

School	Summerseat Methodist Primary School
Project	Single Storey Rear Extension
Document	Design & Access Statement



DESIGN AND ACCESS STATEMENT

for

SINGLE STOREY EXTENSION

at

**Summerseat Methodist Primary School
Rowlands Road
Bury
Lancashire
BL9 5NF**

for

**Summerseat Methodist Primary School
AND
Epworth Education Trust**

15 June 2023
REF: S910494

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1.0 Introduction

The extension at Summerseat Methodist Primary School will consist of a single-storey traditionally constructed building with a flat roof. The proposed internal layout consists of a reception area, and an office space which is to be relocated as a result of some internal remodelling to accommodate a much needed SEN classroom to meet local demands, at the request of Bury Council.

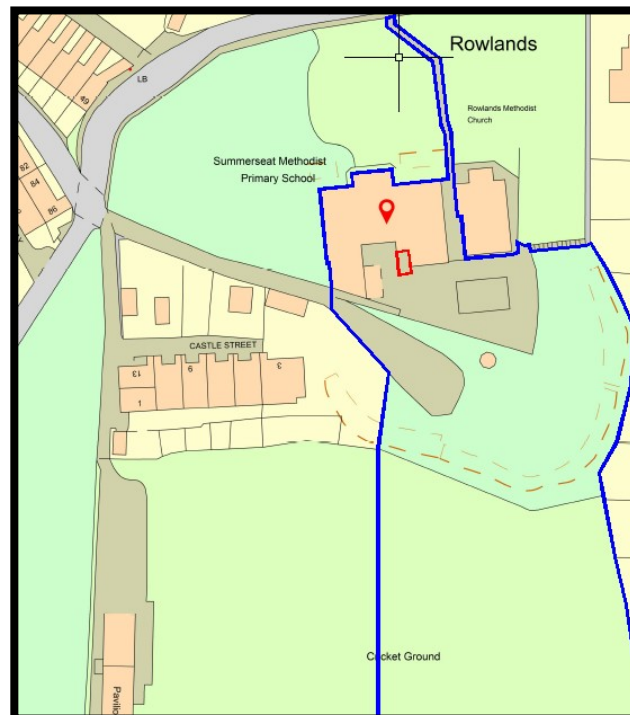
The project has been realised as a defining need by the current management team at Summerseat Methodist Primary School to improve the teaching environment, allowing the existing office to become a fully functional SEN (Special Educational Needs) classroom and accessible toilet with changing facility. The addition of this extension will also benefit their administrative and welfare provision as well as providing a more accessible entrance for pupils and staff. There are high ambitions for the future of the Academy and there is a clear desire to improve their existing facilities.

2.0 Project Overview

Summerseat Methodist Primary School is situated within Bury Council's Local Planning Authority bracket.

This design and access statement has been formulated to support a full planning application for the traditionally constructed single-storey extension at Summerseat Methodist Primary School, Bury, BL9 5NF.

The existing infrastructure and access roads in and around the site will be unaffected by the proposal. The overall area of the school site is 0.87ha and the proposed classroom extension is 14.13m².



Location Plan Legend

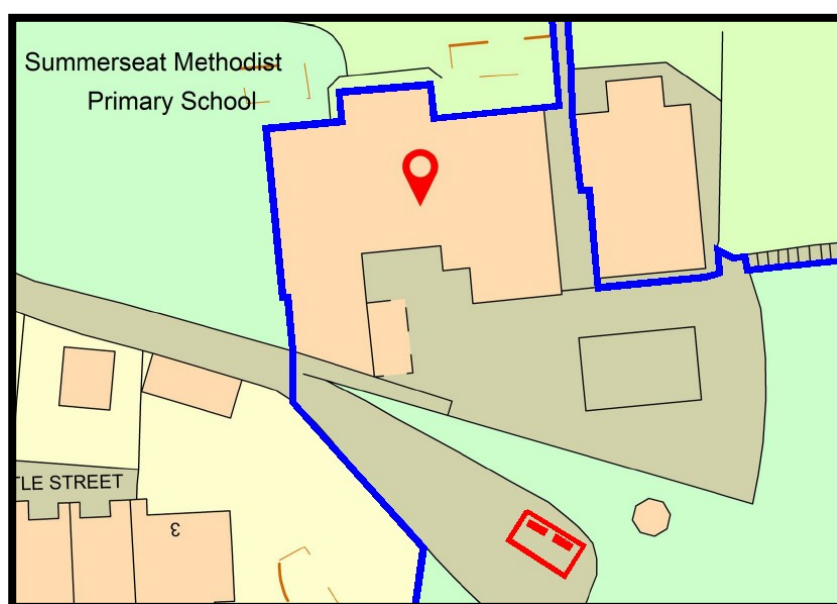
- Blue solid line indicates overall site boundary line in applicants ownership
- Red line indicates extent of proposed site development boundary

