



Bury Combined Special Education Unit

Stage 0 Feasibility Report

January 2025

AFL Doc Ref: CPE-AFL-XX-XX-A-00001

AFL Job No: 243138

Revision: P03

Issue Date: 21.01.2025

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0.1 Introduction

AFL Architects have been commissioned by Bury Council to undertake a Stage 0 feasibility review for the potential location of a Combined Special Education Unit (CSEU).

Bury Council is seeking to develop a new CSEU that will primarily function as a Pupil Referral Unit (PRU) while also incorporating a Special Education Needs (SEN) Unit and an Alternative Vocational Unit. The project seeks to create an inclusive, supportive, and adaptable learning environment that enhances the educational experience and outcomes for pupils. The goal is to deliver a purpose-built development that is fit for purpose. The new unit(s) will be located within the Bury Council area and designed to meet the diverse needs of the local community.

Following meetings and proposal development with stakeholders, the feasibility report will include a review of the PRU, Alternative Provision (AP), and potentially a Youth Zone. SEN Unit has been excluded from this scheme. The options will be appraised against potential sites.

The project involves conducting massing and feasibility studies to test a CSEU unit for secondary school-aged children (11–16). This unit will cater to the following educational settings:

- Pupil Referral Unit catering for 90 pupils.
- Alternative Provision for 50 Pupils.
- Shared facilities with Youth Zone.

The centre will also need to cater to a range of pupil requirements including:

- Permanently Excluded Children who can find their way back to mainstream education
- Children and young people with speech, language and communication needs (SLCN)
- Severe learning difficulties (SLD)
- Profound and multiple learning difficulties (PMLD)
- Social, emotional and mental health difficulties
- Children for whom mainstream education is not the best pathway

This report outlines each of the sites considered, and narrates each of the scoring criteria, along with site photographs and proposed massing plans.

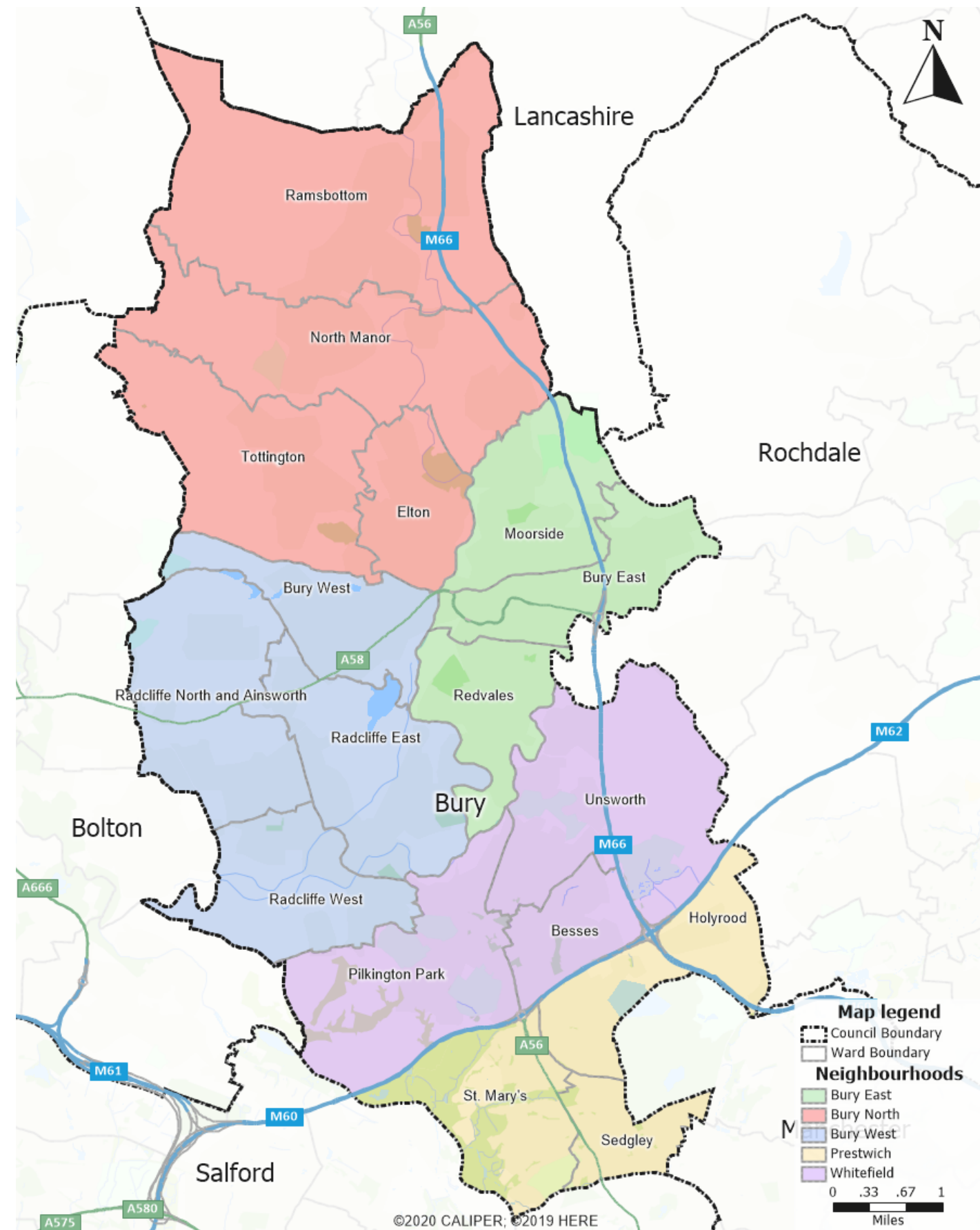


Figure 0.1 Context map of Bury.

0.2 Schedule of Accommodation (SoA)

Methods and Aim

The proposed Schedule of Accommodation (SoA) has been developed using several methods, including conducting multiple workshops with stakeholders, utilising the existing school example provided by Oak Learning, carrying out site visits to operational facilities, and referencing precedents from similar types of schools in the UK.

The SoA will continue to evolve and adapt as the project progresses to the next stage. However, the current version provides an initial outline of the required sizes and spaces for the proposed schools and facilities. This serves as a foundation to explore and identify potential suitable sites for such facilities, aligning with the purpose of this report.

Cluster Strategy of GA Plan

Through collaborative workshops and discussions, we developed a cluster-based strategy for the GA plan to support functionality and flexibility. Each cluster is thoughtfully designed to include two classrooms, two breakout/small group rooms, two quiet/calm spaces, two outdoor de-escalation areas, two coat storage zones, WCs, a shared dining space, and a secure storage room. The indicative diagram to the right illustrates the spatial relationships and adjacencies envisioned in this approach.

This modular cluster system allows for repetition as required by the SoA, facilitating an efficient and cohesive GA layout. The precise configuration and geometry of the floor plan will vary and evolve based on different sites and the required building shape.

Number of pupils per classroom

The decision to limit classroom sizes to 6 pupils was driven by a combination of educational, behavioural, and health and safety considerations. Larger class sizes, such as 8 pupils per class, were deemed impractical due to the challenges posed by students struggling with self-regulation, which could disrupt learning and compromise classroom management.

Health and safety concerns were also highlighted, as ensuring the well-being of all pupils in a potentially volatile environment becomes increasingly difficult with larger groups. Additionally, smaller class sizes allow for a more tailored and supportive approach to individual pupil needs, fostering a safer and more productive learning environment. While smaller class sizes do have spatial and operational implications, the consensus was that 6 pupils per class strikes the right balance between practical feasibility, safety, and the quality of education.

This position might change once the split of students between the SEMH Free school and the PRU is understood. In the next stage, once either the budget or the pupil intake is understood, this will need to be revisited the number of pupils per classroom to ensure that the building is sized correctly.

The above was discussed and agreed upon during the meeting on 10th November 2024, with key stakeholders from Oak Learning Partnership, Bury Council, Walker Sime, and AFL Architects. Please refer to email (1) in the Appendix.

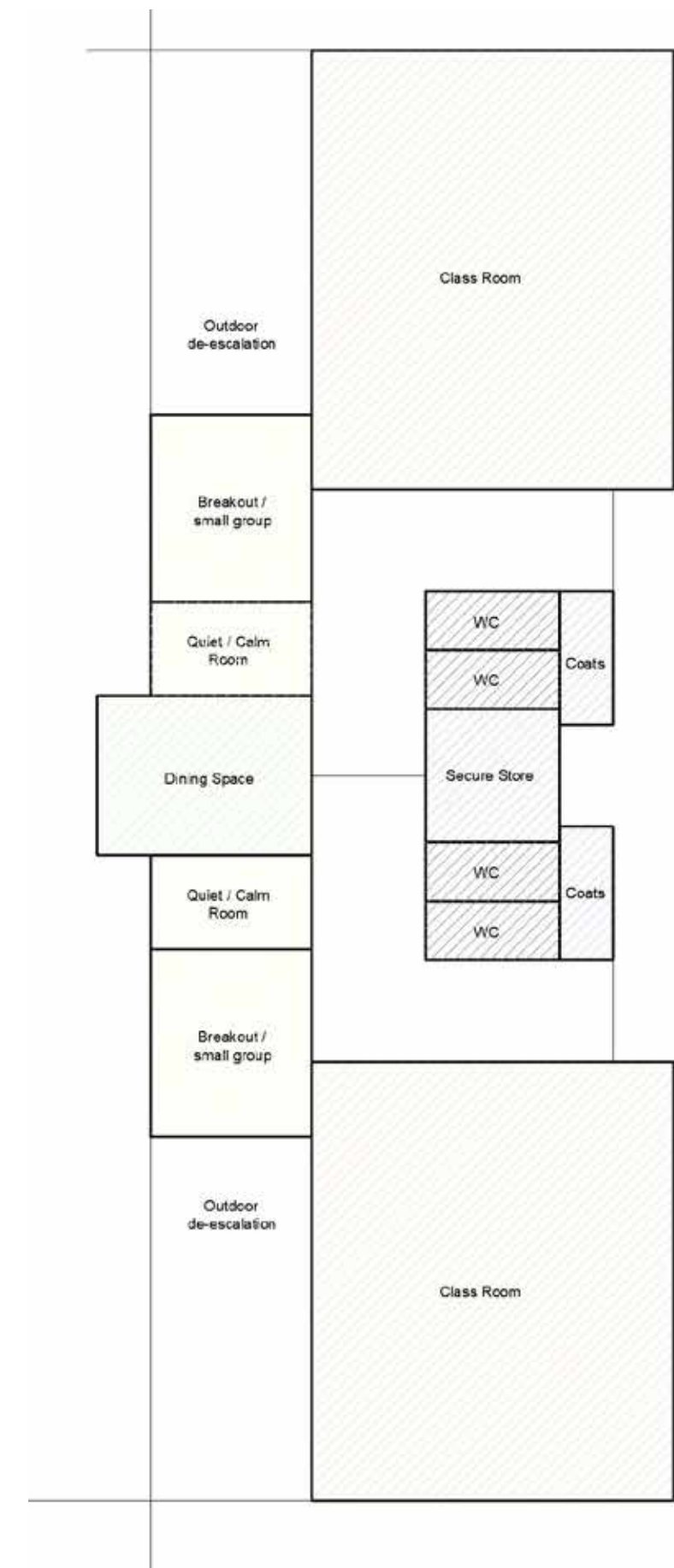
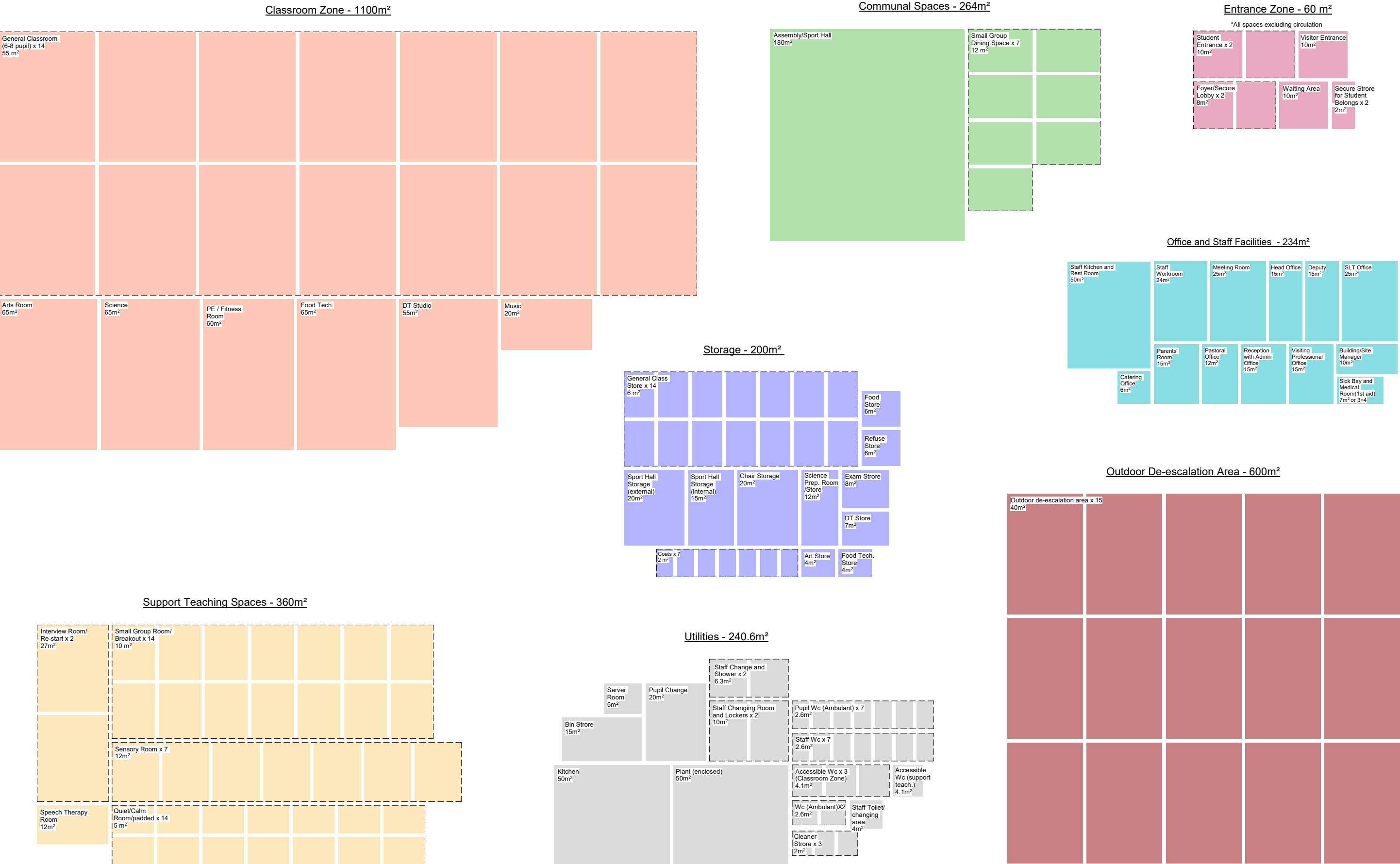


Figure 0.2 Diagram of indicative adjacency/ layout of the cluster, not to scale.

0.2.1 Pupil Referral Unit (PRU)

Total area excluding circulation = 3058.6 m²
Reduced area option = 2357.2 m²





Key	
	Class Room
	Support Teaching Space
	Storage
	Utilities
	Communal Space
	Office and Staff Facilities
	Entrance Zone

Zone	Spaces	Area as per existing facility (m ²)	Recommended Area (m ²)	Proposed Area (m ²)	Number of Pupil	Numer of Rooms	Guidance Resource	Comments	Gross Internal Floor Area (m ²)	*Note
	Practical Specialist Spaces									
GF	General Class Room	41-54	55 - 65	55.0	6 - 8	14	BB77	User comment: approx. 5 pupil per class.	770	*90 places in PRU2 * approx 50 staffs
GF	General Class Store	5	6	6.0		14	BB77	1 per class base, off the class; including	84	
GF	Small-group room/ Breakout	5	10	10.0	1-1	14	BB77	learning support, calming, respite or one-to one Work. This should be a quiet room and may have some acoustic treatment.	140	
										*no.2 class per cluster, so 7 clusters (including specilist)
GF	Quiet / Calm Room	3-9		5.0		14			70	*20 classes in total
GF	Sensory Room	12	12	12.0		7		Choice of one large 'white room' or two small rooms	84	
GF	Small Group Dining Space	12		12.0		7		Smaller dinning area per cluter	84	
GF	Coats	1		2.0		7			14	
GF	Pupil WC (Ambulant)		2	2.6		7		Number of washroom should be equivalent to 10% of the number of pupils. 'Standards for School Premises' (DfEE 0029/2000)	18.2	
GF	Staff WC	2	2	2.6		7		including IPS boxing	18.2	
GF	Disable WC		4	4.1		3	Doc M	no wheelchair user has to travel more than 40m for disable toilet. Additional may be required to meet Building Regulations Part M depending on layout. *One by reception, and two spread across the site	12.3	
	Practical Specialist Spaces									
GF	Arts Room	55	65	65.0	up to 8	1	BB77		65	
GF	Art Store		4	4.0		1	BB77		4	
GF	Science	55	65	65.0	6 - 8	1			65	
GF	Science preparation room/ store		12	12.0	staff only	1	BB77		12	
GF	Food Tech	55	65	65.0	6 - 8	1	BB77		65	
GF	Food Tech Store		4	4.0		1	BB77		4	
GF	DT Studio	55		55.0		1			55	
GF	DT Store		7	7.0		1	BB77		7	
GF	Music			20.0		1		1 to 1 music room, theraputic	20	
GF	Speech Therapy Room		12 - 15	12.0		1		a deck, chairs, lockable filing cabinet and double full-height storage cupboard.	12	
							BB77			
GF	PE / Fitness Room	60		60.0	Varies	1	BB77		60	
	Sport Hall Storage (internal)	10	10	15.0		1		Long store with a shallow depth directly off the hall: large equipment: trampolines, moveable goals for football , and nets.	15	
GF							BB77			
GF	Sport Storage (external)			20.0		1			20	
GF	Pupil Change	20		20.0		1			20	
GF	WC (ambulant)			2.6		2			5.2	
GF	Disable WC		4	4.1		1	Doc M		4.1	
	Assembly/ Sport Hall	180	180	180.0		1		size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adaptability. Opens directly on to an external recreation area.	180	
GF							BB77			
GF	Chair storage		8-10	20.0		1			20	
	Kitchen		50	50.0		1		50m2 for a kitchen preparing meal on site for about 100 pupils and staff. (include 10m2 servery)	50	
GF							BB77			
GF	Catering office		6	6.0		1	BB77		6	
GF	Food Store		6	6.0		1	BB77		6	
GF	Refuse Store		6	6.0		1	BB77		6	
GF	Cleaner Store		2	2.0		1	BB77		2	
GF	Staff Toilet/ changing area		4	4.0		1	BB77		4	
	Staff Areas									
	Staff Ktichen and Rest Room	34	50	50.0		1	BB77	Include a 'L' shape kitchen area; away from general classrooms, quiet space to socialise and relax in good suitable condition.	50	
FF										
FF	Staff Workroom	22	23.6	24.0	6 staff	1	HSE	based on HSE 11 cubic metres per workstation, and 6 staffs.	24	
FF	Meeting Room	20-30	25	25.0		1	BB77		25	
FF	Head Office	12	15	15.0		1		prefer to be near school entrance, a desk, chairs, storage cabinets and a meeting tabl eto seat at lease 8 people	15	
FF							BB77			
FF	Deputy	12	10	15.0		1			15	

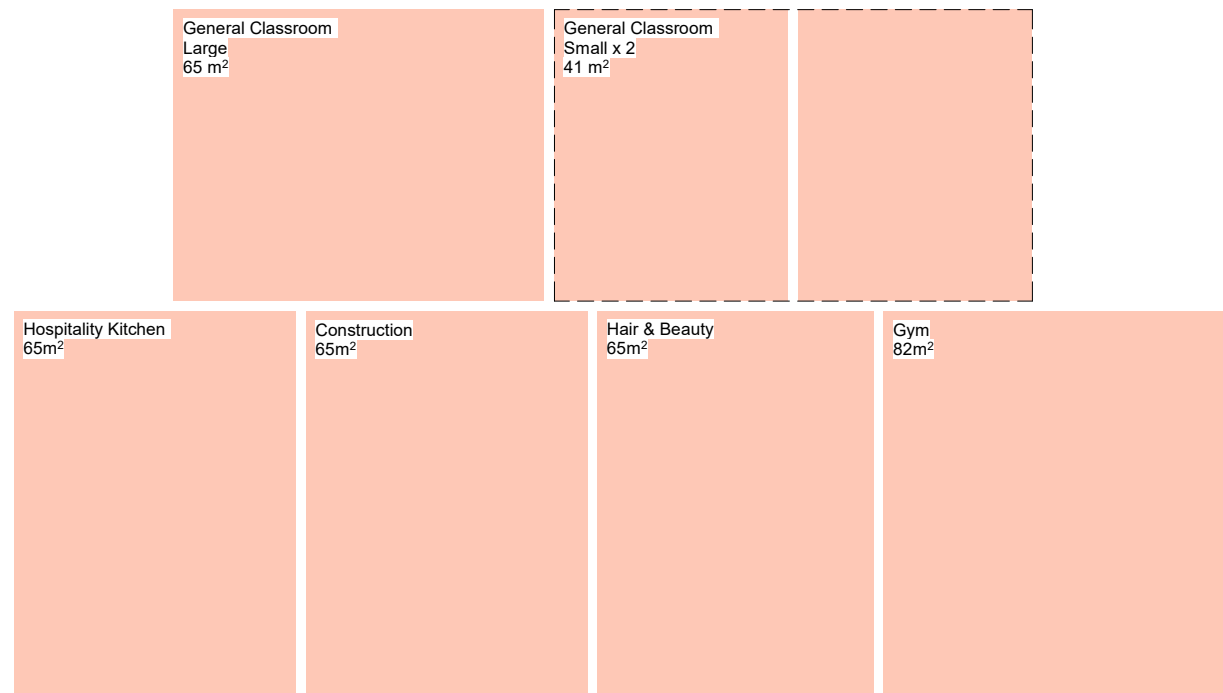
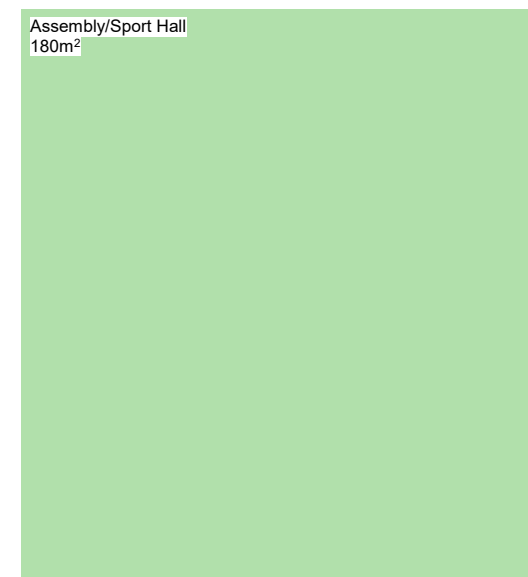
FF	SLT Office	10	25	25.0	3 staff	1		Staff to plan and prepare programmes of work for pupils. photocapier, audio-viual equipment and storage	25
							BB77		
FF	Visting Professional Office		15	15.0		1		e.g. peripatetic specialist, therapists, medical and healthcare and other multi-agency staff?	15
FF							BB77		
FF	Building/ Site Manager	12	10	10.0		1	BB77		10
FF	Cleaners		2	2.0		2		COSHHH cupboard need extra ventilation	4
FF	Staff Changing Room and Lockers		10	10.0		2	BB77	male and female	20
FF	Staff Change and Shower		6.3	6.3		2		including IPS boxing; Shower semi-ambulant standing - 8.6 sq.m if shower independent wheelchair	12.6
FF							BB77		
FF	Server Room	5		5.0	staff only	1			5
GF	Interview Room / Re-start	27		27.0		2		same or double size of the room 12m2 that we were in with Acting Head?	54
							User		
GF	Parents' room		15	15.0		1	BB77	Minimum 15m2, sited near the reception (separate entrance) area opening directly off a circulation space. Includes a small worktop, sink, fridge and storage, several soft chairs, a low table, display space, book/magazine shelves and notice boards.	15
GF	Pastoral Office (counseling)	10		12.0		1			12
GF	Reception with Admin Office	15	12	15.0	3 staff	1			15
GF	Exam Store	5		8.0		1		double locked, with metal plate in ceiling and walls.	8
GF	Sick Bay and Medical Room (1st aid)	7		7.0		1			7
	Other								
GF	Visitor Entrance	10	10	10.0		1	BB77		10
	Waiting Area			10.0		1		Welcome and display area of pupils' work - area included in circulation *no sliding door, double door on control	10
GF		10							
GF	Student Entrance	10	10	10.0		2	BB77		20
GF	Foyer / Secure Lobby	10	8	8.0		2	BB77		16
GF	Secured Store for students belongs			2.0		2			4
FF	Plant (enclosed)	50		50.0		1	BB77	Size to be confirmed by M&E; allowed for standard heating system	50
GF	Bin Store (external)			15.0		1			15
	Subtotal								2458.6
	Circulation	25%						As % of gross area	614.7
	Partitions	3%						As % of gross area	73.8
	Gross Internal floor area								3147.0
	Gross internal floor area per pupil								35.0
	Outdoor							*at back of the school	
	Outdoor de-escalation area	40		40.0		15		1 area per general class, and sharing one for two of Restart. A covered outdoor space, 2.5 m deep, can become a positive extension to the class base.	600
	3g grass pitch		1200-4018	6903.6		1		Full size (standard full size pitch) of 104.6m by 66m (including 1 meter perimeter around the pitch itself).	6903.6
	Car Park			1235.0		1		Secondary School: evrice Provision Standard service requirement. Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces. (approx. 62 staff + 5 spaces= 67), based on 2.4 by 4.8 standard space and based on estimate 60% for circuation and maneuvering space, turning space etc.	1235
							Planning Policy Guidance Note 13 "Transport" (PPG13)		
	Outdoor Area Sub-total (exlcude external circulation spaces)								8738.6

Approx. Total Gross Area for PRU 11885.6

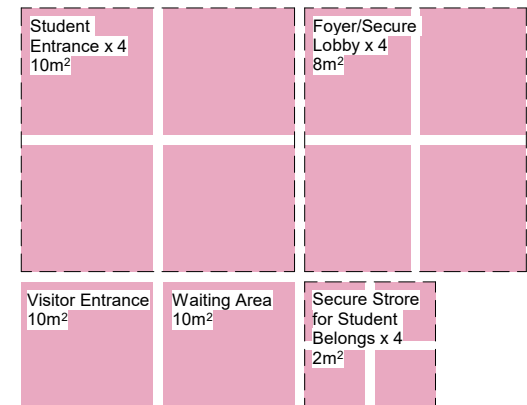
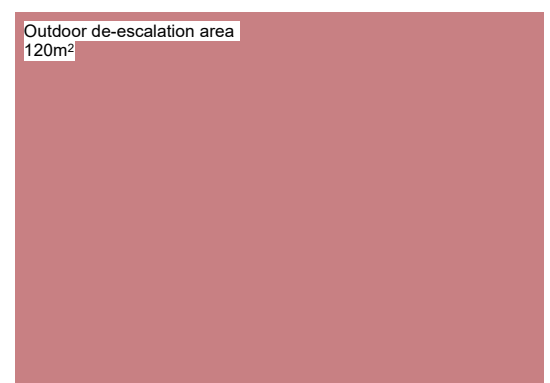
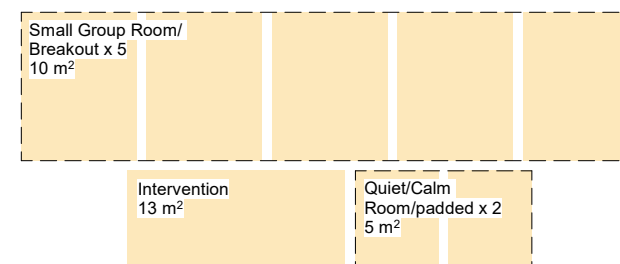
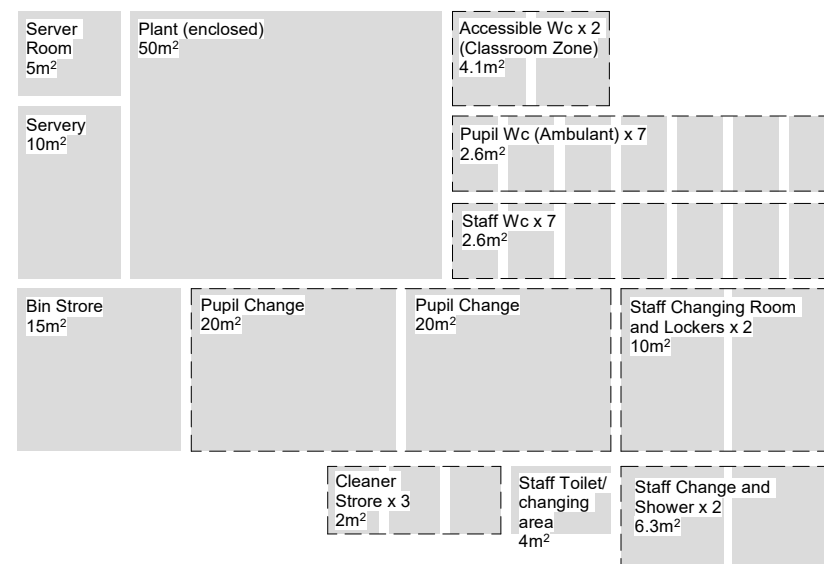
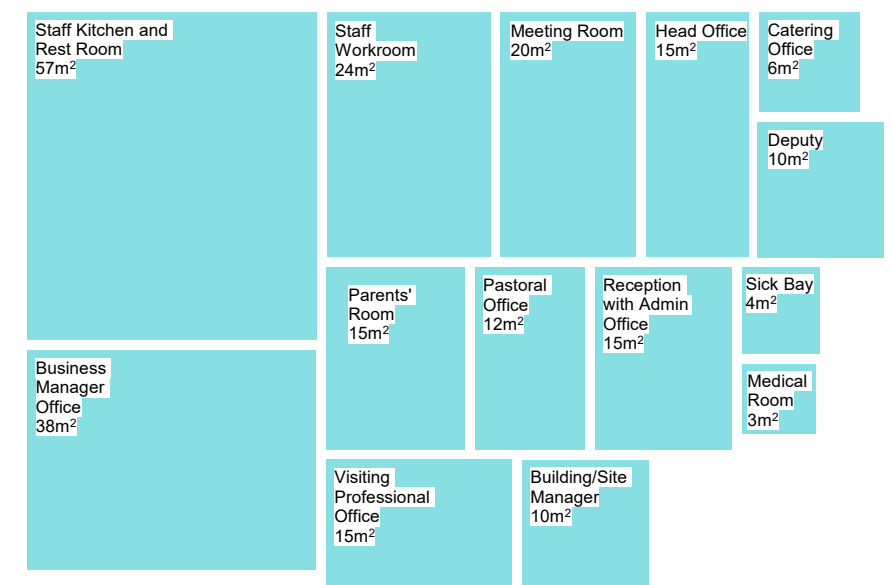
Subtotal	Ground Floor: Gross Internal Floor Area	2188.0
	First Floor: Gross Internal Floor Area	270.6
	Ground Floor Gross Internal floor area	2800.6
Total	(include circulation and partition)	

