



BLACK CAT
BUILDING CONSULTANCY

DESIGN AND ACCESS STATEMENT

Rushbrook Primary Academy School, Manchester – Daily Mile Track

Bright Futures Educational Trust

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1 INTRODUCTION

1.1 Project Overview

The Daily Mile is a fully-inclusive, free and simple initiative which improves the physical and mental health of children. It's a social activity where the children can run or jog, at their own pace, for 15 minutes every day and it improves focus in the classroom.

Black Cat Building Consultancy have been appointed as agent by the client Bright Future Educational Trust to apply and obtain planning approval for the installation of the proposed Daily Mile Track at Rushbrook Primary Academy School.

The creation of the new Daily Mile track will provide the school with a new, safe and suitable surface to undertake the activity.

This Design and Access Statement (DAS) has been written by Black Cat Building Consultancy on the behalf of the client to meet requirements of section 3 of the DCLG circular 01/2006 Guidance on changes to the development control system and to accompany the planning application submitted for the installation of the Daily Mile Track at Rushbrook Primary Academy School, Manchester.



2 The Site

2.1 Existing Site

The existing site is located with the area Longsight South Manchester.

The site is occupied by Rushbrook Academy Primary School to provide EYFS and primary school education. The site is owned by the client Bright Futures Education Trust along with the adjacent area of land occupied by Melland High School and Cedar Mount Academy. All three schools form part of the Bright Futures Education Trust Portfolio.

The existing site is made up of the main school building positioned centrally to the North, Carpark to the Northeast where the entrance to the school is located. Playground hardstanding's are set to the Northwest, West and Southwest Areas and Paying Fields occupy the Southeast to complete the make up.

The site topography is relatively flat with there been a slight fall in the direct from the Northwest to Southeast.

The application site is denoted on the plan adjacent outlined in blue and is 16,075m²

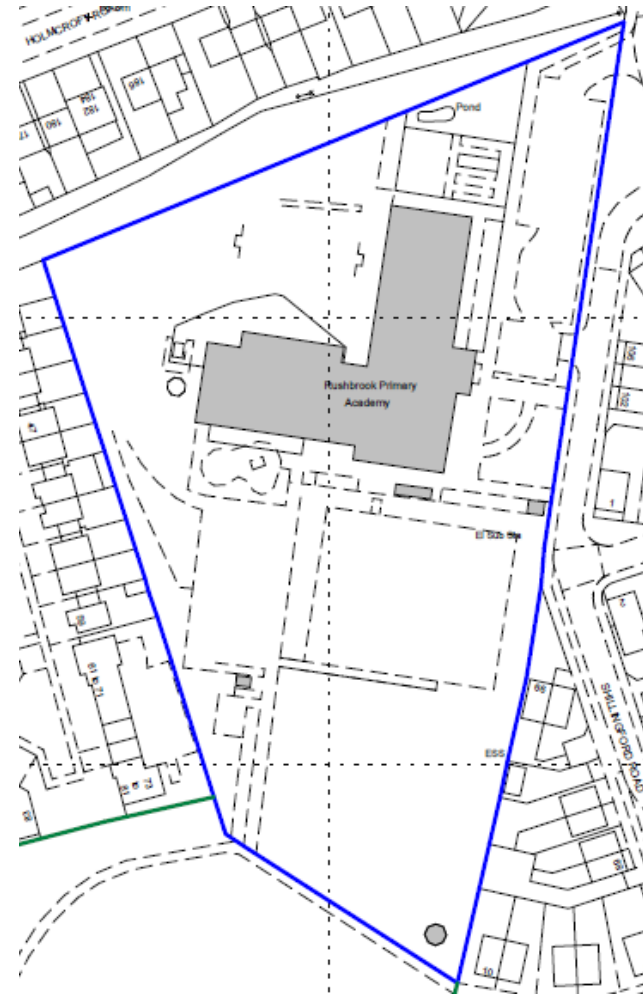
2.2 Existing Surroundings

The immediate surroundings of the application site is currently made up of residential properties to the North, East, West and South, due to the proximity of these homes it is highly likely that they are occupied by the families of the pupils that attend the school.

A local high school which also forms part of the client's portfolio is further to the Southwest with the playing field of the high school adjoining the application site to the south.

Within the local area there are several amenity's including shops, restaurants etc including parts of industrial estates.

Further afield are other areas of Manchester including Gorton, Levenshulme and Redish



3 PROPOSALS

3.1 Proposal

The proposal is to create a walking track on the existing school site to allow the undertaking of the daily mile activity.