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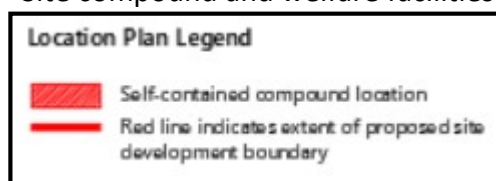
3.0 Construction Logistics

For the extension, it is proposed the site is accessed from Queens Place located to the west of the site. This entrance will ensure all deliveries to and from site can be undertaken without any disruption to the school and neighbouring properties.

The proposed route into the site will be appropriately fenced off with all the required safety signage being clearly displayed segregating site operatives from the school pupils and staff. All site cabins and welfare facilities are to be located in the car park nearby by the extension. The cabins will be located within a self-contained compound with perimeter fencing and all the required health & safety signage clearly visible.



Site compound and welfare facilities



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4.0 Site History

Summerseat Methodist Primary School is a mixed-gender primary school located in Bury, Lancashire, England. It is located in a rural setting on Rowlands Road, and caters for students aged 4-11.

The school was founded in 1840, with the present building being opened in 1863 by the Methodist mill owner, John Robinson Kay. The school originally served the children of the mill working community.

The school is adjacent to Summerseat Methodist Church, built in 2004 to replace the former church building which was demolished 30 years earlier. The church features a high stone frontage and a stained-glass window featuring a cross design.

The Brooksbottoms and Rowlands Conservation Area lies to the west of the Village of Summerseat, 2 ½ miles north of central Bury within and around a widening of the Irwell valley. The special interest associated with the Summerseat Conservation Area arises from two distinct character areas, the first of which being the older part of the settlement containing a mixture of eighteenth and nineteenth century stone terraces and detached buildings, and the later a development from the cotton industry, made up of small rows of terrace houses.

The conservation areas physical character comes from its close relationship with the river Irwell which has served as an invaluable source of water and power to the village as well as shaping the development of the settlement.

5.0 Design Proposals & Materials

The building design will be 'in keeping' with the existing buildings on-site, with the scale being carefully managed. The existing building in direct vicinity of the proposed site is the two-storey school and the Church. In terms of scale the proposed single storey extension will blend in neatly.

The building's façade is designed utilising an identical sandstone finish which can be found throughout the school, meaning the extension will blend in naturally. The design has been proposed with top hung windows all PPC aluminium frames with colour to match the existing buildings quartz grey. The external doors are proposed as PPC aluminium frames with the colour to match the existing windows.

The roof is proposed as a flat deck construction with a mineral felt finish and GRP trims to match the existing build stock. Internal drainage outlets will be integrated within the flat felt roof system. To finish off the roof system a 1000mm high parapet wall will be constructed and finished in the same locally sourced sandstone as the rest of the building.

The proposed new building will provide ramp access to ensure full compliance with the Building Regulations and so accessibility needs can be achieved.

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5.1 - External Material Specification



Locally sourced Sandstone to match existing finish.



