



MM2407
Proposed School, Whitefield Centre, Bury

Design + Access Statement

November 2024

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01 Introduction

This planning statement is submitted on behalf of Bury County Council in support of a planning application for the installation of temporary modular buildings at Whittaker Street, Bury. The temporary structures will be used as additional classrooms and facilities to accommodate increased student numbers at the Whitefield Centre.

The proposed temporary accommodation will be used for a period of four years, during which time a permanent structure will be built.

The temporary buildings will have minimal impact on the surrounding neighborhood. They are set back from the main roads and positioned to reduce visual impact on nearby residences. The design will ensure that the structures do not overlook or overshadow adjacent properties. Existing boundary walls and mature landscaping shall be retained throughout. A separate accessway shall be constructed to the rear of the dwellings to the NE of the site along Whittaker Road to allow for bin access from these properties without the necessity of accessing the site. Additional landscaping has been proposed between the residential properties to the north and north west of the site acting as a further buffer to mitigate noise and screening potential overlooking into properties.

Additionally, noise and disruption during construction will be kept to a minimum, with careful management of site activities, and will be completed within a short time frame.

The installation of temporary modular school buildings at Whittaker Street is essential to meet the current needs of the school while ensuring minimal disruption to the surrounding community. The temporary nature of the proposal ensures that the site can revert to its original state once the buildings are no longer required.

This development is in line with both local and national planning policies and seeks to support the continued provision of high-quality education at the Whitefield Centre.



The site is located between Whittaker Street and Parsonage St, Radcliffe, Bury. A previous 2 storey red brick building occupied the site which was a former school building and in more recent times had been used as offices. with circa 56no. car and bus parking spaces accessed from Whittaker St. The surrounding area is predominantly residential, and the school shall be a key part of the local community. There is access to the site via the established vehicular and pedestrian access along Whittaker Street, and parking and delivery of materials will be managed to minimise disruption to local residents (refer to site analysis and photographic study below).



02 Process

The site has been under consideration for some time and the feasibility of the PRU being situated in this location has been studied and evaluated by a multi-disciplined team of designers and stakeholders.

The feasibility studies have generally followed the RIBA Plan of work which encourage all available options to be interrogated, ultimately arriving at the most suitable solution. The emphasis of the studies has been to ensure that the building being provided is appropriate for the intended use and meets the requirements of current design standards applicable to the proposed building use.

A number of options were studied and subsequent possibilities were sifted and became more focused on a defined design brief. Subsequent designs have been developed from this defined brief and have grown through consultation with several stakeholders and end users.

The preferred solution has been presented to the local councillors (as mentioned in the Planning Statement) to ascertain feedback insofar as the proposal relates to the local planning framework. The feedback and recommendations received as a result of this consultation have been incorporated into the final design as far as reasonably practicable.



03 Site Analysis

The site is located in Radcliffe to the Southwest of Bury, and is sandwiched between Parsonage St and Whitakker Street. The site analysis diagram below shows the sun-path and highlights the publicly accessible green areas in the local area.

The site was once used for a school building and associated parking & playground but is now a vacant, unused, graveled area within a dense residential neighbourhood. The proposal has the potential to introduce more greenery to the site, enhancing the vicinity and improving the view from the surrounding houses.



Existing Site Plan

The existing site currently lies vacant and unused. There are a few mature trees and shrubs in the top Northwest corner which are to be retained. The boundary conditions are a mixture of brick walls, fencing and railings.



Photographic Survey

① View from junction of Whittaker St and Spring Lane



② View from Whittaker St on approach to site



③ View from Whittaker St across site frontage.



④ View from Parsonage St to southern boundary of site



⑤ View from Parsonage St to adjacent public car park



⑥ View from Parsonage St with existing boundary fence and wall to be retained



Photographic Survey

⑦ View from Parsonage St along northern boundary. Existing fence to be retained.



⑧ View from Parsonage St along northern west boundary. Existing fence to be retained.



⑨ View within site towards southern boundary. Existing historic walls to be retained.



⑩ View within site towards western boundary. Existing walls to be retained with new 2.4m high paladin fence set behind.



⑪ View within site along western boundary. New planting shall help screen views from adjacent residential.



