

DESIGN AND ACCESS STATEMENT

INCLUDING ACCESSIBILITY ASSESSMENT AND BIODIVERSITY NET GAIN (BNG) STATEMENT

FULL PLANNING APPLICATION FOR

Proposed Temporary Educational Building for Specialist Needs

Elmsbank College Hub, Bury Old Road, Prestwich, M25 1JH

Design and Access Statement

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Project Specific Introduction

This Design and Access Statement has been prepared by Jenkins Design Services Ltd acting as Agent on behalf of Bury Metropolitan Borough Council in support of a Full Planning Application for the Proposed Temporary Educational Building for Specialist Needs at Elmsbank College Hub, Bury Old Road, Prestwich, M25 1JH.

Client/Applicant: Bury Metropolitan Borough Council

Agent: Jenkins Design Services Ltd

Principal Contractor and Building Supplier: P McVey Building Systems.

1.0 Introduction

This Design and Access Statement has been prepared by Jenkins Design Services Ltd, acting as Agent on behalf of Bury Metropolitan Borough Council, in support of a Full Planning Application for the erection of a temporary educational building within the grounds of Elmsbank College Hub, Bury Old Road, Prestwich.

The proposal seeks temporary planning permission for a period of two years to provide additional specialist educational accommodation in support of the operational requirements of Elmsbank College Hub.

The proposed educational building has been designed, manufactured and will be installed by P McVey Building Systems. The use of Modern Methods of Construction enables the building to be manufactured off-site before installation, significantly reducing the duration of on-site works and minimising disruption to the operational educational campus.

This Statement explains the design principles that have informed the proposal and demonstrates how the development has been designed to integrate successfully within its surroundings whilst providing a safe, accessible and sustainable educational environment.

2.0 Site Location and Description

The application site is located within the operational grounds of Elmsbank College Hub, Bury Old Road, Prestwich, M25 1JH.

Elmsbank College Hub forms part of the Oak Learning Partnership, a charitable multi-academy trust responsible for a family of schools across the Metropolitan Borough of Bury. The College Hub occupies the former Sixth Form College associated with St Monica's High School and continues to provide specialist educational facilities.

The application site extends to approximately 674m² and comprises an area of maintained grass located adjacent to existing car parking and established pedestrian routes within the educational campus.

The surrounding area is characterised by educational buildings, parking areas and landscaped grounds. The site is bounded by:

- North – St Monica's High School.
- East – Bury Old Road.
- South – Scholes Lane.
- West – Nazareth House, separated from the application site by a substantial belt of mature trees and dense shrub planting.

The existing mature landscaping provides effective screening to neighbouring land uses and contributes positively to the character of the campus. No trees, hedgerows or established shrub planting are proposed to be removed as part of the development.

3.0 Proposed Development

Planning permission is sought for the temporary siting of a single-storey educational building providing approximately 335m² of specialist teaching accommodation for a period of two years.

The proposed building measures approximately 33.0 metres in length by 10.15 metres in width and comprises:

- Three classrooms;
- Three sensory rooms;
- Associated storage accommodation;
- Circulation space; and
- Two fully accessible WC facilities.

The building will be positioned on an existing grassed area within the operational campus and connected to the existing College Hub by a new hard-surfaced accessible footpath linking directly into the established pedestrian network.

No changes are proposed to the existing vehicular access arrangements or parking provision.

4.0 Need for the Development

Elmsbank College Hub provides specialist educational provision as part of the Oak Learning Partnership.

The proposed temporary educational building has arisen from an identified operational need for additional teaching accommodation to support the continued delivery of specialist education whilst longer-term accommodation solutions are considered.

The proposal will provide modern, accessible teaching facilities within the existing educational campus, allowing educational provision to continue without interruption or the need to relocate services.

The temporary nature of the proposal provides the flexibility required to meet current educational demands whilst allowing future estate planning to continue.