Approx. Total Gross Area for PRU (2 storey) 11539.24

0.2.2 Alternative Provision (AP)

Classroom Zone - 424 m²Communal Spaces - 180m²Total area (excluding circulation) = 1443.2 m²

*All spaces excluding circulation

Entrance Zone - 100 m²Outdoor De-escalation Area - 120m²Support Teaching Spaces - 73 m²Utilities - 207.2 m²Storage - 95 m²Office and Staff Facilities - 244 m²



key	
	Class Room
	Support Teaching Space
	Storage
	Utilities
	Communal Space
	Office and Staff Facilities
	Entrance Zone

Zone	Spaces	Area as per existing facility (m ²)	Recommended Area (m ²)	Proposed Area	Number of Pupil	Numer of Rooms	Guidance Resource	Comments	Gross Internal Floor Area	*Note
	Classroom Zone									
	General Class Room (small)	41-54	55 - 65	41.0		2			82	*50 places in AP
	General Class Room (large)	41-54	55 - 65	65.0		1			65	*7 classes in total
	Small-group room/ Breakout	5	10	10.0	1-1	5	BB77	learning support, calming, respite or one-to one Work. This should be a quiet room and may have some acoustic treatment.	50	
	Quiet / Calm Room (padded)	3-9		5.0		2			10	
	Intervention Room			13.0		1			13	
	General Class Store	5	6	6.0		3	BB77	1 per class base, off the class; including laptop	18	
	Coats	1		1.0		7		Near the entrance	7	
	Pupil WC (Ambulant)	2	2	2.6		7		Number of washroom should be equivalent to	18.2	
	Staff WC	2	2	2.6		7		including IPS boxing	18.2	
	Disable WC		4	4.1		2	Doc M	no wheelchair user has to travel more than 40m	8.2	
	Practical Specialist Spaces									
	Construction	43		65.0	7-8	1			65	*14 teaching staff + 7
	Construction Store	10		10.0		1			10	
	Hair & Beauty	55		65.0	7-8	1			65	
	Hair & Beauty store	10		10.0	staff only	1			10	
	Gym	82		82.0	7-8	1			82	
	Gym Storage	10	10	10.0		1	BB77	Long store with a shallow depth directly off the	10	
	Pupil Change Room	20		20.0		2			40	
	Hospitality/ Kitchen	55		65.0	7-8	1		Near Sport Hall/ Dinning, opportunity for student to prepare food for themselves and others.	65	
	Hospitality Store	10		10.0		1			10	
	Music and Drama	55	65 - 80		Varies	1		include a recording room of 15m2 ensuite; clear height of 2.7 -3.5m. Full blackout blind	0	
	Servery		10	10.0		1	BB77	Next to the Hospitality/ Kitchen	10	
	Assembly/ Sport/ Dinning/ Multi-use Hall	180	180	180.0		1	BB77	Utilise folding door; size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adaptability. Opens directly on to an external recreation area.	180	
	Chair storage		8 -10	10.0		1			10	
	Catering office		6	6.0		1	BB77		6	
	Food Store		6	6.0		1	BB77		6	
	Refuse Store		6	6.0		1	BB77		6	
	Cleaner Store		2	2.0		1	BB77		2	
	Staff Toilet/ changing area		4	4.0		1	BB77		4	
	Staff Areas									
	Staff Kitchen and Rest Room	34	50	57.0		1	BB77	Include a 'L' shape kitchen area; away from general classrooms, quiet space to socialise and relax in good suitable condition.	57	
	Staff Workroom	20-30	23.6	24.0	6 staff	1	HSE	based on HSE 11 cubic metres per workstation, and 6 staffs.	24	
	Meeting Room			20.0		1		Near the entrance, not to go through student areas.	20	
	Head Office	12	15	15.0		1		prefer to be near school entrance, a desk, chairs, storage cabinets and a meeting tabl eto seat at lease 8 people	15	
	Deputy	12	10	10.0		1			10	
	Bussiness Mananager Office	38		38.0		1			38	
	Visting Professional Office		15	15.0		1		e.g. peripatetic specialist, therapists, medical and healthcare and other multi-agency staff?	15	
	Building/ Site Manager	12	10	10.0		1	BB77		10	
	Cleaners		2	2.0		2		*COSHHH cupboard need extra ventilation	4	
	Staff Changing Room and Lockers		10	10.0		2	BB77	male and female	20	
	Staff Change with shower - Sports Hall		6.3	6.3		2		including IPS boxing; shower semi-ambulant standing - 8.6 sq.m if shower independent wheelchair	12.6	
	Server Room	5		5.0	staff only	1			5	
	Parents' room		15	15.0		1	BB77	Minimum 15m2, sited near the reception (separate entrance) area opening directly off a circulation space. Includes a small worktop, sink, fridge and storage, several soft chairs, a low table, display space, book/magazine shelves and notice boards.	15	Shower area for gym? Multiple shc
	Pastoral Office	10		12.0		1			12	
	Reception with Admin Office	15	12	15.0	3 staff	1			15	
	Exam Store	5		8.0		1		double locked, with metal plate in ceiling and walls.	8	
	Sick Bay	4		4.0		1			4	
	Medical Room	3		3.0		1			3	
	Other									
	Visitor Entrance	10	10	10.0		1	BB77	Area included in circulation	10	
	Student Entrance	10	10	10.0		4	BB77	Area included in circulation	40	
	Foyer / Secure Lobby	10	8	8.0		4	BB77		32	
	Secured Store for students belongs			2.0		4			8	
	Waiting Area			10.0		1		Welcome and display area of pupils' work - area included in circulation *no sliding door, double door on control	10	
	Plant	50		50.0		1	BB77	Size to be confirmed by M&E	50	
	Bin Store			15.0		1			15	

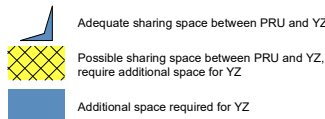
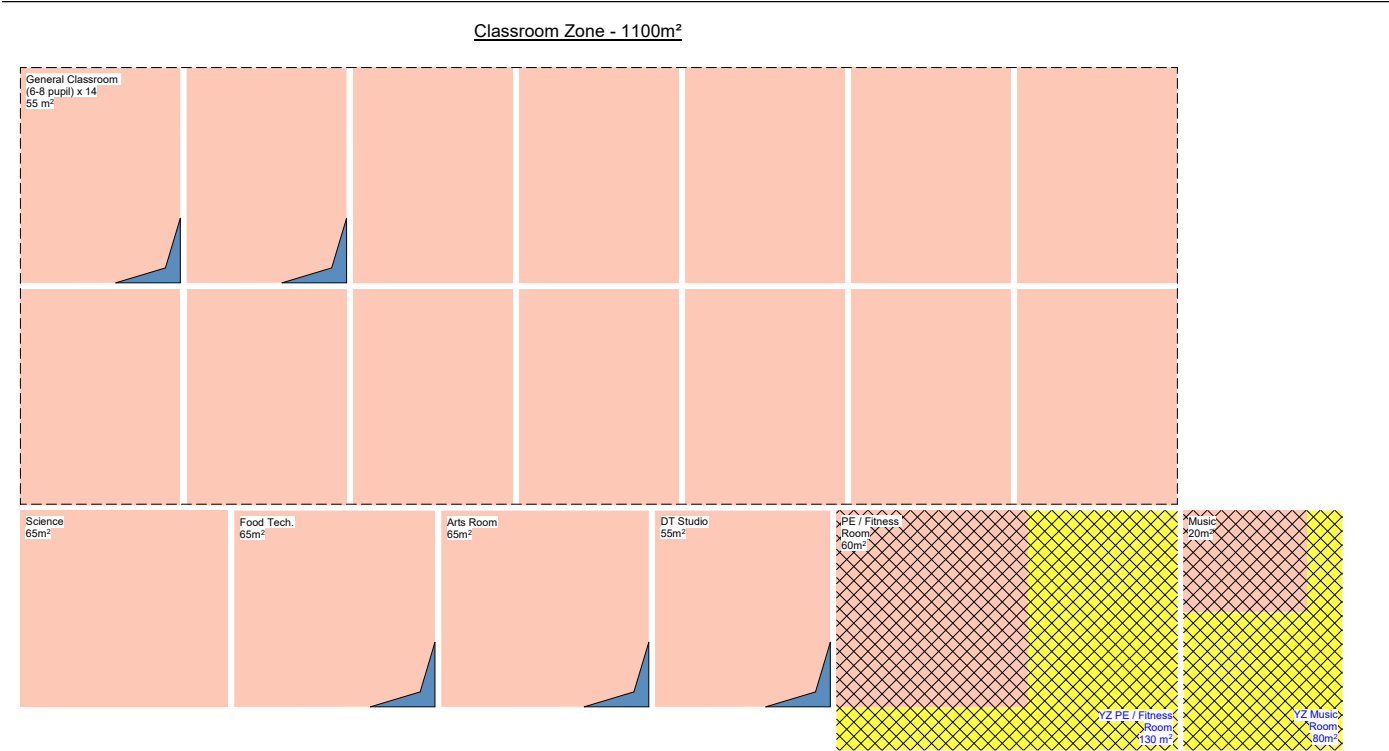
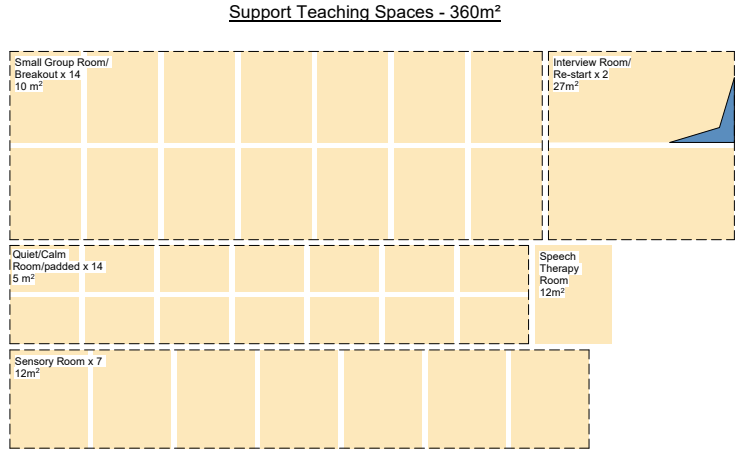
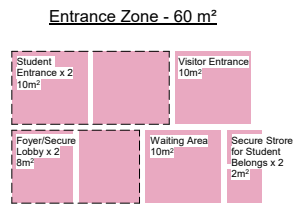
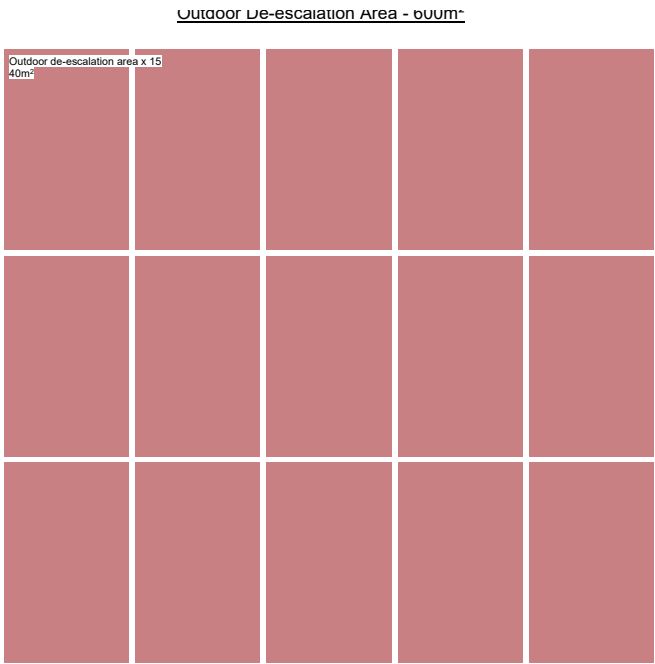
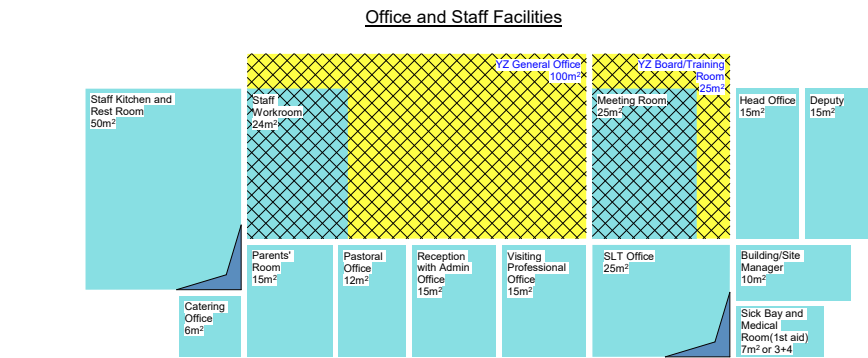
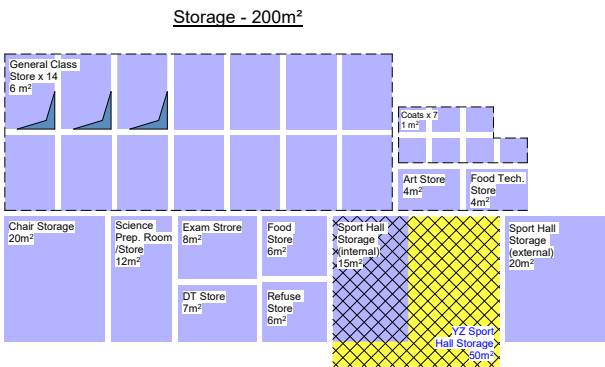
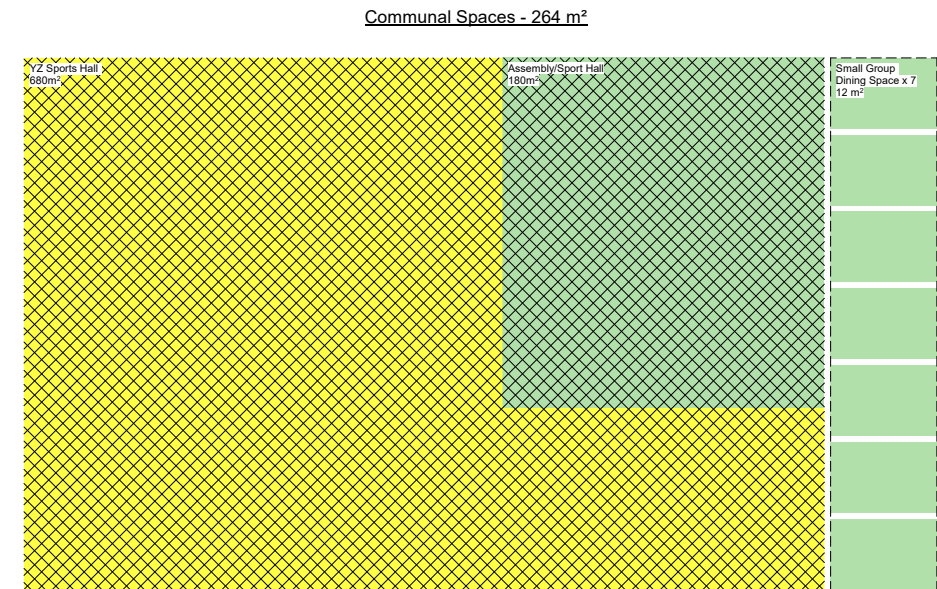
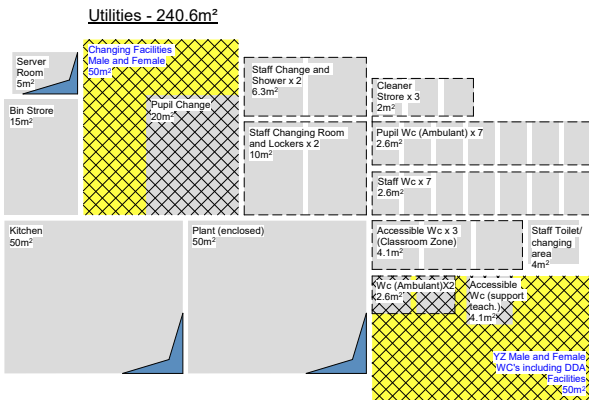
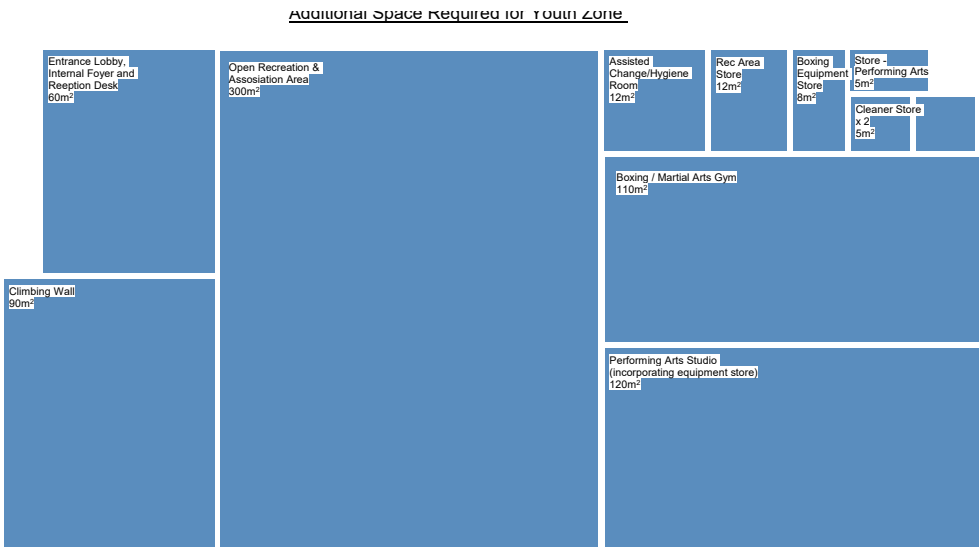
Subtotal								1232.2
Circulation	25%						As % of gross area	330.8
Partitions	3%						As % of gross area	9.9
Gross Internal floor area								1663.9
Gross internal floor area per pupil								33.3
Outdoor	*at back of the school							
Outdoor area	40		120.0		1		1 area per general class, and sharing one for two of Restart. A covered outdoor space, 2.5 m deep, can become a positive extension to the class base.	120
3g grass pitch		1200-4018	1200.0		1	BB77	5 a-side football pitch size: 38.5m by 32m (including 1 meter perimeter around the pitch itself), 1168 sq.m	1200
Car Park			432.0		1	Planning Policy Guidance Note 13 "Transport" (PPG13)	Secondary School: ervice Provision Standard service requirement. Staff/Visitor Provision Staff 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces. (approx. 20 staff + 5 spaces= 25), based on 2.4 by 4.8 standard space and approx. 50% for circulation and maneuvering space, turning space etc.	432
Outdoor Area Sub-total (exlcude external circulation spaces)								1752.0
Approx. Total Gross Area for AP								3415.9

Partially covered external area.

Due to site restriction, we will provide as many parking space as possible (alternative transport method may be suggested for various site.

0.2.3 Pupil Referral Unit (PRU) with Youth Zone (YZ)

Total area (excluding circulation) = 3058.6 m²
Including additional space for youth zone = 3785.6 m²
*All spaces excluding circulation





key												
	Class Room	Adequate sharing space between PRU and YZ										
	Support Teaching Space	Possible sharing space between PRU and YZ, require additional space for YZ										
	Storage	Additional space required for YZ										
	Utilities											
	Communal Space											
	Office and Staff Facilities											
	Entrance Zone											
	Outdoor de-escalation area											

Zone	Spaces	Area as per existing facility (m²)	Recommended Area (m²)	Proposed Area (m²)	Occupancy	Numer of Rooms	Guidance Resource	Comments	Gross Internal Floor Area (m²)	*Note	Additional space needed for Youth Zone Min. (m²)	Additional space needed for Youth Zone Max. (m²)	
GF	General Class Room	43-54	55- 65	55.0	6- 8	14	BB77	User comment: approx. 5 pupil per class.	770	*90 places in PRU			
	General Class Store	5	6	6.0		14	BB77	1 per class base, off the class, including	84	approx 50 staffs			
	Small-group room/ Breakout	5	10	10.0	1-1	14	BB77	learning support, calming, respite or one-to-one Work. This should be a quiet room and may have some acoustic treatment.	140	*no.2 class per cluster, so 7 clusters (including specialist)			
	Quiet / Calm Room	3-9		5.0		14			70	*20 classes in total			
	Sensory Room	12	12	12.0		7		Choice of one large 'white room' or two small rooms	84				
	Small Group Dining Space	12		12.0		7		Smaller dining area per cluster	84				
	Coats	1		2.0		7			14				
	Pupil WC (Ambulant)		2	2.6		7		Gender separated? Number of washroom should be equivalent to 10% of the number of pupils. 'Standards for School Premises' (DfEE 0029/2000)	18.2				
		2						including IPS boxing	18.2				
		Staff WC	2	2	2.6		7			18.2			
GF	Disable WC		4	4.1		3	Doc M	no wheelchair user has to travel more than 40m for disable toilet. Additional may be required to meet Building Regulations Part M depending on layout. *One by reception, and two spread across the site	12.3				
	Practical Specialist Spaces												
	Arts Room	55	65	65.0	up to 8	1	BB77		65				
	Art Store		4	4.0		1	BB77		4				
	Science	55	65	65.0	6- 8	1			65				
	Science preparation room/ store		12	12.0	staff only	1	BB77		12				
	Food Tech	55	65	65.0	6- 8	1	BB77		65				
	Food Tech Store		4	4.0		1	BB77		4				
	DT Studio	55		55.0		1			55				
	DT Store		7	7.0		1	BB77		7				
GF	Music			20.0		1		1 to 1 music room, therapeutic	20				
	Speech Therapy Room		12- 15	12.0		1		a deck, chairs, lockable filing cabinet and double full-height storage cupboard.	12				
							BB77						
	Pupil Change	20		20.0		1			20				
	WC (ambulant)			2.6		2			5.2				
	Disable WC		4	4.1		1	Doc M		4.1				
	PE / Fitness Room	60		60.0	Varies	1	BB77		60				
	Sport Hall Storage (internal)	10	10	15.0		1		Long store with a shallow depth directly off the hall: large equipment: trampolines, moveable goals for football, and nets.	15				
							BB77						
	Sport Storage (external)			20.0		1			20				
GF	Assembly/ Sport Hall	180	180	180.0		1		size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adaptability. Opens directly on to an external recreation area.	180				
	Chair storage		8-10	20.0		1			20				
	Kitchen		50	50.0		1		50m2 for a kitchen preparing meal on site for about 100 pupils and staff. (include 10m2 servery)	50				
							BB77						
	Catering office		6	6.0		1	BB77		6				
	Food Store		6	6.0		1	BB77		6				
	Refuse Store		6	6.0		1	BB77		6				
	Cleaner Store		2	2.0		1	BB77		2				
	Staff Toilet/ changing area		4	4.0		1	BB77		4				
	Staff Areas												
FF	Staff Kitchen and Rest Room	34	50	50.0		1	BB77	Include a 'L' shape kitchen area; away from general classrooms, quiet space to socialise and relax in good suitable condition.	50				
	Staff Workroom	22	23.4	24.0	6 staff	1	HSE	based on HSE 11 cubic metres per workstation, and 6 staffs.	24				
	Meeting Room	20-30	25	25.0		1	BB77		25				
	Head Office	12	15	15.0		1		prefer to be near school entrance, a desk, chairs, storage cabinets and a meeting table etc seat at least 6 people	15				
							BB77						
	Deputy	12	10	15.0		1			15				
	SLT Office	10	25	25.0	3 staff	1		Staff to plan and prepare programmes of work for pupils, photocopier, audio-visual equipment and storage	25				
							BB77						
	Visiting Professional Office		15	15.0		1		e.g. peripatetic specialist, therapists, medical and healthcare and other multi-agency staff?	15				
							BB77						
FF	Building/ Site Manager	12	10	10.0		1	BB77		10				
	Cleaners		2	2.0		2			4				
	Staff Changing Room and Lockers		10	10.0		2	BB77	COSHHH cupboard need extra ventilation male and female	20				
	Staff Change and Shower		6.3	6.3		2		Including IPS boxing; Shower semi-ambulant standing - 8.6 sq.m if shower independent wheelchair	12.6				
							BB77						
	Server Room	5		5.0	staff only	1			5				
	Interview Room / Re-start	27		27.0		2	User	same or double size of the room 12m2 that we were in with Acting Head?	54				
	GF	Parents' room		15	15.0		1	BB77	Minimum 15m2, sited near the reception (separate entrance) area opening directly off a circulation space. Includes a small worktop, sink, fridge and storage, several soft chairs, a low table, display space, book/magazine shelves and notice boards.	15			
		Pastoral Office (counselling)	10		12.0		1			12			
Reception with Admin Office		15	12	15.0	3 staff	1			15				
Exam Store			5	8.0		1		double locked, with metal plate in ceiling and walls.	8				
Sick Bay and Medical Room (1st aid)		7		7.0		1			7				
Other													
Visitor Entrance		10	10	10.0		1	BB77		10				
Waiting Area				10.0		1		Welcome and display area of pupils' work - area included in circulation *no sliding door, double door on control	10				
Student Entrance		10	10	10.0		2	BB77		20				
Foyer / Secure Lobby		10	8	8.0		2	BB77		16				
GF	Secured Store for students belongs			2.0		2			4				
	Plant (enclosed)			50.0		1		Size to be confirmed by M&E; allowed for standard heating system	50				
		50					BB77		4				
	Bin Store (external)			15.0		1			15				
	Subtotal												
									2458.6				
	Circulation	25%						As % of gross area	614.7				
	Partitions	3%						As % of gross area	73.8				
	Gross Internal floor area								3147.0				
	Gross internal floor area per pupil								35.0				
Outdoor							*at back of the school						

	Outdoor de-escalation area	40		40.0		15		1 area per general class, and sharing one for two of Restart. A covered outdoor space, 2.5 m deep, can become a positive extension to the class base.	600	
	3g grass pitch		1200-4018	6903.6		1		Full size (standard full size pitch) of 104.6m by 66m (including 1 meter perimeter around the pitch itself).	6903.6	
	Car Park			1235.0		1	Planning Policy Guidance Note 13 "Transport" (PPG13)	Secondary School: envice Provision Standard service requirement. Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces. (approx. 62 staff + 5 spaces= 67), based on 2.4 by 4.8 standard space and based on estimate 60% for circulation and maneuvering space, turning space etc.	1235	
Outdoor Area Sub-total (exclude external circulation spaces)									8738.6	
Approx. Total Gross Area for PRU									11885.6	
Subtotal									Ground Floor: Gross Internal Floor Area	2188.0
									First Floor: Gross Internal Floor Area	270.6
Total									Ground Floor Gross Internal floor area	2860.6
									Approx. Total Gross Area for PRU (2 storey)	11539.2

Zone	Spaces	Min. Area (m ²)	Max. Area (m ²)	Occupancy	Number of Rooms		Gross Internal Floor Area (m ²)	Note	Additional space needed for Min. Youth Zone (m ²)	Additional space needed for Min. Youth Zone (m ²)
	Entrance Lobby, Internal Foyer and Reception Desk	50	60.0	2-4	1			Can this entrance be shared with Staff/ visitor entrance?	50	60.0
	Open Recreation & Association Area	250	300.0	60 - 100	1			Comprising: General Recreation Area, Small Café Area, 'Chill-out' Area and Informal Arts & Craft Area	250	300.0
	Rec Area Store	10	12.0	0	1				10	12.0
	Kitchen and Servery	35	45.0	2- 4	1				0	0
	Sports Hall (broadly in accordance with Sport England specifications)	600	680.0	25 - 40	1				420.0	500.0
	Store - Sports Hall	30	40.0	0	1				15.0	25.0
	Fitness Suite	110	130.0	20 - 30	1				50.0	130.0
	Store - Fitness Suite	0	0.0	0	1					
	Climbing Wall	70	90.0	12 - 20				Definitely not possible to combine the space with Sport Hall for example, as the climbing wall require a decent depth, non- temporary sponged floor and restricted access to facility.	70	90.0
	Boxing / Martial Arts Gym	90	110.0	15 - 25					90	110.0
	Store - Boxing Equipment	4	8.0	0					4	8.0
	Performing Arts Studio (incorporating Equipment Store)	100	120.0	25 - 35					100	120.0
	Store - Performing Arts	3	5.0	0					3	5.0
	Music room	70	80.0					(incorporating a separate sound studio and separate radio 'booth' not sound-proofed but with enhanced acoustic treatment)	50.0	60.0
Art Room	Film and multi-media room	20	25.0	10 - 15					0	0
	Changing Facilities (Male/Female)	40	50.0	10 - 20					20.0	30.0
	Assisted Change/ Hygiene Room	14	16.0	2 - 4					14	16.0
	Male and Female WC's including DDA Facilities	40	50.0	1					30.7	50.0
Interview/ Restart Class	Inclusion room (ground floor and with enhanced acoustic treatment)	20	25.0							
	Group work room	20	25.0	6 - 12					0	0
	Enterprise Zone	25	35.0	2 - 4					0	0
	Arts, Crafts & Fashion Room	35	40.0	10 - 20				(with water supply and drainage - preferably close to informal arts & crafts space in recreation area)	0	0
DT Studio	Health, Beauty and Wellbeing Activity Room	25	35.0	10 - 15				(with water supply and drainage)	0	0
	One-to-one or small group work rooms	10	15.0	2 - 4	2				0	0
Parent's Room	Board/Training Room	30	40.0	12 - 20					0	6.0
	General Manager's Room (with connectivity to General office)	20	25.0						5.0	15.0
SLT Office				1 - 4					0	0

		I.T Server Room		5	7.0	0							
		General office		90	100.0	16 - 20		(approximately 10 - 12 workstations and 4 - 6 'hot-desk' areas)			66.0	76.0	
Staff kitchen		Mentoring kitchen (incorporating a domestic-scale kitchen facility) doubles as staff room		25	30.0	4 - 8					0	0	
		Cleaner Store		3	5.0	0	2		Assumed not sharing with school, or need an additional one.		6	10.0	
		Plant Room		20	30.0	0			May require additional plant, TBC		0	0	
Subtotal Area for YZ				1864	2233						1253.7	1623.9	
Circulation Space				12.50%						156.7	202.9		
Partition				3.00%						37.6	48.7		
Additional Gross Internal Floor Area for YZ									1448.0	1874.6			

0.3 Sites

LEGEND FOR POTENTIAL SITE LOCATIONS

1. Belle Vue Terrace
2. New Kershaw Street
3. Whitefield Centre
4. Redvales South
5. Wellington Road without Grundy Centre
6. Wellington Road with Grundy Centre



* Existing sites in Bury, with highlighted areas indicating potential locations for school development. Screenshot maps from Google Earth. (<https://earth.google.com/>)

