

DESIGN & ACCESS STATEMENT



Client: Rochdale Borough Council
Project: Raise Rochdale PRU
Reference: BAP-SEV-ZZ-XX-RP-A-09004



REVISION

PROJECT TITLE	RAISE ROCHDALE PRU
PROJECT NUMBER	20904
CLIENT	ROCHDALE BOROUGH COUNCIL
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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 PROJECT TEAM & SCOPE OF REPORT

This Design and Access Statement has been prepared for the proposed redevelopment of the Mayfield Street site to provide a new satellite Special Educational Needs (SEN) Pupil Referral Unit (PEU) for Rochdale Borough Council. This development will deliver a specialist educational facility for pupils aged 11-16 with Social, Emotional and Mental Health (SEMH) needs - supporting the council's objective to expand high quality SEN provision within the borough.

The proposed scheme will provide accommodation for up to 64 pupils, creating a cafe, secure and therapeutically informed learning environment designed to support vulnerable young people. The development seeks to deliver a high quality educational setting that enables staff to effectively manage behaviour, support personal development and deliver specialist teaching within a carefully planned and supportive environment.

This Design and Access Statement summarises the design approach through site analysis, design development and the key principles that informed the scheme. The proposed development is then illustrated through details of use, amount, layout, scale and appearance. The document concludes with further information on accessibility, security and the landscape strategy supporting the overall design. This document should be read in conjunction with the following reports on the next page:



Design Team Partners:

Rochdale Borough Council
Pick Everard
Seven Architecture
Pick Everard
Adept
Silcock Leedham Consulting Engineers
CW Studio Limited
Safer Sphere
Seven Architecture

Client
Project Manager
Architect
Cost Consultant
Structural & Civil Engineer
M&E Consultant
Landscape Architect
Principal Designer (CDM)
Principal Designer (Building Regs)



seven.



1.0 INTRODUCTION

1.2 DRAWING LIST

This document should be read in conjunction with the following drawings and reports:

DRAWINGS

- BAP-SEV-ZZ-ZZ-DR-A-00500-P01-Location Plan
- BAP-SEV-ZZ-ZZ-DR-A-00501-P02-Existing Site Plan
- BAP-SEV-ZZ-ZZ-DR-A-00502-P02-Proposed Site Plan
- BAP-SEV-ZZ-ZZ-DR-A-00515-P01-Level 00 - Proposed Floor Plan
- BAP-SEV-ZZ-ZZ-DR-A-00516-P01-Level 01 - Proposed Floor Plan
- BAP-SEV-ZZ-ZZ-DR-A-00517-P01-Level 02 - Proposed Floor Plan
- BAP-SEV-ZZ-ZZ-DR-A-00518-P01-Level R1 - Proposed Roof Plan
- BAP-SEV-ZZ-ZZ-DR-A-00520-P01-Proposed Building Elevations
- BAP-SEV-ZZ-ZZ-DR-A-00525-P01-Proposed Building Sections
- BAP-SEV-ZZ-ZZ-DR-A-00540-P01-Proposed Classroom Bay Study
- BAP-SEV-ZZ-ZZ-DR-A-00550-P01-Proposed Artist Renders
- BAP-SEV-ZZ-ZZ-DR-A-00551-P01-Proposed Artist Renders
- BAP-SEV-ZZ-ZZ-DR-A-00552-P01-Proposed Artist Renders

- 2535-CWS-XX-XX-DR-L-1000 General Arrangement P01
- 2535-CWS-XX-XX-DR-L-2000 Softworks Plan P01
- 2535-CWS-XX-XX-DR-L-2001 Planting Schedule P01
- 2535-CWS-XX-XX-DR-L-5000 Sections P01
- 2535-CWS-XX-XX-RP-L-1000 Landscape Proposals P01

BAP-SLCE-XX-XX-DR-E-63100

- 3220293-SLCE-XX-XX-RP-ME-0026_P01_Planning - Energy Statement
- Appendix A - Raise Rochdale PRU - energy-and-carbon-proforma_v1-0
- Appendix B - Raise Rochdale PRU - Thermal Envelope Plan Level 00
- Appendix B - Raise Rochdale PRU - Thermal Envelope Plan Level 01
- Appendix B - Raise Rochdale PRU - Thermal Envelope Plan Level 02 Area A
- Appendix B - Raise Rochdale PRU - Thermal Envelope Plan Level 02 Area B
- Appendix B - Raise Rochdale PRU - Thermal Envelope Sections Sheet 1
- Appendix B - Raise Rochdale PRU - Thermal Envelope Sections Sheet 2
- Appendix B - Raise Rochdale PRU - Thermal Envelope Sections Sheet 3
- Appendix E - Raise Rochdale PRU - PV Layout
- Appendix F - Raise Rochdale PRU_Renewable and low carbon energy statement_Rev00

SURVEYS

- RR-PRU_Air Quality Assessment
- RR-PRU_ERAP Ltd BNG Report
- RR-PRU_ERAP Ltd 2025-178 Statutory Metric
- RR-PRU_Preliminary Ecology Report
- RR_PRU_Desk Study and Ground Investigation Report
- RR-PRU_Remediation Method Statement
- RR-PRU_Flood Risk Assessment and Drainage Strategy
- RR-PRU_Noise Impact Assessment
- RR-PRU_Crime Impact Statement
- RR-PRU_Title Plan_Official Copy (Title Plan) - GM204886 (1 of 2)
- RR-PRU_Title Plan_251202 Land Registry - Title Number GM878827 (2 of 2)
- RR-PRU_Topographical Survey
- RR-PRU_SEV_Design & Access Statement
- RR_PRU_Planning Statement
- RR-PRU_Arboricultural Impact Assessment_Mayfield St, Rochdale_2780.01
- RR-PRU_Arboricultural Method Statement_Mayfield St, Rochdale_2780.01
- RR-PRU_Transport Assessment

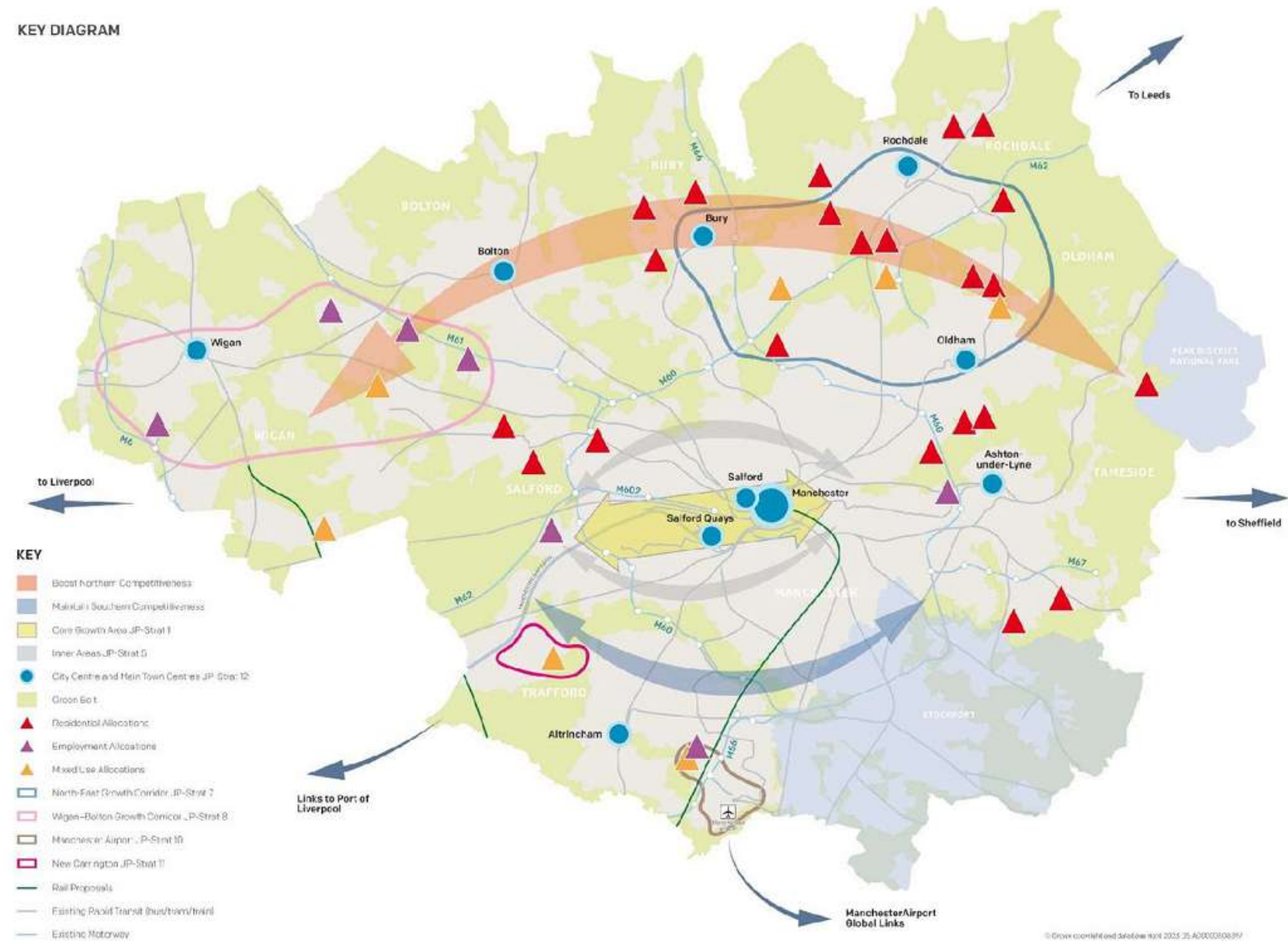
1.0 INTRODUCTION

1.3 PROJECT NEED

The Places for Everyone Strategy details a 15 year programme of expansion and development across the Greater Manchester (GM) region. Demographic projections detailed within the plan show Rochdale is forecast to have the 3rd largest population growth within the GM boroughs. Rochdale is expected to have 19,100 more people by 2037 and 12,003 new homes over this timeline. Across the borough Rochdale has 69 Primary schools, 13 Secondary school and 4 special/AP schools. The Raise Rochdale Pupil Referral school is managed by Rochdale Council and it is where children are educated if they have been excluded from mainstream schools. Most children on roll at Raise Rochdale do have Special Educational Needs (SEN), but they don't meet the criteria for Special School. The council has a statutory duty to provide a school place for every child.

The number of children on roll at Raise Rochdale has risen from 68 in October 2014 to 199 in May of 2025. Nationally many more children are struggling in mainstream settings because of both the increase in the size of mainstream schools, and the emotional impacts of covid and increased deprivation. In 2023 the council started leasing a commercial building to accommodate the increase in Raise Rochdale pupil numbers, and the council's Cabinet (May 2023) approved the purchase and renovation of a town centre commercial building as a permanent new school building. Unfortunately the scheme for renovation of the existing building was not successful, hence the need for this scheme. In January 2025 the council's Cabinet approved a new satellite school building for Raise Rochdale Pupil Referral Service

This scheme will deliver a new school for 64 pupils specifically designed for Raise Rochdale PRS. This will allow an improved vocational study offer for some of the boroughs most vulnerable children and deliver them opportunities for improved learning outcomes and increased life chances. The scheme will also allow the council to end leases on some existing properties.



Greater Manchester Places for Everyone Map : Adopted Places for Everyone Joint Development Plan Document Figure 3.1