⑫ View within site along northern boundary. Mature trees to be retained.



Photographic Survey

⑬ View within site towards rear of adjacent dwellings along Whittaker St. Intention is to form a new route for bin access for dwellings.



⑯ View of adjacent green space along Whittaker St.



⑭ View within site towards eastern boundary. Existing school gates shall be retained and re-purposed for pedestrian access.



⑰ View from junction of Parsonage St and Spring Lane.



⑮ View within site towards southern boundary where new 2.4m high palidin fence shall be located.



The site is located in Radcliffe to the Southwest of Bury, and is sandwiched between Parsonage St and Whitaker Street.

The site was once used for a school building with associated circa 50no. parking spaces and playground before changing to offices. It has since been cleared and is a vacant, unused, graveled area within a dense residential neighbourhood. The proposal has the potential to introduce more greenery to the site, enhancing the vicinity and improving the view from the surrounding houses.

The surrounding land use is primarily residential with offers a range of community facilities, schools, green spaces, and shops. with Radcliffe Library nd Leisure Centre nearby along with Radcliffe Tower Heritage Park and Coronation Park which features walking trails and historical interest, and provides open green spaces, a playground, and community gathering areas.

Radcliffe Town Centre is home to a variety of shops, including supermarkets, cafes, and local businesses, making it a hub for daily needs.

The local area is well serviced by bus routes along he nearest stop to Whittaker Street at Radcliffe War Memorial is 275 metres away, approximately a 4 min walk. Whitefield (Manchester Metrolink) is 1286 meteres away, a 17 min walk.

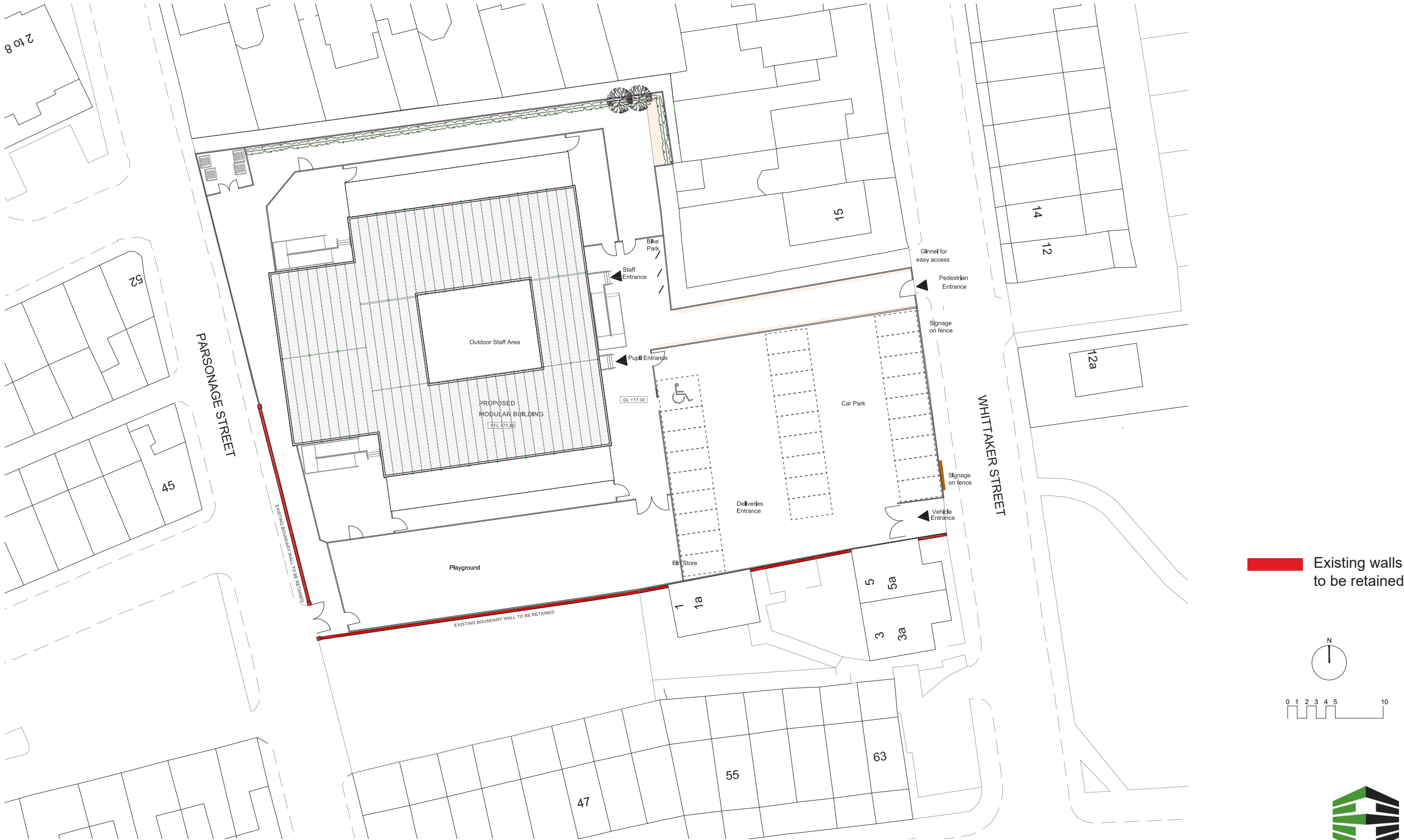
The car park immediately adjacent to the site along Parsonage St provides parking spaces for approximately 30 vehicles, with available on-street parking available within the surrounding area.