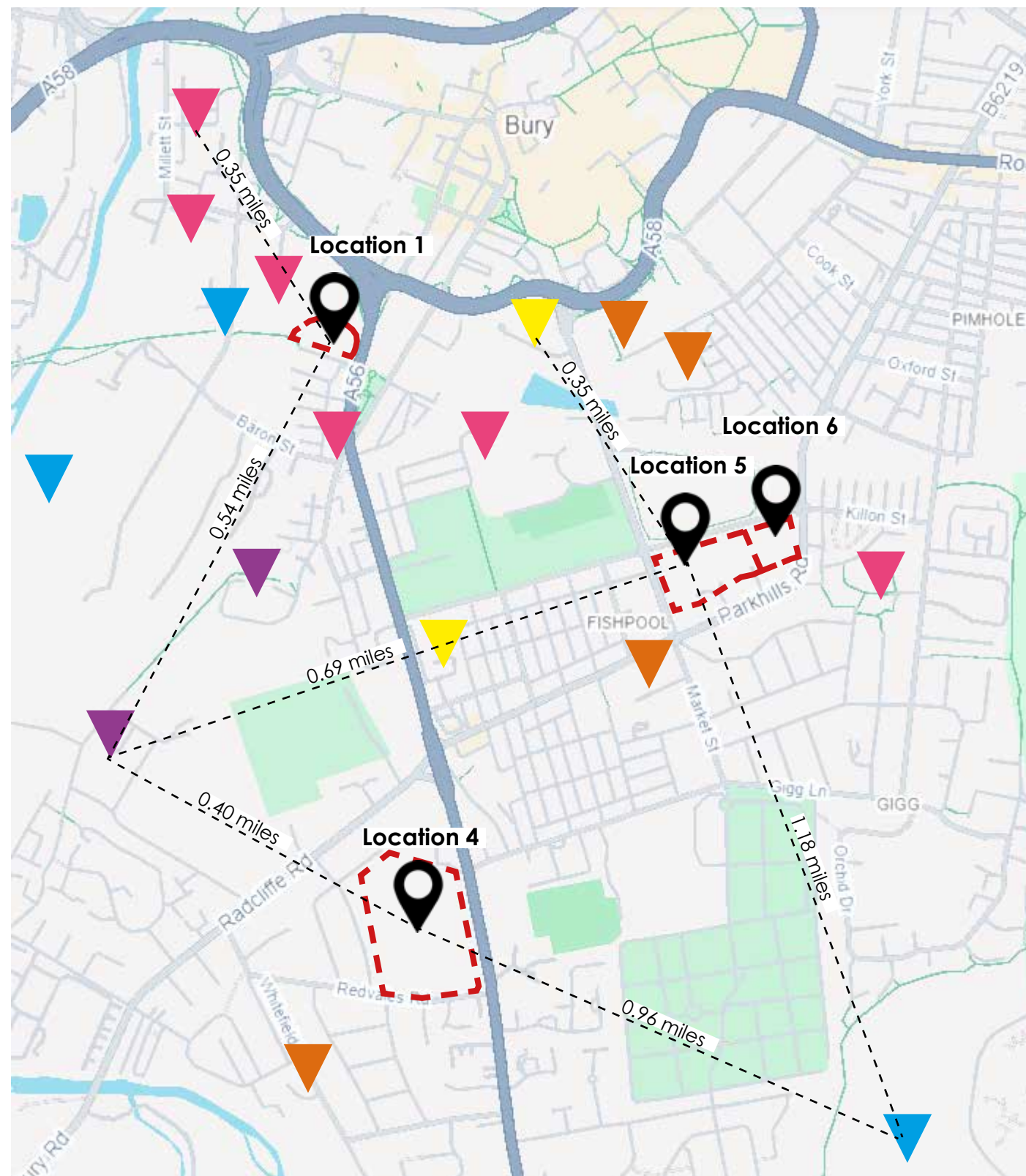
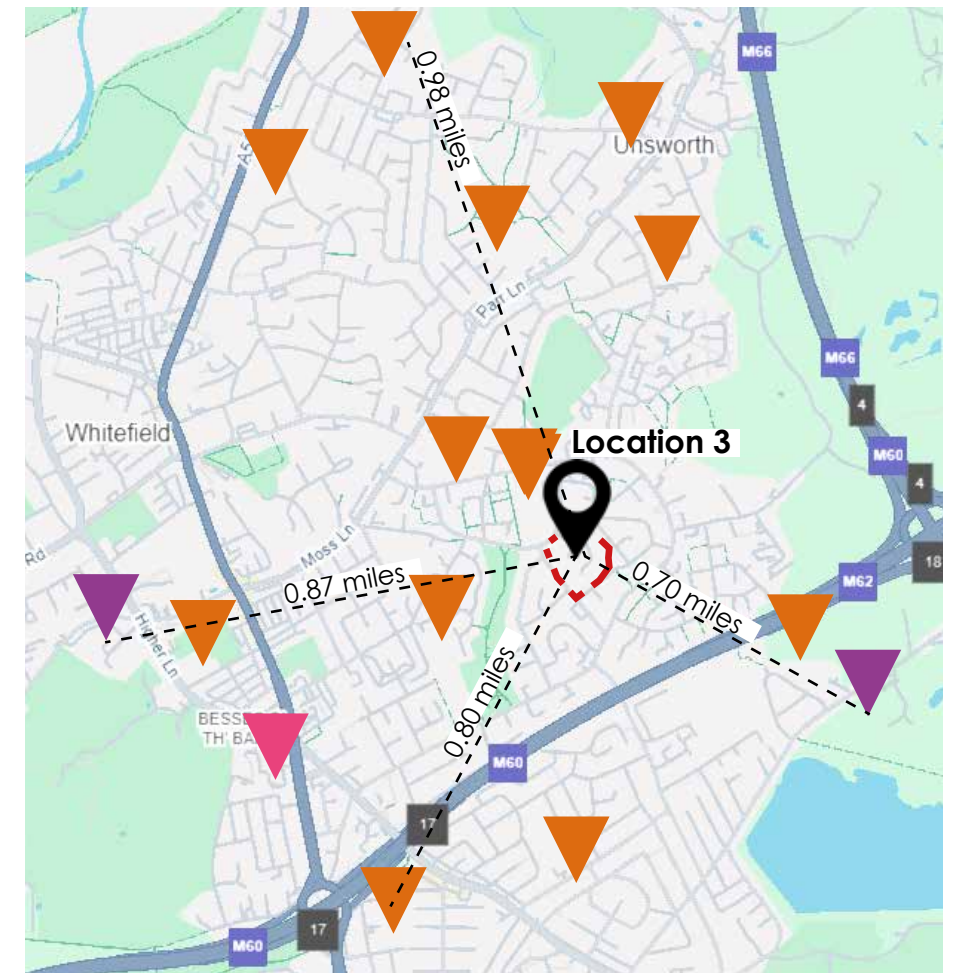
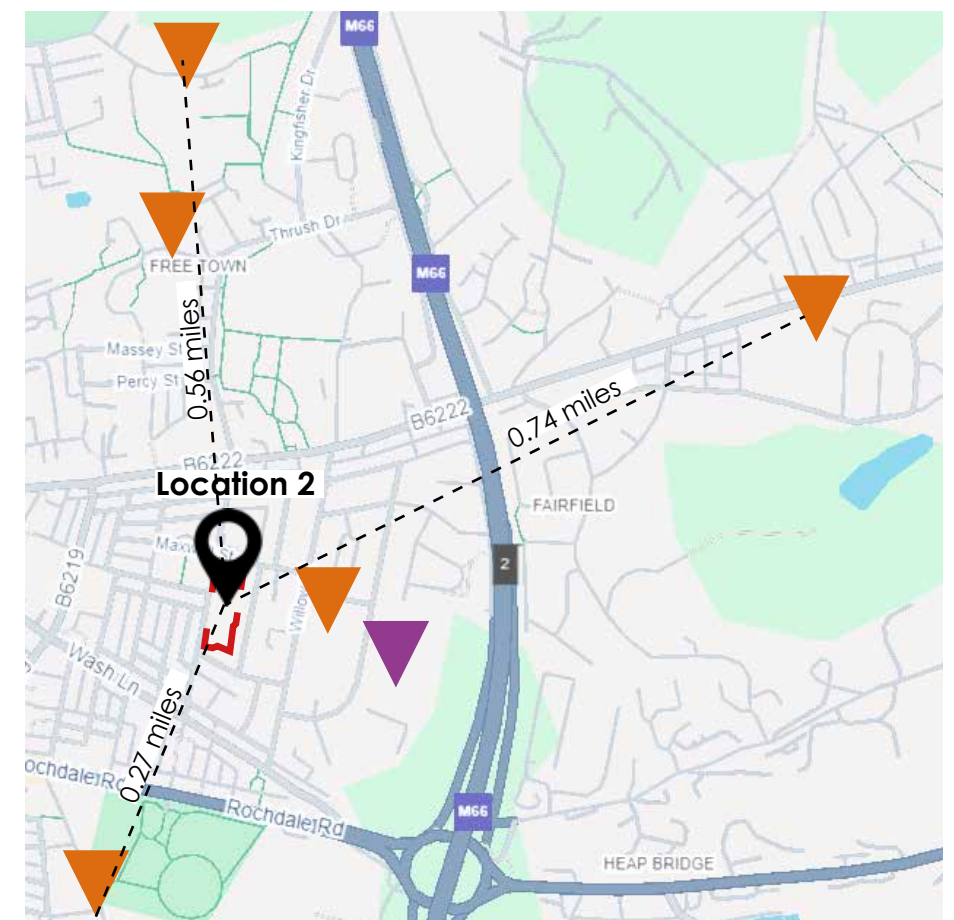
0.4 Existing Education Facilities

This page outlines the existing educational facilities located near the potential sites.

Potential Site Locations

1. Belle Vue Terrace
2. New Kershaw Street
3. Whitefield Centre
4. Redvales South
5. Wellington Road without Grundy Centre
6. Wellington Road with Grundy Centre

- ▼ Nursery
- ▼ Primary School
- ▼ Secondary School
- ▼ High School
- ▼ College
- ▼ Sports School



0.5 Area comparison: Potential Sites VS Proposed SoA

Key

	Enough Space
	Maybe feasible if some scope is compromised
	Not Possible

Plot	Potential Sites	Approx. Site Area (m2)	AP	PRU	PRU + AP	PRU + YZ	PRU +AP +YZ	Required SoA Area (m2)
			3,416	11,885	11,885	13,343	16,759	
Plot 1	Belle Vue Terrace	3,911						
Plot 2	New Kershaw Street	4,724						
Plot 3	Whitefield Centre	2,251						
Plot 4	Redvales South	36,692						
Plot 5	Wellington Road without Grundy Centre	9,991						
Plot 6	Wellington Road with Grundy Centre	13,458						

The table above presents a comparison of the sizes of potential sites and the SoA (Schedule of Accommodation) required for each type of educational facility.

The required SoA areas for each facility are listed across the top of the table, while the potential site options are listed on the left. The areas were compared and calculated as percentages to determine whether the sites could accommodate the proposed facilities.

The results are colour-coded into red, yellow, and green categories:

- **Red** indicates that the site is unsuitable and cannot accommodate the facility.
- **Yellow** suggests that the site might be feasible, but only if some scope is compromised.
- **Green** indicates that the site has sufficient space and is preferable for the facility.

While the Redvales South site is the largest and appears to have ample space for each facility type, it is important to note that this area includes the reconfiguration of the existing three football pitches.

Based on the table, we have developed the Feasibility Scoring Chart to highlight the options categorised as Green and Amber.

We have not included the following items in this report, nor do we have the information at this stage. These items will need to be investigated by specialists in the next stage.

1. Supporting Planning Policy Statement
2. Planning Obligations
3. Sunlighting/Daylighting Assessment
4. Heritage Statement
5. Transport Assessment/Transport Statement
6. Parking and Servicing Details / Cycle parking etc
7. Environmental Pollution
8. Contaminated Land
9. Flood Risk Assessment
10. Archaeology
11. Ecology Assessment and Biodiversity Net Gain (BNG)
12. Tree Surveys and Tree Works Proposals
13. Hard and Soft Landscaping Details
14. Ventilation/Extraction Details
15. Refuse Disposal Details
16. External Lighting Details
17. Statement of Community Involvement
18. Structural Survey
19. Existing and Proposed Levels
20. Crime Impact Statements
21. Coal Mining Reports
22. Sustainable drainage Systems (SuDS)
23. Bat Surveys
24. Utilities Capacity

The Feasibility Scoring Chart (on next page) identifies the potential sites with proposed school facilities, with the aim of scoring sites objectively.

Categories cover factors that impact on both the construction and operation of the proposed facility, access for buildability and access for service users for the proposed educational facilities.

The considerations are listed across the top of the table. The site analysis for each site are also based on these criteria in the later report.

Colour coded as red, yellow, green categories, and are also numerically scored from one to three. One being the lowest (red) and three being the highest (green). The chart categorises from best to least preferred for each type.

Summary/ Conclusion of the char to be explained brief here.

0.6 Feasibility Scoring Chart

Key

3	Good
2	Moderate
1	Bad

Plot	Potential Sites	1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL	RANK
		Existing Site Topography	Site Availability	Potential development Area (m ²)	Proximity to Listed Buildings/ Conservation Areas	Flood Risk	Tree Protection (TPO)	Proximity to neighbouring dwellings	Visibility	Buidability	Coal Mining	Accessability	Accessability for Students	Potential Future Expansion	Flexibility of design		
Feasibility for AP																	
Plot 1	Belle Vue Terrace	2	3	3	3	3	3	2	3	3	2	3	2	1	1	34	
Plot 2	New Kershaw Street	3	2	3	3	2	3	3	3	2	3	3	2	2	2	36	
Plot 3	Whitefield Centre		2	2													
Plot 4	Redvales South	3	1	1	2	1	2	3	3	2	2	3	3	3	3	32	
Plot 5	Wellington Road without Grundy Centre	3	2	1	3	2	3	3	3	3	1	3	2	3	3	35	
Plot 6	Wellington Road with Grundy Centre	3	2	1	3	2	3	3	3	3	1	3	2	3	3	35	
Feasibility for PRU																	
Plot 4	Redvales South	3	1	3	2	1	2	3	3	2	2	3	3	3	3	34	3rd
Plot 5	Wellington Road without Grundy Centre	3	2	3	3	2	3	3	3	3	1	3	2	3	3	37	1st
Plot 6	Wellington Road with Grundy Centre	3	2	3	3	2	3	3	3	3	1	3	2	2	3	36	2nd
Feasibility for PRU + AP																	
Plot 4	Redvales South	3	1	3	2	1	2	3	3	2	2	3	3	3	3	34	2nd
Plot 5	Wellington Road without Grundy Centre	3	2	1	3	2	3	3	3	2	1	3	2	3	1	32	3rd
Plot 6	Wellington Road with Grundy Centre	3	2	3	3	2	3	3	3	3	1	3	2	1	3	35	1st
Feasibility for PRU + YZ																	
Plot 4	Redvales South	3	1	3	2	1	2	3	3	2	2	3	3	3	3	34	1st
Plot 5	Wellington Road without Grundy Centre	3	2	2	3	2	3	3	3	2	1	3	2	3	1	33	2nd
Plot 6	Wellington Road with Grundy Centre	3	2	3	3	2	3	3	3	3	1	3	2	1	2	34	1st
Feasibility for PRU + AP + YZ																	
Plot 4	Redvales South	3	1	3	2	1	2	3	3	2	2	3	3	3	3	34	1st
Plot 6	Wellington Road with Grundy Centre	3	2	2	3	2	3	3	3	3	1	3	2	1	2	33	2nd

1.0 Belle Vue Terrace - Plot 1

Site Analysis



Figure 1.1 Existing Site (Google Map), Date: 2024.11.06)



Figure 1.2 Map for Listed Building and conservation area, (<https://historicengland.org.uk/listing/the-list/map-search/>), Date: 2024.11.06.

1.1 Existing Topography

The primary entrance to the Plot 1 site is from Belle Vue Terrace Street, which is accessible via Manchester Road. The site itself is mostly flat, with an even access level from Belle Vue Terrace Street, simplifying entry. Manchester Road slopes upward as it heads north, and Belle Vue slopes westward, resulting in a slightly lower elevation for the site compared to these surrounding roads. This gradient is managed in the green area between the road and the car park

A topographical survey will be necessary before any detailed design work.

1.2 Site Availability

The Plot 1 site is currently utilised as a public car park, providing parking services to the surrounding area. Its primary designation is to meet anticipated parking demand associated with the development of a nearby site on Haymarket Street, intended for office and retail use.

1.3 Potential Development Area (m²)

The overall area of Plot 1 is approximately 3,911m².

2.4 Proximity to Listed Buildings / Conservation Areas

The site is not within close proximity to any conservation areas. Approximately 150 meters from Plot 1, there are two notable Grade II listed buildings located in Whitehead Gardens: the Clock Tower and the Lancashire Fusiliers Boer War Memorial. Although nearby, these heritage structures are sufficiently distanced from the site to minimize any direct visual or contextual impact on the proposed development.

It is worth noting that the Bury City Centre is a conservation area with a large amount of listed Buildings, which is approx. 1km from Plot 1.



A.	Heritage Category:	Listed Building
	Grade:	II
	List Entry Number:	1067232
	Date first listed:	29-Jan-1985
	List Entry Name:	Clock Tower, Whitehead or Tower Gardens
	Statutory Address:	Clock Tower, Whitehead or Tower Gardens, Manchester Road
B.	Heritage Category:	Listed Building
	Grade:	II
	List Entry Number:	1440258
	Date first listed:	12-Jul-2017
	List Entry Name:	Lancashire Fusiliers Boer War Memorial



Figure 1.3 Flood Risk map, the extent of Surface Water (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.06.



Figure 1.4 Flood Risk map, the extent of Rivers and Sea (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.06.

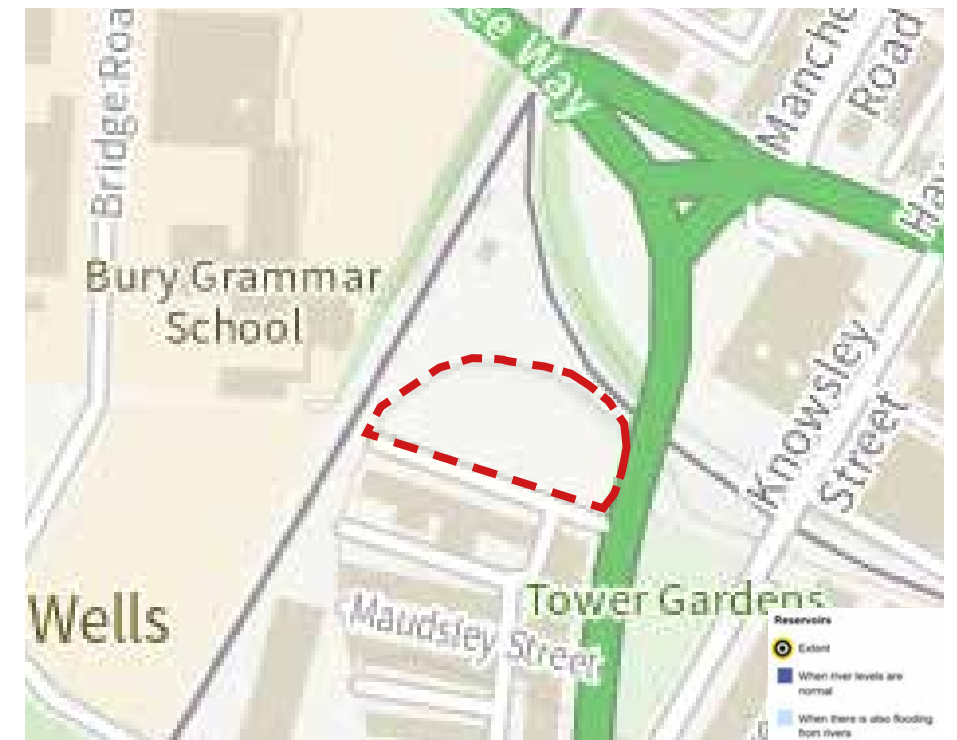


Figure 1.5 Flood Risk map, the extent Reservoirs (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.06.

1.5 Flood Risk

The Belle Vue Terrace area has Very Low risk surface water flooding. 'Very low' means less than 0.1% chance of a flood each year.

The Belle Vue Terrace area is in Flood Zone 1, which means has a low probability of flooding from rivers and the sea. Flooding from groundwater and reservoirs is unlikely in this area.

(Data from <https://check-long-term-flood-risk.service.gov.uk/risk>)

1.6 Tree Protection Orders (TPO)

There are not any tree preservation orders within the proximity of the site.

1.7 Proximity to Neighbouring Properties

The neighboring properties consist primarily of residential properties, with numerous schools and sports centers nearby. Within a 0.5-mile radius, there are eight schools offering various educational opportunities. Additionally, the area is within walking distance of Bury Town Hall, providing convenient access to essential community services.

To the west and north, a railway line runs in close proximity to the site, which may have implications for noise safety and visual impact. These factors, along with the proximity of schools, should be considered in the design to minimize disruption for site users and ensure a harmonious integration with the surrounding community.

1.8 Visibility

The Plot1 site is surrounded by tall trees, particularly along the residential side, where the only access point is visible through the tree cover. On the Manchester Road side, the site is bordered by both a garden wall and trees, with the road itself sloping upward as it moves north. As the road rises, the site remains at a lower elevation. The northern and western edges of the site face a railway line, and the tree cover along these boundaries further limits visibility at eye level.

1.9 Buildability

The site, currently functioning as a public car park, is suitable for development, specifically for an Alternative Provision (AP) project, but cannot accommodate a Pupil Referral Unit (PRU). Early design sketches indicate that, after allocating space for indoor areas on a single level, the remaining space is insufficient for both car parking and outdoor areas.

The site is bordered by greenery, including mature trees. Although these trees are not subject to a Tree Preservation Order (TPO), care should still be taken during construction to minimize disruption to the surrounding vegetation. These natural elements should be considered during the planning and execution stages to maintain the site's ecological and aesthetic integrity.



Figure 1.6 TPO map (<https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA>), Date: 2024.11.07.

— Site Boundary Line

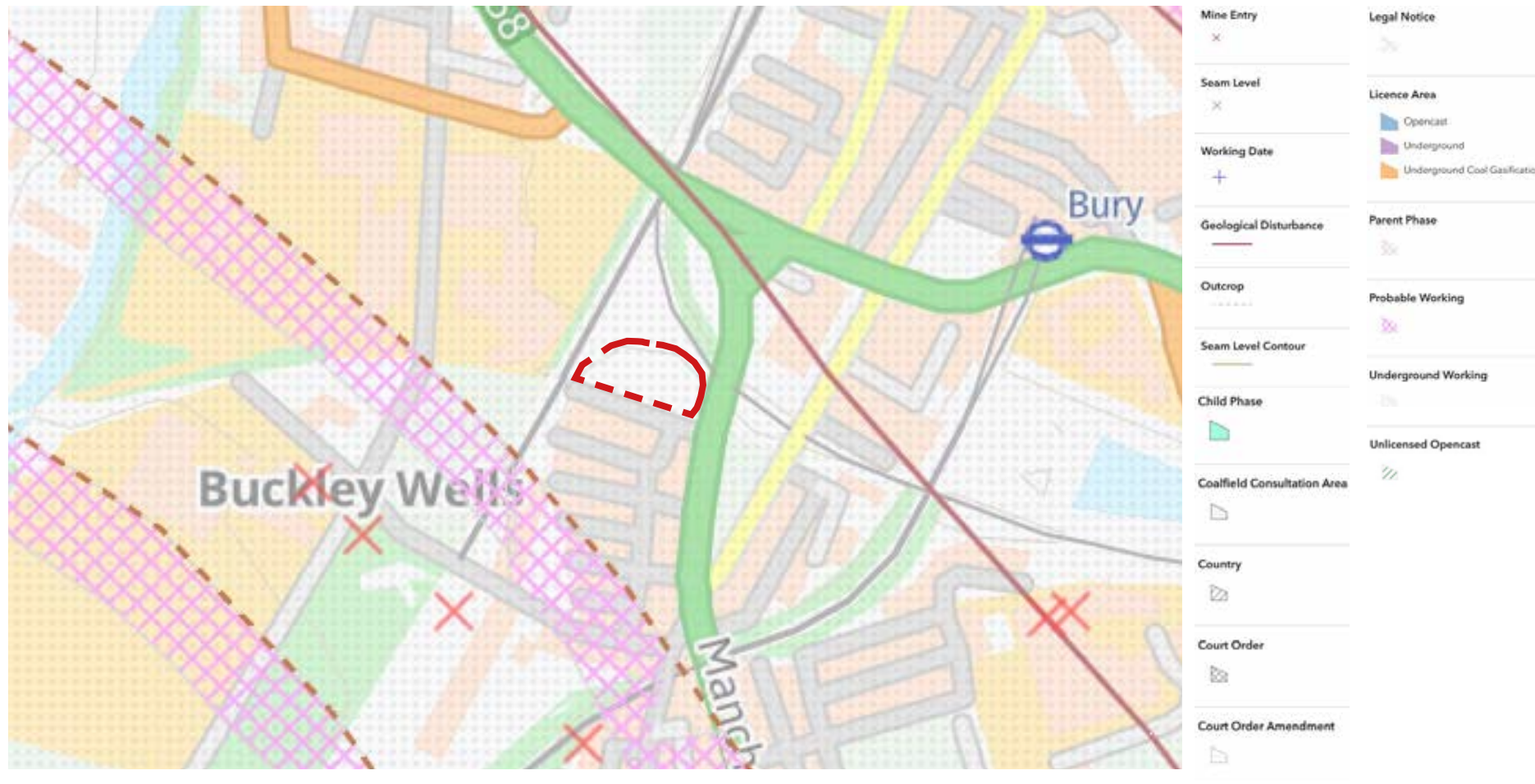


Figure 1.7 Coal Mining Map, The Coal Authority (<https://datamine-cauk.hub.arcgis.com/>), Date: 2024.11.06.

1.10 Coal Mining

The site is under Coalfield Consultation Area as majority of Bury, in which the Coal Authority recommends that a mining search report is required for development purpose.

Several mine entry points are located in close proximity to Plot 1, though none are within the plot boundaries itself. The nearest mine entries are situated on Baron Street, adjacent to the site. Potential mining activities are anticipated in and around Plot 1, with probable workings and outcrop areas identified to the south of the site. Additionally, a geological disturbance line has been identified to the north of the plot.

For Plot 1, any proposed development will require a Coal Mining survey and report. This will assess potential risks from historical mining activities, ensuring that any coal workings or entry points are identified and accounted for in the design and construction processes, to maintain safety and structural integrity across the site.

1.11 Accessibility

The site benefits from public transportation links and convenient vehicular access, making it easily accessible for both residents and visitors.

The site is approximately 7 minutes' walking distance from the Bury tram

stop. Additionally, it is just a 4-minute walk to the Bury Town Hall bus stop, offering further public transport connections. The site is also located about 13 minutes on foot from Bury City Centre.

The site has a connection from the west via a footpath that leads to Belle Vue Street, crossing a bridge. This bridge provides a direct pedestrian route from the school to Belle Vue Terrace, offering access over the railway. As noted by Bury Council, there is a focus on consolidating and strengthening wildlife links and corridors. The Council will not permit developments that negatively impact these identified areas. In particular, new developments within or adjacent to these links are expected to contribute positively to their effectiveness, through careful design, landscaping, and appropriate mitigation measures where necessary. Therefore, the development should be planned to support these ecological corridors and maintain the area's environmental integrity.

1.12 Accessibility for Students

Several schools are located near Plot 1, which may discourage students from the proposed school from traveling through the area. Therefore, an access strategy for students at the proposed school should be considered. This may include planning routes, adjusting school start and

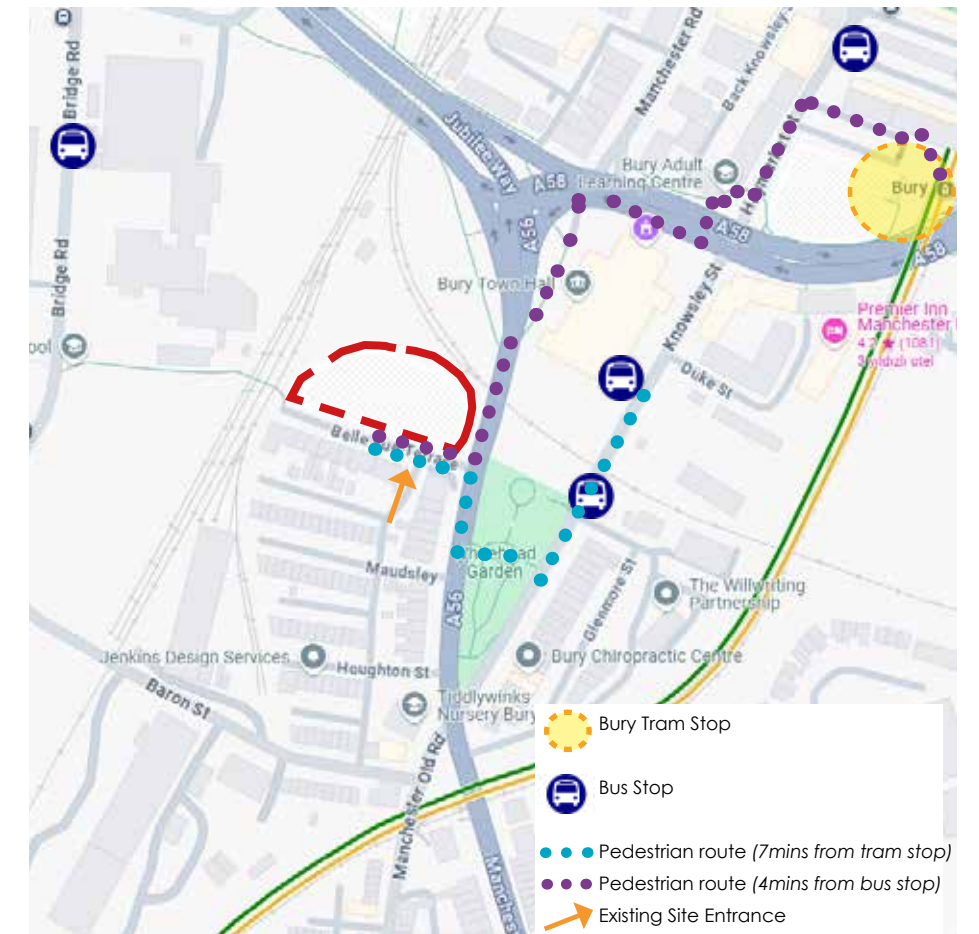


Figure 1.8 Accessibility Map. (<https://www.google.com/maps/>), Date: 2024.11.07.

finish times, and offering alternative transport option.

1.13 Future Expansion Potential

The site is not conducive to future expansion due to several limiting factors. The railway lines to the north and west of the site pose significant physical barriers to expansion in these directions. Additionally, the access roads to the east and west have sloping gradients, which further restrict the available space for development.

Furthermore, the current site layout is already constrained, as it provides limited space suitable only for Alternative Provision (AP) development. The site falls within the limits of its Statement of Accommodation (SoA), which further restricts the possibility for future expansion. Given these constraints, expansion on this site does not appear feasible.