2.0 EXISTING SITE

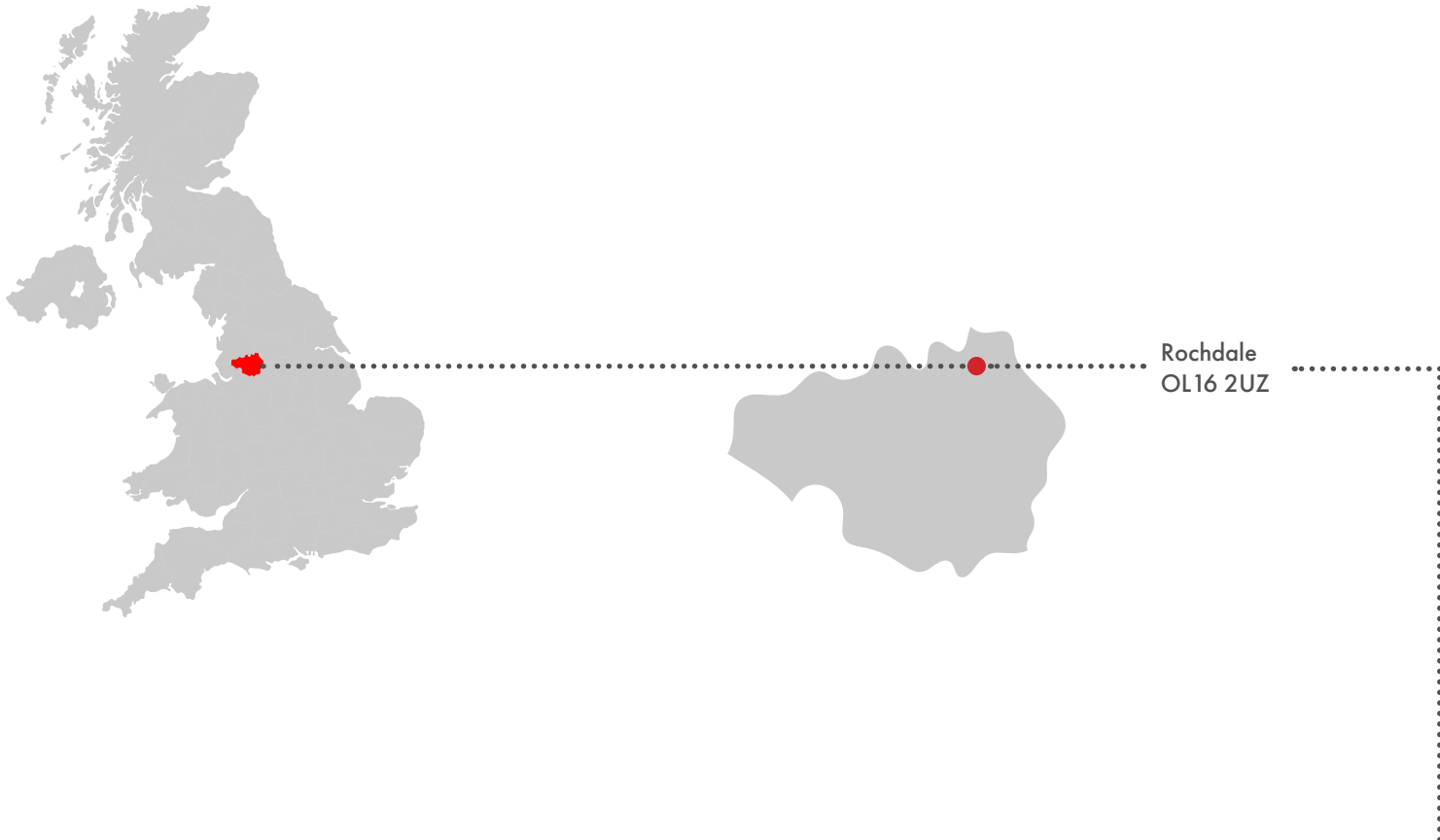
2.0 EXISTING SITE

2.1 SITE LOCATION

The site is a plot of land located off Mayfield Street, Rochdale, OL16 2UZ

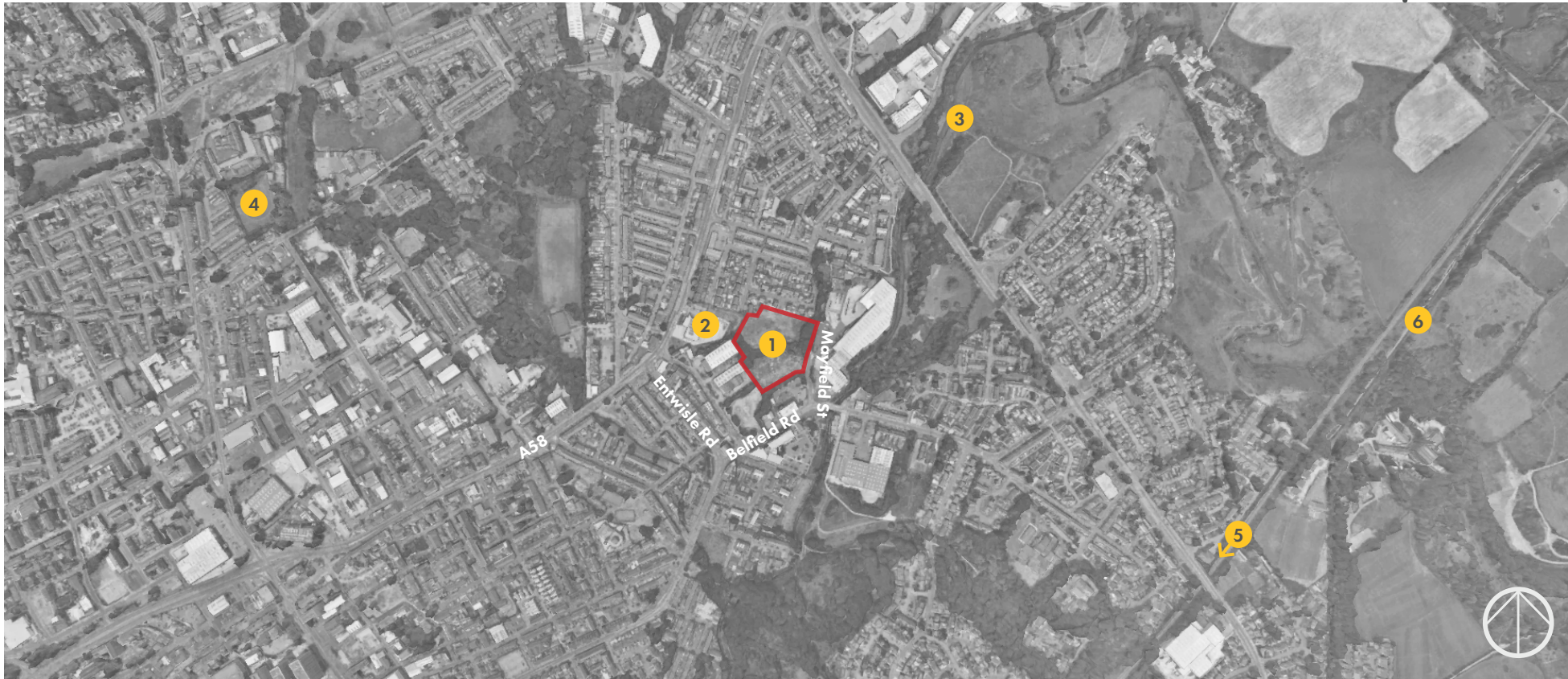
The site is currently not in use and is secured by a fence line to its boundary.

The site is conveniently placed with ready access to various roads, allowing existing access routes to be used. These roads are also well connected within Rochdale, placing the school in a convenient and accessible location.



KEY

- 1 The site
- 2 Rochdale Fire Station
- 3 River Roch
- 4 Greenbank Primary School
- 5 Railway Line - arrow indicates direction of Rochdale station
- 6 Rochdale Canal
- Site Boundary



2.0 EXISTING SITE

2.2 SITE PHOTOGRAPHS



1 View from the housing estate south of the site



2 View from housing estate south of the site - looking towards the west



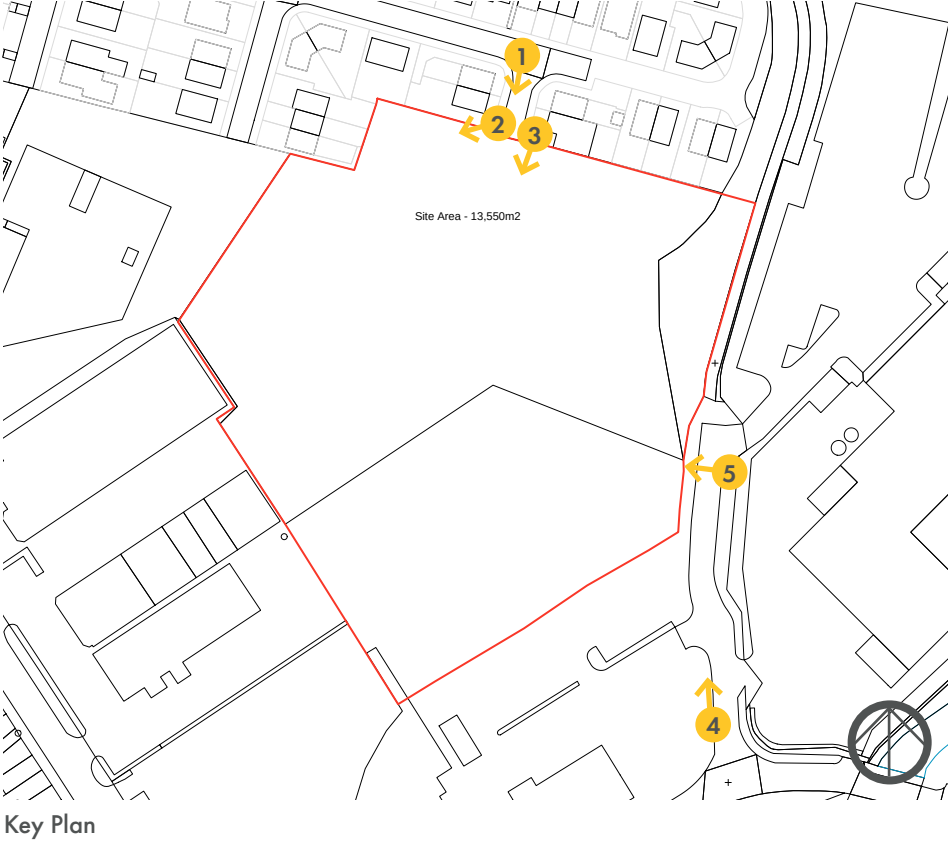
3 View from housing estate south of the site - directly overlooking



4 View from Mayfield Street, east of the site



5 View looking towards existing gate on Mayfield Street, east of the site



2.0 EXISTING SITE

2.3 SITE PHOTOGRAPHS



1 View from the lower plateau looking up at the cleared bank



2 View from the lower plateau looking up at the cleared bank



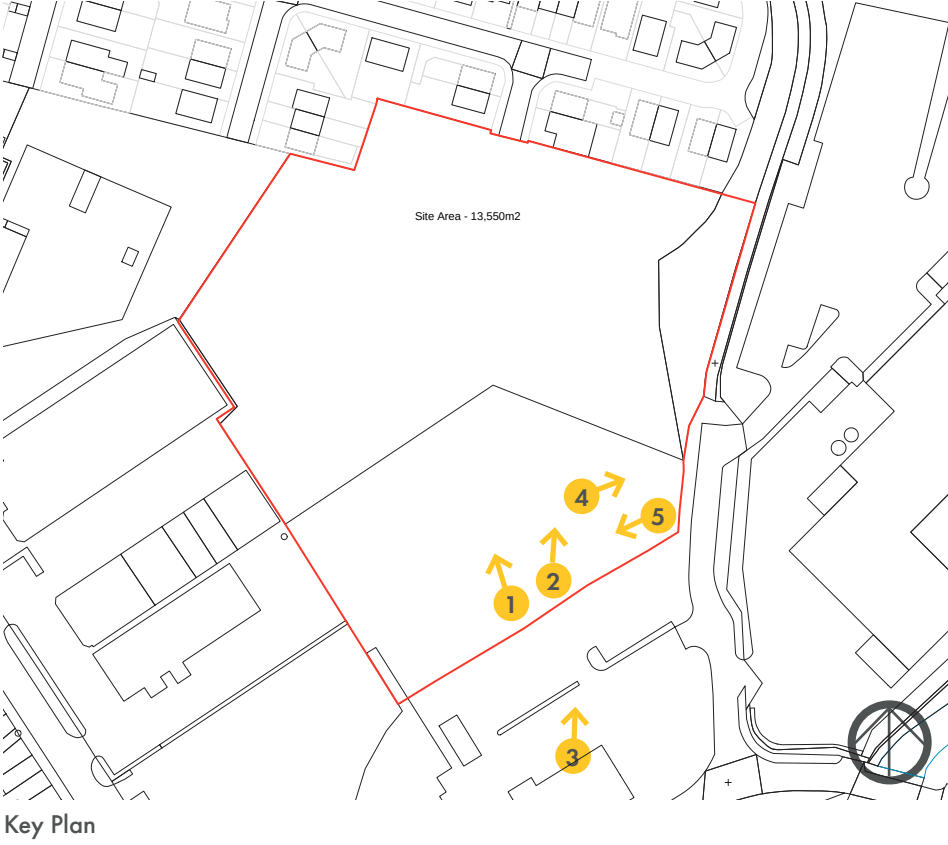
3 View from the top floor of the KYP Building



4 View from Inside the site looking at the entrance gate



5 View along the boundary to the KYP Building



3.0 SITE ANALYSIS

3.0 SITE ANALYSIS

3.1 CONNECTIVITY

The site benefits from strong connections to local transport infrastructure and is located approximately a 20 minute walk from Rochdale Town Centre. This provides access to both the main train station and tram stop.

The site is also positioned close to key roads including the A664 and A58, providing convenient vehicular access. A number of nearby bus stops further support public transport connectivity, ensuring accessible and convenient travel options for pupils, staff and visitors.

- KEY
- Site boundary
 - Main Roads
 - Waterways
 - Train Line
 - Train Station
 - Town Centre Tram Stop



Wider Context Plan

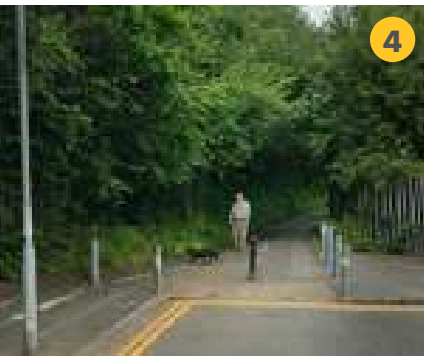
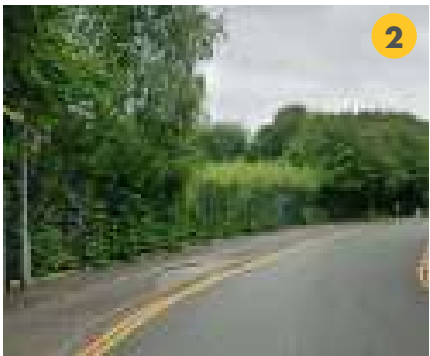
3.0 SITE ANALYSIS

3.2 VEHICULAR & PEDESTRIAN CIRCULATION

The site has direct vehicular and pedestrian access from the highway in 2 locations; from the north via Mill View Lane and from the south via Mayfield Street. These access points are illustrated opposite.



- KEY
- Pedestrian access routes
 - Vehicular access routes
 - Access to be maintained
 - Bus Stop
 - Site boundary



3.0 SITE ANALYSIS

3.3 FLOOD RISK

Existing situation
The site is located within Flood Zone 1 and is therefore at low risk of flooding from fluvial sources, with all other sources of flooding, including surface water, groundwater, sewer surcharge and artificial sources, also assessed as low risk.

Future proposals
A sustainable drainage strategy has been developed in accordance with national and local guidance, incorporating SuDS features and on-site attenuation to restrict surface water discharge to greenfield runoff rates. Surface water will be attenuated on site to accommodate the 1 in 100 year event plus climate change, ensuring no increase in flood risk elsewhere.

Finished floor levels will be set a minimum of 150mm above external ground levels, and foul water will discharge to the existing sewer network. Overall, the development is considered safe for its lifetime and compliant with planning policy in respect of flood risk.

Please refer to the Flood Risk Assessment and Drainage strategy 'RR-PRU_Flood Risk Assessment and Drainage Strategy'

KEY

Site Boundary

Flood Zone 3

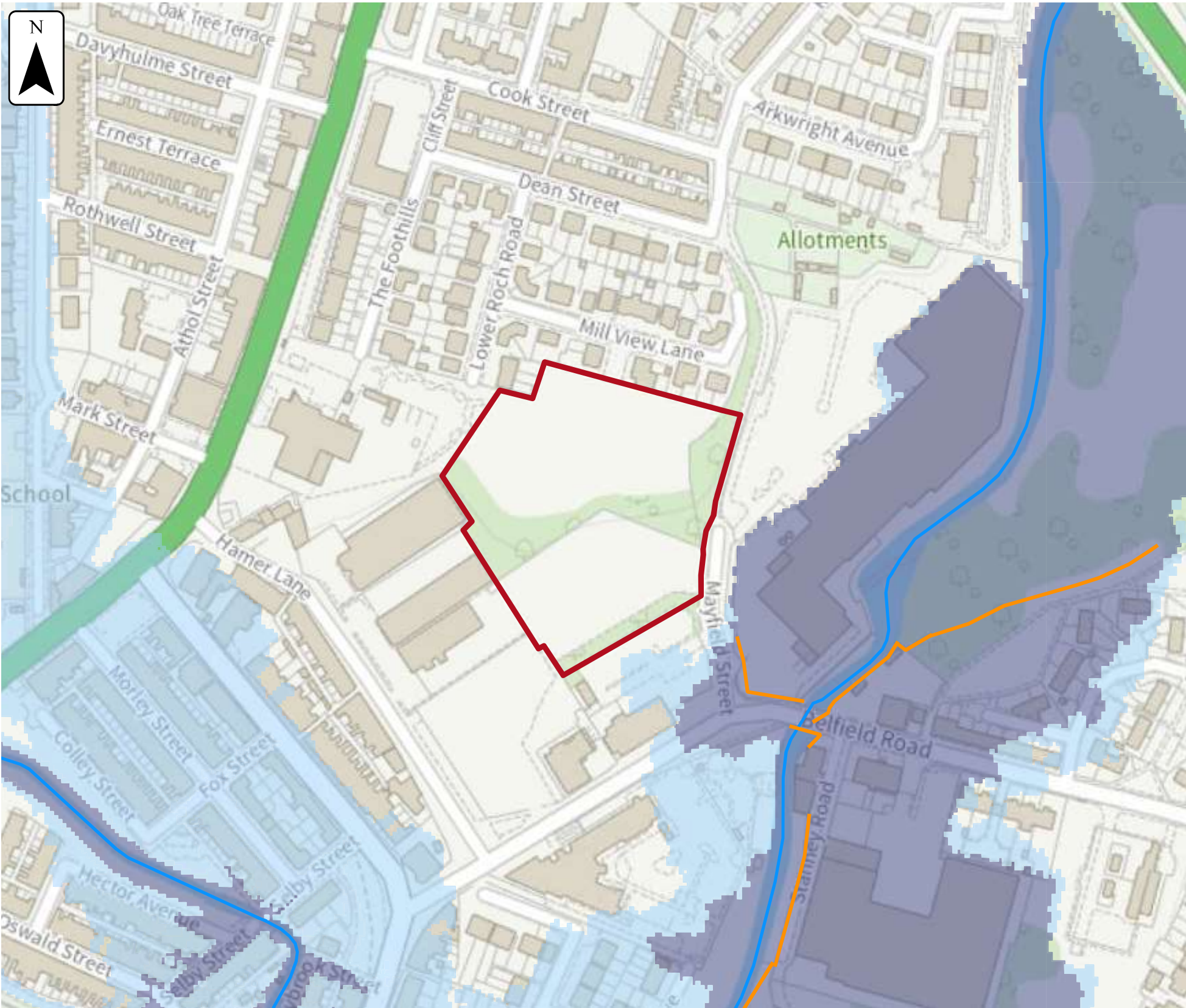
Flood Zone 2

Flood Zone 1

Flood Defence

Main River

Water Storage Area



Flood Risk Assessment Map

3.0 SITE ANALYSIS

3.4 LANDSCAPING & ECOLOGY

Ecology Survey and BNG Assessments have been undertaken and these are included as part of the Planning Application. The output of these reports will shape an environmentally responsive design that promotes biodiversity and reinforces the environmental and spatial character of the landscape.