The site is not located in a Conservation Area or within a designated Flood Zone.



04 Design

The proposal incorporates a new school building within the centre of the site to allow for maximum greening / planting around the perimeter of the site, providing screening for the neighbouring houses and privacy for the school. The vehicular entrance, car park and pedestrian entrance is from Whittaker street. The school playground is located along the Southern boundary to maximise the sunlight throughout the today whilst also taking advantage of the existing high, red-brick wall and lack of overlooking from neighbouring houses.



05 **Layout**

External

The entrance to the building is via the existing established entrance from Whittaker St for both vehicles, students and visitors. Staff and students have a seperate entrance into the building via a ramp/stepped approach.

The approach to the main entrance remains as existing with a straight, wide pathway leading from the Whittaker Street directly to the main entrance door. The car park is located to the side of the main entrance to provide adequate parking capacity, mitigating the need for parking on the nearby streets. Access into the car park remains in the same location as before, from Whittaker St. The site will now be bounded by wire mesh security fencing with access-controlled pedestrian and vehicle access gates. The fence are set inbound of the site boundary to retain the existing boundary conditions, with minimum impact to the existing site condition.

An enclosed bin store is located within the site boundary and will be mounded by security fence.

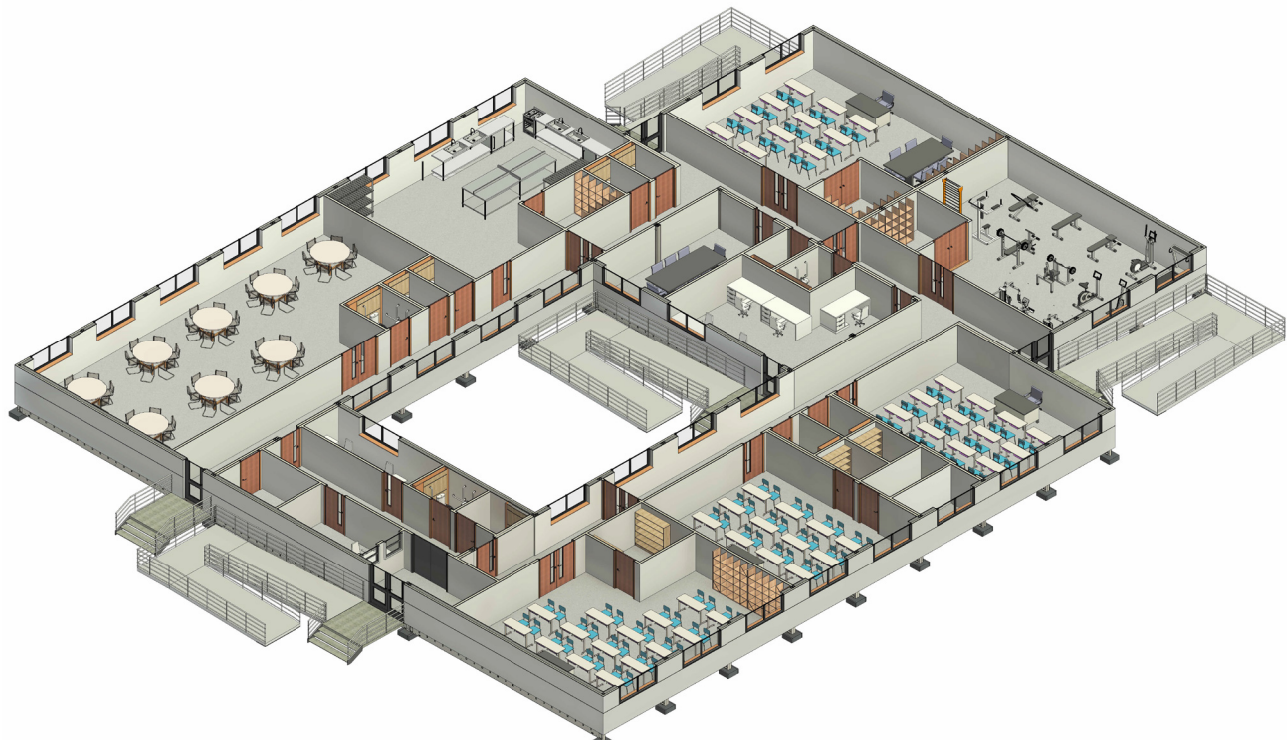
A small cycle shelter is located in the SW corner of the building beneath the covered area.

