

Thorndyke Walk - Design and Access Statement

Introduction

We are submitting a planning application to Bury Council for the development of the derelict land on Thorndyke Walk, adjacent to Manchester Mesivta High School. The development of the land will consist of a mix of educational and recreational spaces.

The school purchased the land in 2012 as a requirement for becoming a Bury Maintained School. The proposed development will provide much-needed outdoor recreational space for the expanding high school along with extra classrooms. There are plans for the proposal to be used as a site for a local summer camp for primary school-aged children during the school holidays.

Policy

The proposed development complies with the local planning policy as set out in the Bury Local Plan. Policy SP6 of the Local Plan promotes the development of community facilities that provide accessible services and promote sustainable travel. The proposed development will be within walking distance of the school and will promote sustainable travel options. Policy SP10 of the Local Plan encourages the provision of high-quality outdoor spaces for schools and other community facilities, which the proposed development will provide.

Policy SP7 of the Bury Local Plan sets out the council's policy on the provision of open space, sports, and recreation facilities. The policy aims to ensure adequate provision of open space, sports, and recreation facilities to meet the needs of the school and community. In particular, the policy requires that new developments provide or contribute towards providing open space, sports, and recreation facilities where provision is deficient. Furthermore, Policy SP7 also requires that new open spaces, sports, and recreation facilities are accessible and well-connected to the surrounding area. The proposed development will be adjacent to the existing high school, providing easy access for students and the wider community. The development will be accessed via the existing entrance to the school, and a direct route will be provided to the new facilities. If the new facilities are used during school holidays they can be accessed via the Thorndyke Walk public footpath.

The National Planning Policy Framework (NPPF) encourages the provision of outdoor recreational space for schools and other community facilities. The proposed development will provide additional outdoor space for students and the local community to engage in physical activities, in line with NPPF policy.

Access

Part of the proposed development is to acquire permission from Parkview Primary School to use a small strip of unused land as access (indicated on the accompanying sheet A1.3). The strip of land is currently in the area of the school grounds that is overgrown and unused. A representative from Manchester Mesivta has been in touch with Parkview Primary School regarding the land.

The proposed development will be accessed via the existing entrance to the school, with a direct route to the new facilities. Students will only be permitted to cross over to the proposed development when accompanied by a member of staff and will not be left unsupervised in the area. The proposed development will not impact the use of the public footpath as a right of way.

Design

The proposed development has been designed to be sympathetic to the existing school buildings and the surrounding area. The classrooms will be single-story buildings with a pitched roof, in keeping with the existing school buildings. The sports pitch will be surfaced with artificial turf and enclosed by a 2m high fence to ensure security and safety. The development will be visually screened by landscaping and planting to reduce its impact on the surrounding area.

The sports pitch will be surfaced with high-quality artificial turf, which will provide a durable and safe surface for sporting activities. The pitch will be enclosed by a 2m high fence to ensure the safety and security of those using the facilities. The fence will be designed to complement the surrounding area and constructed using materials sympathetic to the natural environment.

In addition to the classrooms and sports pitch, the proposed development will include a range of other facilities designed to enhance the educational and recreational opportunities available to the high school and the wider community. Outdoor seating areas will be incorporated into the design to provide a space for outdoor lessons and talks.

Vegetable gardens will also be included in the development, providing an opportunity for students to learn about horticulture and healthy eating. The gardens will be designed to be accessible to students of all ages and abilities and will provide a range of fruits and vegetables throughout the year. The gardens will be managed by the school and will be open to the wider community during certain times of the year.

Picnic areas will be incorporated into the design to provide a space for people to relax and enjoy the outdoors. These areas will be located in shaded areas and will be equipped with tables and benches for people to sit and

enjoy a picnic or simply relax. The picnic areas will provide relief on the school dining facilities for those students who bring packed lunches.

Permanent table tennis tables will be installed on the site, providing an opportunity for students to engage in a fun and healthy activity.

To minimize the visual impact of the development on the surrounding area, extensive landscaping and planting will be undertaken. The landscaping will incorporate a mix of native trees, shrubs, and wildflowers to create a natural and attractive environment. The landscaping will also provide a habitat for local wildlife and contribute to the biodiversity of the area.

Conclusion

The proposed development complies with both national and local planning policies and will provide much-needed outdoor recreational space for the high school and the local community. The development has been designed to be sympathetic to the existing school buildings and the surrounding area, and will not impact the public footpath as a right of way.

In conclusion, the proposed development represents an excellent opportunity to provide much-needed outdoor recreational space for the high school and the local community. The development has been carefully designed to ensure that it complies with national and local planning policies and that it is visually appealing and in keeping with the existing school buildings and the surrounding area.

Regards,

Aaron Labaton