The conclusions drawn from the findings are as follows:

Ecology

- No further surveys required for planning, no roosting bats found
- It would be beneficial to retain woodland areas, with areas removed for development needing some replacement
- Nesting Bird season should be considered as part of any site clearance and construction works
- Reasonable Avoidance Measures Method Statement (RAMMS) should be prepared for hedgehog and other wildlife in construction

Design:

- Lighting Design will be important to address to minimise the impact on the woodland.
- 3 X Bat Boxes to Mature Trees
- 1 x Bat Access Panel to the Building
- 1x House sparrow terrace nest box to the building
- 1 x Swift Box to the building
- 4 x Bird Boxes (One of each type) to Mature Trees

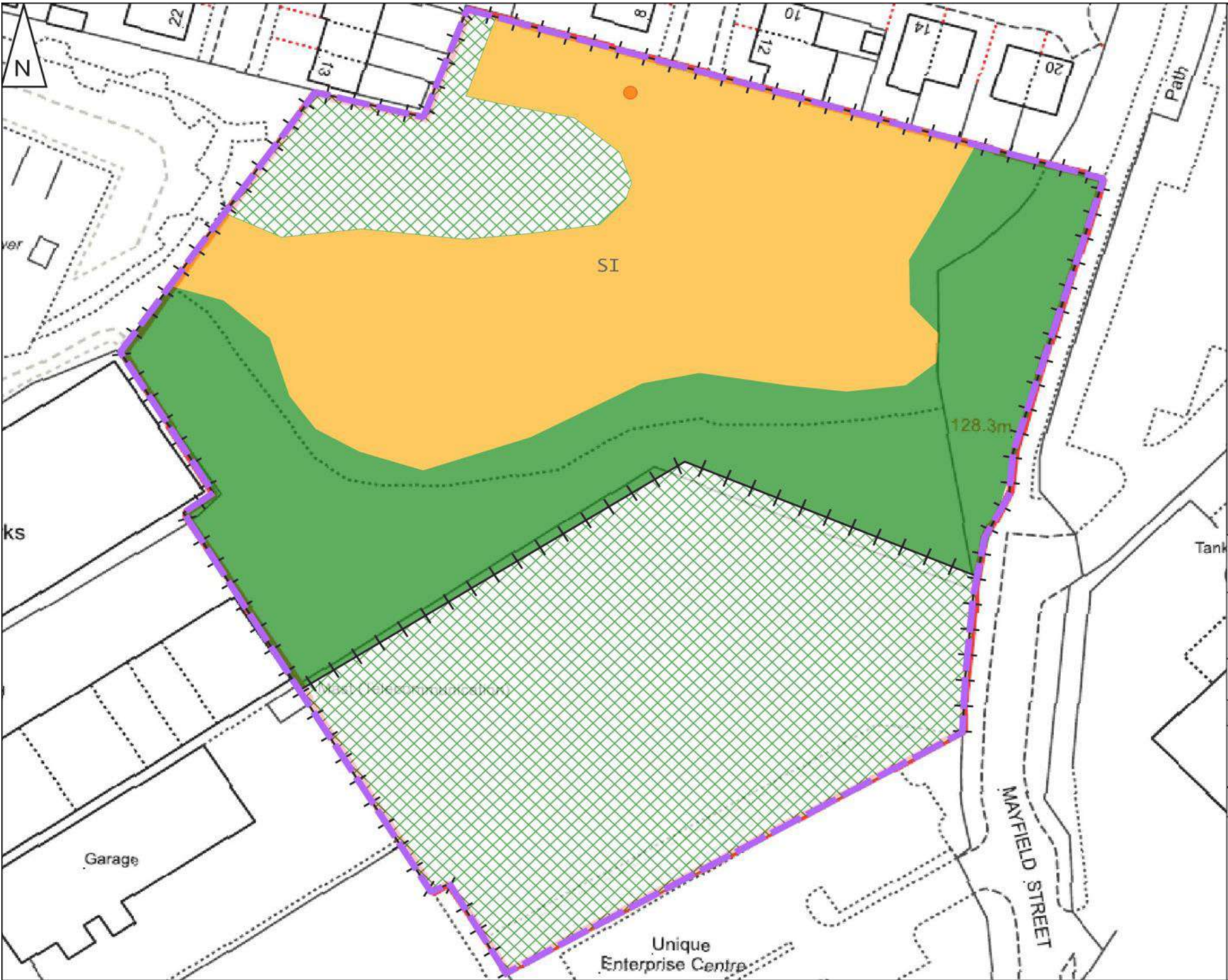
BNG

- An assessment was undertaken on an initial feasibility scheme (2024) which identified a 2.5credit deficit.
- Once the site plan and landscaping plan is agreed, they will be sent to ERAP to update the BNG.

Text to be updated on receipt of updated BNG report

Key to Map Symbols

-  Site boundary
-  Broadleaved woodland - semi-natural
-  Dense continuous scrub
-  Neutral grassland - semi-improved
-  Montbretia
-  Fencing



Ecology Map

3.0 SITE ANALYSIS

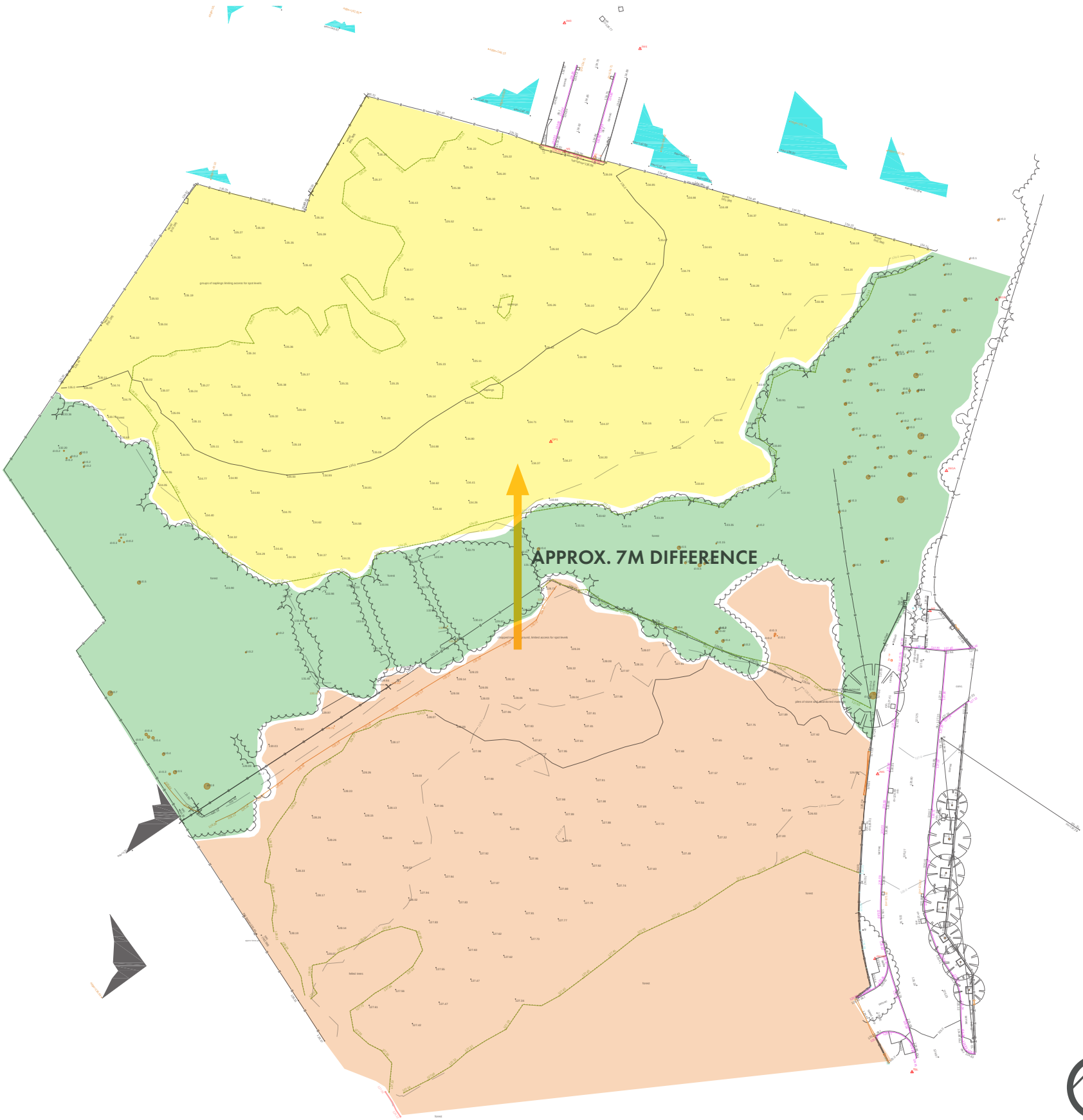
3.5 SITE TOPOGRAPHY

The site is characterised by a significant change in level, forming two distinct plateaus separated by a steep banking with an approximate level difference of 7 metres.

This topographical condition has been a key driver in the development of the design, informing the building form, layout and structural approach.

KEY

- Higher Plateau
- Lower Plateau
- Banking



3.0 SITE ANALYSIS

3.8 BUILDING HEIGHTS

The surrounding context presents a varied townscape in terms of building height. Residential properties on the upper plateau to the north are typically two to three storeys in height, while the lower plateau to the south accommodates taller buildings of approximately four storeys. The site itself current has no development.



KEY

- Site Boundary
- 1 Storey
- 2 Storeys
- 3 Storeys



3.0 SITE ANALYSIS

3.9 SURROUNDING USES

The site is located within a prominently residential area, characterised by a mix of terraced and semi-detached housing. Surrounding land uses also include a number of commercial and industrial premises, such as garages and manufacturing units. Supporting community infrastructure is present, including a fire station, GP surgery and community centre. This varied mix of uses contributes to the established local character.

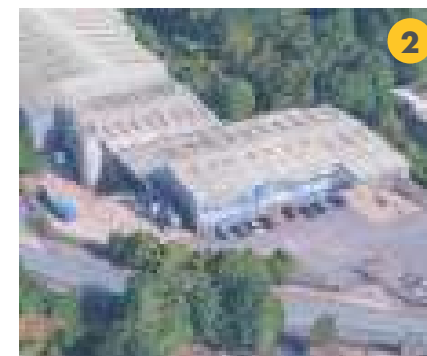


KEY

- Site Boundary
- Residential
- Commercial
- Healthcare
- Public Services
- Community



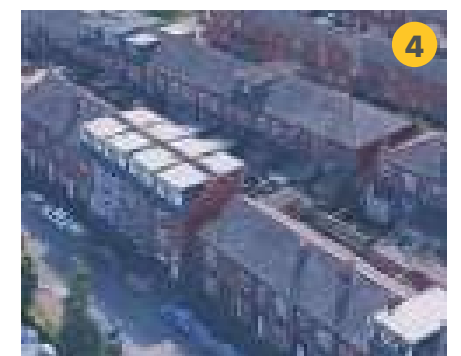
Rochdale Community Fire Station



Richard Whittaker Ltd



Unity House



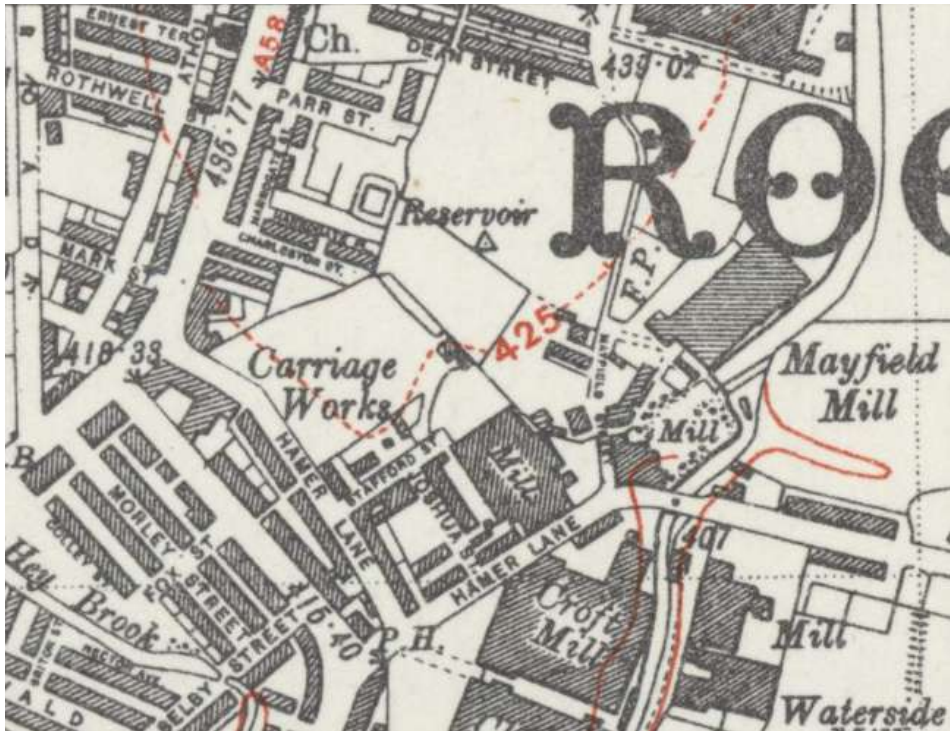
Residential

3.0 SITE ANALYSIS

3.10 SITE HISTORY

Historic mapping indicates that the site was originally open farmland, with a small number of residential or agricultural buildings located within the area. In later years, the site accommodated a factory building which extended partially within the current site boundary. This structure remained in place until some time after 2006, when it was removed, leaving the site largely cleared. The western side has now been developed as the Rochdale Community Fire Station and the northern part has been developed for low rise residential.

KEY
Site Boundary



1 1928 Site Map - Revised 1938 Edition



2 2000 Site Map



3 2005 Site Map



4 2013 Site Map

4.0 PLANNING

4.0 PLANNING

4.1 PRE-APPLICATION CONSULTATION

A Pre-Application enquiry was made to Rochdale Borough Council in January 2025, with a written response provided in March 2025.(Ref PREAPP/00001/25)

The information submitted was limited to an early 2-storey sketch scheme, with limited site investigation work having been undertaken, including any detailed levels data from a topographical survey.

The scheme was met positively by the planning team with advice given on surveys and investigations required to achieve a valid planning application. These have now all been undertaken and are included within the submission. The Urban Design team provided a detail commentary on the design approach, with areas for consideration as part of the design development. These aspects are listed below, with narrative on how a response has been incorporated.

Layout & Site Utilisation

The scheme deals with the level changes in a similar manner as the Pre-App design, although the building is now 3 storey in part to meet the level differences. The building's orientation has been adjusted to best address the line of the slope between the plateaus more effectively, now detailed topographical information has been made available.

Landscaping

Tree buffers to boundaries have been included within the design, including more breathing space behind the car parking area, which has been brought inwards away from the boundary. Soft landscaping has been increased and an external route through the landscape, up the slope to the top plateau has been incorporated.

Massing & Form

The massing of the building has been broken up to address the need for a cluster plan arrangement on the upper plateau and hide the service yard to the rear of the hall. Brickwork detail, such as soldier courses has been included to provide visual interest.

Materials

Brickwork remains the primary external material with a soft multi type brick being preferred. The inclusion of Equitone panels has now been lost, with a simple aluminium cladding used in areas to provide interest to the facade, compliment the brickwork and pick out entrances and window slots.

Entrance

A double height, glazed entrance area has been included, aligned to the Pre-App feedback. This provides a clear point of arrival from the site entrance and car park.

Sustainability

PV panels remain incorporated on the roof and are hidden behind a brick parapet which offers safe roof access.

PROPOSAL SUBMITTED FOR PRE-APPLICATION ADVICE



SCHEME BEING SUBMITTED FOR DETAILED PLANNING APPLICATION



4.0 PLANNING

4.2 STATEMENT OF COMMUNITY INVOLVEMENT

The Localism Act (2011)—updating the Town & Country Planning Act (1990)—created new obligations on potential developers and introduced: a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to the proposal to further strengthen the role of local communities in planning.