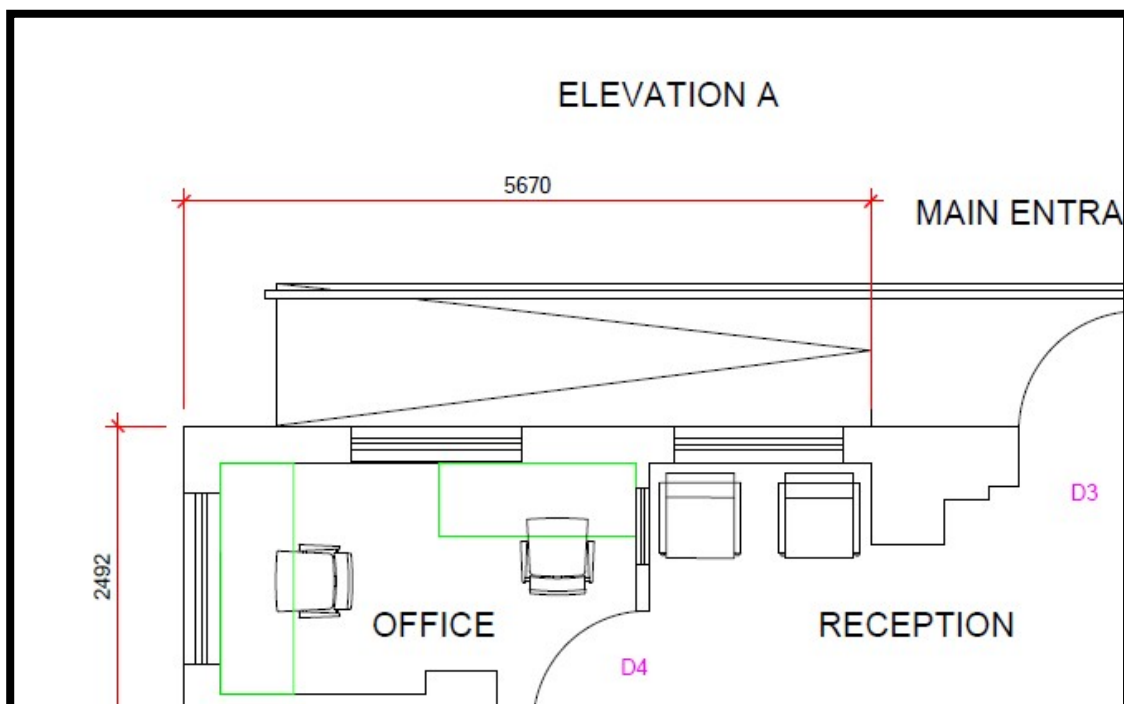
Aluminium Door & Window RAL7039 Quart Grey.



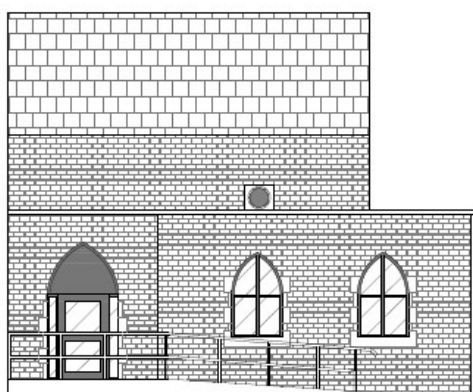
Flat roof construction with a bitumen felt finish.

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Proposed Extension Floor Plan:



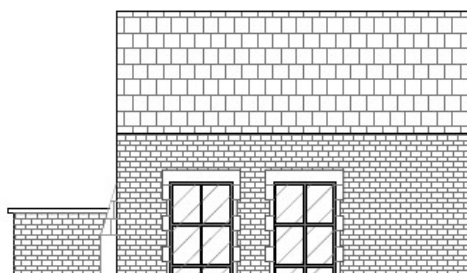
Planning Elevation Drawings:



ELEVATION A



ELEVATION B



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List of Associated Drawings:

S9-10101-P-01-Existing Floor Plan
S9-10101-P-02-Proposed Floor Plan
S9-10101-P-03-Existing Elevations
S9-10101-P-04-Proposed Elevations
S9-10101-P-05-Existing Images
S9-10101-P-06-Block Plan

6.0 Site and Building Context

The proposed extension is to be located directly adjacent the existing lobby, and opposite the current main entrance. The extension will serve as the new main entrance for the school once complete, allowing the school to be fully accessible.

The level of the building has been determined by the existing site levels and existing buildings' finish floor levels available.

Car parking is plentiful, with clear access and egress points for emergency vehicles. This will remain as original with no impact from the proposed new building.

7.0 Planning Policy

The revised National Planning Policy Framework (NPPF) came into force in February 2019 and sets out national policy for determining planning applications. This states that applications for planning permission must be determined in accordance with the development plan with a presumption in favour of sustainable development.

With regards to local policy, Bury Council are currently in the process of preparing a new Local Plan (due for adoption mid - 2024) that will guide future development in the borough. Until such time this guidance is made available, the Bury Unitary Development Plan (UDP) dating from 1997 acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications; the following policies are considered to hold the most weight at this time:

OL1 - GREEN BELT

The Council will maintain a Green Belt, ensuring that it fulfils the following strategic purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from further encroachment;
- to preserve the setting and special character of historic towns;
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

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EN1 - BUILT ENVIRONMENT

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

EN2 - CONSERVATION AND LISTED BUILDINGS

The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.