5.0 Design

Use

The building has been designed for educational use and will provide specialist teaching accommodation to complement the existing facilities at Elmsbank College Hub.

The proposal represents an extension of the existing educational campus and will remain ancillary to the established use of the site.

Amount

The proposed building provides approximately 335m² of additional educational accommodation, comprising three classrooms and associated support facilities. The scale of the proposal has been carefully considered to provide the accommodation required without resulting in unnecessary development.

Layout

The building has been positioned on an existing grassed area within the campus where it integrates naturally with the existing educational buildings.

Its location enables direct connection to the existing pedestrian routes whilst maintaining existing parking provision and circulation areas.

The proposal has been designed to avoid the removal of existing trees or significant landscaping and has been positioned to minimise its visual impact on the wider campus.

Scale

The proposed building is single storey in height and reflects the scale of surrounding educational buildings. Its modest proportions ensure that it sits comfortably within the campus and does not appear dominant or intrusive.

Appearance

The proposed educational building adopts a simple contemporary appearance appropriate for an educational environment.

The external finish comprises insulated composite wall panels in a Goosewing Grey finish together with anthracite grey windows, doors and rainwater goods. These neutral colours provide a high-quality appearance that complements the surrounding campus whilst remaining visually recessive.

Landscaping

The proposed development has been designed to minimise its impact on the existing landscape setting.

The building occupies an area of maintained grass within the operational campus. Existing mature trees, hedgerows and shrub planting are to be retained in their entirety.

Only minor landscape disturbance will occur in association with the construction of the building and new pedestrian link. Any disturbed grassed areas will be reinstated following completion of the works.

6.0 Access

Existing vehicular access to the College Hub will remain unchanged.

A new hard-surfaced accessible footpath will provide a safe connection between the proposed educational building and the existing pedestrian network serving the College Hub. The route will be designed with appropriate gradients and falls to provide effective surface water drainage whilst ensuring compliance with current Building Regulations and accessibility requirements.

Internally, the building has been designed to provide an inclusive environment, incorporating level access, accessible circulation and two fully accessible WC facilities.

The proposal is not anticipated to generate a significant increase in staffing levels or vehicle movements, and the existing parking provision is considered sufficient to serve the temporary development.

7.0 Sustainability

The proposed educational building will be manufactured off-site by P McVey Building Systems using Modern Methods of Construction before being transported to site for installation.

This approach offers several sustainability benefits, including:

- Reduced on-site construction period.
- Reduced construction waste.
- Reduced disruption to the operational educational campus.
- Improved factory quality control.
- High levels of thermal insulation and energy efficiency.

The temporary nature of the development also ensures that the building can be removed at the end of the approved period should it no longer be required.

8.0 Biodiversity Net Gain (BNG) Statement

The proposed development comprises the temporary installation of a modular building for a period of two years.

The modular structure will be positioned on a non-invasive support system and does not require traditional foundations or any significant excavation or penetration of the ground. As a result, there will be no permanent loss of habitat, no removal of vegetation, and no material impact on existing ecological features within the site.

Given the temporary nature of the development and the absence of direct impacts on habitats or ecological features, the proposal is not expected to result in any measurable loss of biodiversity. The development has been designed to avoid adverse ecological effects and is therefore considered to align with the objectives of Biodiversity Net Gain by retaining the site's existing biodiversity value throughout the temporary period of occupation.

9.0 Conclusion

The proposed temporary educational building represents an appropriate form of development within the established grounds of Elmsbank College Hub.

The proposal has been carefully designed to provide high-quality specialist educational accommodation whilst respecting the character and function of the existing campus. The development makes efficient use of land already in educational use, retains all existing trees and established landscaping, provides safe and inclusive access, and has been designed to minimise visual and operational impacts.

The proposal will support the continued delivery of specialist educational provision within the Borough and represents a sustainable and proportionate response to an identified operational need.

Accordingly, it is respectfully considered that the proposal constitutes an appropriate form of temporary development, and planning permission is sought for the proposed two-year period