The legislation places a duty on potential developers to carry out pre-application consultation on ‘large scale major applications’ and requires them to:

- Publicise the proposal and consult with residents in the vicinity of the site concerned
- Give local people a chance to comment when there is still genuine scope to make changes
- Have regard to the local planning authority about local good practice
- Take account of responses to the consultation

Further, the National Planning Policy Framework (NPPF) requires local planning authorities to work proactively with potential developers to ensure developments improve the local area’s economic, social and environmental condition; and adds ‘early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.’

This SCI consultation takes place within the framework of Rochdale Borough Council’s Statement of Community Involvement (published August 2021). This states that

- a. There are statutory requirements for publicity on planning applications. The Council recognises the value of public involvement in decision making on development proposals, and consequently our arrangements for publicity and involvement meet the minimum legal requirements but also often exceed them. The Council has adopted Guidance on Publicity of Planning Applications which is to be read alongside this document. It is important to note that The Town and Country Planning (Development Management Procedure, Listed Buildings and Environmental Impact Assessment) (England) (Coronavirus) (Amendment) Regulations 2020” provides more up to date information. Involvement in the process can often be useful before an application is formally submitted. The Council encourages applicants to undertake discussions with us prior to submitting their application. This will help to identify key issues and planning policies and identify any problems at an early stage, such as the need for a traffic assessment or flood risk assessment, to enable the applicant to address them”.
- b. For significant development proposals, the Council has adopted guidance to

encourage applicants/developers to consult with the local community before submitting their application. This enables the applicants to explain their proposals, receive feedback on which they might be able to act, create an atmosphere of genuine interest in the views of the local community and provide more certainty about any level of concern and the issues of concern.

- c. The following methods are likely to be suitable and could be used if considered to be appropriate:
- Circulating a letter or statement to local residents and businesses explaining the proposals;
 - Arranging an exhibition or presentation;
 - Engagement online using social media or dedicated consultation websites; and
 - Arranging a press release in local media.

The applicant has undertaken stakeholder engagement prior to the submission of this application and welcomed feedback from the local community. The process undertaken is detailed below.

CONCERN	RESPONSE
Significant concerns were raised by Richard Whittaker Ltd about the disruption to their business if Mayfield Street were to be closed for roadworks and utilities connections.	The concerns have been noted, and work is underway with utilities firms to minimise disruption by avoid working in the road and weekend working. The project team and appointed contractors will liaise closely with the business owners to minimise disruption during construction.
Request were made to review the site boundary with the KYP premises.	The Council and KYP are in dialogue and have in principle agreement to adjust legal boundaries to the satisfaction of both parties.
Request was made by KYP to move the MUGA area closer to their premises to facilitate out of hours use.	The location of the MUGA cannot be moved from the top plateau as it needs to be readily accessible to the school pupils.
Residents of the residential area adjacent to the upper plateau raised concern over parking issues within these streets owing to the access into the site at this level.	The secure, gated access into the site from the residential area will be used for emergency vehicles and maintenance only. Otherwise, there will be no access into the site from this area, all traffic and pedestrian access will be from Mayfield Street. Consequently, there should be no effect to car parking or traffic in this area.
Residents of the residential area adjacent to the upper plateau area raised concern over noise/disturbance from the MUGA and anti-social behaviour from pupils attending the school.	The site is fully secure and accessed from Mayfield Street and so pupils will not need to frequent the adjacent residential area. The location of the MUGA has been moved away from the boundary and an increased fence and landscape buffer to the residence has been included following the consultation.

19TH NOVEMBER 2025
A notice was placed in the local paper, The Rochdale Observer. Responses to the questions provided are provided overleaf.

19TH NOVEMBER 2025
An in-person consultation event was held at a Children’s Services System Wide SEND event. A ppt was shared with local school’s headteachers and SENCOs and the local Parent Carer Voice. Approximately 100 were in attendance.

21ST NOVEMBER – 30TH JANUARY 2026
A statutory schools consultation event was undertaken to inform all local stakeholders about the changes to Raise Rochdale PRS school and the opening of a new satellite site. This consultation was on the council’s consultation hub.

20TH FEBRUARY 2026
A leaflet drop was made to neighbouring properties on the 20th February providing an invitation to a public consultation event on the 26th February at Unity House on Bellfield Road.

26TH FEBRUARY 2026
A consultation event was held at Unity House on Belfield Road, adjacent to the site. 12 people attended in person. Questions were answered by the project team and further information provided.

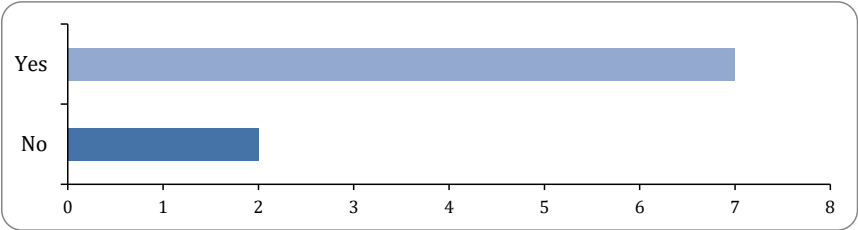
4.0 PLANNING

4.3 CONSULTATION SUMMARY

The following graphs provide a summary of the feedback received following an invitation for public consultation place in the Rochdale Observer on 19th November 2025.

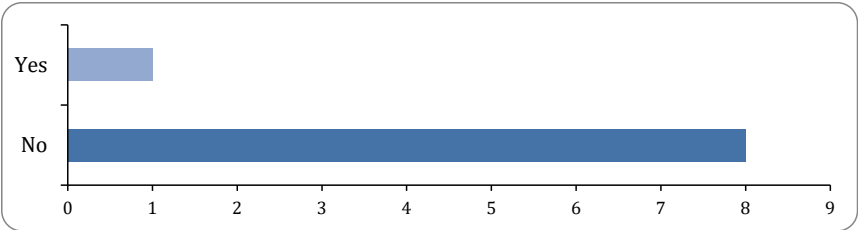
Are you a Rochdale, Middleton, or Heywood Resident?
Are you a Rochdale, Middleton, or Heywood Resident?

There were 9 responses to this part of the question.



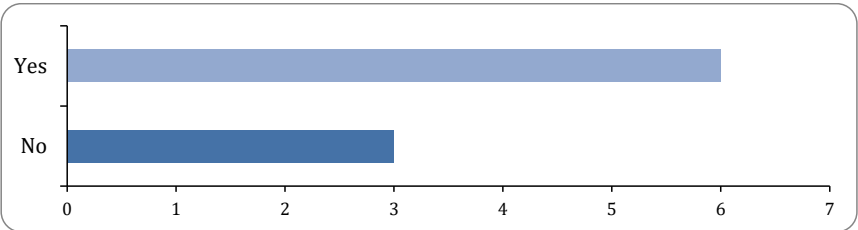
Are you a parent / carer or relative of a child under the age of 19 with SEND or accessing Alternative Provision (AP) schooling?
Are you a parent / carer or relative of a child under the age of 19 with SEND or accessing Alternative Provision (AP) schooling?

There were 9 responses to this part of the question.



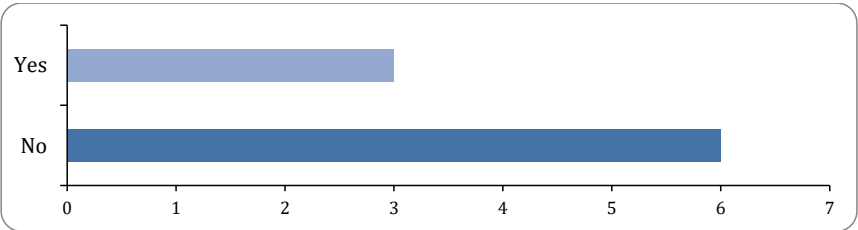
Do you work in SEND or Alternative Provision (AP) services?
Do you work in SEND or Alternative Provision (AP) services?

There were 9 responses to this part of the question.



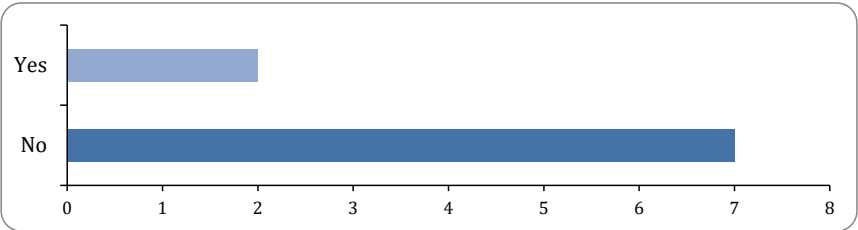
Will you personally be directly affected by the proposal?
Will you personally be directly affected by the proposal?

There were 9 responses to this part of the question.



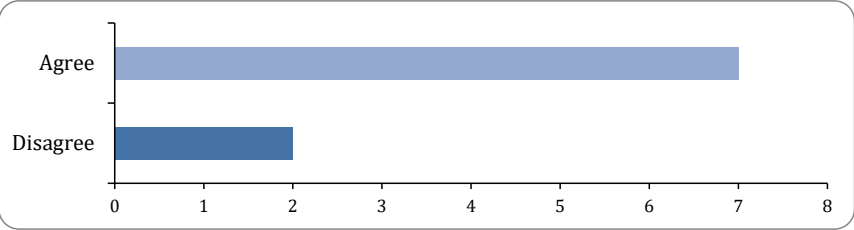
Are you speaking on behalf of an organisation, e.g. a school, charity or voluntary organisation?
Are you speaking on behalf of an organisation, e.g. a school, charity or voluntary organisation?

There were 9 responses to this part of the question.



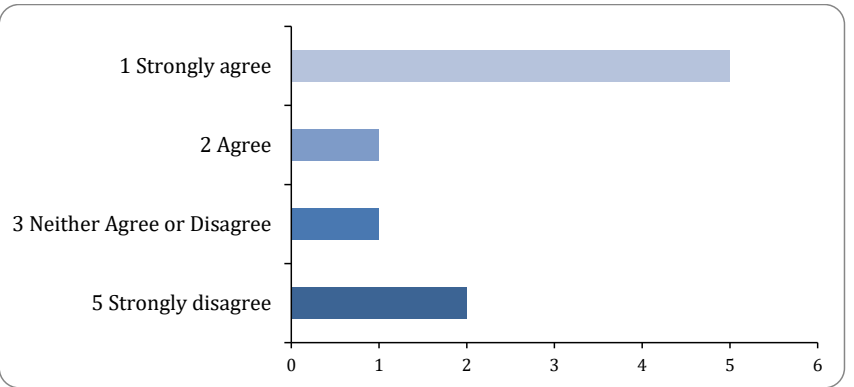
Do you agree or disagree that the council needs to create additional Alternative Provision places for children and young people?
Do you agree or disagree that the council needs to create additional Alternative Provision places for children and young people?

There were 9 responses to this part of the question.



Please rate the statements on the scale below:
Please rate the statements on the scale below: - Do you agree or disagree with Raise Rochdale PRU School expanding its provision

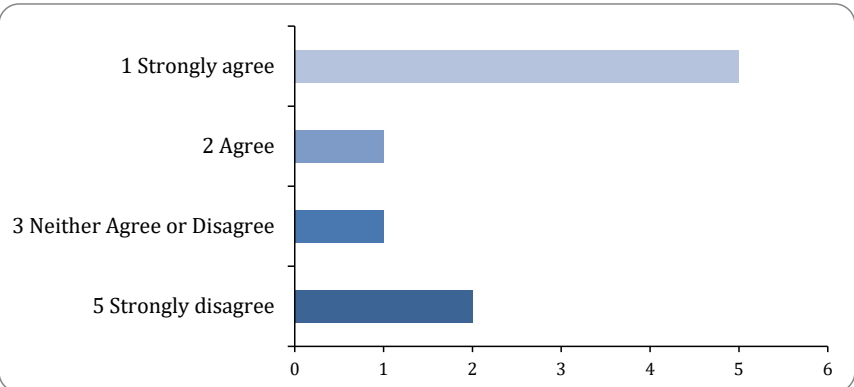
There were 9 responses to this part of the question.



Please rate the statements on the scale below: - Do you agree or disagree with Raise Rochdale PRU School expanding on to a new site in Rochdale

There were 9 responses to this part of the question.

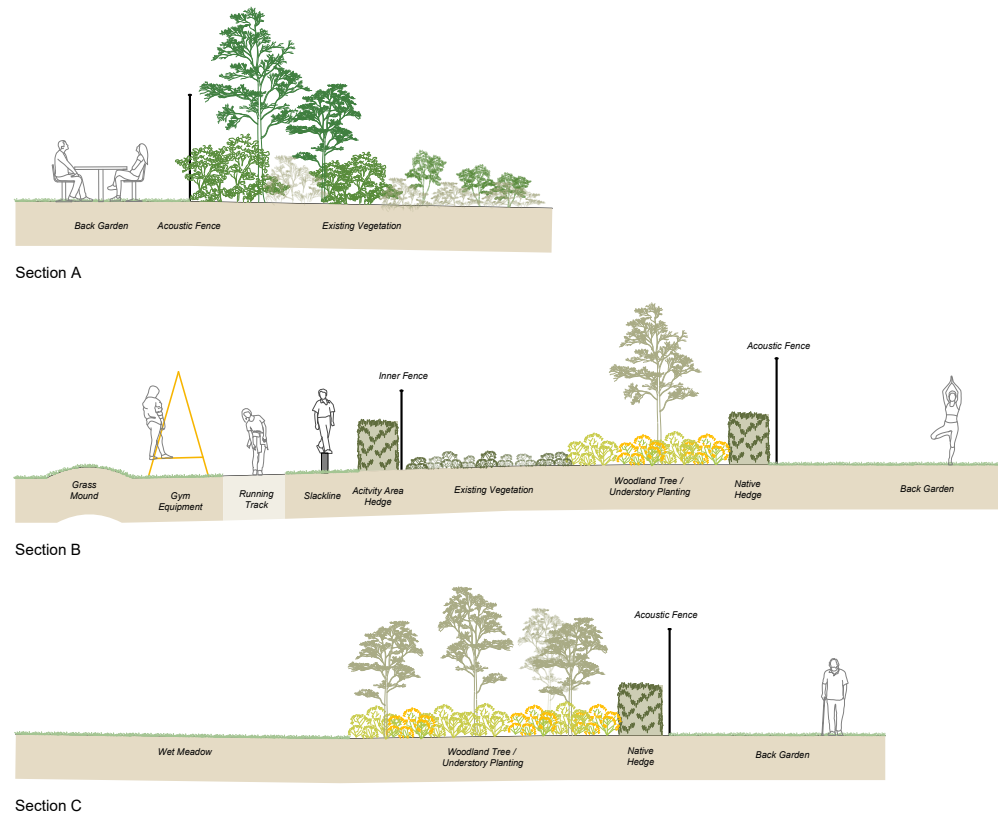
Rochdale Borough Council



4.0 PLANNING

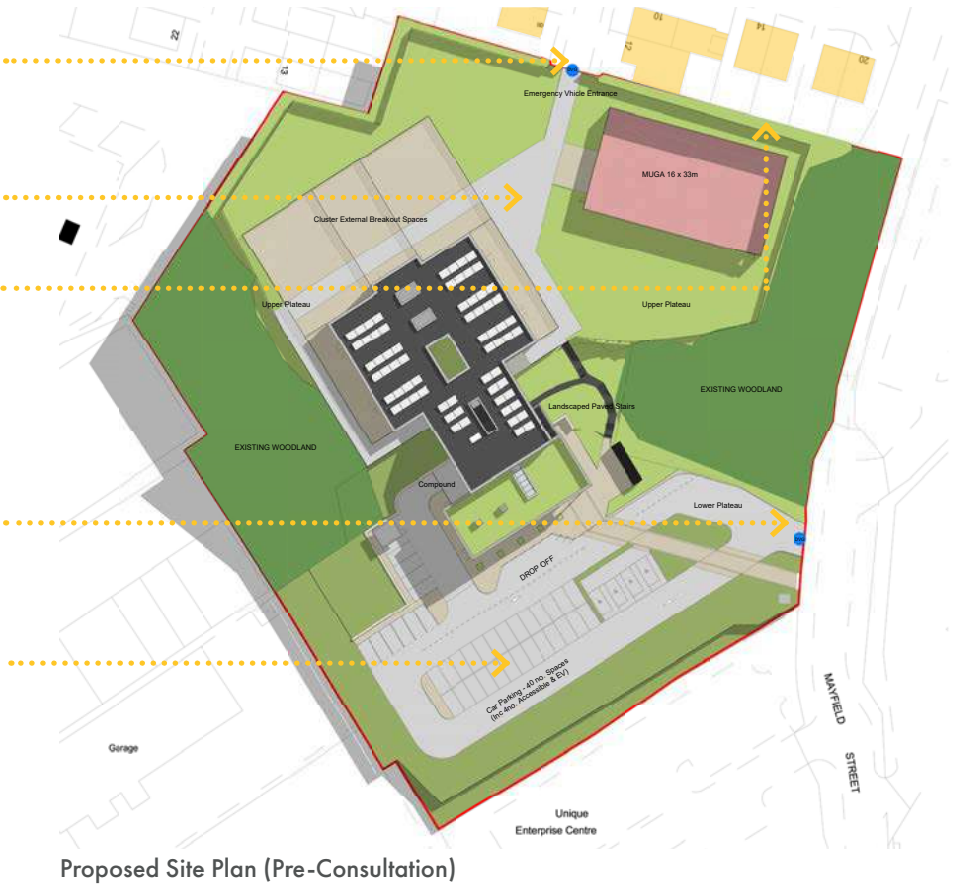
4.4 DESIGN RESPONSE

The plans opposite illustrate how the proposal has evolved following the public consultation process. The initial site plan shows the scheme presented prior to consultation, while the revised plan and boundary sections below illustrate amendments made in response to feedback received. These changes aim to address key concerns raised while maintaining the overall design intent of the development.