1.14 Flexibility of Design

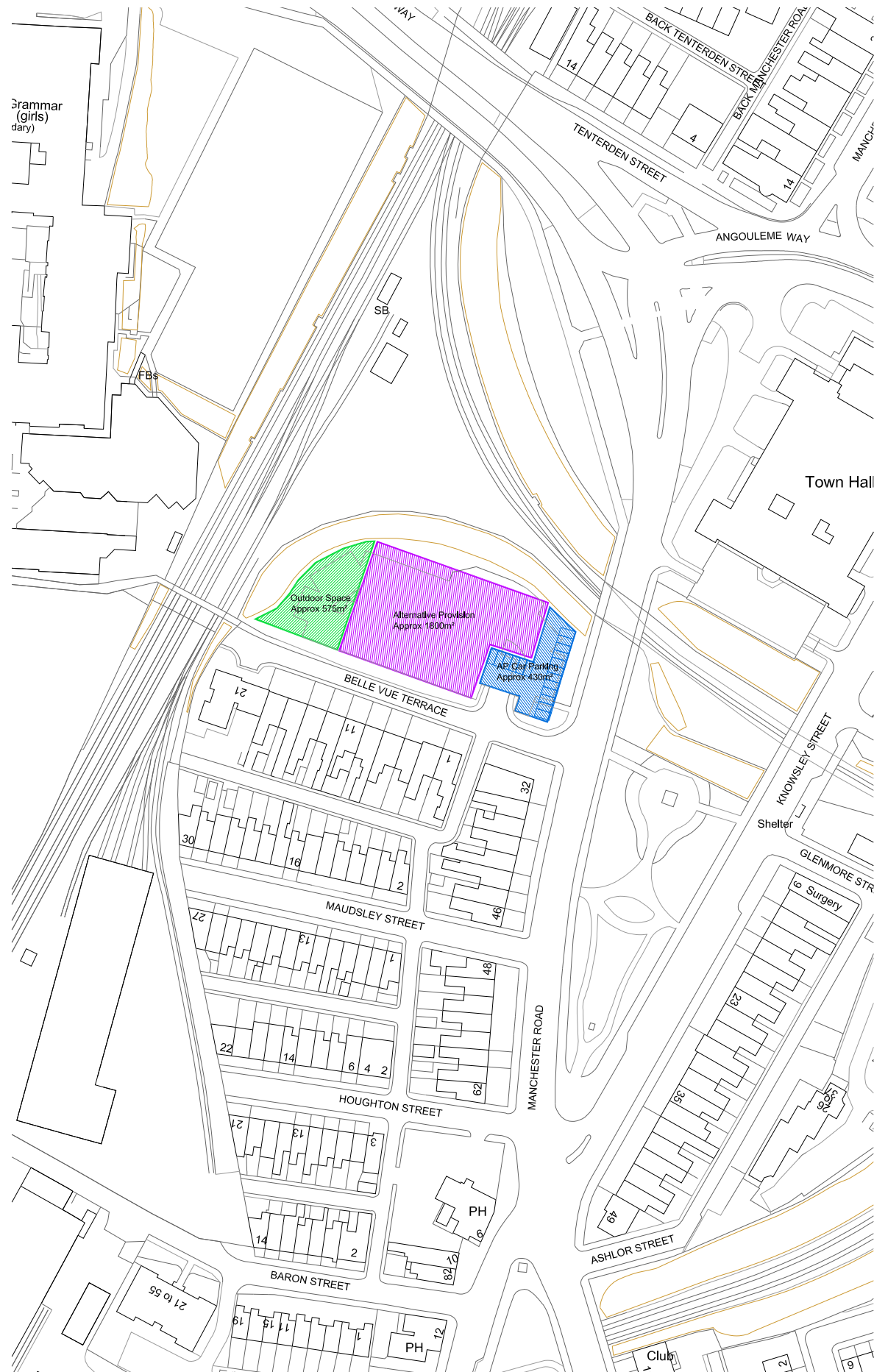
The overall area of Plot 1 is approximately 3,911m², which provides sufficient space for the proposed AP indoor facilities. However, outdoor space is limited, restricting opportunities for expansive outdoor activities. The compact size of Plot 1 also limits flexibility, making it unsuitable for accommodating both a PRU or, PRU and AP on the same site, as there would not be enough space to support the needs of both developments.

Site Views * Photos from Google map and Google Street Views.

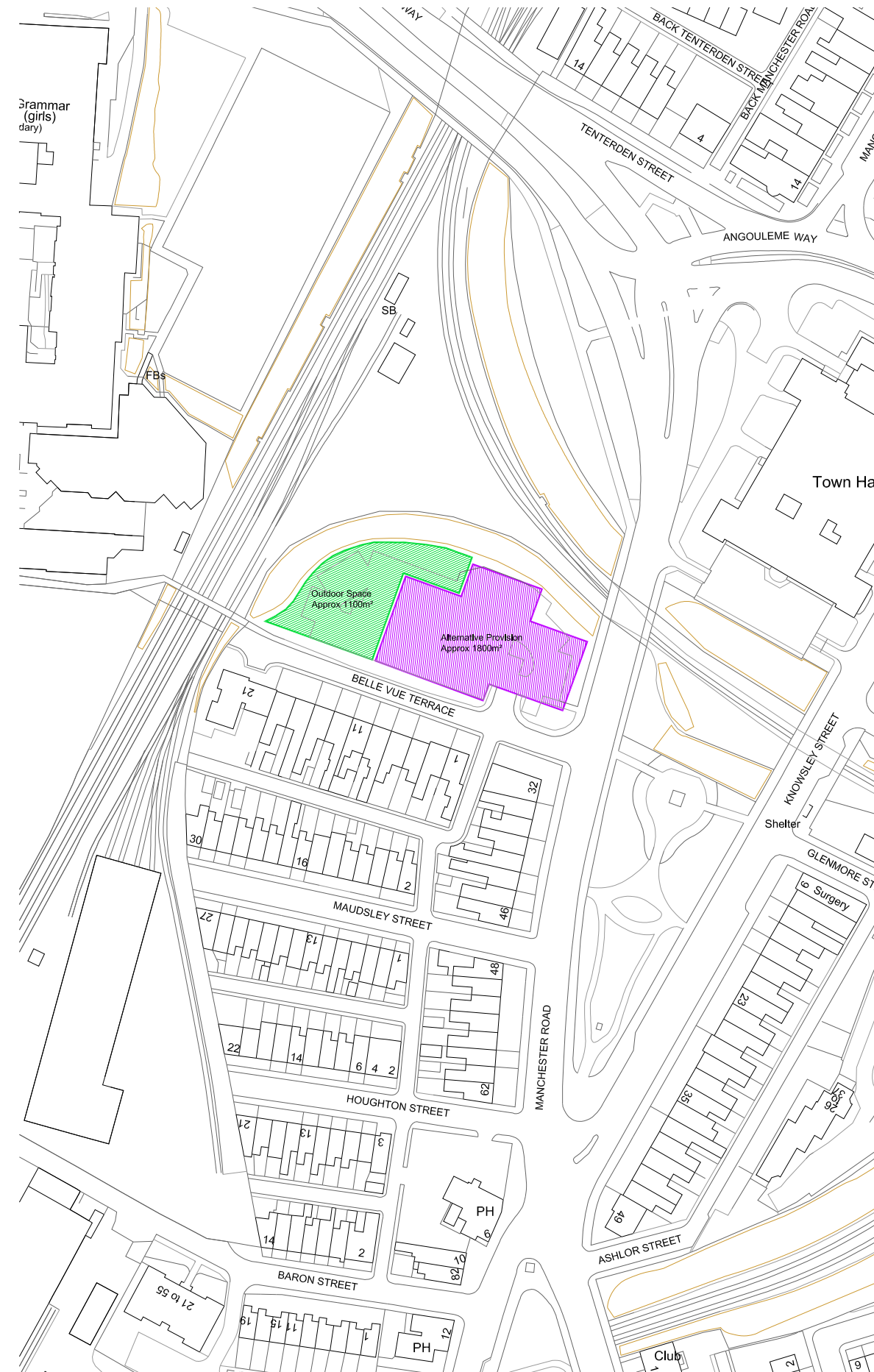


Proposed Massing Layout

Option 1 - AP on the Belle Vue Terrace Site (not to scale)



Option 2 - AP without Car Parking on the Belle Vue Terrace Site (not to scale)



- Pupil Referral Unit
- Alternative Provision
- Outdoor Space
- Car Parking



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2.0 New Kershaw Centre - Plot 2

Site Analysis



Figure 2.1 Existing Site (<https://www.google.com/maps>), Date: 2024.11.12.

2.1 Existing Topography

Plot 2 is primarily accessed via Deal Street on the west side, which serves as the main approach route. The plot sits at an elevated level above Deal Street, with a green area and a noticeable gradient leading up from the road and sidewalk to the plot boundary. Access to the site is facilitated by a sloped ramp from Deal Street, allowing a gradual ascent to an upper level, where the New Kershaw Centre entrance is located. Beyond this initial incline, the plot itself is relatively flat, offering a stable foundation for development.

A topographical survey will be necessary before any detailed design work. This topographic layout and access point need to be carefully integrated into design considerations to ensure both accessibility and seamless connection with Deal Street.

2.2 Site Availability

The Plot 2 site's southern boundary currently accommodates the Spring Lane School - New Kershaw Centre, which is secured by a surrounding security fence. To the north, the site features a hard-surfaced area presently vacant and used as a car park. For any new development within this northern section, demolition of the existing building will be necessary to create the required space for planned facilities.



Figure 2.2 Map for Listed Building and conservation area, (<https://historicengland.org.uk/listing/the-list/map-search/>), Date: 2024.11.12.

2.3 Potential Development Area (m²)

The overall area of Plot 1 is approximately 4.724m².

2.4 Proximity to Listed Buildings / Conservation Areas

The site is not within close proximity to any conservation areas. The closest listed buildings are approximately 400 meters away and include St. Paul's Vicarage and Saint Paul's Church, both of which are Grade II listed. Given the distance between the site and these historic structures, there is no direct visual or contextual link, and any development on the site is unlikely to affect their character or setting. These factors indicate limited constraints from heritage or conservation perspectives for the proposed project.

Site Boundary Line



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1163874
Date first listed:	29-Jan-1985
List Entry Name:	SAINT PAUL'S CHURCH
Statutory Address:	SAINT PAUL'S CHURCH, ST PAULS STREET



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1163719
Date first listed:	29-Jan-1985
List Entry Name:	ST PAUL'S VICARAGE
Statutory Address:	ST PAUL'S VICARAGE, PARSONAGE STREET

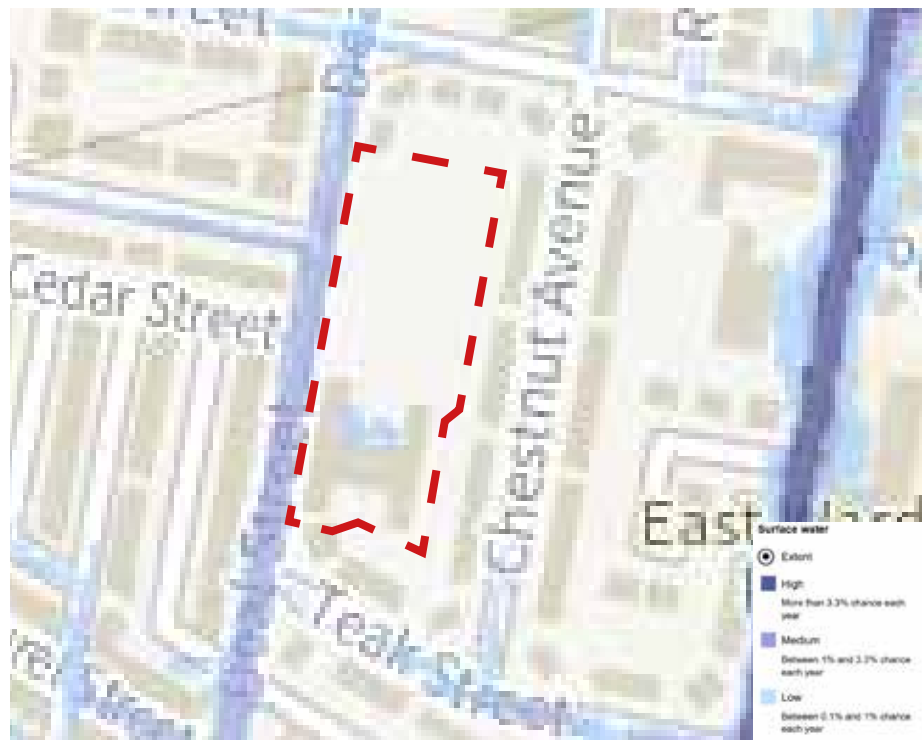


Figure 2.3 Flood Risk map, the extent of Surface Water (<https://check-long-term-flood-risk.service.gov.uk/map?east ing=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.11.



Figure 2.4 Flood Risk map, the extent of Rivers and Sea (<https://check-long-term-flood-risk.service.gov.uk/map?east ing=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.11.

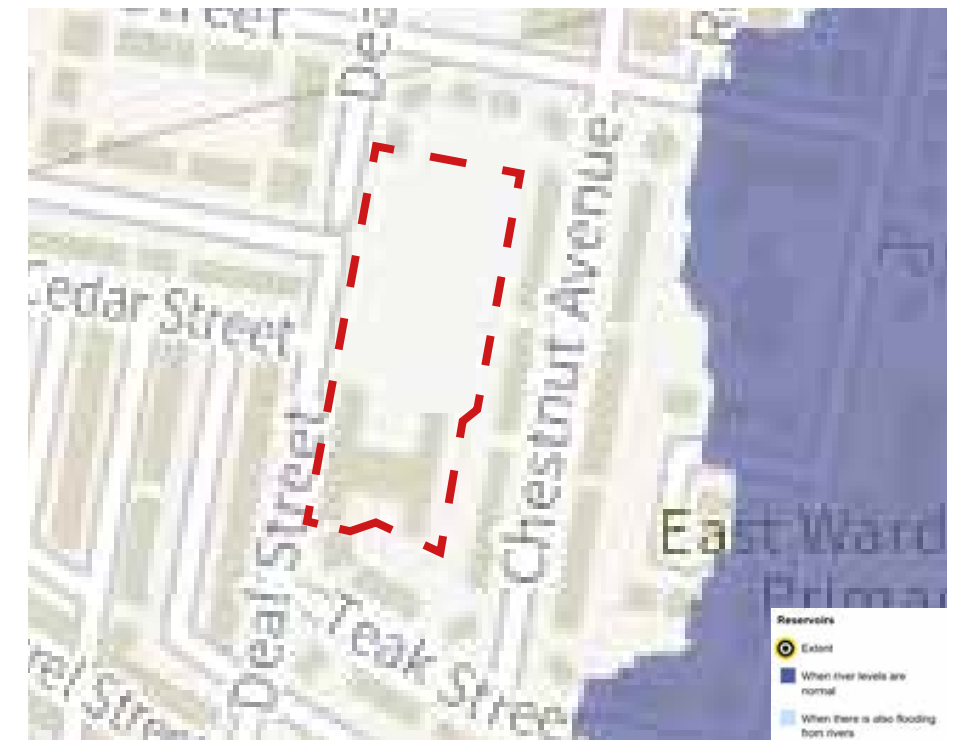


Figure 2.5 Flood Risk map, the extent of Reservoirs (<https://check-long-term-flood-risk.service.gov.uk/map?east ing=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.11.

2.5 Flood Risk

The site is located within Flood Zone 1, indicating a very low probability of flooding from rivers and the sea. Flooding from ground water or reservoirs is also unlikely in this area, reducing overall flood risk for the proposed development.

However, the New Kershaw Centre area shows a medium risk of surface water flooding, with an estimated 1% to 3.3% chance of flooding per year. Within the site itself, surface water flooding is categorized as low risk, but Deal Street, the primary access route, is classified as medium risk. Fortunately, the proposed site is elevated above Deal Street, which reduces the likelihood of direct impact from surface water flooding originating from the road.

The design should include drainage and mitigation measures to address the site's low surface water flood risk and ensure functionality.
(Data from <https://check-long-term-flood-risk.service.gov.uk/risk>)

2.6 Tree Protection Orders (TPO)

There is not any tree preservation orders within the proximity of the site.

2.7 Proximity to Neighbouring Properties

Plot 2 is primarily surrounded by residential housing, with a few commercial businesses nearby. Additionally, two schools are located within a 0.3-mile radius to the east, and a total of five schools of various types are situated within a 0.5-mile radius.

The site is within walking distance of Bury Town Hall, providing convenient access to essential community services.

2.8 Visibility

The north side of the site is currently used as a car park, surrounded by a security fence, so it is clearly visible from Deal Street view. The New Kershaw Centre side continues with the fence, enhanced by low shrubs. The east, north, and south boundaries are bordered by housing with fences, and there are various trees and short shrubs along the edges.

As this is a proposed school site, it is important to design for better privacy and isolation to ensure a secure and focused environment, reducing visual exposure from the surrounding area.

2.9 Buildability

Plot 2 is suitable for an Alternative Provision (AP) development, including car parking and outdoor spaces. The southern part, currently occupied by the New Kershaw Centre, will require demolition. The northern area is available for construction.

Based on early design sketches, it is feasible to begin construction in the northern part while the southern area undergoes demolition and preparation. This phased approach allows for the development of outdoor spaces in the southern area once it is cleared.

Additionally, the visual and physical boundaries between the site and surrounding housing should be improved, and existing foliage should be retained where possible during the design process.



Figure 2.6 TPO map (<https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA>), Date: 2024.11.11.

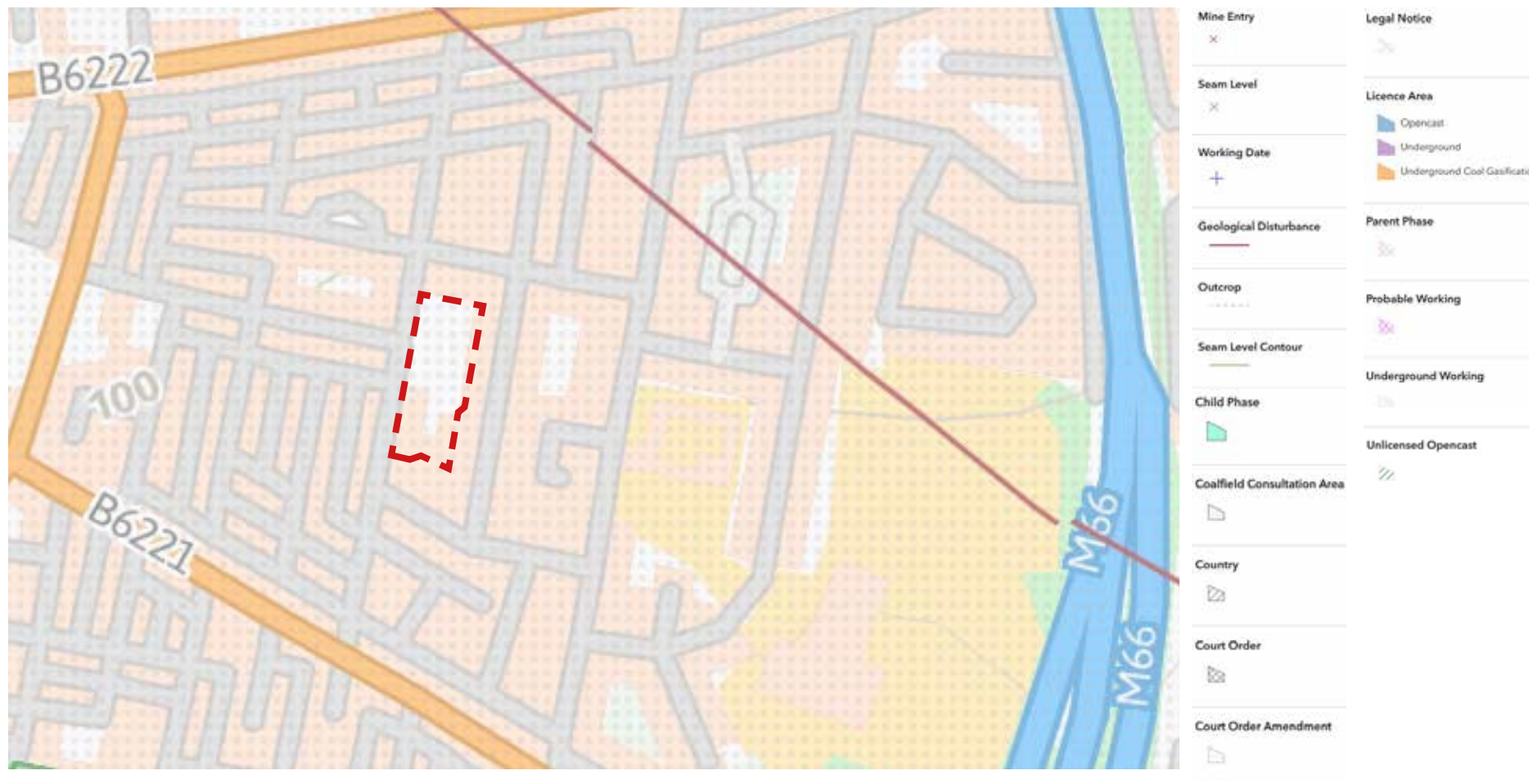


Figure 2.7 Coal Mining Map, The Coal Authority (<https://datamine-cauk.hub.arcgis.com/>), Date: 2024.11.12.

2.10 Coal Mining

The Plot 2 site is within a Coalfield Consultation Area, with a geological disturbance line directly to its north. There are no mine entry points nearby, and the site is not within a probable working area. This indicates a low risk of subsidence or other mining-related issues, supporting the site's suitability for development.

From the information currently available to the Coal Authority, a mining report is recommended for this property

2.11 Accessibility

Plot 2 is well-connected to local and regional transportation options. The site is approximately an 18-minute walk from the city center, allowing convenient pedestrian access. For access to Bury from outside the area, transportation can be achieved by taking the tram to Bury town center, followed by a transfer to a local bus for onward travel.

Buses are accessible within a short walk: stops to the south are reachable in 6 minutes, while those to the north are accessible in about 5 minutes. These options ensure that Plot 2 is easily accessible for pedestrians and public transport users.

2.12 Accessibility for Students

While the site is located close to other schools, the nearby primary school lies to the east and the high school is a few streets to the southeast, minimizing direct congestion around the immediate area. However, the two-way traffic flow directly in front of the site requires specific safety features, such as designated pedestrian crossings, clear signage, and secure drop-off zones to ensure safe access for students. Accessible pathways with curb ramps will further support smooth transitions from bus or vehicle drop-offs to the school entrance, creating a safe and accommodating environment for all students.

2.13 Future Expansion Potential

Plot 2 faces constraints on future expansion due to its surrounding residential developments. Housing properties to the north, south, and east limit the possibility of extending beyond the current plot boundary.

Also, the current size of Plot 2 is just adequate for AP (Alternative Provision) indoor spaces, with limited outdoor space already a constraint. This lack of outdoor area limits flexibility and makes further development challenging within the existing plot boundaries.

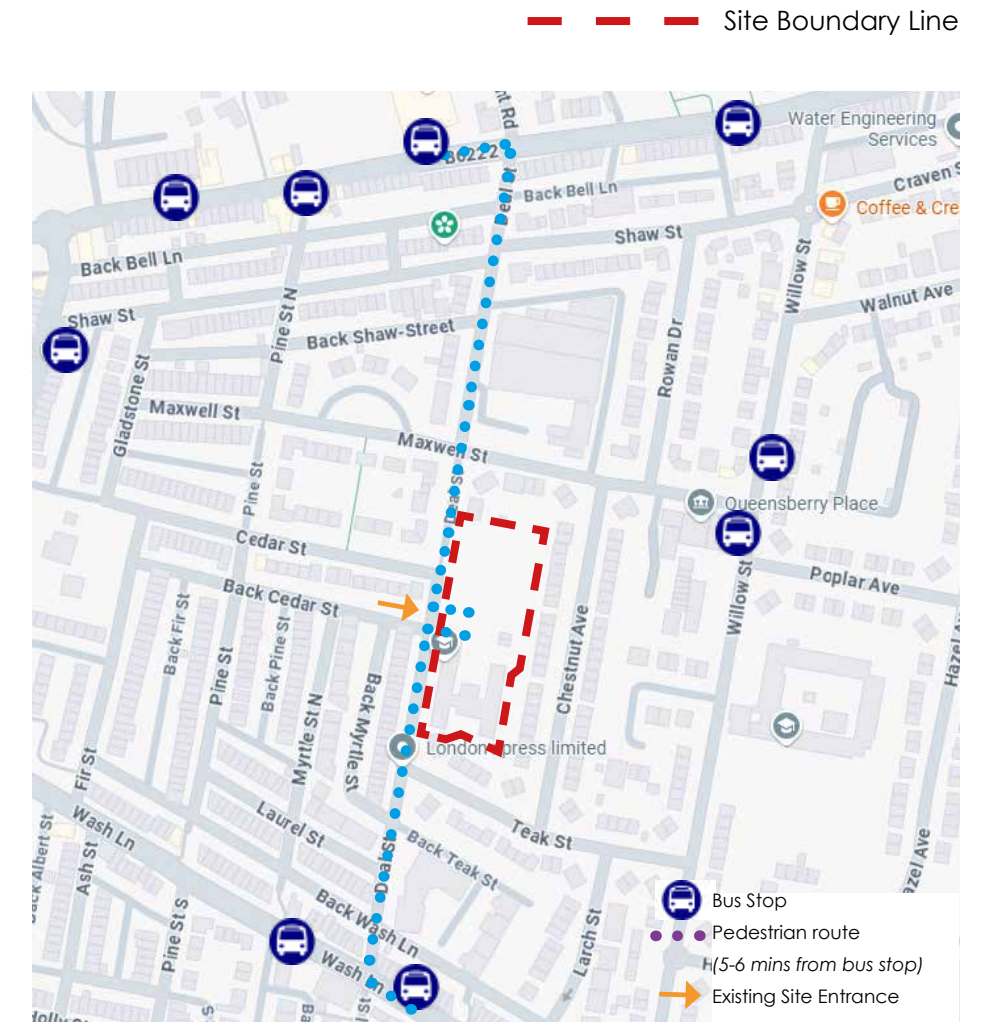


Figure 2.8 Accessibility Map. (<https://www.google.com/maps/>), Date: 2024.11.12.

2.14 Flexibility of Design

The overall area of Plot 2 is approximately 4,724m², which provides sufficient space for the proposed AP indoor facilities. However, outdoor space is limited, restricting opportunities for expansive outdoor activities.

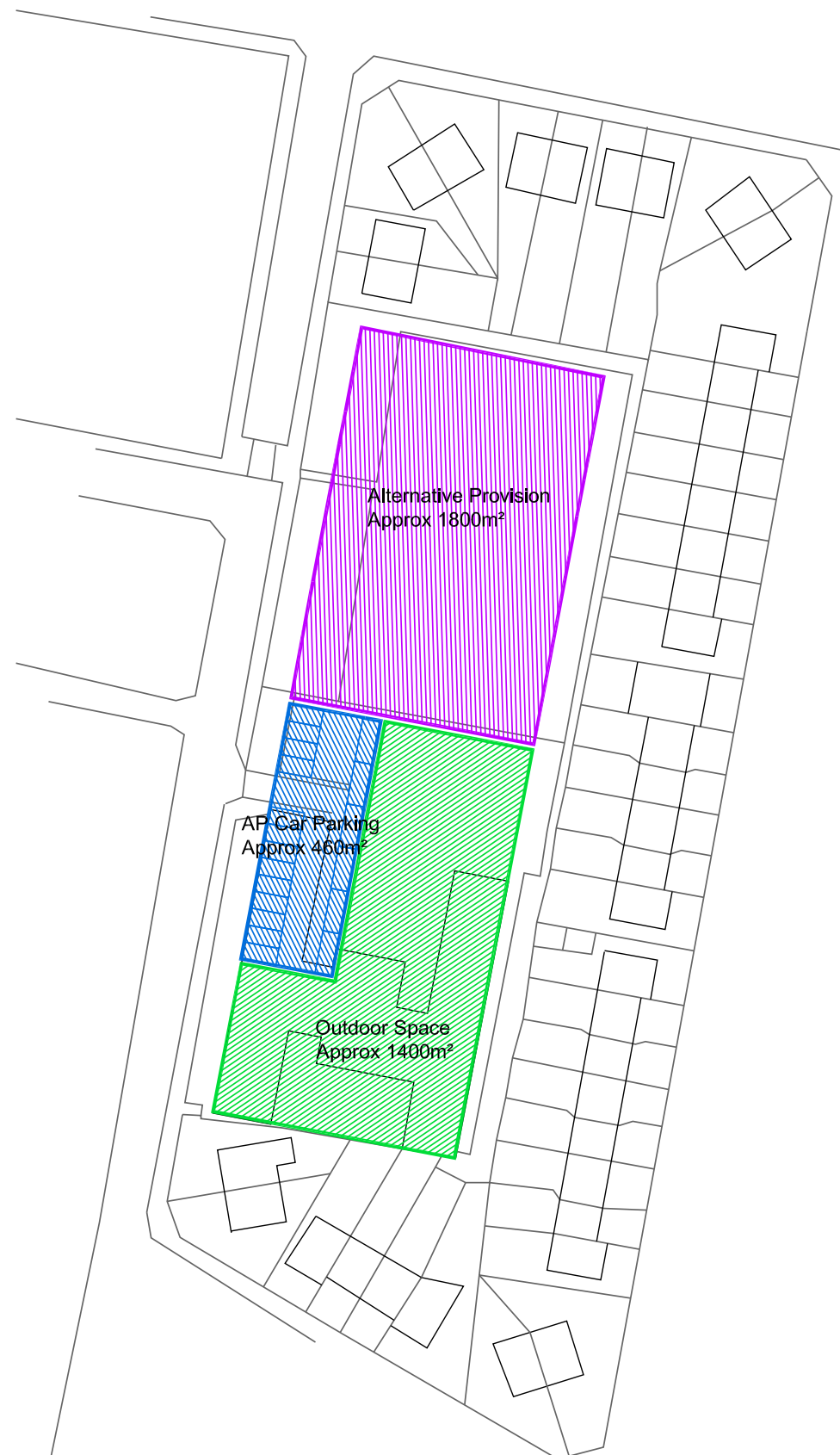
The size of Plot 2 also limits flexibility, making it unsuitable for accommodating both a PRU, or PRU and AP on the same site, as there would not be enough space to support the needs of both developments.

Site Views * Photos from Google map and Google Street Views.

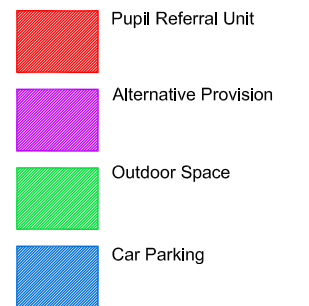


Proposed Massing Layout

Option 1 - AP on the New Kershaw Centre Site (not to scale)



Option 2 - AP on the New Kershaw Centre Site (not to scale)





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3.0 Whitefield Centre - Plot 3

Site Analysis



Figure 3.1 Existing Site (<https://www.google.com/maps>), Date: 2024.11.19.

3.1 Existing Topography

Plot 3 is currently accessed from Albert Road, with a flat transition leading into the car park area. This car park provides access to the existing building on the site. The site gently slopes upward from north to south, with the level change in the car park occurring smoothly. The Whitefield Centre is situated at higher level and is accessed via a combination of ramps and stairs.

There are notable level changes along the western edge of the site, between the building and Hazel Road. This area has been landscaped with greenery and features low shrubs, which obscure the visibility of the level differences from the road.

A detailed topographical survey will be conducted in subsequent phases to collect precise data on the site's elevations and features, ensuring accurate design and development planning.

