available; or
 - it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.
- 5.18 HT2/4 Car Parking and New Development – The Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards.
- 5.19 HT5/1 Access For Those with Special Needs– The Council will encourage the provision of satisfactory access to public transport, car parks, pedestrian areas and public and private buildings for the mobility impaired and those with special needs. This will be achieved by proposals which include:
- the provision of specially demarcated car parking spaces;
 - ramped accesses in preference to steps in public and private areas;
 - greater coverage of the Borough by the "Ring and Ride" and "Localine" services funded by the Greater Manchester Passenger Transport Authority;
 - better design of buildings incorporating details such as wider and/or automatic doors.
- 5.20 CF1/1 Location of New Community Facilities – Proposals for new and improved community facilities will be considered with regard to the following factors:
- impact on residential amenity and the local environment;
 - traffic generation and car parking provision;
 - the scale and size of the development;
 - where applicable, access to shops and other services;
 - if the use is intended to serve a local community, or catchment area, the suitability of the chosen location in relation to that community or catchment area;
 - accessibility by public and private transport;
 - the needs and requirements of the disabled;
- 5.21 CF2 Education Land and Buildings – The Council will, where appropriate, consider favourably proposals for the provision, improvement and dual use of educational facilities.

6.0 KEY ISSUES

Need for the development

- 6.1 It has been identified that the two existing Horsa buildings which are located on the western boundary of the site were erected in 1948 and have become dilapidated and that it would not be economically viable to invest in these buildings to bring them to a modern standard.
- 6.2 There is no alternative method of providing replacement classroom space required.
- 6.3 The main building is occupied and will remain occupied throughout the project to construct the new extension, demolish the Horsa buildings and the minor alterations to the existing building. The construction work is to be carried out in phases to ensure the minimum impact upon the school and allow continuity of access to the play areas and use of the modular detached classroom block at the rear of the school.
- Proposed phasing:-
- Enabling Works for site clearance, retaining walls and access.
 - Phase 1 - Build new classroom block and carry out internal alterations.
 - Phase 2 – Demolition of Horsa buildings and landscaping / planting.

7.0 CONCLUSION

- 7.1 The proposed scheme seeks permission to construct a replacement four classroom block extension at the rear of the main school building including: classrooms with storage; toilets; cleaner's room; boiler room; extended library /group room; circulation, stairs and a platform lift. Associated internal modifications include: existing library; circulation; heads office. Demolition of existing two detached HORSIA redundant buildings and associated replacement landscaping in the vicinity.
- 7.2 The proposals have been sympathetically designed, match existing facilities and sited to reflect the existing building. The resultant scheme presents a natural extension, takes advantage of topography and integrates with the existing School building comprehensively, capable of providing contemporary facilities.
- 7.3 The proposed building extension is lower than the main school building and is not visible from the street scene with no impact on the playground or upon residential amenities.
- 7.4 Due to the difference in levels on site, a staircase and platform lift would be provided within the building to afford access to all.
- 7.5 No trees within the development site are subject to TPOs. A tree survey has been included within the application.
- 7.6 The proposed development does not impact upon the vehicular access to the site. The proposed development would not increase the number of classrooms at the school and as such, the level of parking provision would be acceptable.

In light of the above it is respectfully requested that the Local Planning Authority grants planning permission for this proposed development.