CF2 - EDUCATION LAND AND BUILDINGS

The Council will, where appropriate, consider favourably proposals for the provision, improvement and dual use of educational facilities.

In addition to the Bury Unitary Development Plan, Bury Council has published Supplementary Planning Documents to further assist with planning applications. The proposed extension at Summerseat Methodist Primary School shall be proposed and justified in line with the below supplementary guidance:

SPD8 - NEW BUILDINGS AND ASSOCIATED DEVELOPMENT IN THE GREEN BELT

This SPD is mainly designed to support the existing UDP Policy OL1/2 - New Buildings in the Green Belt, which sets out the uses and circumstances under which new development may be permitted in the Green Belt.

7.1 Principle of Development

Principally, the educational function of the site has been long established and has expanded over recent years to include a handful of pupils with Special Educational Needs; this has seen the number of pupils within the early years teaching space increase beyond capacity and provision. The development is sought to further to accommodate the local authority's requirement to provide a dedicated SEN offer for 10no. pupils at Summerseat Methodist Primary School.

The proposed extension would continue the sympathetic development pattern at the rear of the original building. It is important to recognise that the rhetoric for the continued support of the district's educational institutions is enshrined within Community Facilities - CF2 (Proposals for new and improved community facilities) which outlines that 'The provision of education services is an essential part of everyday life. To some extent better educational opportunities can only be attained by having the right land and buildings in the right places. The Council as local planning authority, and as local education authority has a role to play by monitoring the scale and location of educational provision, by providing additional facilities where resources permit and by encouraging the dual use of education land and buildings.'

Therefore, given that support has historically been afforded to education related development in this location and this support has been carried forward in the emerging Local Plan, it is considered that the principle of development is acceptable.

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7.2 Design

This application is supported by a comprehensive Design and Access Statement prepared by Stratus9 Consulting, this report has considered the development against Local design policy OL/1 (Open Land – Green Belt). The proposed extension is considered to be limited at 14m², only increasing the footprint where necessary and to the minimum dimensions required to accommodate a small office, which is not possible to relocate elsewhere within the existing building. By virtue of the size, scale, layout and location, it is not a significant extension and would not be seen to have a greater impact on the openness of the Green Belt than the existing development. Furthermore, the proposals are clearly designed for minimal impact upon the site and its surroundings. The extension is located to the rear of the building and will not be visible from Rowlands Road, the existing ground surfacing is laid to tarmac and is not proposing to encroach on any green space.

In accordance with the guidance, the extension has been designed to positively contribute to the site and surroundings through its architectural details and high quality material selection. Specifically, the design has focused on the use of a high quality traditional build approach through the amalgamation of like-for-like materials and building methods. The proposal is considered to constitute a considerable improvement from the existing entrance on site, whilst also delivering the necessary accessible entrance to enable the structure to perform its primary function.

Stratus9 Consulting considers that the discussion contained within this document confirms that the development will help secure the longevity of the School, improving the quality of both teaching and the pupil environment, furthermore, addressing the local need for additional SEN teaching spaces. The proposal also ensures that no impacts will be imposed on any surrounding residents. Subsequently, it is respectfully requested that officers support this application without delay.

8.0 Legislation and Good Practice Guidance

We recognise the aims of the legislation, guidance, and notes, that it relates to minimum access provision for disabled people and has tended to result in 'special' provision made for disabled people rather than their needs being integrated with all other users. We will use legislation and guidance to inform an approach which relates 'inclusive' much to the design process as to the final product and equally extends to management, operation, and information.

Our design process is influenced by:

- Disability Discrimination Act 1995 and 2005
- Equality Act 2010
- The DCSF Building Bulletins
- Document M of the Building Regulations 2004 incorporating 2010 and 2013 amendments

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The design has been undertaken to meet the needs of all the students, staff and visitors who will use the building and grounds. The design has been developed to ensure where practical full accessibility for all users is achieved.

9.0 Access for All

The main entrance to the building is currently accessed via a single timber door opposite the location of the proposed extension. Therefore it is proposed that at the door located on the proposed building will be a PPC aluminium framed unit with double-glazed vision panels, 1m wide with ramped access. All proposed access and egress points are to be provided with level access for DDA compliance.

9.1 Internal Circulation

The main entrance corridor has been designed to a 1800mm width, free from obstructions and proposes to provide floor finishes that contrast with adjacent surfaces and will be either carpet or slip resistant vinyl.