3.2 Site Availability

The site currently accommodates the Whitefield Centre, which is located on the western side of the plot. On the eastern side, there is a car park. For a new development to proceed, the existing building will need to be removed.

Plot 3 is under Bury Unitary Development Plan (UDP), CF1/1/3. Outline planning permission has been granted for a sports hall and ancillary car parking on this site. The sports hall is to be linked to the use of the building on the site as a community centre. These facilities are to replace those facilities which could be lost by the implementation of Housing Proposal H1/1/40 - Land at Albert Road/Hazel Road, Whitefield.

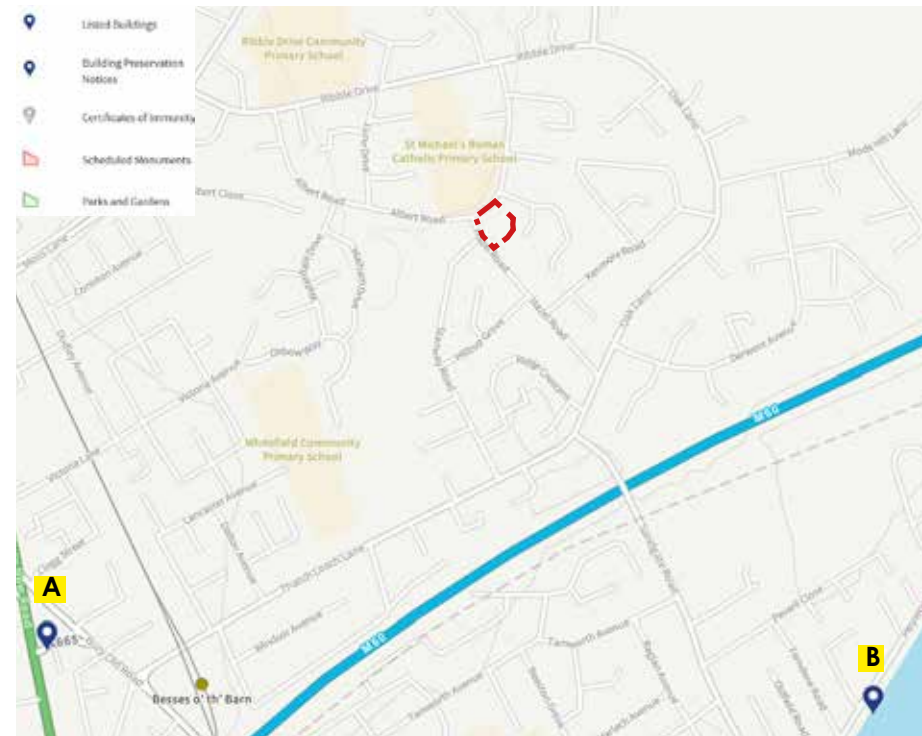


Figure 3.2 Map for Listed Building and conservation area, (<https://historicengland.org.uk/listing/the-list/map-search/>), Date: 2024.11.19.

3.3 Potential Development Area (m²)

The overall area of Plot 3 is approximately 2.252m².

3.4 Proximity to Listed Buildings / Conservation Areas

There are no listed buildings or conservation areas within the site or its immediate surroundings. However, within a 1-mile radius, the nearest listed buildings are the Besses United Church and the Heaton Park Reservoir Pumping Station.

Site Boundary Line



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1309378
Date first listed:	29-Jan-1965
List Entry Name:	BESSES UNITED REFORMED CHURCH INCLUDING ALL ASSOCIATED BUILDINGS ON ISLAND SITE
Statutory Address:	BESSES UNITED REFORMED CHURCH INCLUDING ALL ASSOCIATED BUILDINGS ON ISLAND SITE, BURY NEW



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1376745
Date first listed:	15-Apr-1998
List Entry Name:	HEATON PARK RESERVOIR PUMPING STATION
Statutory Address:	HEATON PARK RESERVOIR PUMPING STATION, HEYWOOD ROAD

— Site Boundary Line

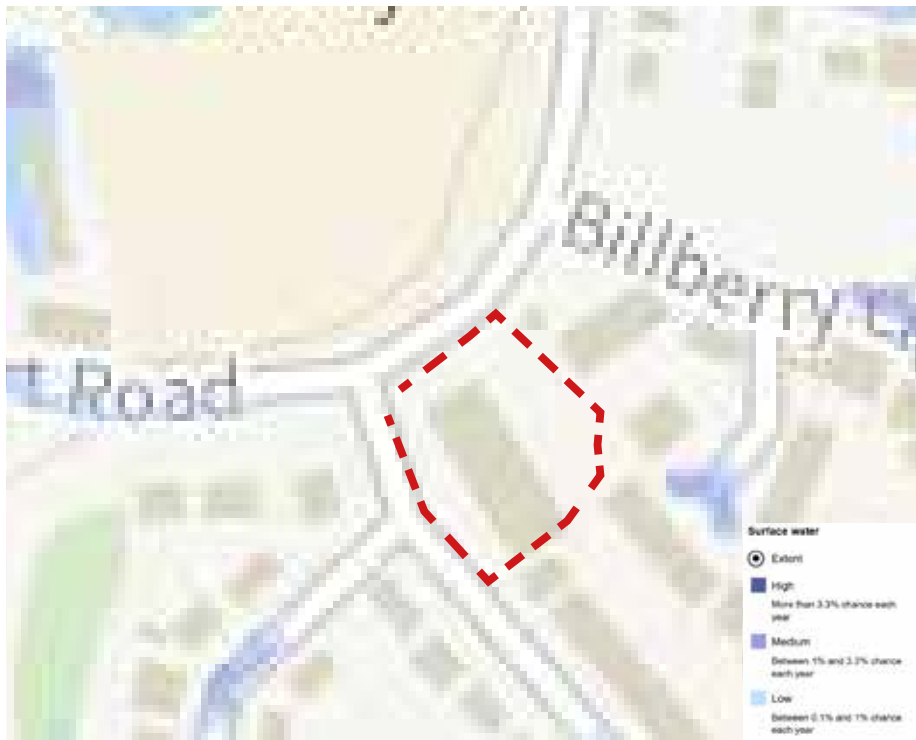


Figure 3.3 Flood Risk map, the extent of Surface Water (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.21.

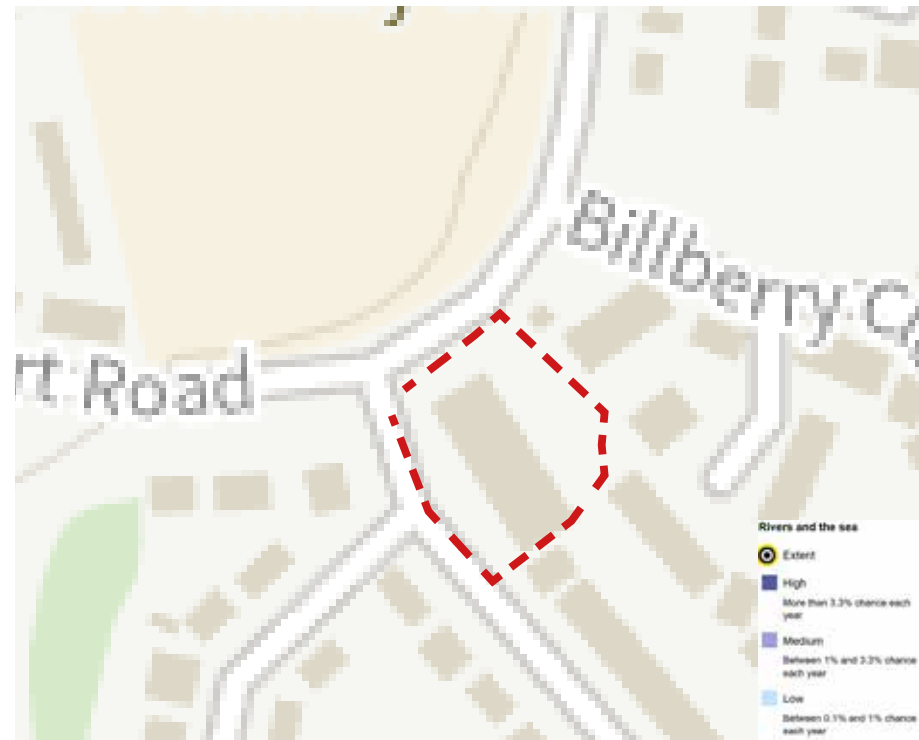


Figure 3.4 Flood Risk map, the extent of Rivers and Sea (), Date: 2024.11.21.



Figure 3.5 Flood Risk map, the extent of Reservoirs (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.21.

3.5 Flood Risk

The site is located in an area with a very low risk of surface water flooding, which indicated less than a 0.1% change of flooding each year. The site falls within Flood Zone 1, meaning it has a low probability of flooding from rivers and the sea.

Flooding from groundwater is unlikely in this area. However, there is a risk of flooding from reservoirs, specifically the Heaton Park Open Reservoir (grid reference SD8250004700), which could potentially affect this area. Overall, while the site has minimal flood risk from most sources, the reservoir risk requires further consideration and mitigation.

(Data from <https://check-long-term-flood-risk.service.gov.uk/risk>)

3.6 Tree Protection Orders (TPO)

There are several Tree Preservation Orders (TPOs) in proximity to the site; however, none are located on Plot 3. Most of these protected trees are situated within the residential areas along Hazel Road. Further arboricultural survey review would be required.

3.7 Proximity to Neighbouring Properties

The plot 3 is predominantly surrounded by residential developments, with a few commercial establishments serving the local neighborhood. Additionally, the area is well-served by educational facilities, with several schools in close proximity. The nearest school is located 0.12 miles away, and a total of three schools are situated within a 0.3-mile radius of the site.

3.8 Visibility

Plot 3 is situated at the corner of Albert Road and Hazel Road, making it a highly visible area with direct frontage onto both main roads. As the surrounding buildings are generally two stories high, the site's visibility is not obstructed.

The site is surrounded by low shrubs along both Albert Road and Hazel Road. On the Albert Road side, the flat terrain makes the site more visible. In contrast, on the Hazel Road side, the site is elevated above the road, and the addition of shrubs further limits visibility from this direction. Additionally, on the southern and eastern sides, the fences and shrubs of neighbouring residential properties restrict views at eye level.

Given that the site is intended for the development of a school, privacy enhancements through landscaping and boundary treatments are crucial to ensure a secure and private environment.

3.9 Buildability

Based on initial sketches, Plot 3 has limited space and was assessed for its suitability for an AP (Alternative Provision) development. The site can accommodate the required internal spaces and potentially provide adequate car parking. However, it does not have sufficient space for outdoor facilities, which are essential for such developments.

As the current car park area alone is insufficient to support the requirements of the AP development, the existing structure on the site must be demolished to enable any new construction.



Figure 3.6 TPO map (<https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA>), Date: 2024.11.20.



Figure 3.7 Coal Mining Map, The Coal Authority (<https://datamine-cauk.hub.arcgis.com/>), Date: 2024.11.25.

3.10 Coal Mining

Plot 3 is located within a Coal Authority consultation area. Approximately 0.4 miles to the west and south, there is a geological disturbance line. Additionally, a legal notice area is located about 0.2 miles to the southwest of the site. There are no known mine entry points in close proximity to the site, and it is not situated within a probable coal working area.

Based on this information, the site is not likely to be directly impacted by coal mining activities. From the information currently available to the Coal Authority, a mining report is recommended for this site.

3.11 Accessibility

Plot 3 is not located in Bury town center but offers alternative public transport options, making it easily accessible from various points. The site is well-served by multiple bus stops in the surrounding area. From Bury town center, the nearest bus stop is a 7-minute walk from the site. The site is also accessible by tram, with the closest tram stop located approximately a 15-minute walk away, providing connections to both Bury town center and Manchester.

Additionally, the site is surrounded by several bus stops along Oak Lane and Ribble Drive, within an approximate 0.2-mile radius. Albert Road, the primary access route, features pedestrian pathways on

both sides, ensuring safe and convenient access for pedestrians.

3.12 Accessibility for Students

Plot 3 is located near several schools, making it important to assess the density of nearby educational facilities to evaluate potential impacts on traffic and infrastructure. Appropriate adjustments may be required based on the findings.

Direct access to the site is available from Albert Road. The road is equipped with pedestrian pathways on both sides, enhancing safety for students and parents traveling on foot. Nevertheless, additional safety measures and road adjustments may be required to ensure secure access for students.

The site's accessibility by public transport further supports student access, with nearby bus stops and tram connections providing additional options for families commuting to the school.

3.13 Future Expansion Potential

Based on early design sketches, Plot 3 can accommodate the required internal spaces for an AP (Alternative Provision) development and approximately provide the necessary car parking area. However, the site lacks adequate space for outdoor facilities, which are essential for such developments.

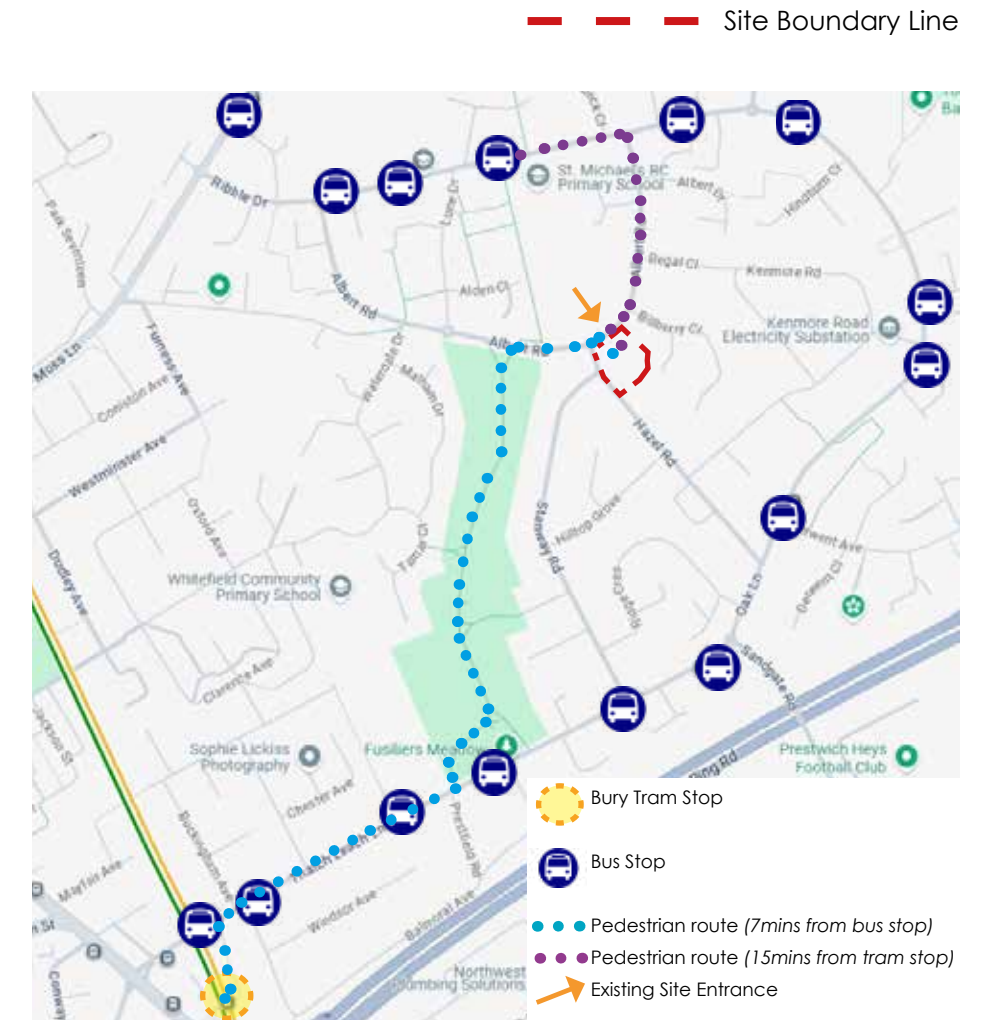


Figure 3.8 Accessibility Map. (<https://www.google.com/maps/>), Date: 2024.11.25.

Due to its limited size and lack of additional space for outdoor areas or further infrastructure, Plot 3 is not well-suited for future expansion.

3.14 Flexibility of Design

The total area of Plot 3 is 2,252 m², which is insufficient to accommodate area requirements for an AP (Alternative Provision) or PRU (Pupil Referral Unit) development. While the site can support the internal areas for an AP, it does not provide the necessary outdoor spaces, which are essential for a fully functional facility. Due to the limitations of the site, the flexibility of the design is restricted.

Site Views * Photos from Google map and Google Street Views.

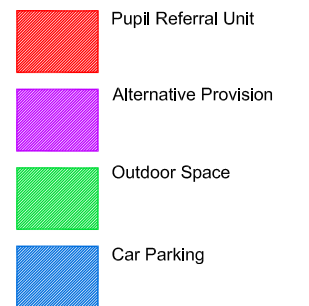


Proposed Massing Layout

Option 1 - AP on the Whitefield Centre Site (not to scale)



Option 2 - AP on the Whitefield Centre Site (not to scale)





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4.0 Redvales South - Plot 4

Site Analysis



Figure 4.1 Existing Site (Google Map), Date: 2024.11.12)

4.1 Existing Topography

The site's topography is generally level (visually), with more pronounced variation along the east and south edges. A steep incline lines the eastern boundary, crowned by mature foliage along the roadside. From the car park entrance at the southern boundary, the land gently descends toward the north. The concrete car park aligns with the level of Redvales Road and gradually slopes northward, merging with the natural incline on the eastern side.

4.2 Site Availability

A large part of Plot 5 is football pitches, that Sport of England would be seeking re-provision of facility for the proposed development. To meet the re-provision requirements, the equivalent facilities would need to be provided either on alternative location, which would result in further infrastructure expenses. Furthermore, political challenges have been identified. The development on the North side have received objections from the Deputy Mayor's ward, alongside approximately 60 comments of concern from local residents.

Plot 4 is under Bury Unitary Development Plan (UDP), RT1/1 and RT1/2/6.

RT1/1 - Protection of Recreation Provision in the Urban Area, where explained in detail below.

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);



Figure 4.2 Map for Listed Building and conservation area, (<https://historicengland.org.uk/listing/the-list/map-search/>), Date: 2024.11.12.

c) indoor facilities (not shown on the Proposals Map) for which there is a recreational need; and

d) 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.

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications. The grass patch area is owned by Bury Council, who is the client for this proposal. Although there are site constraints under the UDP, which is a local council plan and guidance only, further investigation will be required to confirm site availability.

RT1/2/6 - Manchester Road Playing Fields, Bury. The playing surface is of poor quality and deteriorates rapidly during the soccer season. New drainage, levelling and reseeding is needed especially at the northern end (area near the Radcliffe Road) which is prone to flooding. There is the opportunity for extensive perimeter planting as well as the provision of a neighbourhood play facility.

* Four images below are archive images from Historic England website, images may not represent current condition of site.

Rights: © Ms Pamela Jackson. Source: Historic England Archive.



Date: 2001-05-05
Reference: IOE01/03999/27

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1356837
Date first listed:	25-Feb-1976
List Entry Name:	Nos. 6 and 8, THE STARKIES



Date: 2001-05-05
Reference: IOE01/03999/26

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1317983
Date first listed:	10-Nov-1951
List Entry Name:	THE COTTAGE



Date: 2007-03-31,
Reference: IOE01/16128/13

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1163969
Date first listed:	25-Feb-1976
List Entry Name:	NOS. 1 AND 3 THE STARKIES AND SCREEN WALL TO YARD ON NORTH SIDE
Statutory Address:	NOS 1 AND 3 AND SCREEN WALL TO YARD ON NORTH SIDE, THE STARKIES, BL9 9QR



Date: 2007-03-31,
Reference: IOE01/16128/12

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1067223
Date first listed:	29-Jan-1985
List Entry Name:	BOUNDARY WALL EXTENDING FROM WEST END OF NUMBER 1 AND ALONG MANCHESTER ROAD, THE STARKIES
Statutory Address:	BOUNDARY WALL EXTENDING FROM WEST END OF NUMBER 1 AND ALONG MANCHESTER ROAD, THE STARKIES

RT1/2/6 indicates improved recreation sites, which is beneficial to the proposed development from a planning perspective.

4.3 Potential Development Area (m²)

The overall area of Plot4 is approximately 36,692m². This area could be reduced dependant on the agricultural survey.

4.4 Proximity to Listed Buildings / Conservation Areas

The site is not in close proximity to any conservation areas. The adjacent road, The Starkies, contains several Grade II listed buildings, three of which are residential dwellings, and one is a boundary wall. Details are provided above.

--- Site Boundary Line

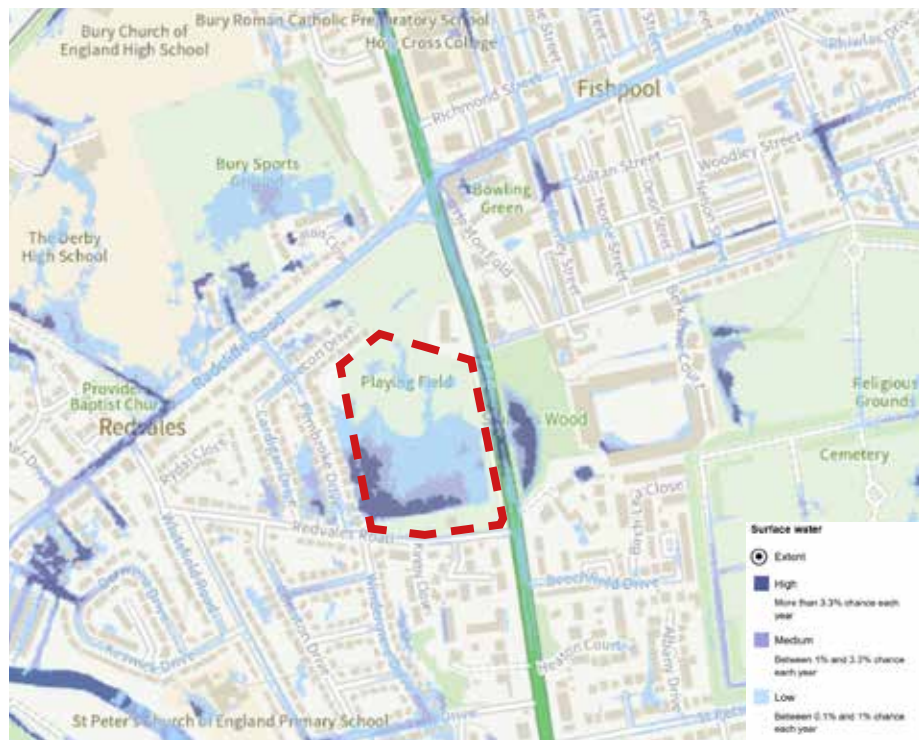


Figure 4.3 Flood Risk map, the extent of Surface Water (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380314&northing=409185&map=SurfaceWater>), Date: 2024.11.12.



Figure 4.4 Flood Risk map, the extent of Rivers and Sea (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380314&northing=409185&map=SurfaceWater>), Date: 2024.11.12.



Figure 4.5 Flood Risk map, the extent of Reservoirs (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380314&northing=409185&map=SurfaceWater>), Date: 2024.11.12.

4.5 Flood Risk

The area of Plot 4 shows a significant surface water flood risk, ranging from High to Low. A 'High' risk indicates a greater than 3.3% chance of flooding each year, while 'Medium' signifies a 1% - 3.3% annual chance. The High-risk zone could experience flood depths of 30cm to 90cm on the southwest side (near 45 Pembroke Drive), with additional areas at flood depths of less than 30cm. The flood velocity is below 0.25 m/s, presenting an unpleasant risk as it approaches the residential housing area. The surface water flooding happens when rainwater cannot drain away through normal drainage system. The surface water flooding can be treated by implement appropriate drainage design within the new proposal.

The risk of flooding from rivers and the sea for Plot 4 is very low; however, there are nearby areas with a low risk. On the other hand, there is a potential risk of flooding from reservoirs in the majority area of Plot 4.

(Data from <https://check-long-term-flood-risk.service.gov.uk/risk>)

4.6 Tree Protection Orders (TPO)

Several areas surrounding the site are protected by TPOs, though none are within the boundaries of Plot 4 itself. However, it is important to note that a tree in the garden of No. 83 Brecon Drive, designated under TPO number 281, is located very close to the northwest boundary of Plot 4. This means a permission from the local authority may be required before carrying out any works that might affect the tree, as TPOs protect trees of significant visual or ecological value. Further agricultural survey review would be required.

4.7 Proximity to Neighbouring Properties

Plot 4 is bordered on the west side by a residential housing development, with the closest homes located nearby on Pembroke Drive and Brecon Drive. These properties back onto Plot 4, with boundaries typically marked by fences and hedges.

Community facilities and schools are within walking distance of Plot 4, though far enough away to minimise noise and crowd concerns. For instance, Bury Football Club is approximately 132 meters from Plot 4, separated by Manchester Road and Starkie Wood on the east side. It is also worth noting that the northern section of the field is currently under development for an educational facility as part of a separate project.

The southern boundary of the site adjoins a residential area featuring a mix of housing types. Plot 4 is also close to light commercial properties, including a convenience store, hair and beauty salons, and other local shops.

4.8 Visibility

The site is partially obscured from the eastern boundary due to the large trees planted along Manchester Road. The steep slope along the boundaries would also make any proposed development less noticeable from the roadside. The existing foliage along the western boundary creates a screen between Plot 4 and the residential areas, which are set against relatively deep garden spaces.

4.9 Buildability

The existing topography of Plot 4 presents both opportunities and constraints for the proposal. Effective flood management is essential and may require the installation of a potential tank, which could lead to additional infrastructure expenses.



Figure 5.6 TPO map (<https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA>), Date: 2024.11.12.

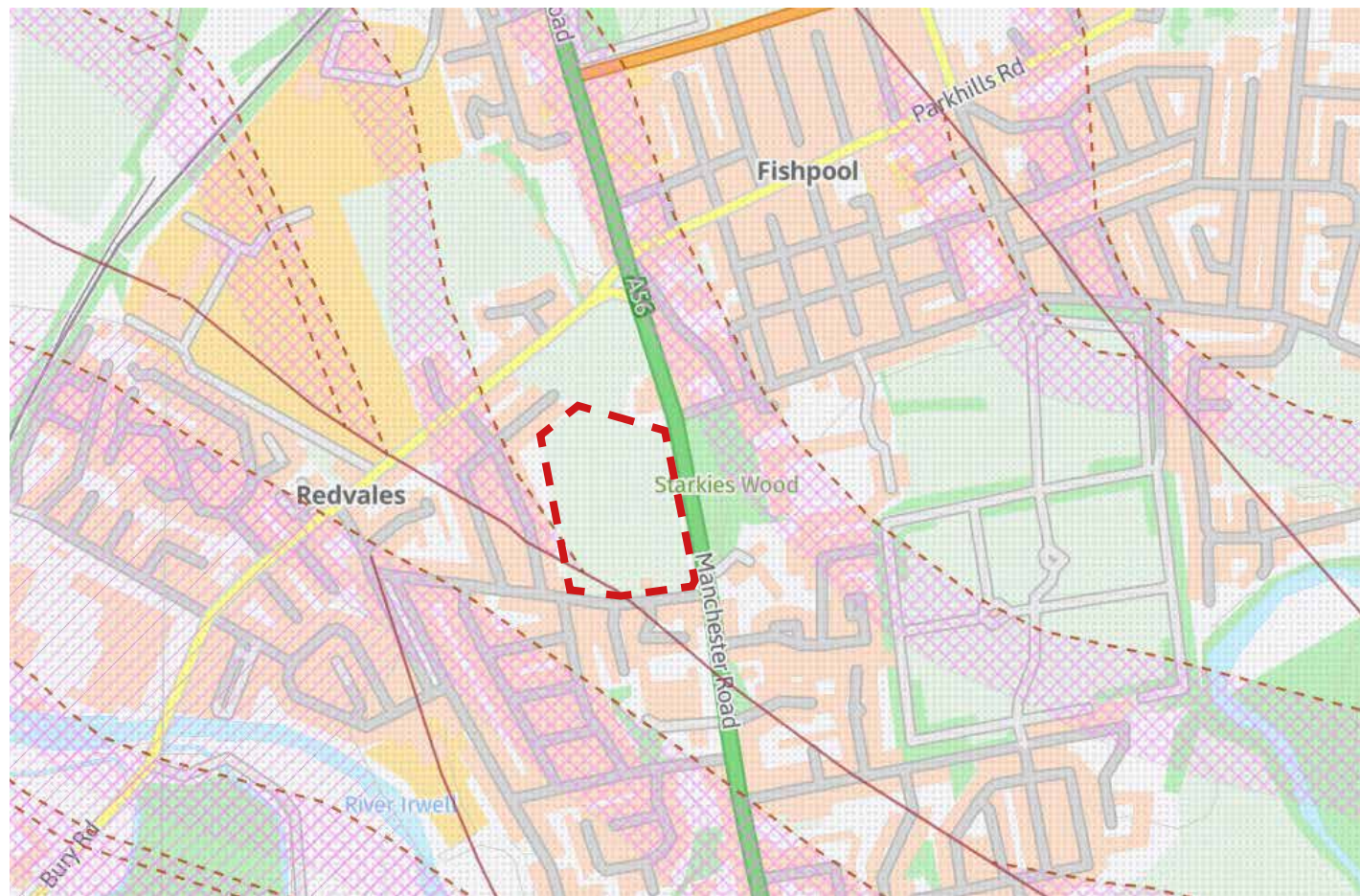


Figure 4.7 Coal Mining Map, The Coal Authority (<https://datamine-cauk.hub.arcgis.com/>), Date: 2024.11.06.

4.10 Coal Mining

The site is under Coalfield Consultation Area as majority of Bury, in which the Coal Authority recommends that a mining search report is required for development purpose. The site may also require a preliminary risk assessment/ contamination survey.

A small area along the western boundary may be under the region of 'Probable Workings', which indicates the location and estimated extents of probable underground workings for which no recoded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept. The Coal Authority indicates such probable working depth is shallow.

4.11 Accessibility

Plot 4 is situated directly off Manchester Road (A65) and bordered by Redvales Road on the east and south. Currently, the site is accessible via Redvales Road, which provides easy connections to the A56 and other local routes.

The site is accessible by bus along two main roads: Radcliffe Road, located approximately an 8-minute walk north of the site, and Manchester Road, which serves the nearest bus stops to the site. These bus routes connect to Bury Town Centre and nearby areas. The closest major station is Bury Interchange, about a mile away, from which buses are available to

reach Plot 4, or it is a 20-25 minute walk.

Pedestrian access around Plot 4 is generally good, with pathways connecting from nearby residential areas and along Redvales Road. There is also a sidewalk along Manchester Road on the inner side of the field, separated from the main road by a green area and pavement, enhancing pedestrian safety along the A65.

In summary, Plot 4 is reasonably accessible by car, public transport, and walking. A transport survey will be required for this plot.

4.12 Accessibility for Students

Accessibility for students is positive for Plot 4, as it provides opportunities for proposal of multiple entrance points along Manchester Road and Redvales Road. The site's relative distance from heavily urbanised or industrial areas also offer a quieter setting, which benefits students who are sensitive to noise or environmental stressors.

It would be essential to assess any nearby traffic, road crossings and surrounding activity levels to ensure the site is safe and comfortable for the proposed users.