Landscape Sections through boundaries

- Concerns regarding the location of the top entrance with pupils/ pedestrians, including potential noise, disturbance and anti-social behaviour in close proximity to residential properties
- Security considerations highlighted in relation to upper site entrance
- Proximity of MUGA to nearby residential properties raised concerns about potential noise and disturbance
- Access concerns raised by Whittakers, relating to use of same access roads and the potential for congestion/disruption, particularly during construction
- Local concerns regarding parking provisions, the surrounding area already experiences parking issues and questioning whether the proposed provision would be sufficient



- This route is limited to emergency and the occasional service vehicle only, reducing potential disturbance to residents
- Additional secure lines and fencing introduced to strengthen site security and clearly define secure access points
- Additional landscape planting along site boundaries to assist in mitigating potential noise and visual impacts
- The MUGA has been repositioned away from the boundary, reduced in size and had the lighting removed to minimise potential disturbance.
- Discussion in progress with utilities companies and tendering contractors to ensure access arrangements are maintained for Whittakers during the works. Commitment given to liaise with them in planning works and minimising disruption.
- Additional on site parking provision introduced to help ensure adequate capacity and reduce pressure on surrounding streets

Ensuring 24hr access to their premises

5.0 DESIGN DEVELOPMENT

5.0 DESIGN DEVELOPMENT

5.1 DEVELOPMENT STAGES

The design has evolved through a series of iterative stages, responding to the constraints and opportunities of the site while refining the layout to better support the operational and educational requirements of a specialist SEN facility.

Stage 01 - Initial Concept

Early proposals located the building on the upper plateau at a single level. This approach did not fully utilise the available site area and created a disconnection between the upper and lower plateaus, resulting in disjointed, inefficient use of the site.

Stage 02 - Linear Arrangement

A subsequent iteration introduced a linear building footprint spanning the site's level change, making more effective use of the available space and integrating the two plateaus more successfully. However, the internal arrangement proved inefficient, with long corridors, inadequate room sizes and limited breakout provision which was not appropriate for the operational and behavioural management requirements of the school.

Stage 03 - Clustered Layout

The internal organisation was then reconfigured into a clustered layout, grouping classrooms with associated support spaces. This improved containment, enhanced supervision and introduced clearer access control points, creating a more secure and management learning environment.

Stage 04 - Refined Orientation (PREFERRED)

The final stage further refined the building orientation to better respond to the site's topography and surrounding landscape. Circulation routes were simplified and the entrance sequence strengthened, while classrooms were provided with controlled external spaces to support breakout learning and outdoor access. This responds more effectively to the needs of pupils and staff.



01 - November 2024



02 - December 2024 (Pre-App Proposal)



03 - October 2025 (End User feedback)



04 - February 2026 (Reconfiguration of building frontage and rear external spaces)

5.0 DESIGN DEVELOPMENT

5.2 EXTERNAL MATERIALITY

The surrounding townscape is characterised by a varied architectural character, with brick forming the predominant material across much of the area. Within the wider context, buildings incorporate a range of finishes including different brick tones, detailing, render and panel elements - creating a diverse material palette. The proposed development responds to this established character through the use of brick as the primary material, maintaining a strong relationship with the surrounding built environment.

The proposal introduces a lighter, cream toned brick. This approach offers a contemporary interpretation of the local material palette while remaining complementary to the green context. The lighter tone helps soften the overall appearance of the building and introduces a sense of visual clarity and warmth within the street scape. In addition, the facade incorporates areas of brick detailing and panel elements to introduce variation and articulation across the elevation. These elements breakdown the overall mass of the building, contributing to a lighter and more dynamic character.

As an educational setting, the design seeks to create a welcoming and positive environment for pupils staff and visitors. The lighter material palette contributes to a brighter, more uplifting character, helping the building feel open, approachable and supportive.

Existing character from surrounding buildings



Health Centre



Community Centre



Old Mill



Fire Station



Local Housing



Local Housing

Images of good design examples, akin to the scheme approach



6.0 PROPOSED SCHEME

6.0 PROPOSED SCHEME

6.1 USE & AMOUNT - PLANS

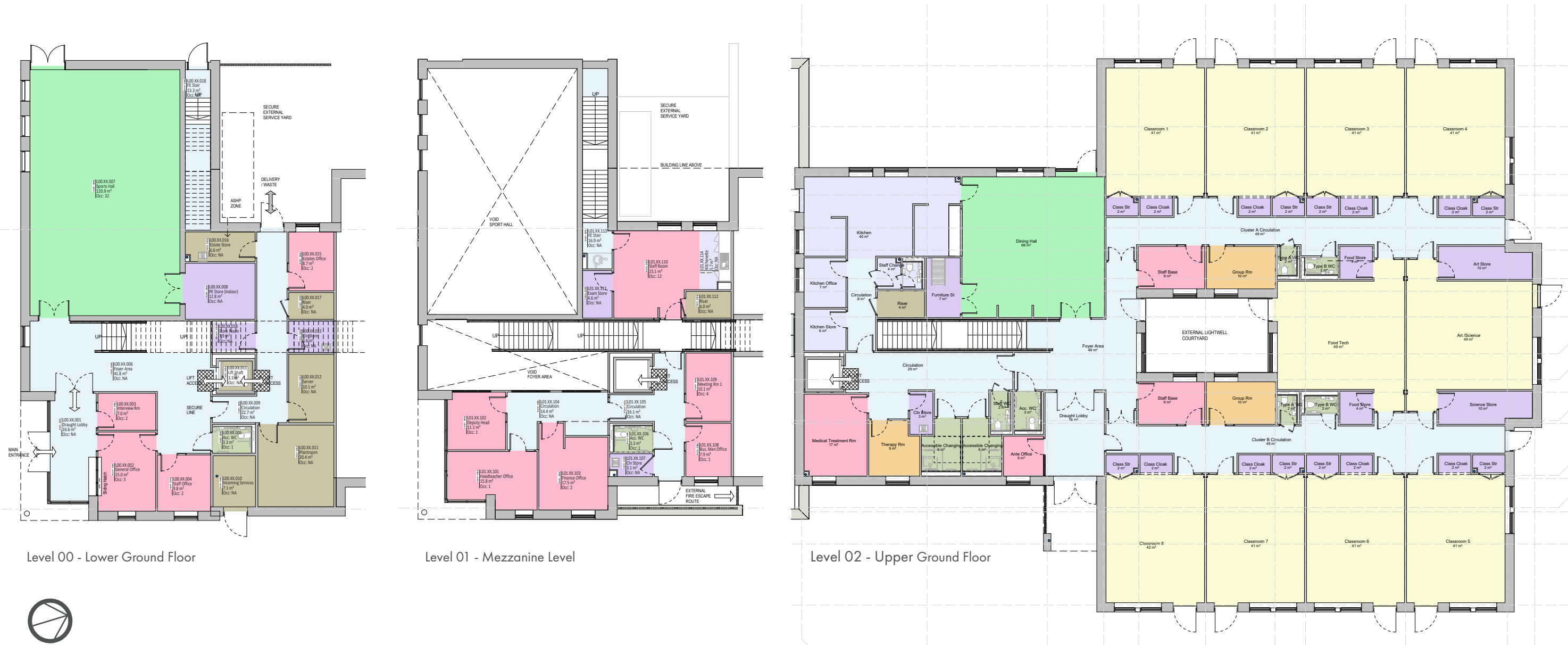
The proposed school building provides circa 1,450m² of new accommodation over three floors, with the floorplate arranged to working with the steeply slope topography of the site. The GA arrangements are illustrated below and colour coded to show the different types of spaces within the school.

Level 00 - Primarily entrance, service and more community/public area

Level 01 - Primarily staff space

Level 02 - Main pupil areas

AREAS LEGEND	
Net Areas	
	Basic Teaching
	Hall / Dining / P.E.
	Learning Resource
	Admin / Offices
	Storage
Non-Net Areas	
	Toilets (and personal care)
	Kitchen
	Circulation
	Plant



6.0 PROPOSED SCHEME

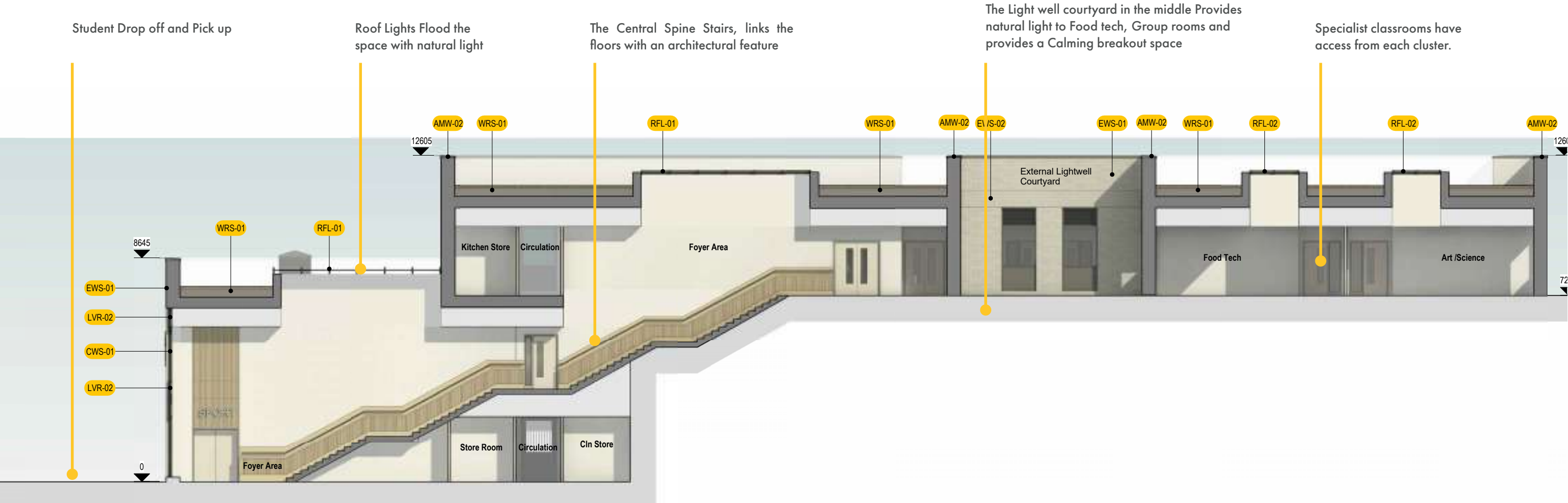
6.2 USE & AMOUNT - SECTIONS

The sections provided illustrate the scale of the building over the 3 floors and how the proposal responds to the change in levels between the upper and lower plateaus. Starting with the reception and arrival spaces, progressing through staff and administration areas and moving upwards to the main learning and classroom spaces on the upper levels.

A central stair provides a clear focal point, connecting all floors and forming the primary route through the building. This central space is enhanced by a courtyard and roof lights which supports intuitive way finding and a positive internal atmosphere.



Section through the hall and dining



Section through the central stair

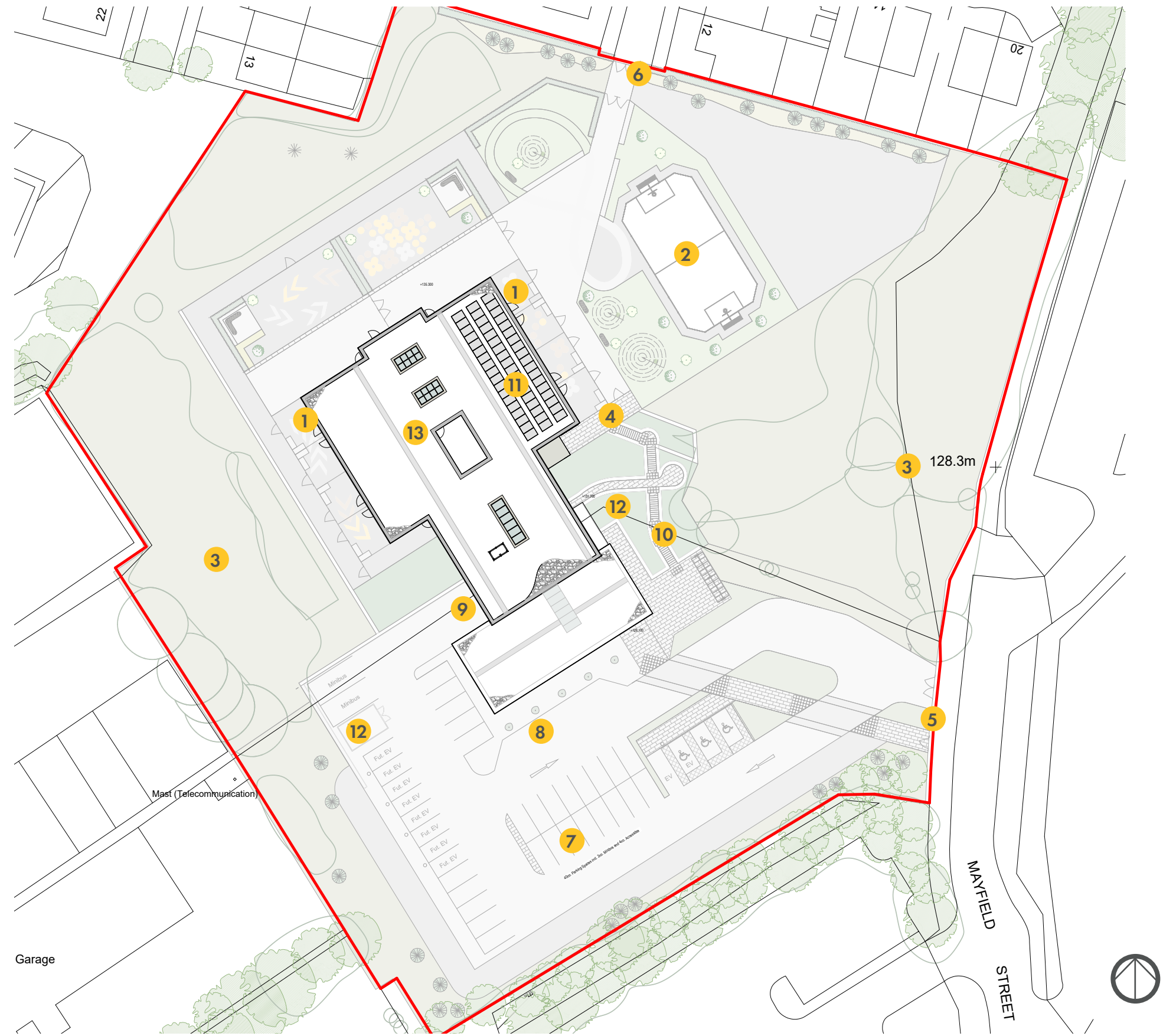
6.0 PROPOSED SCHEME

6.3 LAYOUT - SITE PLAN

The site plan opposite illustrates the proposed three storey specialist educational facility. The building includes classrooms, support spaces, administration and staff facilities, alongside dedicated breakout and landscaped areas. It has been designed to create a safe, supportive and well managed learning environment.