Internal security fencing is provided to segregate the outdoor play areas for main building . A series of access controlled gates and fencing are located around the building to compartment the site and restrict access.

A playground area is formed at the south of the site next to Parsonage St and immediately adjacent to garages.

Main Building

The main entrance doors lead into a secure lobby space where visitors and building occupants are greeted by reception staff who control access beyond into the main building. Beyond the main reception, building users will have access into a series of main corridors around a courtyard that will provide access around the building and to the various 'hubs', with kitchen and dining to the south side of the courtyard , hair and beauty and classrooms to the north with construction, gym and sport spaces to the west. This allows pupils from each hub to be fostered in these spaces with access to the necessary teaching and learning support spaces needed to further their education. There is limited access to outside spaces via controlled points within each corridor. The central courtyard shall predominantly be used by the teaching staff with ancillary spaces such as staffroom, senior leaders offices, meeting spaces and accessible toilets all located adjacent here.



Axo view of main spaces clustered around courtyard



06 Materiality

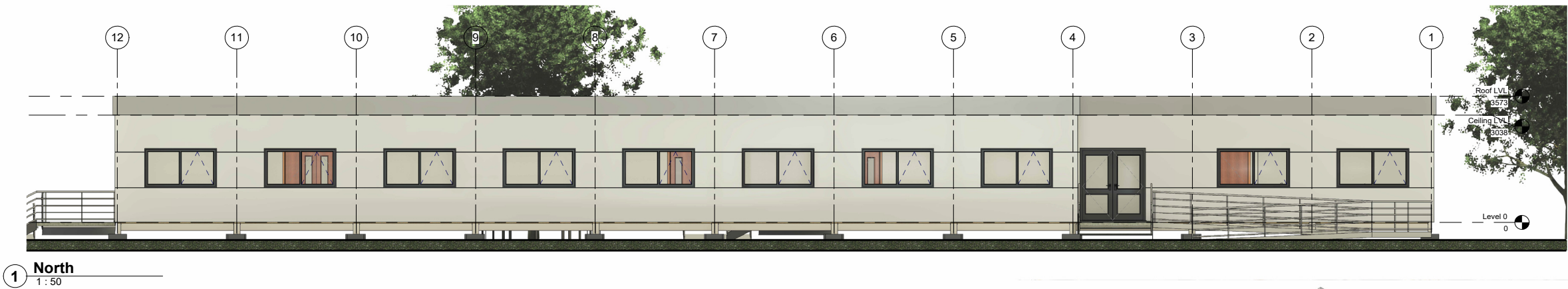
External Finishes

The elevation design has been driven by the need to accommodate the new internal spaces and provide function to the new services that will be installed, with security paramount. An appropriate balance has been struck to meet these objectives whilst mitigating the impact on the external appearance.