4.13 Potential Future Expansion

The current Redvales Playing Fields is a large area of land, with the

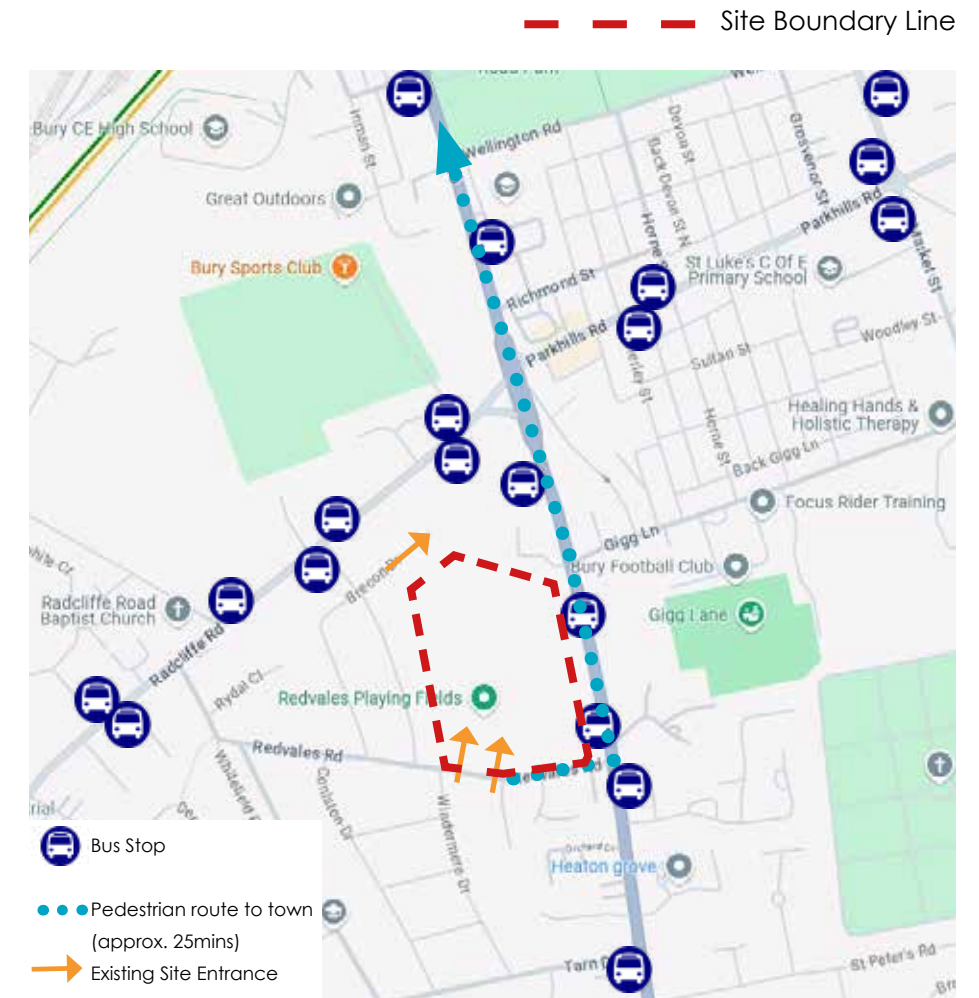


Figure 4.8 Accessibility Map.

proposed school occupying the southern area. Depending on the proposed design options for Plot 4, some allow extra areas for future expansion on-site, while others can only expand if the football pitch is relocated off-site.

4.14 Flexibility of Design

Plot 4 is the largest site among all the potential locations, covering an area of approximately 36,692 m². This offers great flexibility for design options. Plot 4 can accommodate the PRU in the southern area only or utilize a larger portion of the site to include both the PRU and AP.

The site also presents an opportunity to include a Youth Zone, which would support community engagement for families or local events. However, a management strategy would be needed to balance public access with student security.

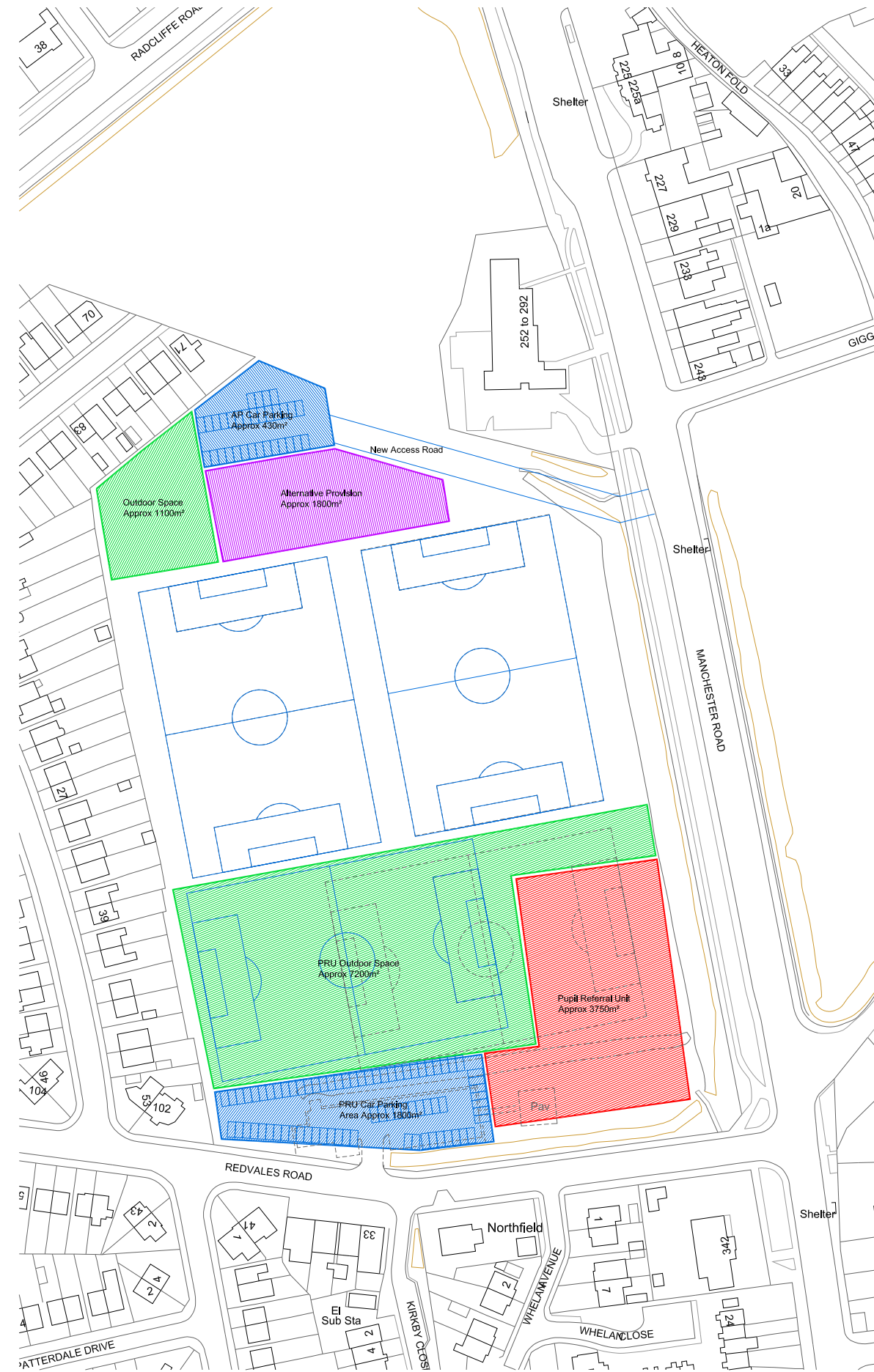
Site Views * Photos from Google map and Google Street Views.



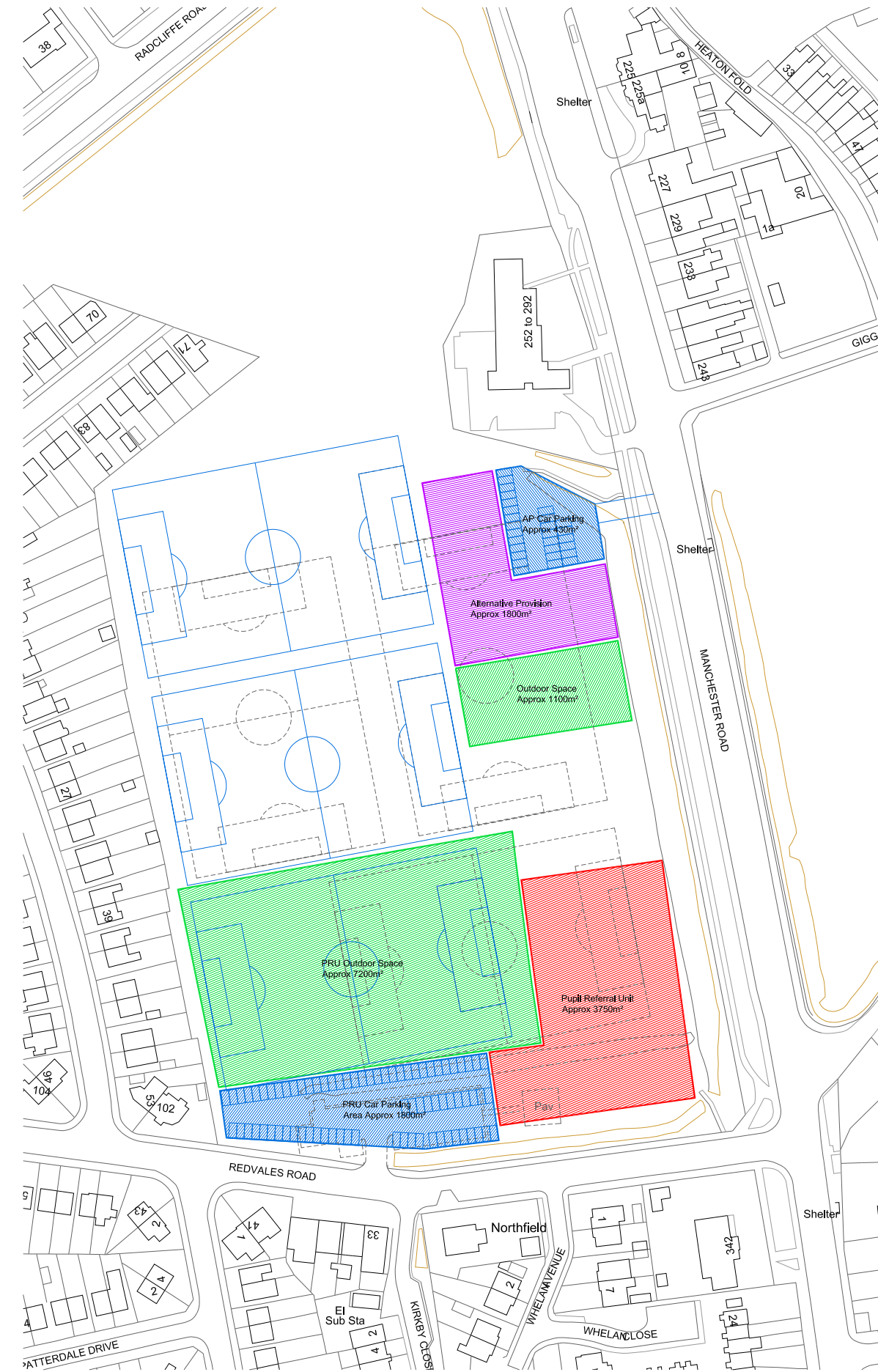
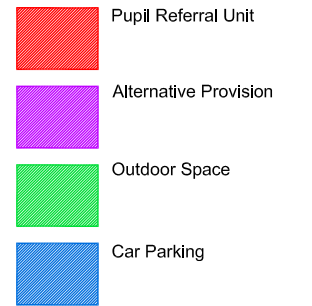


Proposed Massing Layout

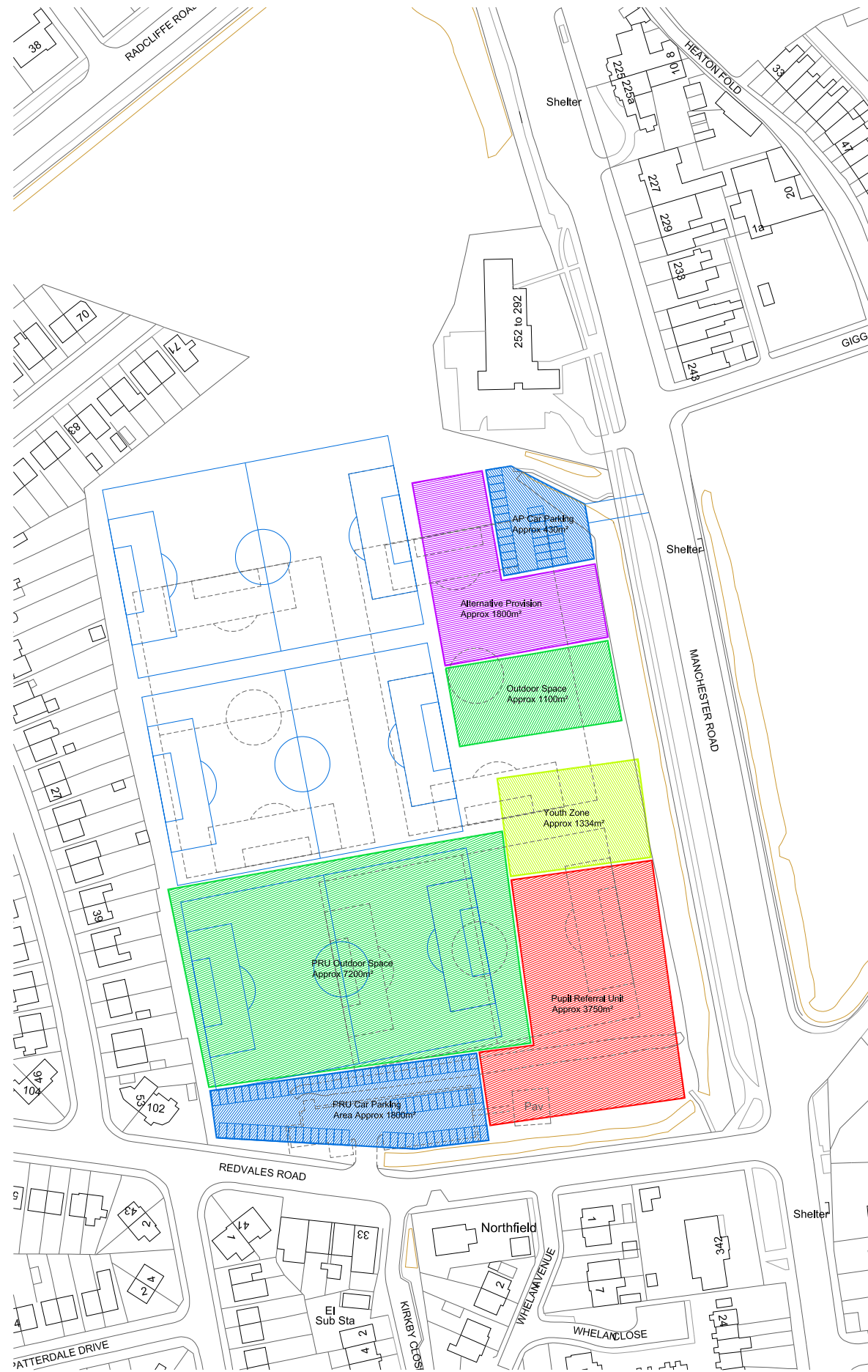
Option 1 - PRU & AP on the Redvales Site (not to scale)



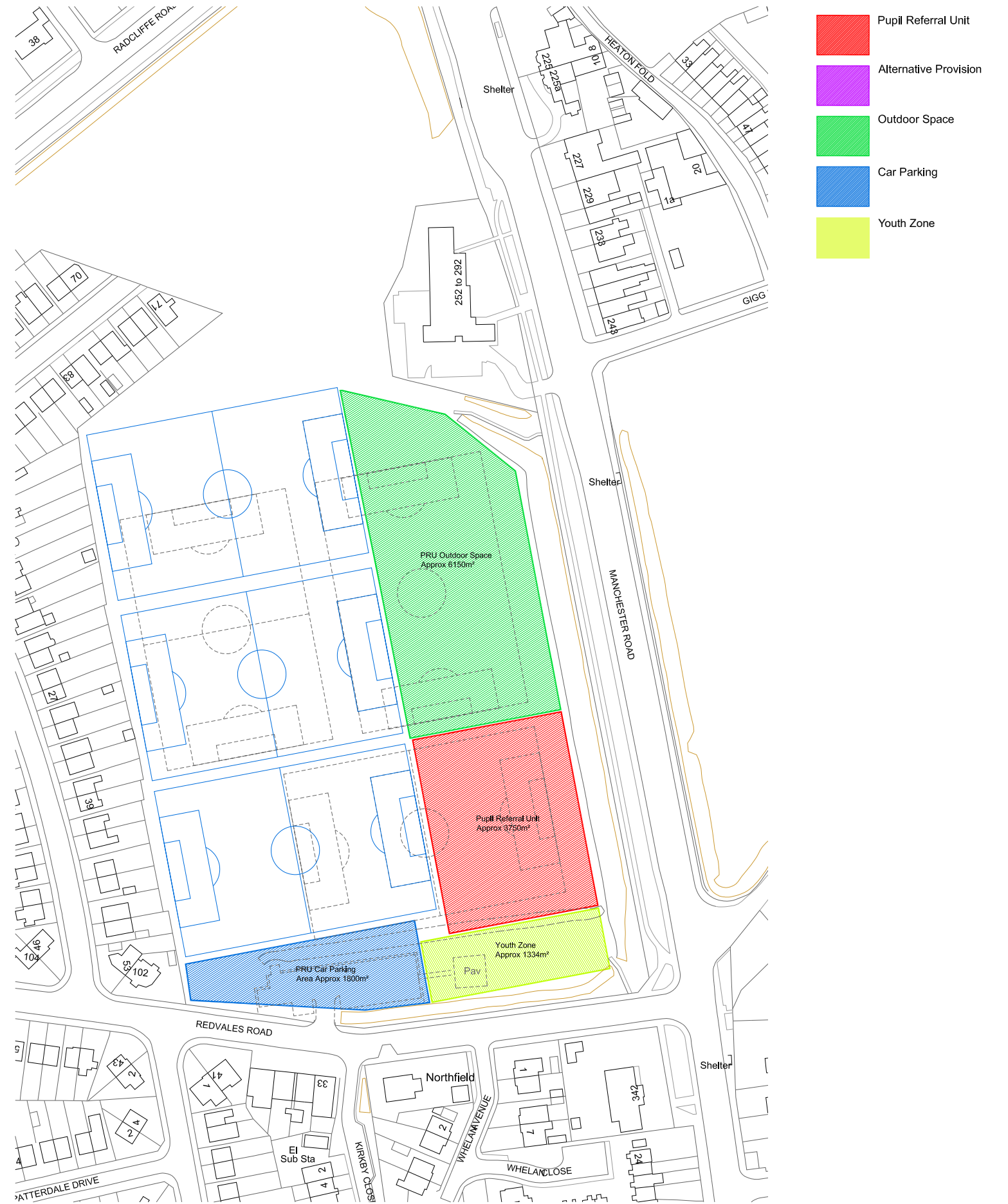
Option 2 - PRU & AP on the Redvales Site (not to scale)



Option 3 - PRU, AP and Youth Zone on the Redvales Site (not to scale)



Option 4 - PRU & Youth Zone on the Redvales Site (not to scale)



5.0 Wellington Road without Grundy Hub - Plot 5

Site Analysis

— — — Site Boundary Line



Figure 5.1 Existing Site (Google Map), Date: 2024.11.06



Figure 5.2 Map for Listed Building and conservation area, (<https://historicengland.org.uk/listing/the-list/map-search/>), Date: 2024.11.06.



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1391180
Date first listed:	23-Oct-2004
List Entry Name:	HOLY TRINITY CHURCH
Statutory Address 1:	HOLY TRINITY CHURCH, SPRING STREET

5.1 Existing Topography

The topography of this site appears relatively flat, without dramatic slopes. There is a slight slope from east to west, as the road level by Grundy Hub is 87.7m, gradually changing to 86.3m at the central entrance of the grassy area.

Visually, the current green field appears to be fairly level with the road. However, given the site's large area, a topographical survey will be necessary before any detailed design work. Additional grading may also be required to level the ground before construction.

5.2 Site Availability

The existing grass patch area is under Bury Unitary Development Plan (UDP), RT1/1 - Protection of Recreation Provision in the Urban Area, where explained in detail below.

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.

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications. The grass patch area is owned by Bury Council, who is the client for this proposal. Although there are site constraints under the UDP, which is a local council plan and guidance only, further investigation will be required to confirm site availability.

5.3 Potential Development Area (m²)

The overall area of Plot 5 is approximately 9,991m² (exc. the Grundy Hub, green patch area only). This area could be reduced dependant on the agricultural survey.

5.4 Proximity to Listed Buildings / Conservation Areas

The site is not within close proximity to any conservation areas. Within approximately 330 meters of Plot 6, there is a Grade II listed building, Holy Trinity Church.

It is worth noting that the Bury City Centre is a conversation area with a large amount of listed Buildings, which is approx. 1.3km from Plot 5.



Figure 5.3 Flood Risk map, the extent of Surface Water (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.06.

5.5 Flood Risk

The area of Plot 5 shows a low risk of surface water flooding in the southwest corner of the land (adjacent to house no. 233 on Market Street) and a low risk in the southeast area (adjacent to the gardens of residential dwellings no. 17, 19, and 21 on Parkhill Close). "Low" indicates a flood probability of between 0.1% and 1% per year. There is no available information on the depth or velocity of potential surface water flooding in this area. Surface water flooding occurs when rainwater cannot drain effectively through the usual drainage system. This risk can be mitigated by implementing an appropriate drainage design in the new proposal.

The rivers and sea flood risk for Plot 6 is very low. Flooding from ground water and reservoirs is unlikely in this area.

(Data from <https://check-long-term-flood-risk.service.gov.uk/risk>)

5.6 Tree Protection Orders (TPO)

There is a number of tree preservation orders within the proximity of the site, however none of these are situated on Plot 5. Further agricultural survey review would be required.

5.7 Proximity to Neighbouring Properties

Plot 5 is positioned near several residential neighbourhoods, with varying housing types from terraced to semi-detached homes. The site directly adjoins residential dwellings along its southern boundary, which are partially screened by existing foliage. On the western side, Market Street separates the site from further residential areas. Plot 5 is directly in adjacent to the Grundy Hub on the eastern boundary, which provides community services.



Figure 5.4 Flood Risk map, the extent of Rivers and Sea (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.06.

The site is also in proximity to light commercial properties, including offices, small warehouses, convenience stores, and local shops.

Several educational facilities are within walking distance of the site, including a nursery, a school, and colleges. To the north of Plot 5, Bury Athletics Club is located along Wellington Road. Diagonally across Market Street are Bury College, Fisherfield Childcare, and Bury College Sports.

5.8 Visibility

The site is surrounded by existing foliage; however, the trees are spaced widely and have tall trunks, making the site highly visible from the road on the north and west sides, as well as from the residential garden area on the south side.

The design strategy should be included in the proposal to enhance privacy for both the school and neighbouring residences.

5.9 Buildability

Plot 5 is suitable for either a PRU school or an AP individually. However, accommodating both a PRU and an AP on Plot 5 would be challenging due to limited site space. It may be possible to fit both schools if the building footprints are significantly reduced and outdoor facilities and parking are minimized or shared. These options should be explored further with the Design Team and stakeholders. Alternatively, a two-story building could also make it feasible to fit both schools on Plot 5, though this is not preferred due to the specific needs of the students.

Careful consideration should be given to retaining existing foliage as much as possible during the design development phase.

--- Site Boundary Line



Figure 5.5 Flood Risk map, the extent of Reservoirs (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.06.



Figure 5.6 TPO map (<https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA>), Date: 2024.11.06.

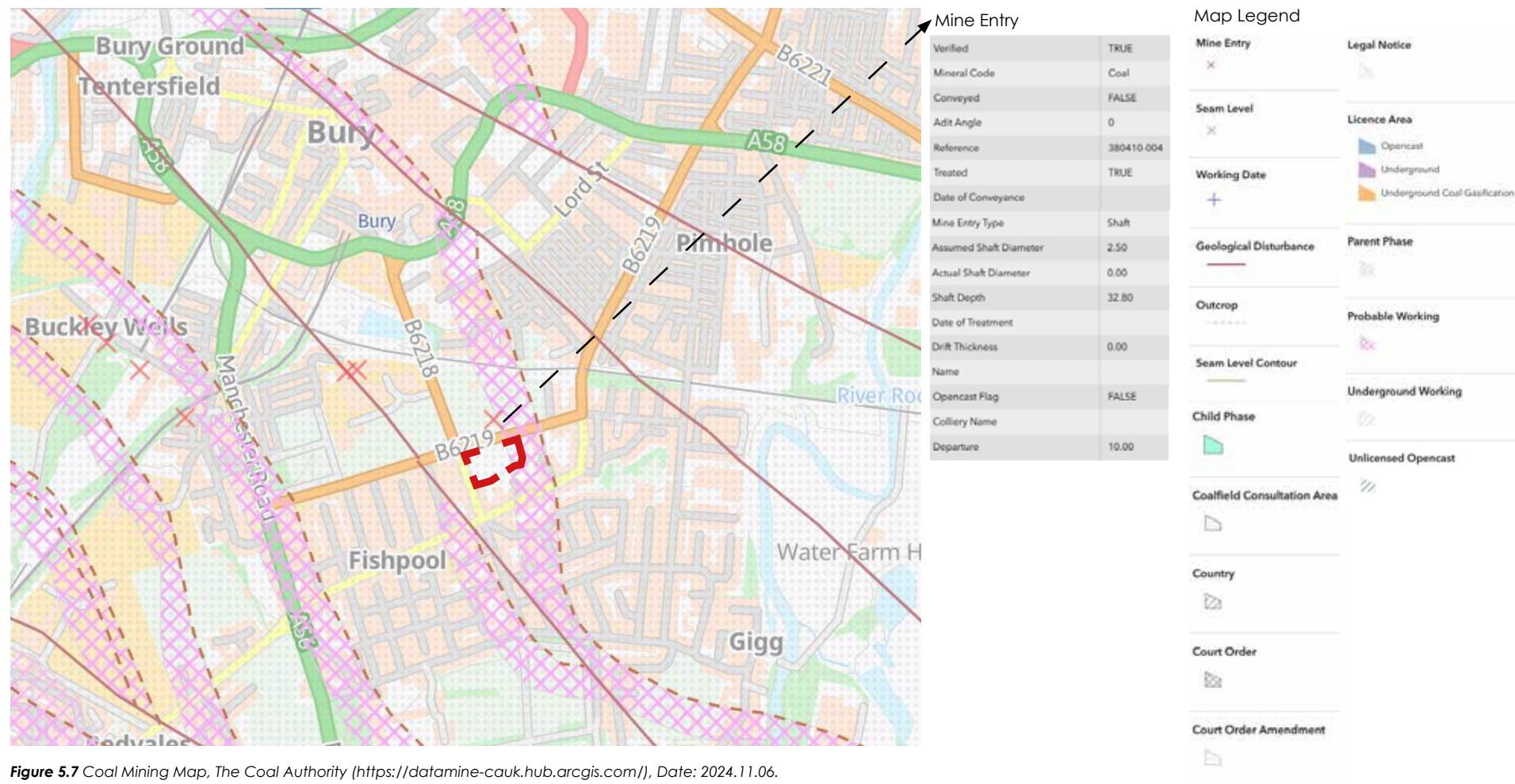


Figure 5.7 Coal Mining Map, The Coal Authority (<https://datamine-cauk.hub.arcgis.com/>), Date: 2024.11.06.

5.10 Coal Mining

The site is under Coalfield Consultation Area as majority of Bury, in which the Coal Authority recommends that a mining search report is required for development purpose.

There are a number of Mine Entry within close proximity to Plot 5, but none within the plot itself. The closest Mine Entry being on the apposite side of the site, the North of Wellington Road within the Bury Athletic Club. This particular mine entry is a shaft type, which is a vertical or near vertical entrance (detail as above).

A eastern part the Plot 5 is under the region of 'Probable Workings' (the extent include the existing Grundy Hub), which indicates the location and estimated extents of probable underground workings for which no recoded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept. The Coal Authority indicates such probable working depth is shallow.

A Coal Mining survey and report would be required for Plot 6 for any proposed development. The site may also require a preliminary risk assessment/ contamination survey.

5.11 Accessibility

The site is directly off Wellington Road, with its eastern grass area

adjacent to Market Street. Wellington Road connects conveniently to major thoroughfares such as Rochdale Road (A58) and the M66. Traffic in Bury can become moderately busy during peak hours, particularly since Wellington Road is close to Bury town centre. Traffic planning may need to be considered as part of the development proposal.

The area is well-served by bus routes, providing regular connections to central Bury and Greater Manchester. Bury Interchange, located less than a mile from Wellington Road, links to the Manchester Metrolink tram network, offering convenient transit options throughout Greater Manchester. Bus services from Bury Interchange also reach Plot 6, which is otherwise approximately a 12-minute walk from the site.

The site is about a 15-minute walk from Bury city centre. It is a moderately walkable area, with pedestrian paths connecting it to nearby amenities and shops. Sidewalks are generally present, though improvements to crosswalks and wayfinding signage would enhance safety and ease of navigation.

While vehicle access and public transport options are robust, pedestrian and cyclist amenities could be expanded to make the area more accessible for non-motorised transit. A transport survey will be required for this plot.

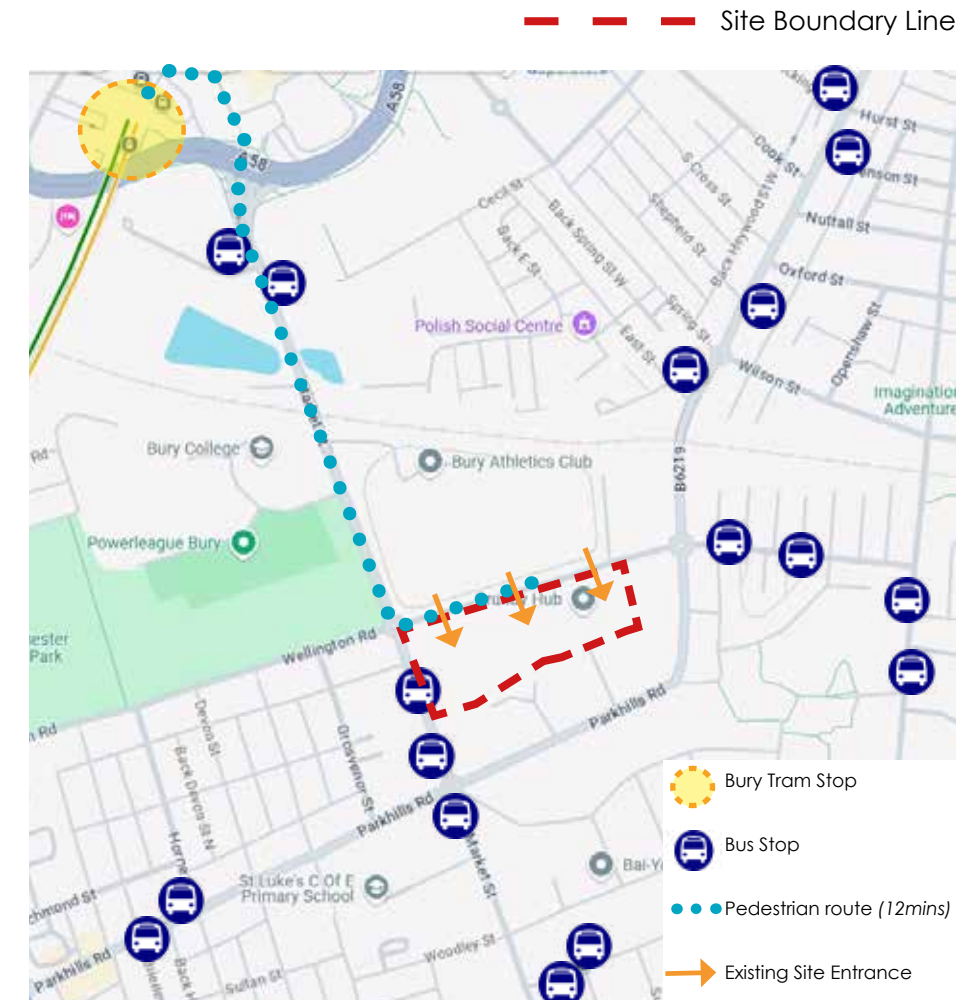


Figure 6.8 Accessibility Map.