The Site section shows how the building straddles the slope being two and three storeys on the lower plateau and single storey to the upper to respect the domestic scale.

- 1 Classrooms have direct access to external hard and soft play on the upper level.
- 2 The building orientation allows for a small enclosed MUGA area to be provided.
- 3 Existing tree areas would be enhanced to meet Biodiversity Net Gain targets and provide habitat areas for the benefit of pupils.
- 4 The higher level, with pupil external areas, is secured to the perimeter and along the level difference between the 2 plateaus separating more public and vehicle using spaces on the lower level.
- 5 The vehicle and pedestrian access is from Mayfield Street, via secure gates.
- 6 A secondary access for grounds & building maintenance and emergency vehicles is provided from Mill View Lane.
- 7 Parking for 40no. spaces is shown (inc. 3 disabled spaces), accessed via a one way system. EV charging points and future points are included.
- 8 Drop off areas are provided for cars and minibuses adjacent to the main entrance which provides covered waiting.
- 9 A Compound area has been incorporated to house the Air source heat Pumps, Deliveries and estates
- 10 Sloped Landscape up the bank between the upper and lower plateaus with stepped path to for the student entrance.
- 11 Roof mounted PV Array
- 12 Secure Bin Store



6.0 PROPOSED SCHEME

6.4 LAYOUT - LANDSCAPE PLAN

The landscape strategy is informed by the site topography and dealing with the slope from the lower plateau to the upper, and, by the ecology & Biodiversity net gain. The recommendations from the ecology report with regards to external lighting impacts, Bird and Bat Boxes and management and improvement of the existing woodland.

Perimeter secure fencing with access controlled gates and levels of containment for safeguarding. The natural level change helps with this.

	PO1: Perimeter secure fencing
	PO2: Existing trees & vegetation to be retained & protected
	PO3: Existing ground cover vegetation to be retained & protected
	PO4: Existing trees & vegetation to be removed to BS3988: 2010
	PO5: Coloured sward
	PO6: Coloured sward
	PO7: Coloured sward
	PO8: Coloured sward
	PO9: Coloured sward
	PO10: Coloured sward
	PO11: Coloured sward
	PO12: Coloured sward
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	PO99: Coloured sward
	PO100: Coloured sward



PO1	27/03/26	Issue for Planning	JP
Rev	Date	Description of changes	DRWN APP

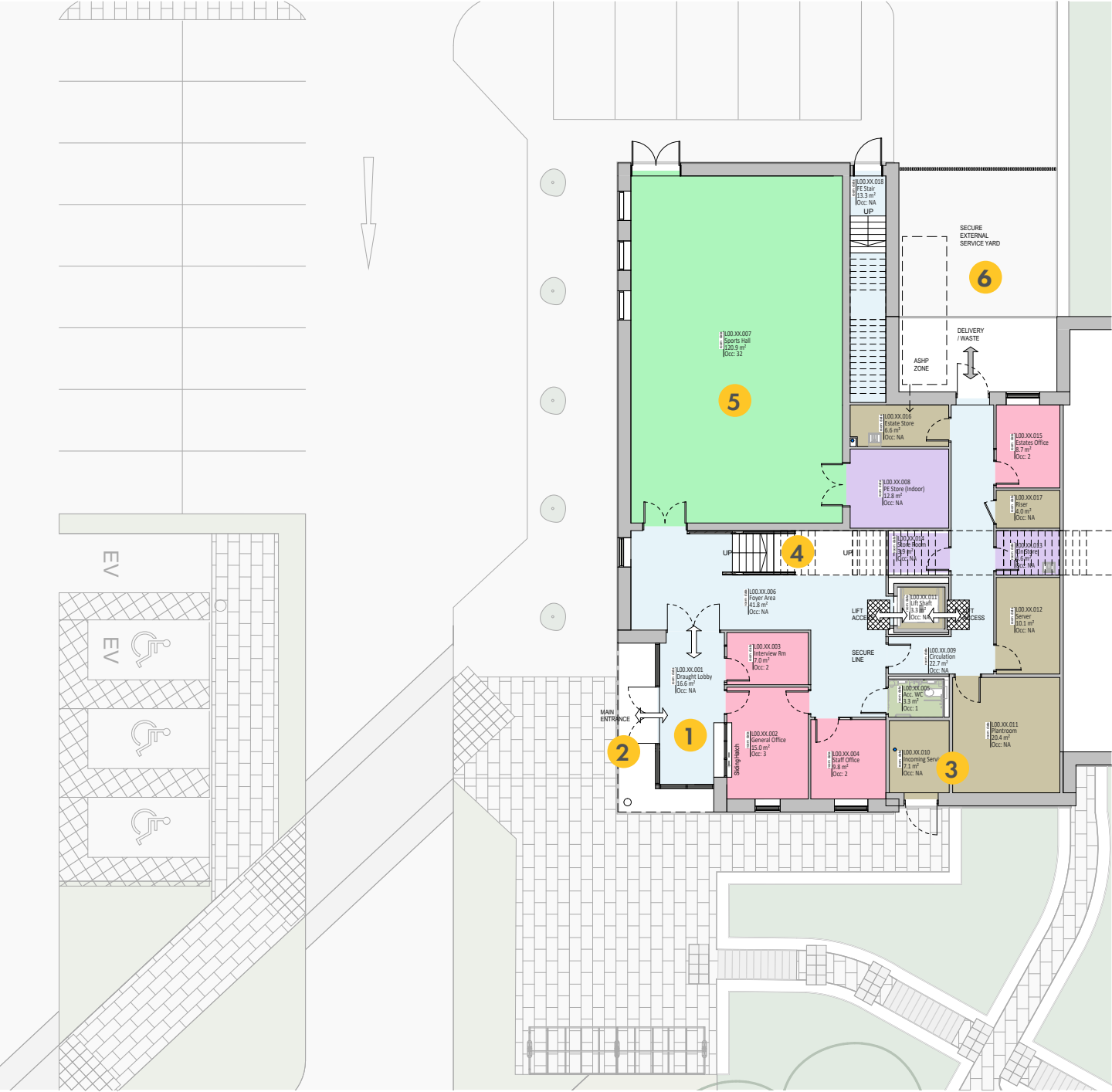
6.0 PROPOSED SCHEME

6.5 LAYOUT - LOWER GROUND FLOOR PLAN

The developed Ground Floor Plan opposite illustrates the designed entrance and draft lobby leading to the reception, staff office, and interview room. Beyond this, the layout opens into the foyer area, where the central spine stair forms both a key architectural feature and the primary vertical circulation, with the lift positioned adjacent. Access to the sports hall is provided from the base of the stair. The arrangement strengthens the secure line between public and private areas, with services and estates located to the rear alongside a secure service yard providing access into the back-of-house areas.

- 1 The main entrance provides access to a draught lobby and secure reception area, managed by reception staff. An interview room is provided off this along with a general office
- 2 The building provides a covered waiting area overlooking the drop-off/pick up areas.
- 3 Incoming Services and Plant are located
- 4 A straight, generous stair with roof-light above allows ease of movement up into the main part of the SEN Hub
- 5 A double height main hall is provided at the head of the stair with an adjacent store, this allows for a fire exit at first floor and a service yard
- 6 New External Service Yard

AREAS LEGEND	
Net Areas	
	Basic Teaching
	Hall / Dining / P.E
	Learning Resource
	Admin / Offices
	Storage
Non Net Areas	
	Toilets (and personal care)
	Kitchen
	Circulation
	Plant



Level 00 - Lower Ground Floor



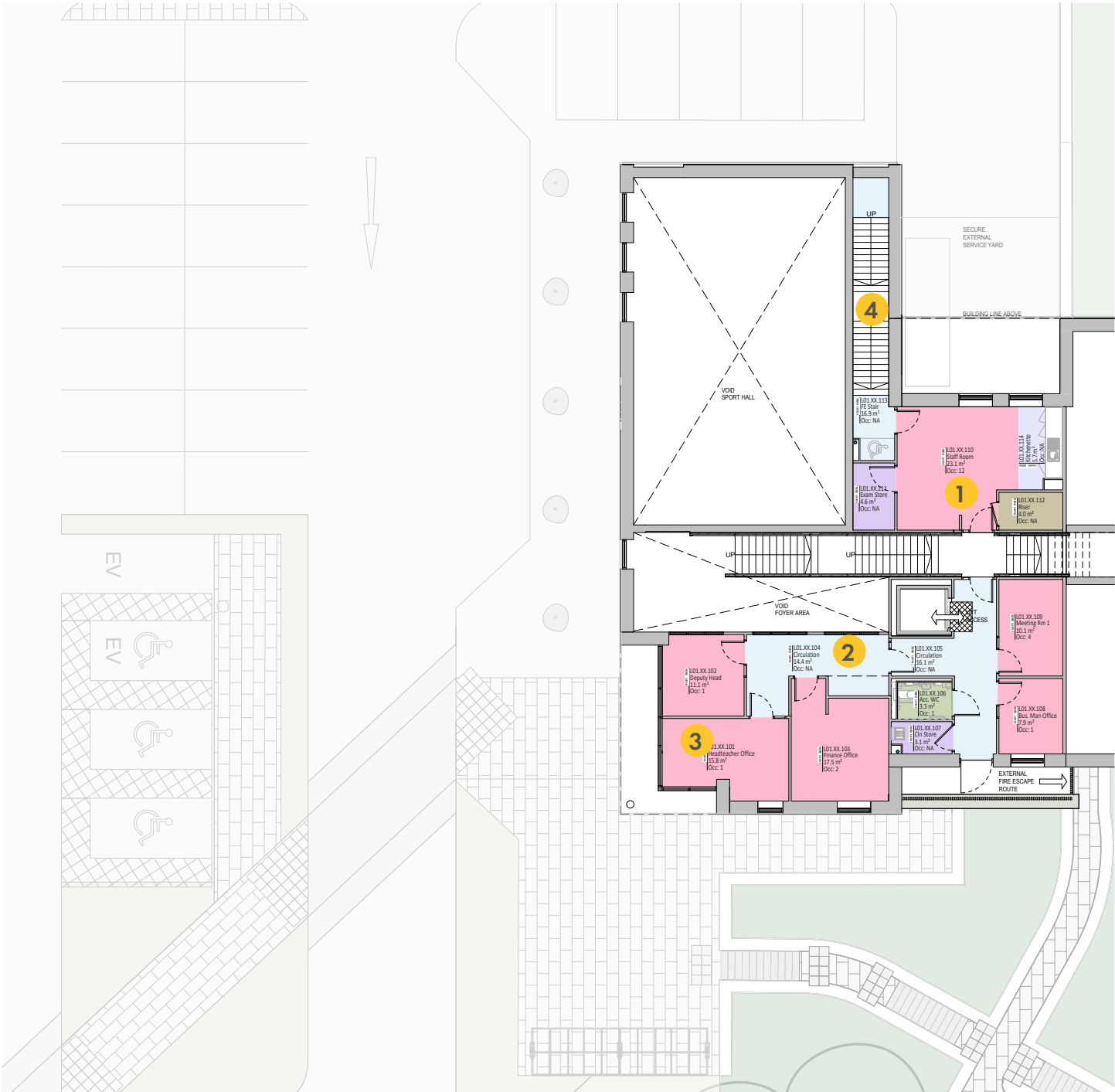
6.0 PROPOSED SCHEME

6.6 LAYOUT - MEZZANINE FLOOR PLAN

The mezzanine level serves as the primary support floor, accommodating the majority of administrative staff. A staff room with kitchenette is located off the main spine stair, with access to a dedicated fire escape stair. On the opposite side, the headteacher and department offices overlook the site entrance, providing clear sightlines to the external pedestrian stair.

- 1
- Accessed off the intermediate stair is the Staff room that will have a kitchenette and house the Exam Store
- 2
- The southern zone is for the Admin Staff - Head and Deputy head Teacher offices, Finance Business managers office and a meeting room.
- 3
- Headteachers office has large windows with views over the entrance and front of the site.
- 4
- Fire escape stair adjacent to Sports Hall

AREAS LEGEND	
Net Areas	
	Basic Teaching
	Hall / Dining / P.E
	Learning Resource
	Admin / Offices
	Storage
Non Net Areas	
	Toilets (and personal care)
	Kitchen
	Circulation
	Plant



Level 01 - Mezzanine Floor



6.0 PROPOSED SCHEME

6.7 LAYOUT - UPPER GROUND FLOOR PLAN

Level 02 forms the main teaching floor, arranged into two semi self-contained clusters. Each cluster includes four classrooms, a staff base, group room, WCs, and access to specialist Food Technology and Art/Science spaces, all with secure external breakout areas. An internal lightwell at the head of the stair provides a focal point while bringing natural light and ventilation into the inner rooms.

The floor also accommodates a commercial kitchen and dining area, medical treatment room, changing facilities, and a dedicated student entrance leading directly into the cluster via a secure lobby and airlock. Compartmentation, security, and controlled access have been central to the layout.

- 1

Pupil entrance Via the external Steps
- 2

Pupil entrance lobby 'Air Lock' with Ante Room and door directly into the clusters .
- 3

Pupil Clusters with Group rooms, W/C and a staff base
- 4

Pupil Clusters with Group rooms, W/C and a staff base
- 5

Access to Food tech and Art / Science without leaving the cluster.
- 6

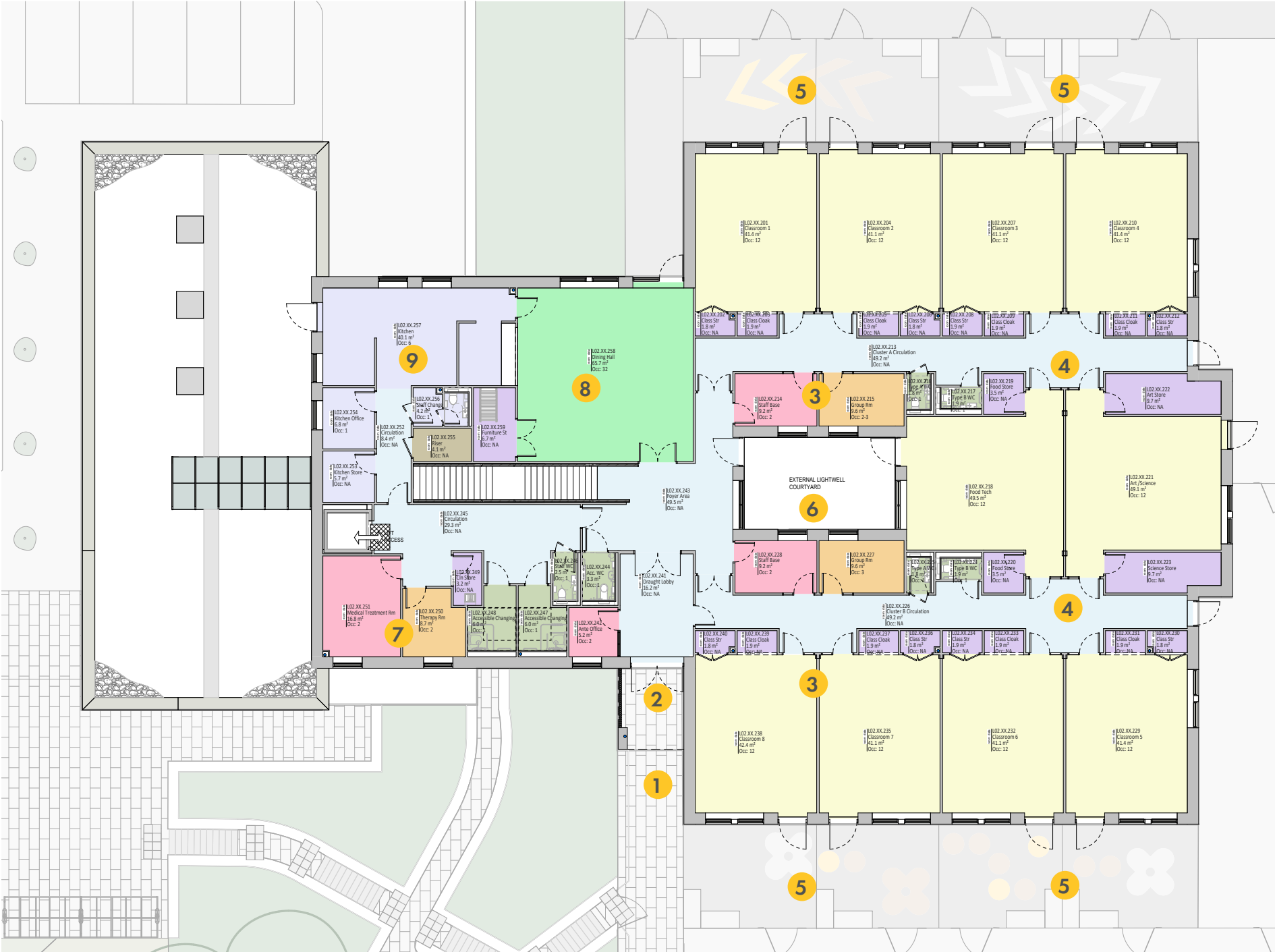
Each classroom has access to an external contained area
- 7

Light well provides light to the internal spaces and creates a feature as you come up the stairs.
- 8

Supplementary support facilities of the Medical treatment room and therapy room.
- 9

Generous dining room that is fully contained. Windows out to the woodland.