The walls shall be clad with a composite panel with uPVC windows and PPC aluminium doors. The ramp accesses shall be galvanised steel with Palidin fencing enclosures. Fascia, soffit and rainwater goods will all match and line with the panelling.

Internal Finishes

The internal finishes will largely be driven by the demands of an education establishment withan emphasis on special education needs to ensure they are functional and durable. Ceilings throughout the building will mainly consist of plasterboard. Walls will be painted and, in some circumstances, special wall finishes will be applied such as tiling in areas that are likely to get wet. Flooring throughout the building will be appropriate to the use of the space, consisting of amixture of vinyl sheet, carpet tile and barrier matting.



Indicative coloured elevation



07 **Hard and Soft Landscaping Plan**

This landscaping plan supports the planning application for temporary modular school accommodation at Whittaker Street, Bury. The plan outlines the proposed hard and soft landscaping around the perimeter of the site, ensuring the development enhances its surroundings and integrates harmoniously with the existing environment. The landscaping includes a mix of hard surfaces for pathways and seating areas, alongside soft landscaping featuring native plants and shrubs to promote biodiversity and provide an aesthetically pleasing boundary treatment.

Hard Landscaping Details

The hard landscaping will focus on practical areas that facilitate access and usability of the site, while complementing the temporary nature of the modular buildings. Pathways: All pathways around the modular buildings will be constructed using tarmac. The pathways will provide safe and convenient access for staff, students, and visitors.

- Raised Planters: Any excess soil from ground excavation will be used in the creation of raised planters along the northern boundary of the site. These planters will feature a laurel hedgerow to enhance the ecological value of the site and provide a green buffer around the school’s perimeter.
- Site Boundaries: The existing boundary treatments, such as fences and walls, will be retained. As a requirement by the school a 2.4 palidin fence shall be located immediately adjacent to the existing to the existing boundaries. Any gaps or open sections will be softened with climbing plants or hedgerows to enhance privacy and aesthetics.

Soft Landscaping Details

The soft landscaping will focus on creating green areas around the site, improving the visual appeal, promoting biodiversity, and contributing to the well-being of students and staff. The perimeter of the site will be planted with a variety of native species of shrubs, grasses, and trees, all chosen for their suitability to the local climate and environment.

- Planting Beds: All planting shall be in reaised tmber planters minimising ground disruption. Planting beds will be created along the perimeter of the site, with a mix of native shrubs and perennials to soften the edges of the modular buildings and create an attractive visual barrier. These beds will also act as buffers, reducing the visual impact of the temporary structures on neighboring properties.

Planting Schedule: Indigenous Species

The following indigenous plants, shrubs, and trees have been selected for their hardiness, low maintenance requirements, and suitability for the local environment. They will attract local wildlife and contribute to the ecological diversity of the area.

Plant Species	Common Name	Size at Planting	Quantity	Position
1. Crataegus monogyna	Laurel	60-90cm	27	Boundary Hedge
4. Sambucus nigra	Elder	60-90cm	3	Mixed Shrub Bed
6. Rosa canina	Dog Rose	60-90cm	6	Mixed Shrub Bed
9. Achillea millefolium	Yarrow	30-40cm	5	Mixed Planting Beds
10. Verbena bonariensis	Verbena	30-40cm	4	Mixed Planting Beds

Note: Quantities can be adjusted depending on available space and the final landscape design.