5.12 Accessibility for Students

Several schools are located near Plot 6, which may discourage students from the proposed school from traveling through the area. Therefore, an access strategy for students at the proposed school should be considered. This may include planning routes, adjusting school start and finish times, and offering alternative transport options, such as a school mini-bus.

5.13 Potential Future Expansion

The existing topography surrounding Plot 5 restricts potential expansion to the south, west, and north boundaries. However, the adjacent Grundy Centre to the east offers a promising opportunity for future development. This substantial area could support a well-planned school expansion, once the existing structures are cleared.

Furthermore, if Plot 5 exclusively houses the PRU or AP only, some outdoor space could be preserved, creating additional flexibility for future growth.

5.14 Flexibility of Design

The overall area of Plot 5 is approximately 9,991m², providing enough space for solely proposed PRU, and large space for AP only. However, the limited plot does not provide an opportunity for a flexible design for having both PRU and AP on the same site.

Site Views * Photos from Google map and Google Street Views.



6.0 Wellington Road with Grundy Hub - Plot 6

Site Analysis

— — — Site Boundary Line



Figure 6.1 Existing Site (Google Map), Date: 2024.11.06)



Figure 6.2 Map for Listed Building and conservation area, (<https://historicengland.org.uk/listing/the-list/map-search/>), Date: 2024.11.06.



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1391180
Date first listed:	23-Oct-2004
List Entry Name:	HOLY TRINITY CHURCH
Statutory Address 1:	HOLY TRINITY CHURCH, SPRING STREET

6.1 Existing Topography

The topography of this site appears relatively flat, with no dramatic slopes. There is a slight slope from east to west, as the road level by Grundy Hub is 87.7m, gradually changing to 86.3m at the central entrance of the grassy area.

Additionally, there appears to be a slight slope from north to south at the entrance of Grundy Hub, while the current green field is fairly level with the road. However, given the site's large area, a topographical survey will be necessary before starting any detailed design work. Additional grading may also be required to level the ground before construction.

6.2 Site Availability

The current Grundy Hub serves the community and would be relocated potential, which would require further investigation to determine its availability for acquisition for this project.

The existing grass patch area is under Bury Unitary Development Plan (UDP), RT1/1 - Protection of Recreation Provision in the Urban Area, where explained in detail below.

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

d) 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.

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications. The grass patch area is owned by Bury Council, who is the client for this proposal. Although there are site constraints under the UDP, which is a local council plan and guidance only, further investigation will be required to confirm site availability.

6.3 Potential Development Area (m²)

The overall area of Plot 6 is approximately 13,458m² (inc. the Grundy Hub). This area could be reduced dependant on the agricultural survey.

6.4 Proximity to Listed Buildings / Conservation Areas

The site is not within close proximity to any conservation areas. Within approximately 330 meters of Plot 6, there is a Grade II listed building, Holy Trinity Church.

It is worth noting that the Bury City Centre is a conversation area with a large amount of listed Buildings, which is approx. 1.3km from Plot 6.



Figure 6.3 Flood Risk map, the extent of Surface Water (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.06.

6.5 Flood Risk

The Grundy Hub area shows a High risk for surface water flooding. 'High' means more than 3.3% chance of a flood each year. The depth of surface water flood is below 30cm with velocity less than 0.25 m/s, which is approximately located at the car park/ building entrance. The surface water flooding happens when rainwater cannot drain away through normal drainage system. The surface water flooding can be treated by implement appropriate drainage design within the new proposal.

The rivers and sea flood risk for Plot 6 is very low. Flooding from ground water and reservoirs is unlikely in this area.

(Data from <https://check-long-term-flood-risk.service.gov.uk/risk>)

6.6 Tree Protection Orders (TPO)

There is a number of tree preservation orders within the proximity of the site, however none of these are situated on Plot 6.

6.7 Proximity to Neighbouring Properties

Plot 6 is positioned near several residential neighbourhoods, with varying housing types from terraced to semi-detached homes. The site directly adjoins residential dwellings along its eastern and southern boundaries, which are partially screened by existing foliage. On the western side, Market Street separates the site from further residential areas.

The site is also in proximity to light commercial properties, including offices, small warehouses, convenience stores, and local shops. On the east side of Grundy Hub (opposite the entrance), there is a home improvement store, with a car park and some trees in between.



Figure 6.4 Flood Risk map, the extent of Rivers and Sea (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.06.

Several educational facilities are within walking distance, including a nursery, school, and colleges. To the north of Plot 6, Bury Athletics Club is located along Wellington Road, with Bury College, Fisherfield Childcare, and Bury College Sports Centre across the Market Street.

6.8 Visibility

The site is surrounded by existing foliage; however, the trees are spaced widely and have tall trunks, making the site highly visible from the road on the north and west sides, as well as from the residential garden area on the south side. On the eastern side, the combination of lower hedges and trees between the Grundy Hub's car park and nearby homes creates a more private, visually sheltered boundary.

The design strategy should be included in the proposal to enhance privacy for both the school and neighbouring residences.

6.9 Buildability

The buildability of Plot 6 is available for both PRU school and AP on the same site. The site can accommodate a PRU school with ample parking and a large outdoor area, including an under-16 football pitch.

A phased construction plan may be necessary to support the decanting of the existing Grundy Hub. Construction would begin on the grassed area as Phase 1, with the remaining areas to be developed in Phase 2. The construction period could be extended if it relies on the decanting of the Grundy Hub, though relevant surveys would be conducted in advance.

Consideration to be given to retain existing foliage as best as possible during design development.



Figure 6.5 Flood Risk map, the extent of Reservoirs (<https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater>), Date: 2024.11.06.



Figure 6.6 TPO map (<https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA>), Date: 2024.11.06.

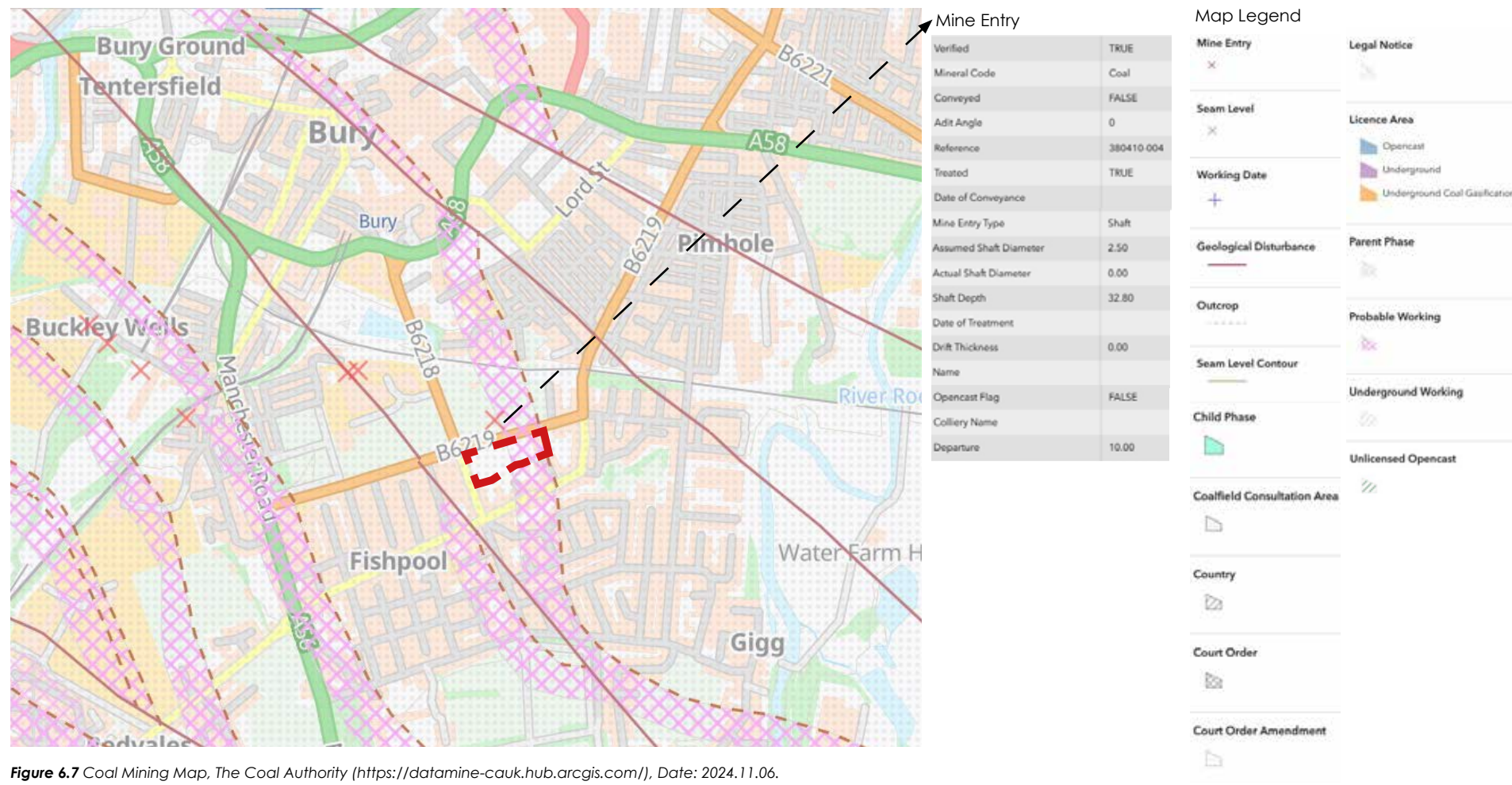


Figure 6.7 Coal Mining Map, The Coal Authority (<https://datamine-cauk.hub.arcgis.com/>), Date: 2024.11.06.

6.10 Coal Mining

The site is under Coalfield Consultation Area as majority of Bury, in which the Coal Authority recommends that a mining search report is required for development purpose.

There are a number of Mine Entry within close proximity to Plot 6, but none within the plot itself. The closest Mine Entry being on the apposite side of the site, the North of Wellington Road within the Bury Athletic Club. This particular mine entry is a shaft type, which is a vertical or near vertical entrance (detail as above).

Almost half of the Plot 6 including the existing Grundy Hub is under the region of 'Probable Workings', which indicates the location and estimated extents of probable underground workings for which no recoded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept. The Coal Authority indicates such probable working depth is shallow.

A Coal Mining survey and report would be required for Plot 6 for any proposed development. The site may also require a preliminary risk assessment/contamination survey.

6.11 Accessibility

The site is directly off Wellington Road, with its eastern grass area

adjacent to Market Street. Wellington Road connects conveniently to major thoroughfares such as Rochdale Road (A58) and the M66. Traffic in Bury can become moderately busy during peak hours, particularly since Wellington Road is close to Bury town centre. Traffic planning may need to be considered as part of the development proposal.

The area is well-served by bus routes, providing regular connections to central Bury and Greater Manchester. Bury Interchange, located less than a mile from Wellington Road, links to the Manchester Metrolink tram network, offering convenient transit options throughout Greater Manchester. Bus services from Bury Interchange also reach Plot 6, which is otherwise approximately a 12-minute walk from the site.

The site is about a 15-minute walk from Bury city centre. It is a moderately walkable area, with pedestrian paths connecting it to nearby amenities and shops. Sidewalks are generally present, though improvements to crosswalks and wayfinding signage would enhance safety and ease of navigation.

While vehicle access and public transport options are robust, pedestrian and cyclist amenities could be expanded to make the area more accessible for non-motorised transit. A transport survey will be required for this plot.

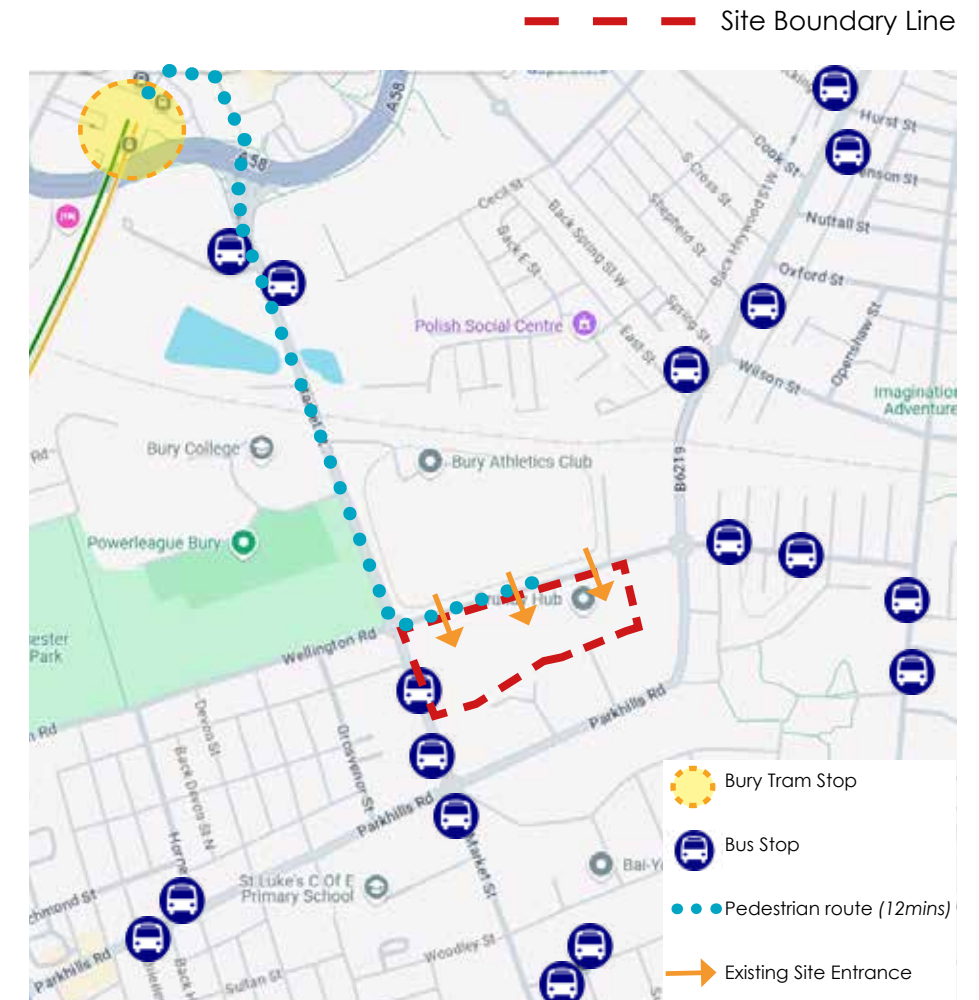


Figure 6.8 Accessibility Map.

6.12 Accessibility for Students

Several schools are located near Plot 6, which may discourage students from the proposed school from traveling through the area. Therefore, an access strategy for students at the proposed school should be considered. This may include planning routes, adjusting school start and finish times, and offering alternative transport options, such as a school mini-bus.

6.13 Potential Future Expansion

Due to the existing topography and the close proximity to nearby dwellings, it can be argued that there is limited scope for expansion beyond the boundary of Plot 6 due to the site's physical constraints.

However, there is potential to extend and expand the school by reducing some of the outdoor spaces within the plot. The potential for future expansion would also depend on the options for the proposed schools, as each option requires a different SoA and proposed footprint.

6.14 Flexibility of Design

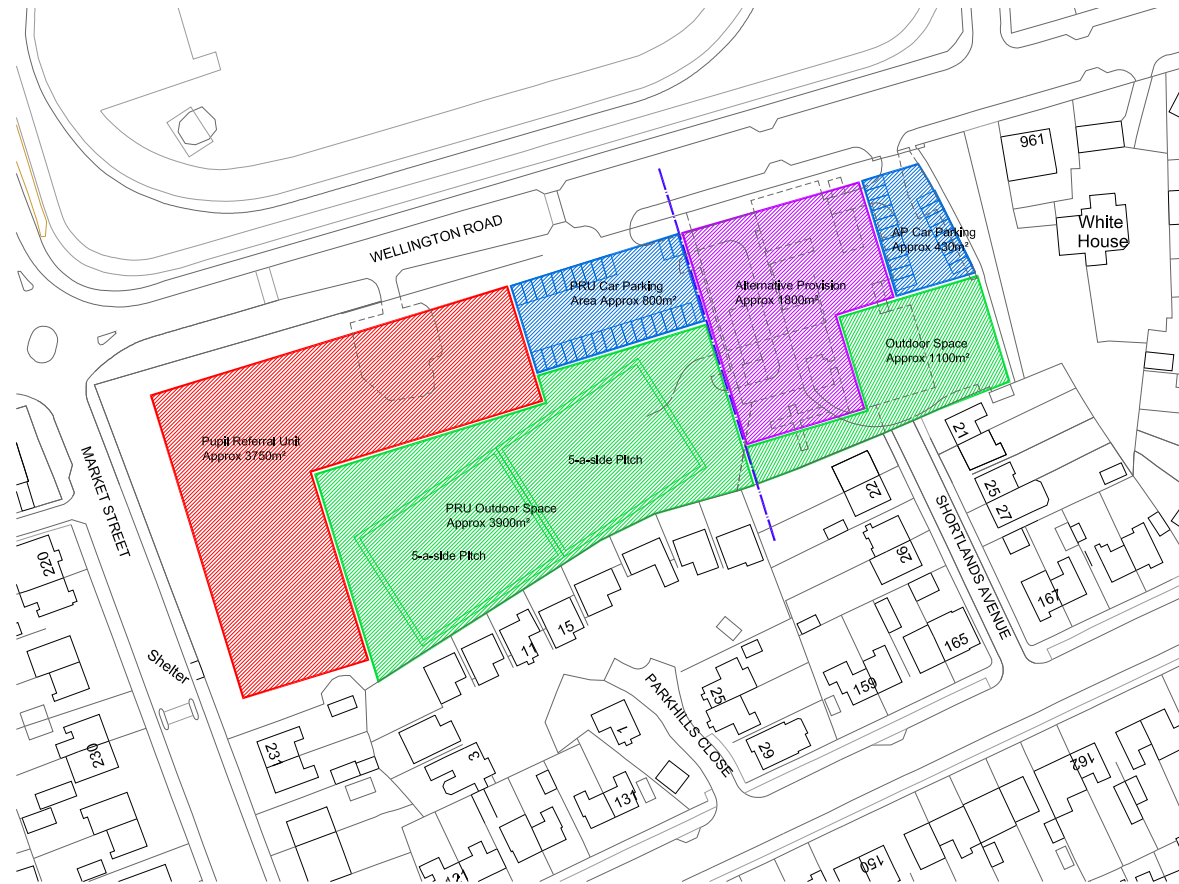
The overall area of Plot 6 is approximately 13,458m², providing a generous space for all proposed options and allowing for flexibility in the school designs.

Site Views * Photos from Google map and Google Street Views.

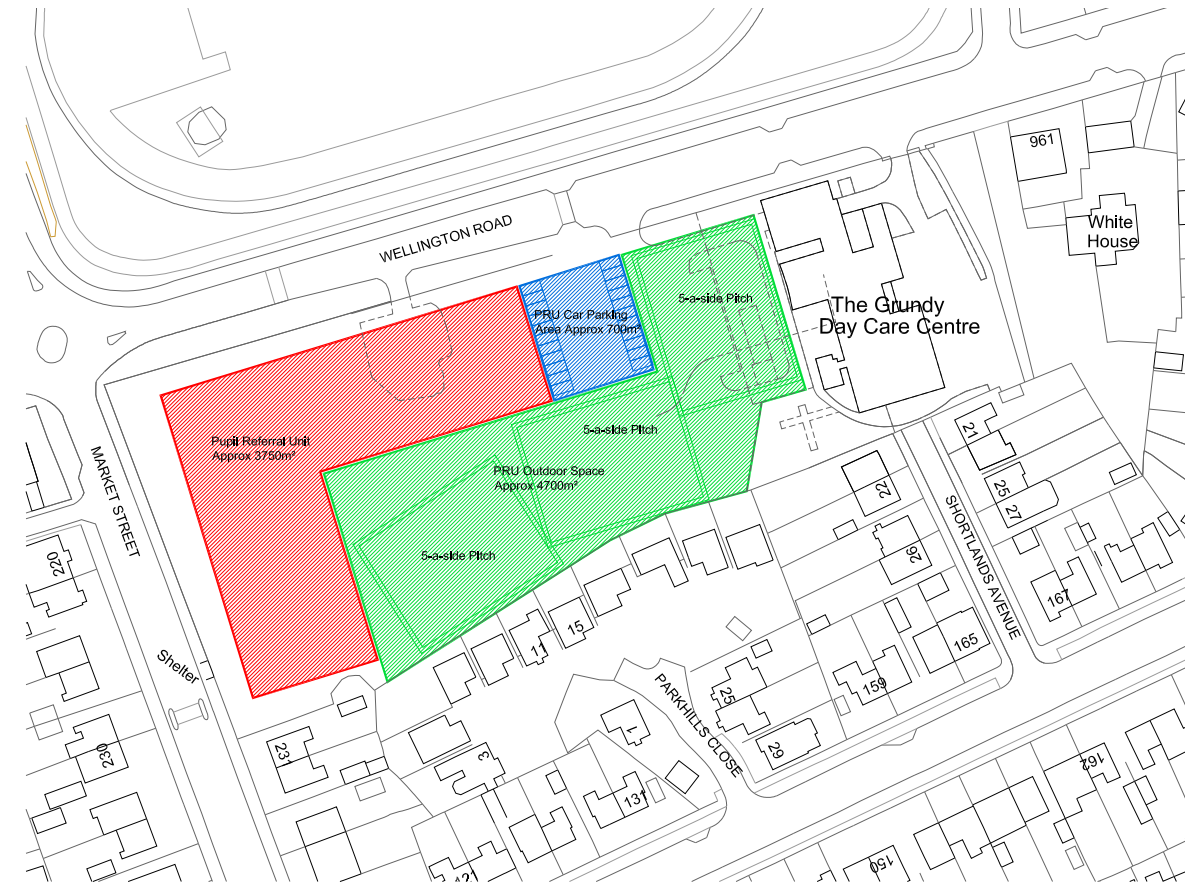
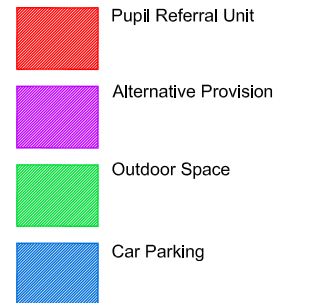


Proposed Massing Layout - Plot 5 and 6

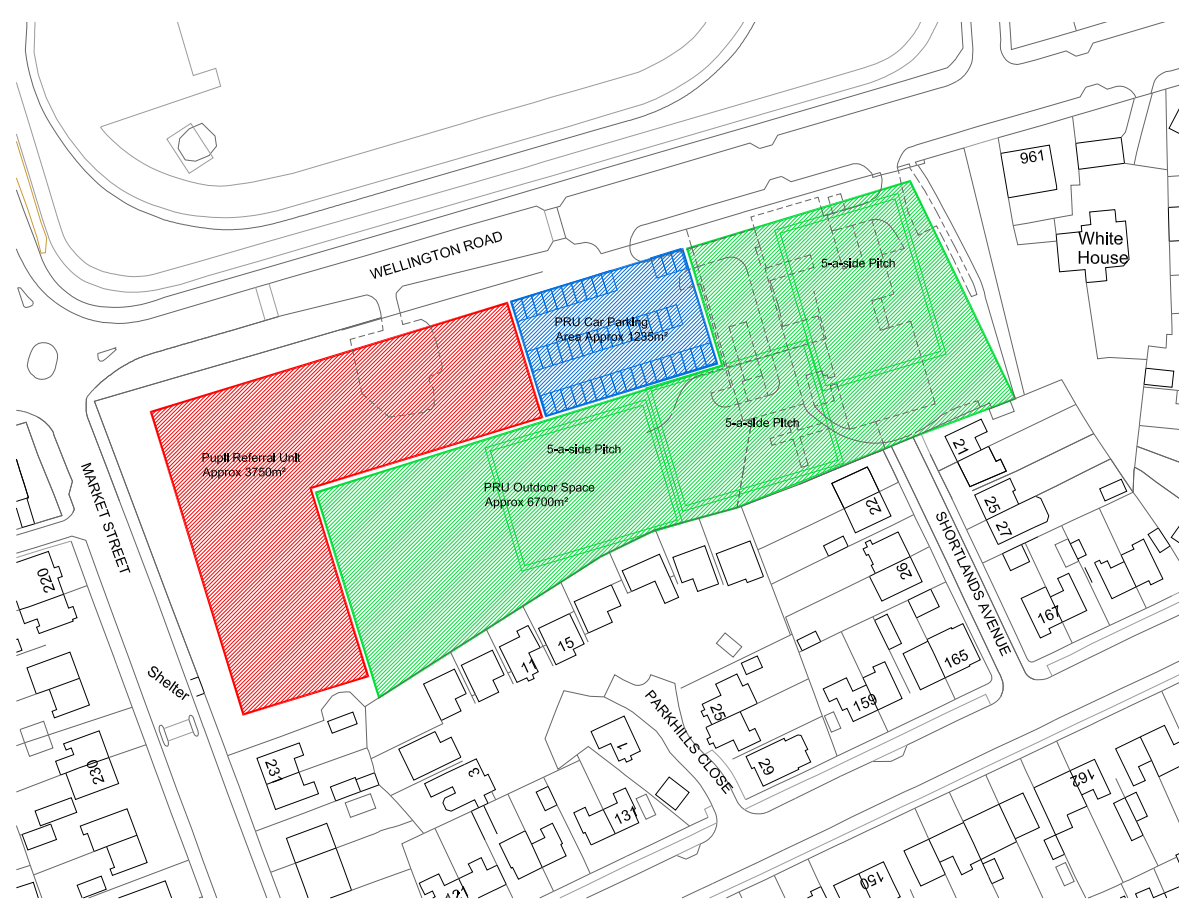
Option 1 - PRU & AP on Full Site (not to scale)



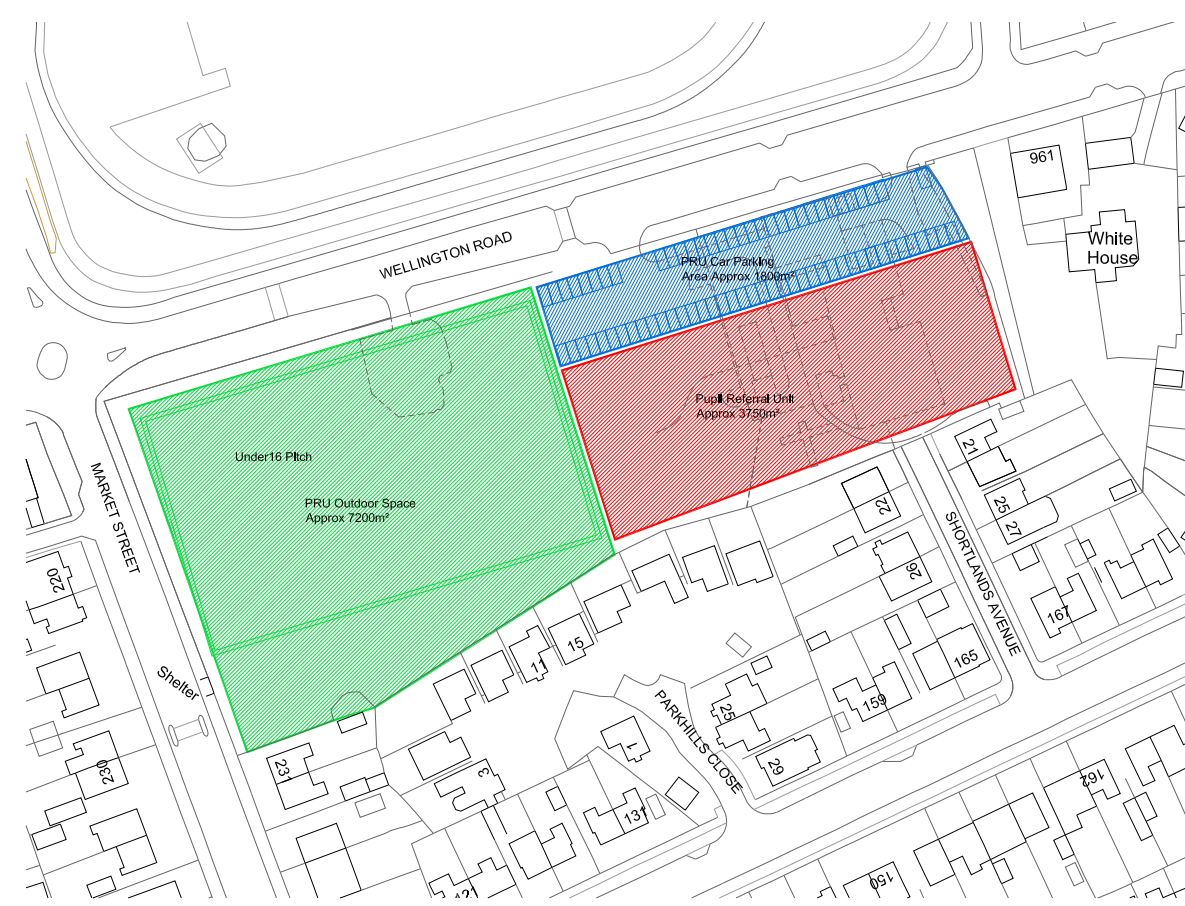
Option 2 - PRU on site without Grundy Centre (not to scale)