AREAS LEGEND	
Net Areas	
	Basic Teaching
	Hall / Dining / P.E
	Learning Resource
	Admin / Offices
	Storage
Non Net Areas	
	Toilets (and personal care)
	Kitchen
	Circulation
	Plant



Level 02 - Upper Ground Floor

6.0 PROPOSED SCHEME

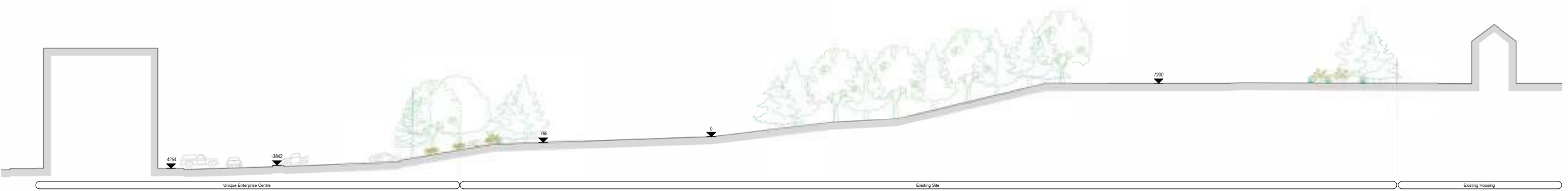
6.8 SCALE & APPEARANCE - MASSING



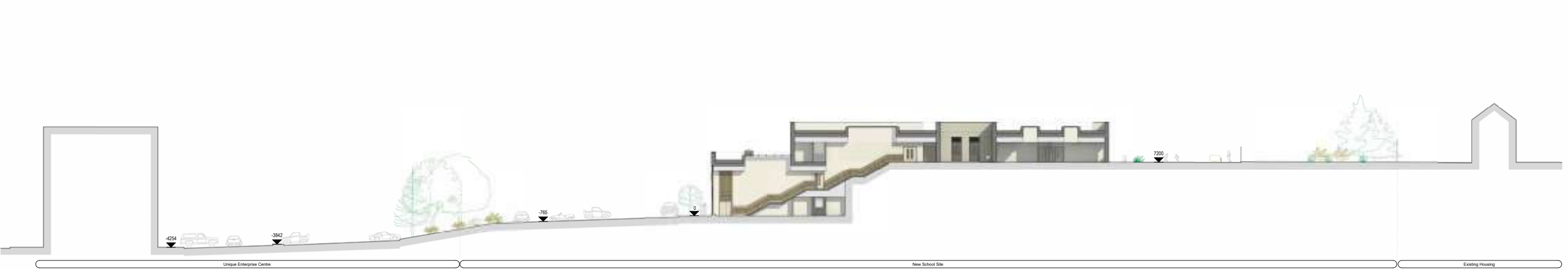
6.0 PROPOSED SCHEME

6.9 SCALE & APPEARANCE - SITE SECTIONS

The existing and proposed site sections below illustrate the complex topography of the site and the necessity of a two-plateau approach. The sections demonstrate the change in scale between the larger commercial and industrial buildings, including the four-storey mill, and the adjacent residential properties on the upper plateau. The proposed section shows how these constraints have been carefully addressed and turned into an opportunity, creating a scheme that enhances security, safeguarding, and the overall environment for staff and pupils.



Existing Site Section
NTS



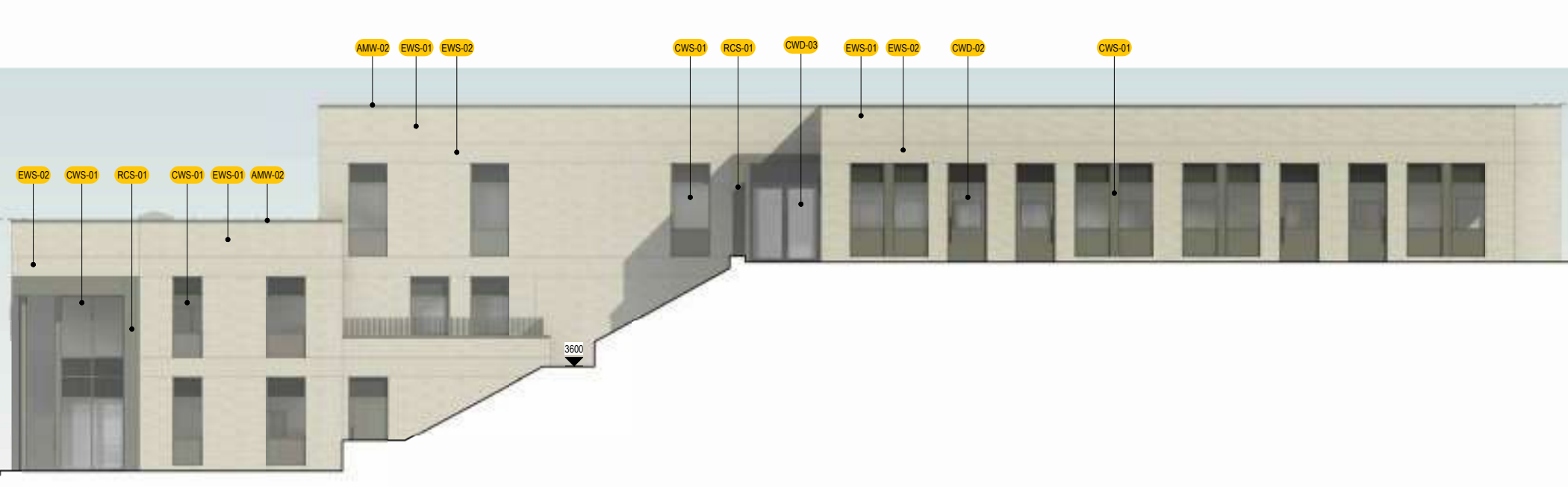
Proposed Site Section
NTS

6.0 PROPOSED SCHEME

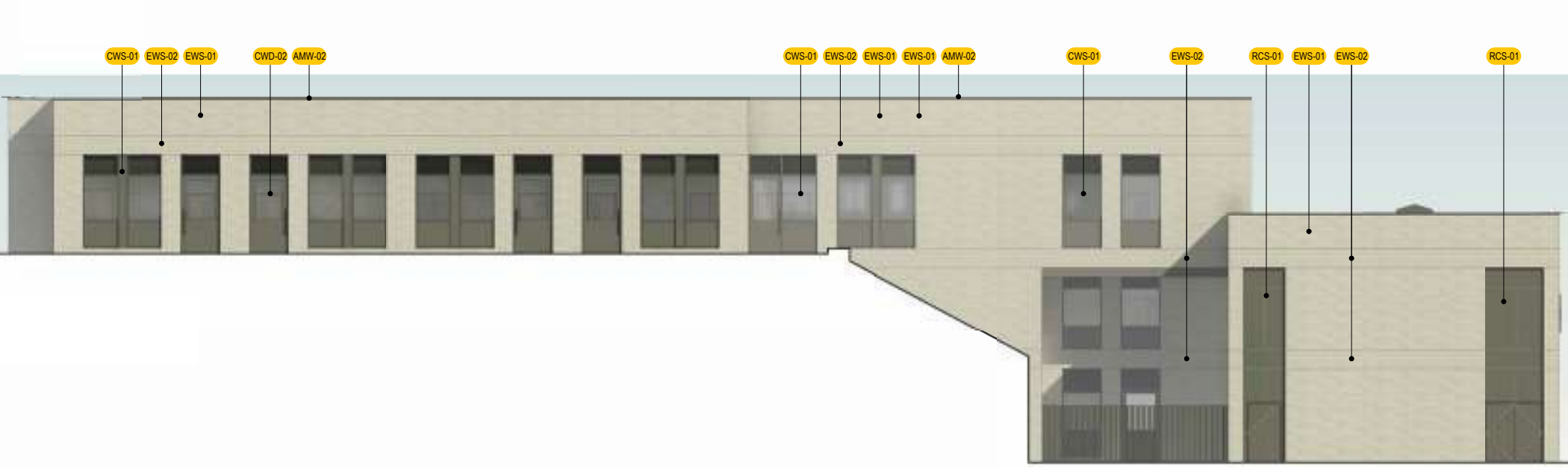
6.10 SCALE & APPEARANCE - ELEVATIONS

The elevations are carefully composed to balance robustness with a sense of generosity. Brick is the primary material, articulated with bands of linear detailing to add rhythm and depth. High-performance glazing is set within the façade, with doors incorporating coloured lower panels to provide durability and visual interest.

The main entrance is defined by a two-storey glazed curtain wall, creating a clear focal point and positively responding to pre-application feedback.

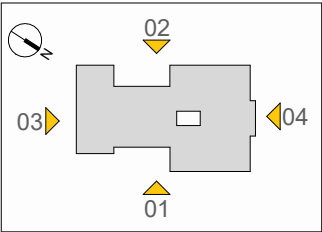


East Elevation



West Elevation

MATERIAL LEGEND	
AMW-01	Pressed aluminium window / door flashings
AMW-02	Pressed aluminium coping
AMW-03	Pressed aluminium soffit panels
CWD-01	External flush curtain wall single doors
CWD-02	External half glazed curtain wall single doors
CWD-03	External glazed curtain wall double doors
CWD-04	External Automatic glazed curtain wall double doors
CWS-01	Aluminium framed curtain walling
EDR-01	Metal doorset (single)
EDR-02	Metal doorset (double)
EWS-01	External facing brickwork - horizontal buff brickwork
EWS-02	External facing brickwork - feature running course - vertical buff brickwork
LVR-01	Inset horizontal ventilation louvre panels - colour to match CWS-01
LVR-02	Inset vertical ventilation louvre panels - colour to match CWS-01
RCS-01	Pressed aluminium cassette cladding system
RFL-01	Aluminium framed mono-pitch rooflight - colour to match CWS-01
RFL-02	Aluminium framed dual-pitch rooflight - colour to match CWS-01
SPD-01	Pressed aluminium-faced insulated spandrel panel - colour to match the CWS-01
WRS-01	Warm roof system with large ballast covering



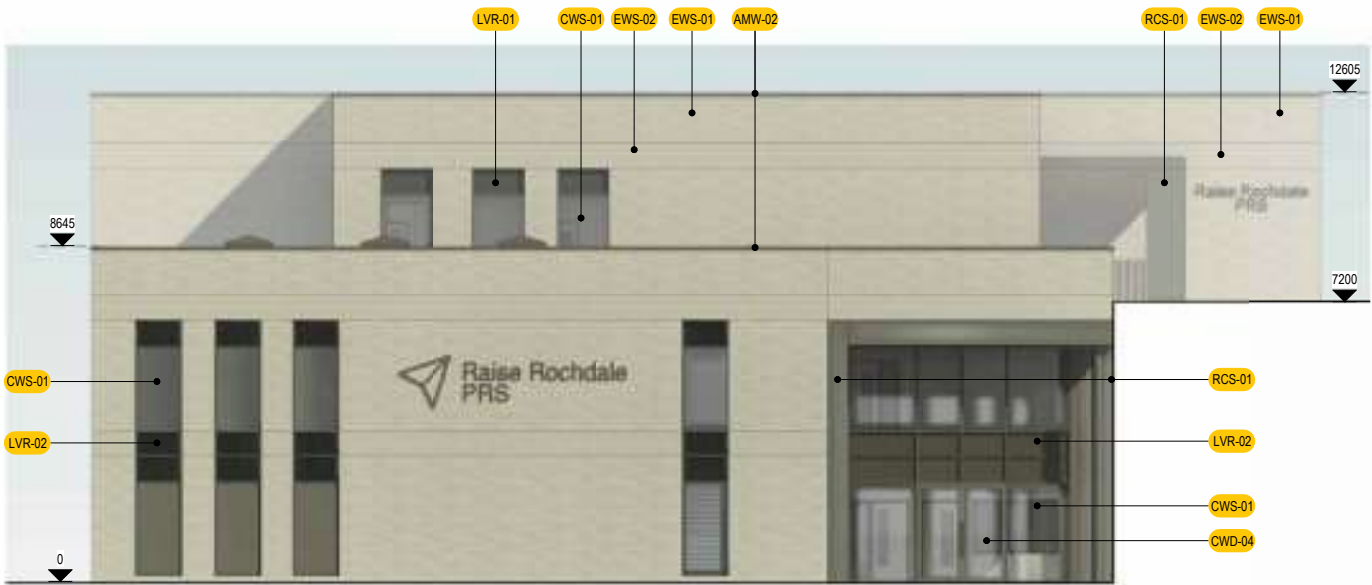
Key Plan

6.0 PROPOSED SCHEME

6.11 SCALE & APPEARANCE - ELEVATIONS



West Elevation

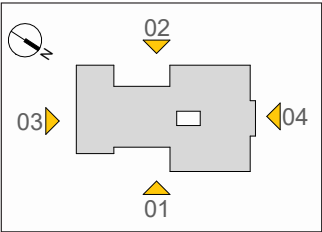


East Elevation

MATERIAL LEGEND	
AMW-01	Pressed aluminium window / door flashings
AMW-02	Pressed aluminium coping
AMW-03	Pressed aluminium soffit panels
CWD-01	External flush curtain wall single doors
CWD-02	External half glazed curtain wall single doors
CWD-03	External glazed curtain wall double doors
CWD-04	External Automatic glazed curtain wall double doors
CWS-01	Aluminium framed curtain walling
EDR-01	Metal doorset (single)
EDR-02	Metal doorset (double)
EWS-01	External facing brickwork - horizontal buff brickwork
EWS-02	External facing brickwork - feature running course - vertical buff brickwork
LVR-01	Inset horizontal ventilation louvre panels - colour to match CWS-01
LVR-02	Inset vertical ventilation louvre panels - colour to match CWS-01
RCS-01	Pressed aluminium cassette cladding system
RFL-01	Aluminium framed mono-pitch rooflight - colour to match CWS-01
RFL-02	Aluminium framed dual-pitch rooflight - colour to match CWS-01
SPD-01	Pressed aluminium-faced insulated spandrel panel - colour to match the CWS-01
WRS-01	Warm roof system with large ballast covering

Brick forms the primary material complemented by lighter tones and panel elements to introduce variation and visual interest across the façades. Brick will weather well with time and, importantly, offer a robust, low-maintenance solution for the school during future years of operation.