Maintenance Plan

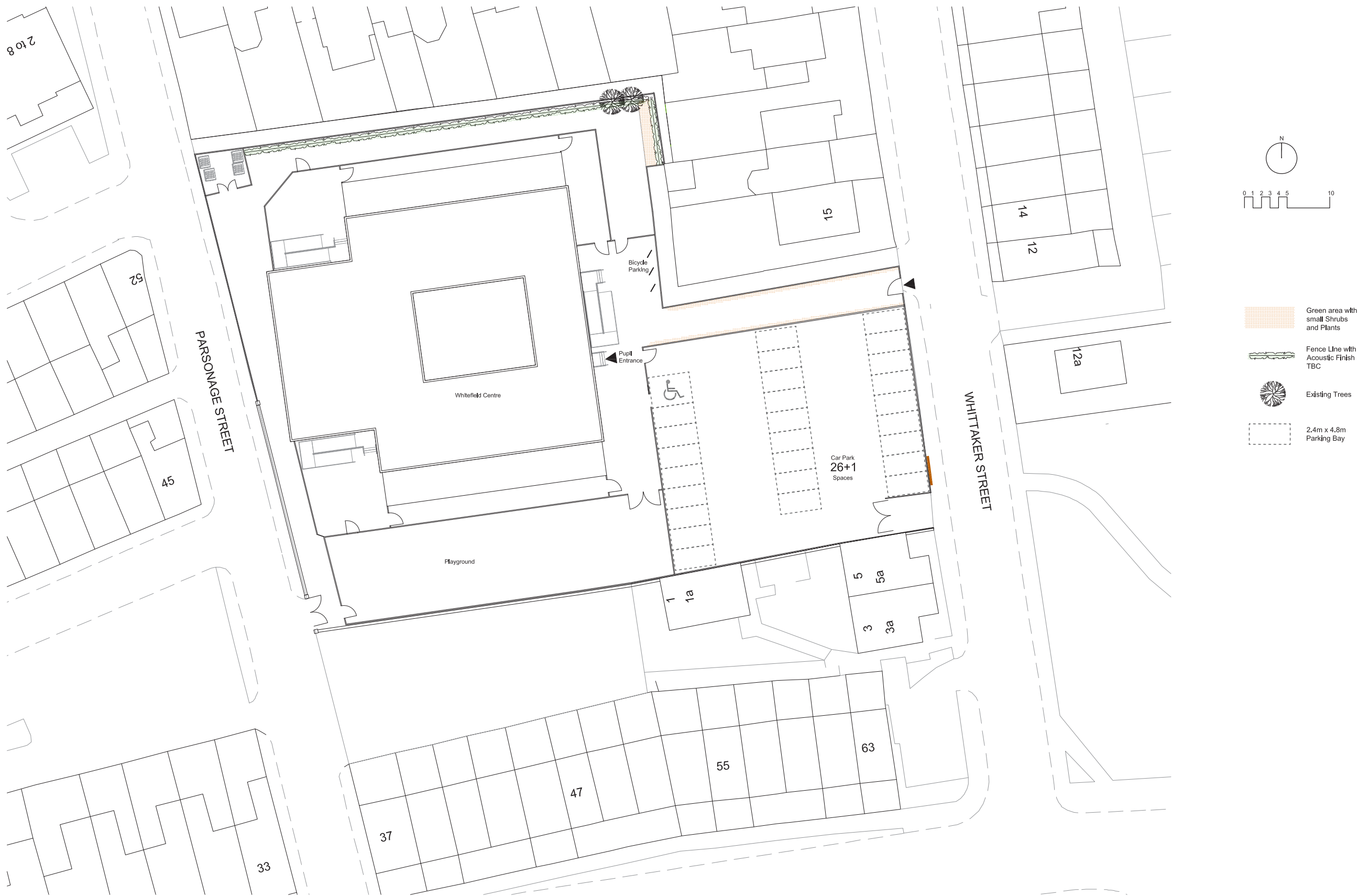
To ensure the longevity and sustainability of the landscape, a regular maintenance schedule will be followed, focusing on:

- Watering: Regular watering during establishment (first 12-18 months) for newly planted trees and shrubs.
- Weeding: Regular weeding of all planting beds and planters to prevent invasive species from taking over.
- Pruning: Annual pruning of shrubs and hedgerows to encourage healthy growth and maintain neat boundaries.

The planting of native hedgerows and shrubs will not only provide an aesthetically pleasing environment but also support local biodiversity, creating a natural buffer that integrates the temporary buildings with the surrounding area. This plan includes both functional and aesthetic hard and soft landscaping, focusing on indigenous species that support local wildlife and reduce maintenance. We respectfully submit this landscaping plan for your consideration as part of the planning application.