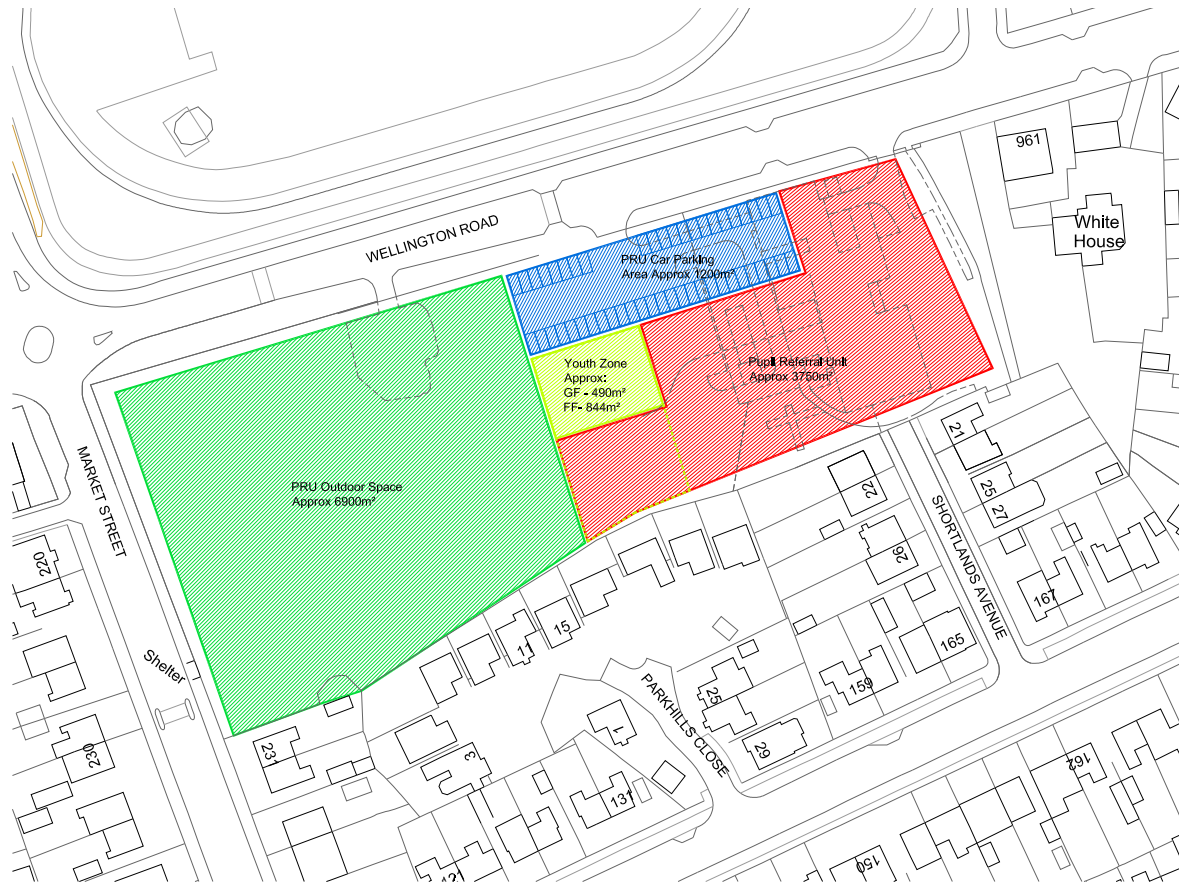
Option 3 - PRU on Full Site, All Single Storey (not to scale)



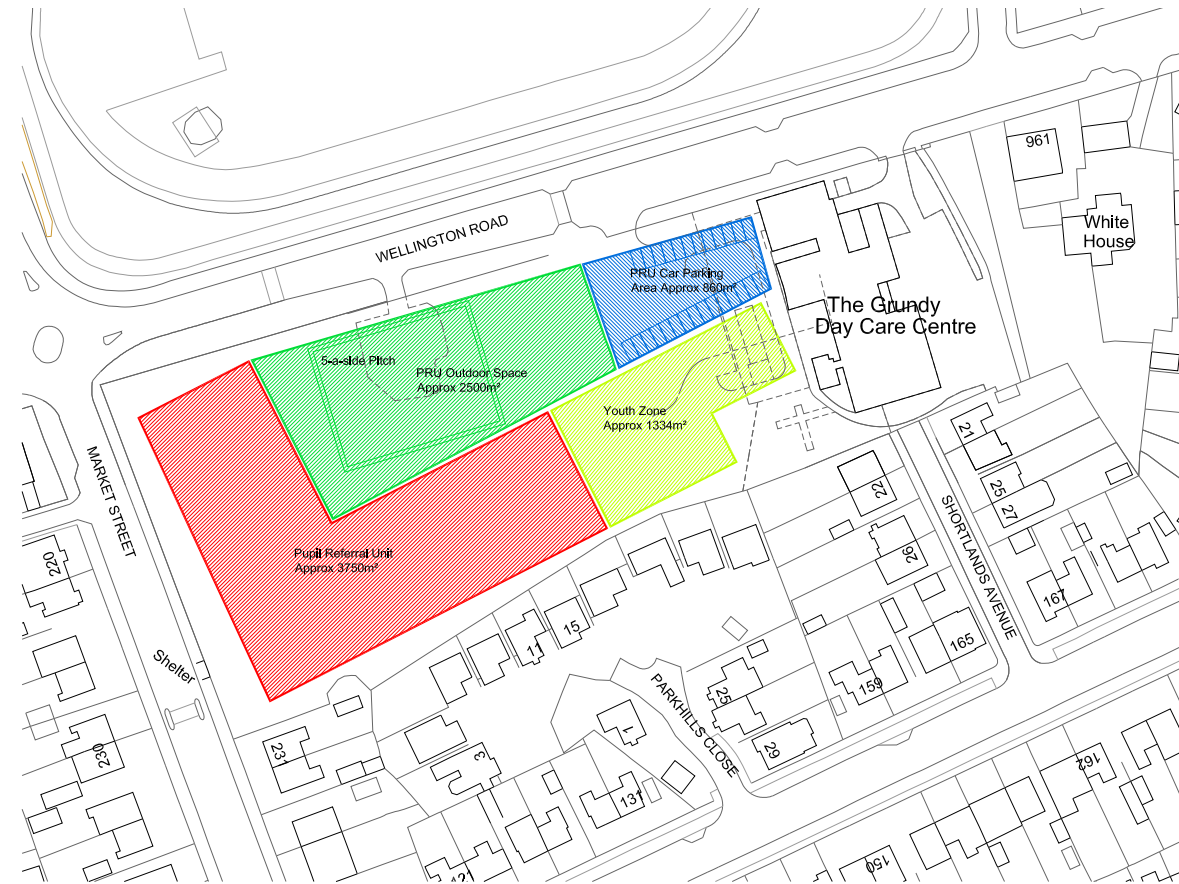
Option 4 - PRU on Full Site with UN16 Football Pitch (not to scale)



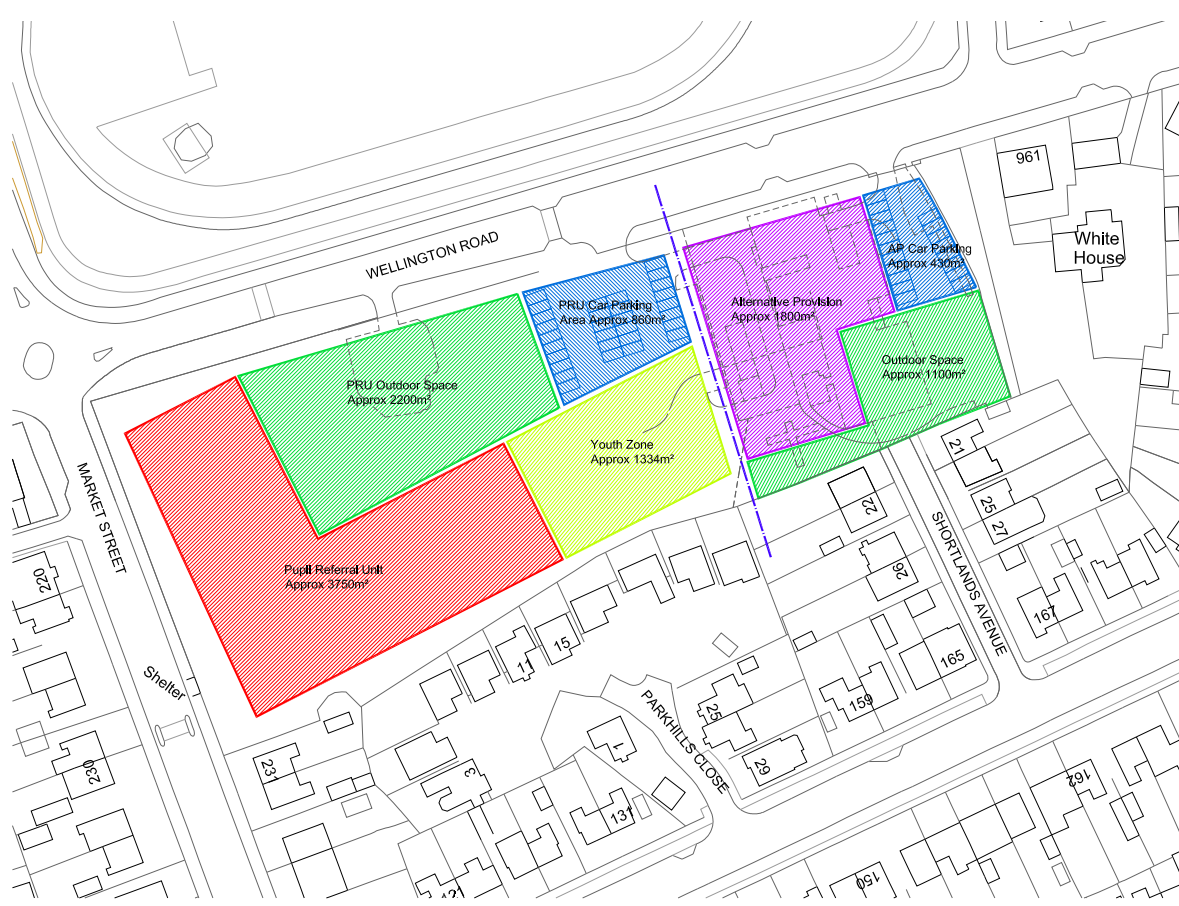
Option 5 - PRU on Full Site with Youth Zone 2 storey (not to scale)



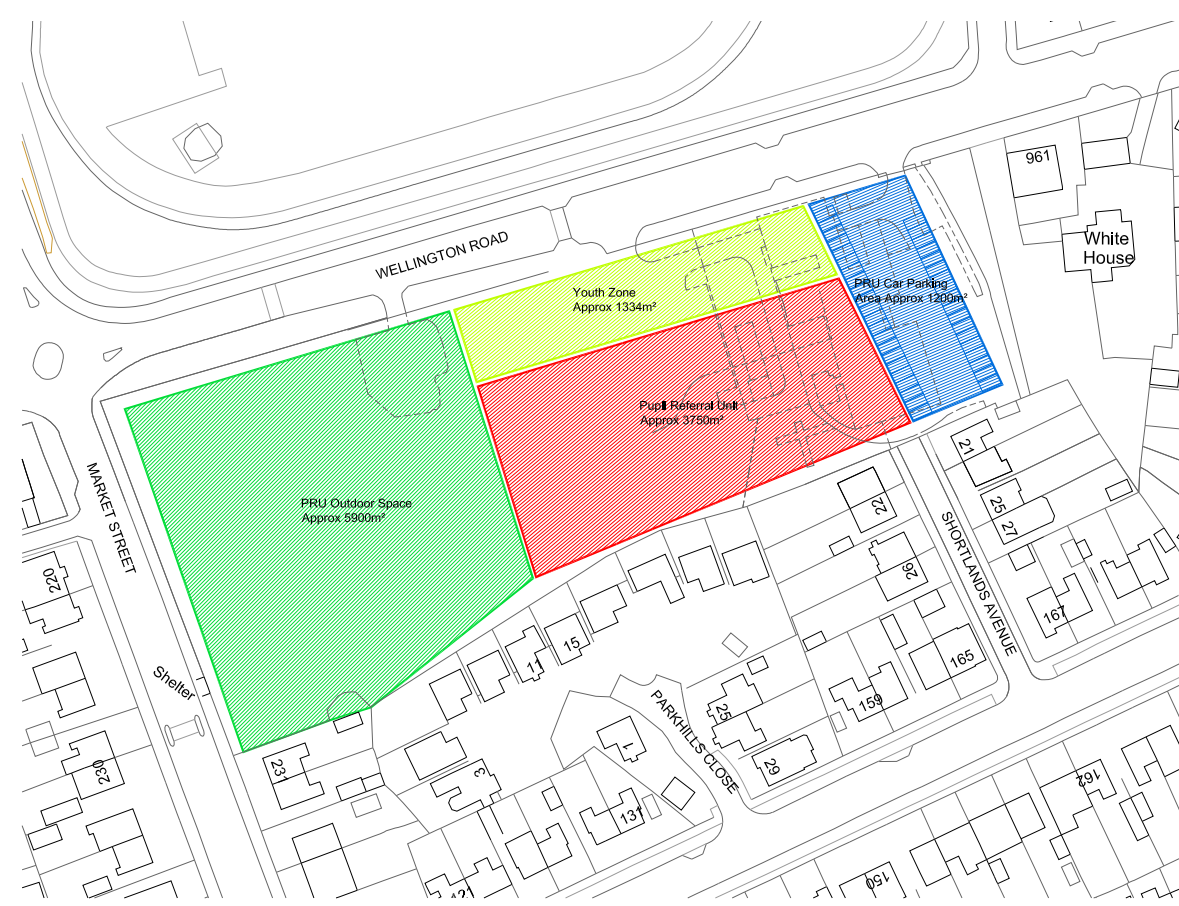
Option 6 - PRU and Youth Zone on site without Grundy Centre (not to scale)



Option 7 - PRU, AP & Youth Zone on Full Site, All Single Storey (not to scale)



Option 8 - PRU & Youth Zone on Full Site, All Single Storey (not to scale)





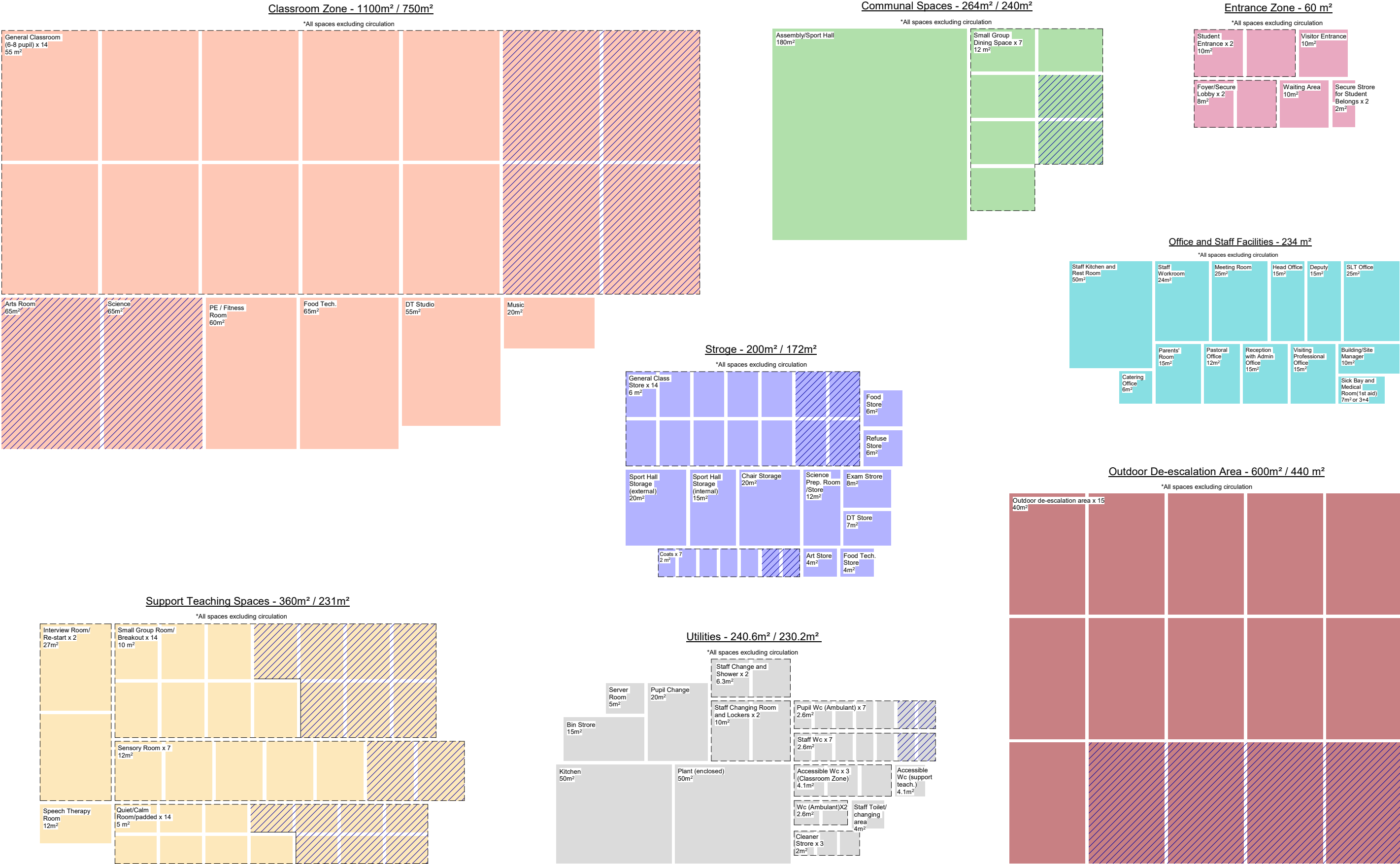
7.0 Appendix

7.1 SoA development - potential area reduction

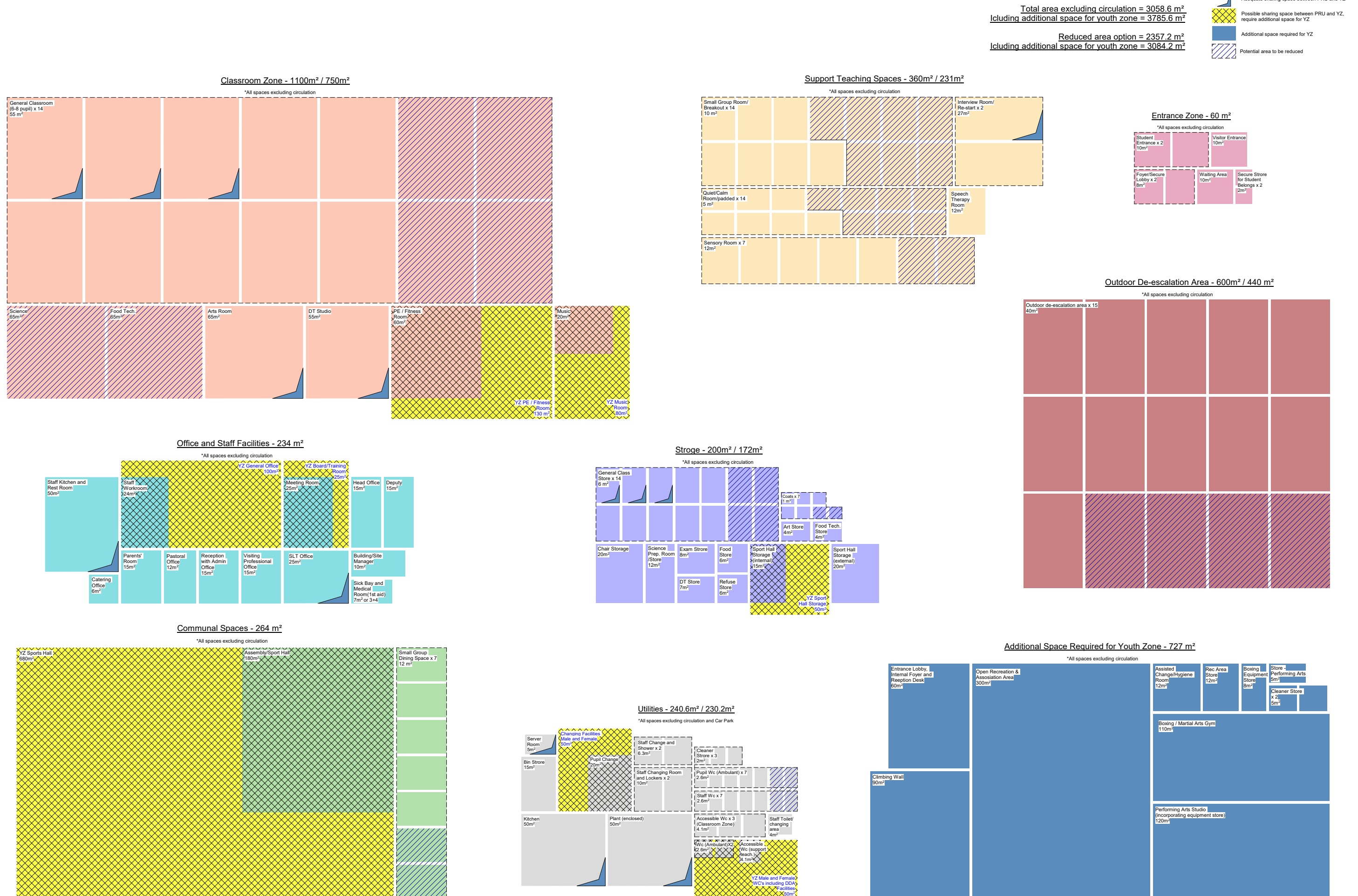
7.1.1 Visual SoA for Pupil Referral Unit (PRU)

Potential area to be reduced

Total area excluding circulation = 3058.6 m²
Reduced area option = 2357.2 m²



7.1.2 Visual SoA for Pupil Referral Unit (PRU) and Youth Zone (YZ)



7.2 Email Reference

7.2.1 Email (1): Bury PRU Space Requirements Discussion

From: Ben Simpson <bsimpson@walkersime.co.uk>
Sent: 11 December 2024 07:45
To: Neil Peak | AFL Architects; D.Herbert; Nicholson, Matthew; Orienne Langley-Sadler; Seyda Oner | AFL Architects; Candice Lin | AFL Architects; Martin Hill | AFL Architects
Subject: Bury PRU Space Requirements Discussion

Follow Up Flag: Follow up
Flag Status: Completed

All,

Please see below notes from yesterday’s meeting.

Paragraph explaining the position regarding how we got to 6 pupils per class:

The decision to limit classroom sizes to 6 pupils was driven by a combination of educational, behavioural, and health and safety considerations. Larger class sizes, such as 8 pupils per class, were deemed impractical due to the challenges posed by students struggling with self-regulation, which could disrupt learning and compromise classroom management. Health and safety concerns were also highlighted, as ensuring the well-being of all pupils in a potentially volatile environment becomes increasingly difficult with larger groups. Additionally, smaller class sizes allow for a more tailored and supportive approach to individual pupil needs, fostering a safer and more productive learning environment. While smaller class sizes do have spatial and operational implications, the consensus was that 6 pupils per class strikes the right balance between practical feasibility, safety, and the quality of education. This position might change once the split of students between the SEMH Free school and the PRU is understood. In the next stage, once either the budget or the pupil intake is understood, this will need to be revisited the number of pupils per classroom to ensure that the building is sized correctly.

Meeting Minutes

Meeting Title: Bury PRU Space Requirements Discussion
Date: 10/12/2024
Time: 14.00
Location: Teams
Attendees:

- Neil Peak – AFL
- Dave Herbert Oak Learning Partnership
- Matt Nicholson – Bury Council
- Orienne Langley – Oak Learning Partnership
- Seyda Oner – AFL
- Candice Lin - AFL
- Martin Hill - AFL
- Ben Simpson – WS (Chair)

1. Massing and Site Analysis

- AFL explained that they have reviewed site massing and evaluated potential configurations as part of their draft document as shown on screen.
- Current massing may represent a more a more ¹aspirational than feasible SoA:
 - Discussed diagrams indicating reduced or combined spaces.
 - Identified potential areas for reduction.

2. Pupil Referral Unit (PRU)

- **Classroom Sizes:**
 - Considered 6-8 pupils per class as a potential model.
 - All space sizes in the document are based on a single-storey design.
 - Confirmed pupil numbers (not people) per class were the focus.
- **Visual Schedule of Accommodation:**
 - Suggested creating a more visual schedule to aid understanding of:
 - Building flow.
 - Space adjacencies.
 - Impact of proposed space reductions.
 - Noted that the goal is to establish a massing strategy, not a building design.
- **Impact of Pupil Numbers on Building Size:**
 - Designs based on 5 pupils per classroom result in significantly larger building sizes due to associated requirements (e.g., toilets, lockers).
 - Discussion on necessity versus feasibility of 8 pupils per classroom:
 - Health and safety concerns for pupils struggling with self-regulation.
 - **Consensus: 6 pupils per classroom is feasible and to be implemented into the final draft.**

3. Briefing Challenges

- Acknowledged difficulty in finalizing brief due to uncertainty regarding SEMH free school pupil intake.
- Noted variability in future PRU requirement. Projections could range in places in subsequent years.

4. Massing Studies and Design Considerations

- PRU and Alternative Provision (AP) are designed as separate entities.
- Considered Sports England requirements, ensuring pitches are maintained at the South Redvales site.
- Layouts include spaces for pupils to calm down, reducing classroom pressure.
- Proposed layouts will include pods at the next stage it might be that we investigate pupil numbers per pod. Pod layout to be added to document.

Kind Regards,

Ben Simpson

7.3 Glossary

PRU (Pupil Referral Unit)

A PRU is a type of school in the UK that provides education for children who cannot attend a mainstream school for various reasons. These units are specifically designed to cater to pupils who require alternative educational arrangements. Here's an overview:

Who Attends a PRU?

- **Exclusions:** Pupils who have been excluded (permanently or temporarily) from their mainstream school due to behavioural issues.
- **Medical Needs:** Children unable to attend mainstream schools due to physical or mental health challenges, such as anxiety or chronic illness.
- **Special Circumstances:** Pupils who need additional support due to personal or social difficulties.

Purpose of a PRU

PRUs aim to:

- Provide a tailored educational environment for pupils who struggle in mainstream schools.
- Support children with behavioural, emotional, or mental health needs.
- Help pupils reintegrate into mainstream education if appropriate or guide them toward alternative educational or vocational pathways.

Key Features of PRUs

- **Smaller Class Sizes:** To provide more individualized attention and support.
- **Specialist Staff:** Teachers and staff often have expertise in managing behavioural issues or supporting pupils with mental health needs.
- **Flexible Curriculum:** PRUs may focus on core subjects but adapt the curriculum to meet individual needs, often incorporating vocational training or therapeutic activities.
- **Temporary Placement:** Many pupils attend a PRU temporarily before returning to mainstream education, starting apprenticeships, or moving to specialist schools.

AP (Alternative Provision)

An AP school is a type of educational setting in the UK designed to support children and young people who are unable to access mainstream education. These schools provide tailored learning environments and curricula to meet the specific needs of students who, for various reasons, might struggle in a traditional school setting.

Who Attends AP Schools?

Students in Alternative Provision schools might include:

- **Excluded Students:** Those who have been permanently excluded from mainstream schools due to behavioural or other challenges.
- **Medical Needs:** Students who cannot attend regular school due to physical or mental health conditions.
- **Vulnerable Learners:** Students facing social, emotional, or behavioural difficulties that make mainstream education unsuitable.
- **Young People at Risk:** Those at risk of becoming NEET (Not in Education, Employment, or Training).

Key Features of AP Schools:

- **Smaller Class Sizes:** Classes are often smaller to provide more individualised attention and support.
- **Flexible Curriculum:** A focus on both academic and vocational learning to engage students and prepare them for the future.
- **Specialised Support:** Emphasis on addressing emotional, behavioural, and social needs, often with access to mental health professionals and counsellors.
- **Reintegration Goals:** Some AP schools aim to reintegrate students into mainstream schools, while others prepare them for exams, further education, or employment.

Youth Zone

A Youth Zone is a purpose-built facility designed to provide young people, typically aged between 8 and 19 (or up to 25 for those with additional needs), with a safe and engaging space to socialize, learn, and develop new skills. These spaces are often operated by charitable organizations in partnership with local authorities, businesses, and the community.

1. Key Features of a Youth Zone:

- **Activities and Programs:** Youth Zones offer a variety of activities, such as: Sports (e.g., football, basketball, climbing walls, swimming)
- Arts and crafts
- Music and performing arts
- Educational workshops and mentoring
- Career guidance and life skills sessions.

2. Facilities:

- Modern, high-quality spaces like gyms, music studios, dance spaces, and gaming zones.
- Cafeterias where young people can enjoy affordable meals.

3. Affordable Membership:

- Membership is typically very affordable (e.g., a small annual fee and a minimal entry cost per session), ensuring accessibility for all young people.

4. Supportive Environment:

- Trained youth workers and mentors are available to provide guidance and support.
- The focus is on building confidence, improving mental health, and creating opportunities for personal development.

Purpose of a Youth Zone:

- To provide young people with positive activities and reduce anti-social behaviour.
- To offer a safe alternative to spending time on the streets.
- To help young people develop skills, improve their wellbeing, and build a sense of community.

SLT: Speech and Language Therapy

PMLD: Profound and Multiple Learning Difficulty

BESD: Behaviour, Emotional and Social Difficulty

SLCN: Speech, Language and Communication Needs

ASD: Autistic Spectrum Disorder

Descriptions for Coal Mining Legend

(https://assets.publishing.service.gov.uk/media/5a81c04ce5274a2e87dbf484/Coal_Authority_Available_Datasets.csv/preview)

1. **Mine Entry:** Showing the positions of over 172,000 coal mine entries in England, Wales and Scotland. Mine entries are entrances into mine workings of which there are two main types, shafts and adits. Mine shafts are vertical or near vertical entrances, whereas adits are horizontal or near-horizontal (walkable) entrances. Mine entrances provide points of access, ventilation, drainage and mineral extraction.
2. **S46 (Section 46):** A notice of proposals relating to underground coal mining operations under Section 46 of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994).
3. **In Seam Levels:** Shows the level of underground working in metres at a specific point, in a specific seam, above or below Ordnance Datum.
4. **Working Dates:** Identifies the year the coal was mined at a geographic position in a specific seam.
5. **Geological Disturbance Fissures and Breaklines:** Shows lines of weakness at the surface (Fissures and Breaklines) which may have been produced and/or modified by coal mining.
6. **Coal Outcrops:** The intersection of an underground coal seam with rockhead, indicating coal that may have been worked at some time in the past.
7. **In Seam Level Contours:** Shows the level of underground working in metres at along a specific contour, in a specific seam, above or below Ordnance Datum.
8. **Child Phase:** Identifies the chronology of estimated or calculated divisions of a Proposed Parent Phase: the combination of Parent and Child Phase allows the reporting of Past, Current and Future mining.
9. **Coalfield Consultation Areas:** Areas in which the Coal Authority recommends that a mining search report is required for property conveyancing or development purposes.
10. **Country:** Scotland boundary polygon.
11. **Court Order:** An order issued by the court to work coal where no previous mining lease was in existence.
12. **Court Order Amendments:** An amendment made to an order issued by the court to work coal where no previous mining lease was in existence.
13. **Legal Notices:** A withdrawal of support notice served on the public by coal operators as a legislative requirement.
14. **Licence Areas:** A licence granted by the Coal Authority to a licensee to extract coal.
15. **Parent Phase:** Records the chronology of an underground working, proposed or actual (a Parent Phase will typically start life as 'proposed' and as coal is extracted over a period of time it will become 'actual').
16. **Probable Workings:** The locations and estimated extents of probable underground workings for which no recorded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept.
17. **Underground Workings:** Identifies areas where coal has been mined, or is currently being mined under the surface.
18. **Unlicensed Opencast:** Contains the locations and extents of pre Coal Authority worked opencast sites i.e. as worked by National Coal Board or British Coal.

END OF DOCUMENT



Architecture For Life