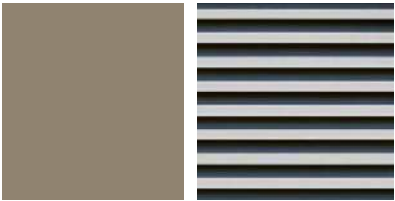
Precedent imagery illustrates the desired quality, material palette and spatial character, taking into consideration the pre-application response as well as the sensory and practical robustness requirements of the end users.



Key Plan



Brickwork arranged Horizontally and Vertically



Pressed Aluminium Soffit Panels Aluminium Louvres

Material palette



Typical Bay



Precedent images

6.0 GENERAL ARRANGEMENT DRAWINGS

6.12 SCALE & APPEARANCE - VISUAL ON ARRIVAL

Pick-up and drop-off
area with one way
system

Pedestrian walkway

Double-height glazing serves as a clear visual
marker for the main entrance and acts as a
prominent architectural feature. The overhead
canopy provides a sheltered area for pupils
and visitors during pick-up and drop-off times.

The steep slope is landscaped with shrubs and
ground cover planting, with a stepped path
integrated into the bank to connect the upper and
lower plateaus



Title of visualisation

6.0 GENERAL ARRANGEMENT DRAWINGS

6.13 SCALE & APPEARANCE - VISUAL FROM CAR PARK



6.0 PROPOSED SCHEME

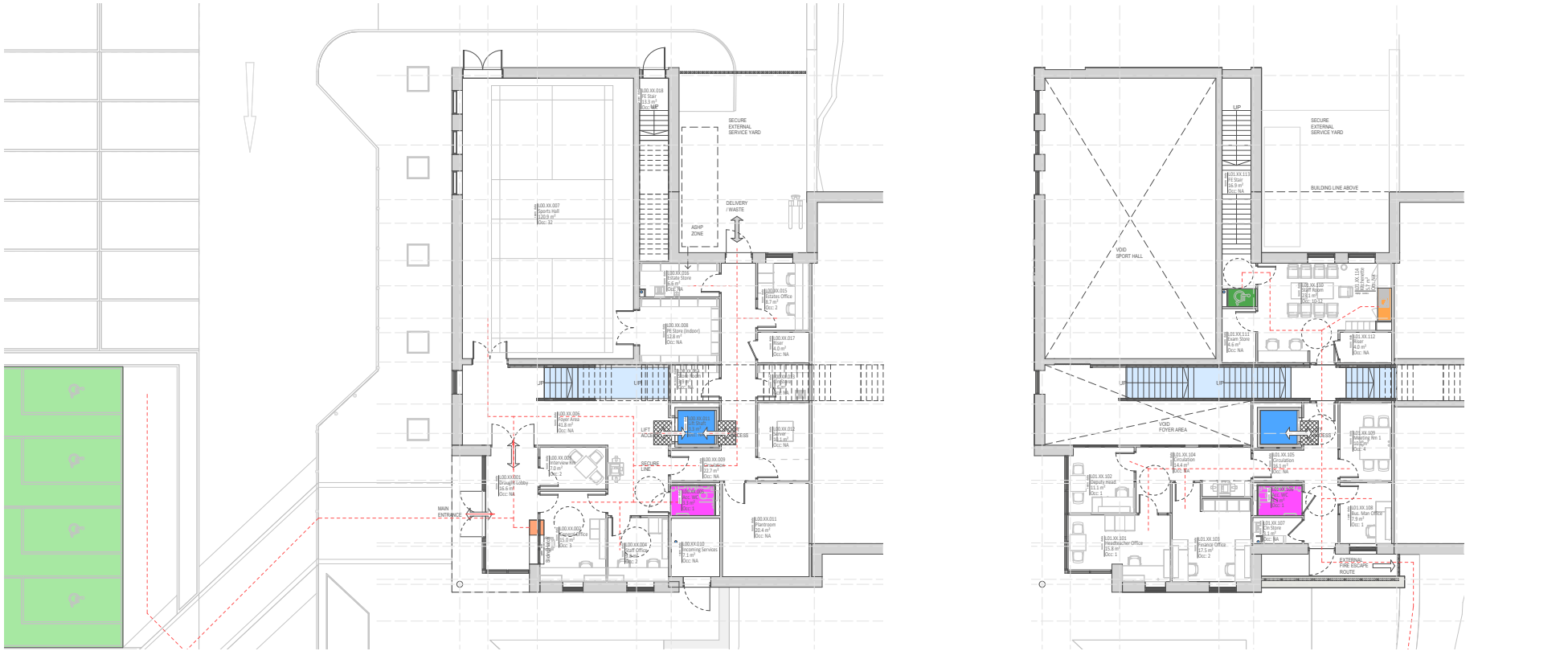
6.14 ACCESSIBILITY

An important part of the Raise Rochdale Development is inclusivity. The plans shown (right) highlight that each of the spaces is designed to enable disabled and non-disabled users to access space equitably. The building will be designed and constructed to be fully accessible for disabled access in line with the Equality Act 2010, Approved Document M vol:2 and British Standards including BS 8300:2018.

The site includes an appropriate number of Accessible Parking bays with level access to and in close proximity to the main entrance. Automatic entrance doors of level access to the building with a lift then providing access to all floors. Door widths and circulation routes are appropriately sized throughout for wheelchair access.

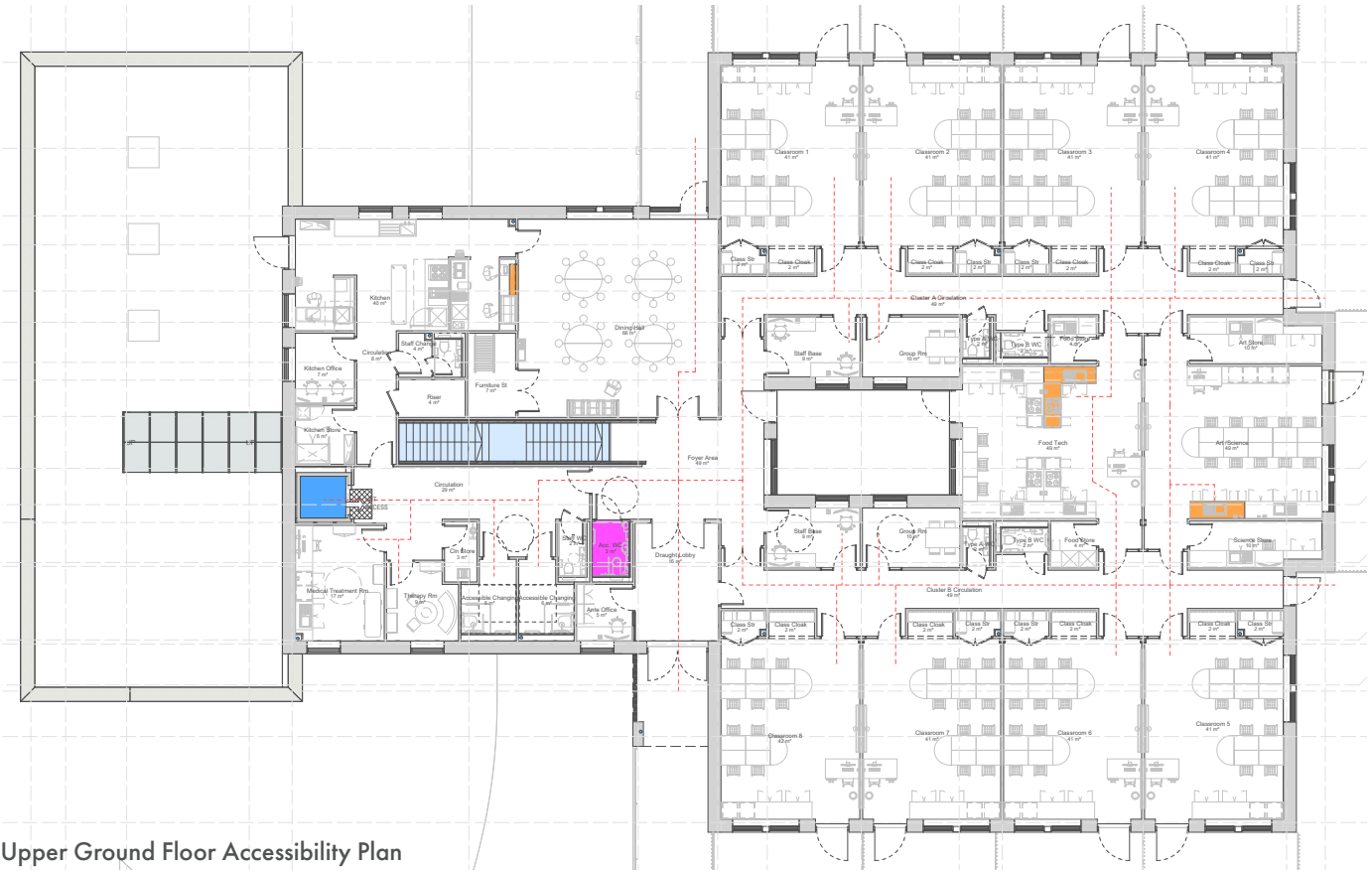
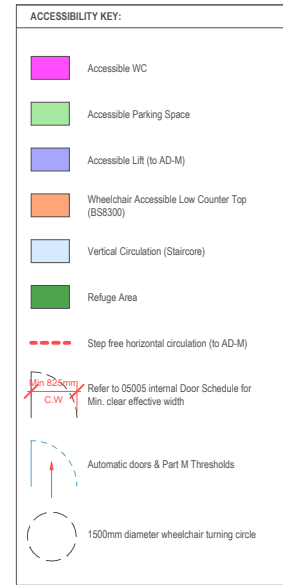
External landscaped areas are designed to be accessible and level across both plateaus. Step free access to the upper plateau is provided via the main lift within the building, ensuring inclusive access for all users.

Signage and colour schemes will make due regard for visually impaired users.



Ground Floor Accessibility Plan

Mezzanine Floor Accessibility



Upper Ground Floor Accessibility Plan

7.0 SUSTAINABILITY STRATEGY

7.0 SUSTAINABILITY STRATEGY

7.1 SUSTAINABILITY STATEMENT

OVERVIEW

The building envelope has been designed to meet DfE Specification standards, and so provide an energy efficient building with low energy use and low running costs. This page provides an overview of the strategy, refer also to the detailed Energy Statement provided with the Planning Submission.

1 HYBRID VENTILATION SYSTEM:

This strategy combines the benefits of natural ventilation with mechanical ventilation heat recovery designed to minimise energy use. In summer, hybrid ventilation switches on the fans to boost the natural ventilation and optimise indoor comfort. In winter months, the system mixes warm internal air with fresh external air to deliver mixed tempered air whilst utilising heat recovery to save energy on heating.

2 HEATING:

Air Source Heat Pumps - for heating the building transfers heat from outside air into water which heats the spaces internally. Underfloor Heating - This scheme has underfloor heating to the DfE standard which is an efficient way of heating the space and is tamper proof from pupils

3 FABRIC FIRST:

Building fabric is made up of the materials that make up walls, floors, roofs, windows and doors. The more insulation contained within these elements, the better their thermal performance. Optimum levels of insulation ensure that U-values exceed building regulations standards and meet best practice targets from LETI and the DfE. Roof = 0.12 W/m2k, Walls = 0.15 W/m2k, Floor = 0.12 W/m2k. Windows = 1 W/m2k

4 ENERGY:

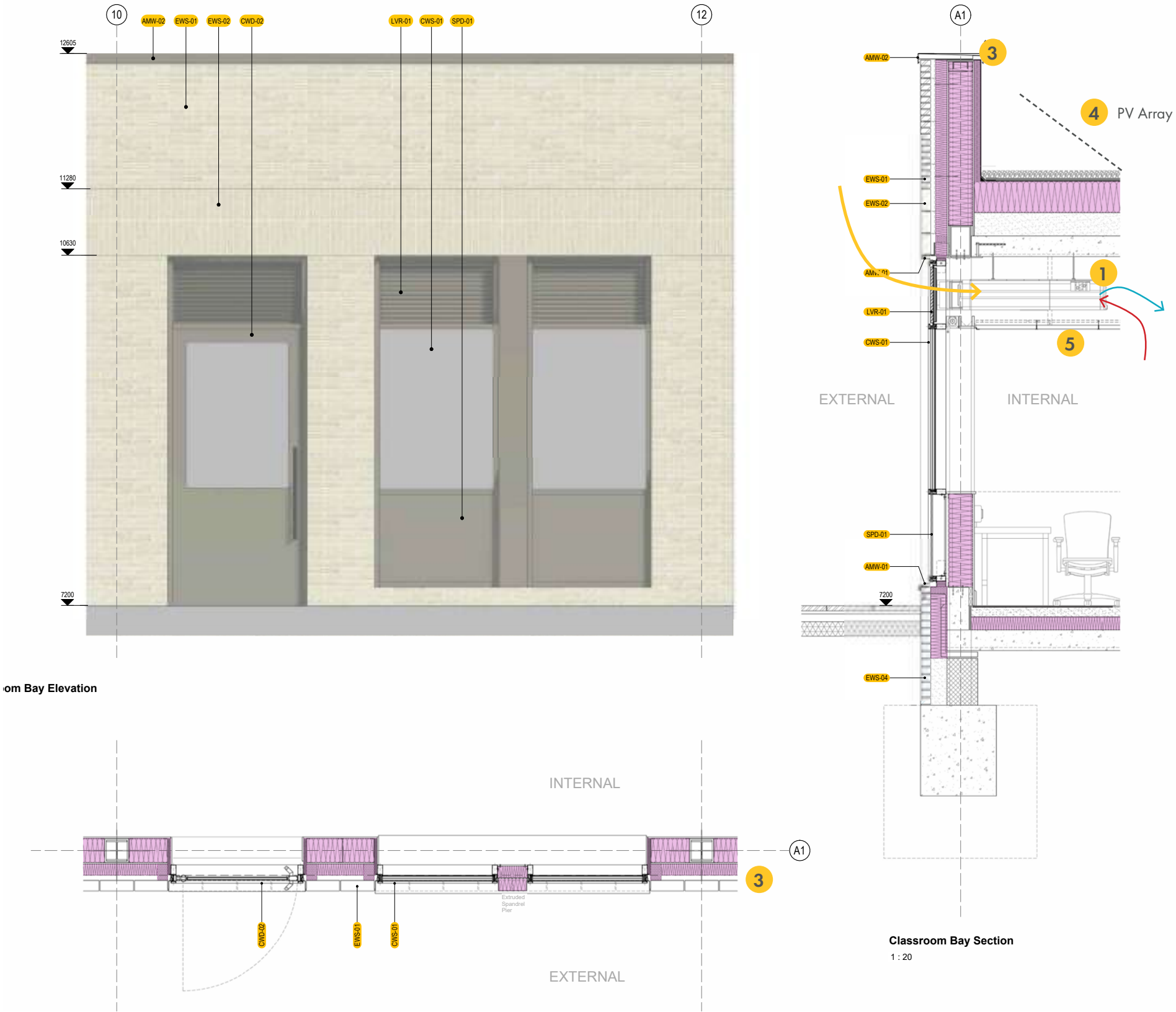
PV Cells - converting energy from light into electricity are being considered for the project. Metering - to measure and manage the building's energy use.

5 LIGHTING:

Use of high efficacy LED lighting in all areas, automatic dimming and automatic lighting with presence and absence detection.

INSULATION

Optimum levels of Insulation ensure the building is performing to a high thermal standard.



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seven.

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Chartered Practice Conservation Register

Certified
B
Corporation



IHBC INSTITUTE OF HISTORIC BUILDING CONSERVATION

Seven Harrogate

Clarendon House
Victoria Avenue
Harrogate
North Yorkshire
HG1 1JD

01423 709 807

Seven Manchester

Unit 1.3 Waulk Mill
51 Bengal Street
Ancoats
Manchester
M4 6LN

0161 236 5655

Seven North Wales

Y Neuadd Lwyd
Church Street
Dolwyddelan
Conwy
LL25 0SJ

01286 875120

Company Registration No. 5804088
Website: www.sevenarchitecture.co.uk