Hard and Soft Landscaping Plan



08 Accessibility

Overview

The building design will meet the standards and recommendations as set out in current best practice guidance from BS 8300 / ADM 2010 and relevant Building Bulletin design standards. The objective of the design is to support people with a wide range of abilities and ages and support their inclusion in the facilities on offer resulting from the development works. In the application of this approach consideration has been given to the Equality Act 2010 and although the Equalities Act is not specific in terms of building design, the overriding aim has been to promote equality and prevent discrimination. The design process has sought to emphasise and demonstrate the importance of meeting the needs of people with a wide range of abilities, by providing access for a wide range of people with disabilities wherever possible (and reasonable) by direct physical means. This encompasses not only the building itself but will include for the approaches to the buildings, the access into and out of the buildings, the circulation within and the routes leading away from the buildings to external facilities.

External areas

Infrastructure and arrivals

Drop down and collection points are along Whittaker Street due to the staggered nature of arrival and exit by the students.

The provision of accessible parking has been designed to meet the required ratios.

External changes in level

External changes in level will be minimised wherever possible. Generally the areas around the site are level and level access will be provided to the entrance doors via access ramps at 1:15 gradient and adjacent stairs.

External circulation

All external pathways will be a minimum of 1200mm wide as a continuation of the existing pathway routes. They will have a suitable surface for wheelchairs users within the context of their function.

Signage

Signage within the refurbished areas of the building will be developed to minimise signage proliferation and ease comprehension and induce confidence. Generally, signage for wayfinding and the indication of facilities is minimal, appropriately located and will be comprehensible. General wayfinding signage will be reviewed post occupancy to re-assess the success of the design and where necessary improvements will be made.

External finishes

Surface finishes will assist easy mobility and safety in use. Contrast in colour will be used to denote hazards and aid comprehension. Where tactile surfaces are used care will be taken to ensure that the surfaces used are appropriate and to recognized national standards.

External services

Throughout the external environment the careful control of electrical and mechanical services, drainage gulleys, access points and the like will avoid creating barriers. For example, gulleys will not be located along access routes.

External lighting

External lighting design will be developed to ensure external lighting meets the needs of disabled people. This design will consider the working day, building opening hours and climatic conditions and will pay particular attention to the main entry and exit points to the building for staff and visitors. Lighting is located on the building only along with low level lighting to the main pedestrian access.

Wayfinding

It is widely recognised that a clear understanding of the environment and particular locations reduces stress and confusion. Wayfinding methods will be developed to provide this understanding; these will provide guidance on the most suitable route for individual needs and it will be provided in an understandable way.

Internal Areas

The design of the internal areas of the building has taken into account a wide range of aspects affecting inclusion, including entrance design, the design of circulation areas and sanitary accommodation. Several detail matters including door detailing, selection of finishes and choice of ironmongery have also been considered with respect to inclusion.



Doors

Level access will be provided to the new external doors. All doors will have vision panels unless they are not convenient due to a requirement for security or privacy. Suitable lever handle door furniture will be used for doors not on main circulation routes. The lever handles will be operable without having to fully grip the handle, for instance by using a closed fist. All door furniture will contrast in colour and luminance with the surface of the door, for easy identification by visually impaired people. Colour and contrast between the door, frame and adjoining wall will be considered as will contrast between the face and edge of the door in the case of doors not automated or fitted with a closer.

Internal lighting

Lighting will be uniform without causing glare. The requirements for lighting vary between individuals and the ability to change lighting lux levels will be provided through the provision of dimming switches where necessary.

Mechanical and electrical installations

The design of general purpose small power systems will provide visual contrast between socket outlets and their background. The design incorporates white outlet faceplates with a coloured infill to the dado trunking, making the outlets easily distinguishable for people with visual impairments.

The fire alarm installations will provide audible signals. Audible signals will be provided in all locations. In addition, visual signals will be provided in all sanitary accommodation. Accessible toilets will be fitted with distress alarms. All heat emitters to sanitary facilities will be no more than 43°.

Toilet provision

Accessible toilet and hygiene facilities will be provided within the remodelled areas of the building. The size and layouts will confirm to Approved Document Part M and BS8300. Colours of wall finishes and the colours of sanitaryware and equipment in toilet areas will be selected to provide differentiation in contrast to assist people with visual impairments. Due to limited space available, gender neutral facilities could not be accommodated, therefore the toilets have been designed as self-contained areas with solid doors to promote inclusion.