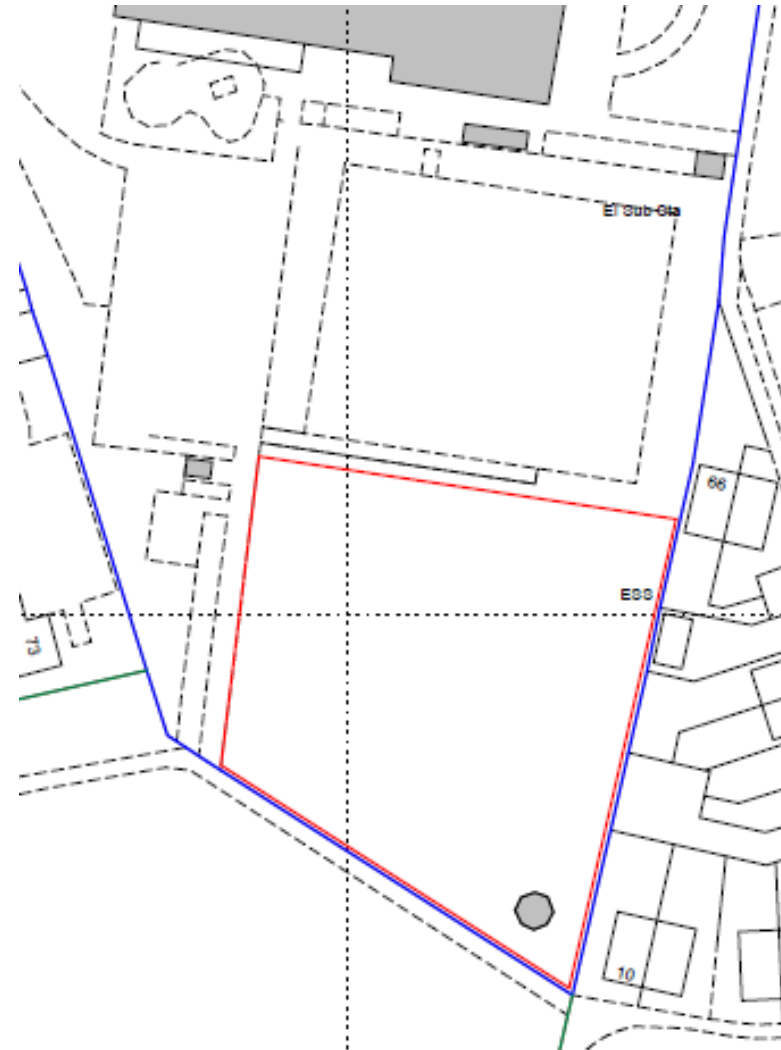
The use of the existing playing field has been chosen as an ideal location for the track. The location of the track is denoted on the plan adjacent outlined in red.

Currently the playing fields become unusable for sports on H&S grounds. The grass is regularly waterlogged in the wetter months, is uneven in places, and contains stones and rubble which protrude from the surface.

The use of the playing field for the track will bring benefit to the school as it will allow the area to be used all year round due to its all-weather surface

The works will involve the local removal of the existing grass playing surface and excavations to allow the installation of a new artificial grass surface and build up to provide the main walking track surface.

In addition to ensure that the playing field can be used by the school for existing sports, predominantly football. The existing football pitch shall be relocated with the centre of the track.



3.2 Layout

The proposed layout of the track has been produced closely with the school to ensure their requirements have been met and inline with the Daily Mile Foundation Guidance.

The requirement from the school is to provide a track that can be used all year round, is easily accessible and matches in with the previously installed MUGA. To meet the guidance set out by the foundation the track that will also keep the children engaged, keep the activity non competitive and to allow children to complete the activity at their own pace.

To meet the above the layout of the track is kept shorter than one mile so to complete the activity the children need to complete laps of the track rather than one continuous route. Breaking the length up into laps ensures there will appear no leader. Minimising the competitive nature and keeping fun for all. The width of the track will be 2m this will allow children to participate in groups, allow children to go at their own pace allowing enough room for passing by. In addition, the width will also allow wheelchair use ensuring the activity is fully inclusive.

The proposed track is to be situated on the existing playing field, to ensure that the field remains usable for sports and makes use of the field where it cannot be used in wet months.

Access to the track is located off the existing footpath on the West that runs from the main school building to the south boundary which makes it easily accessible.

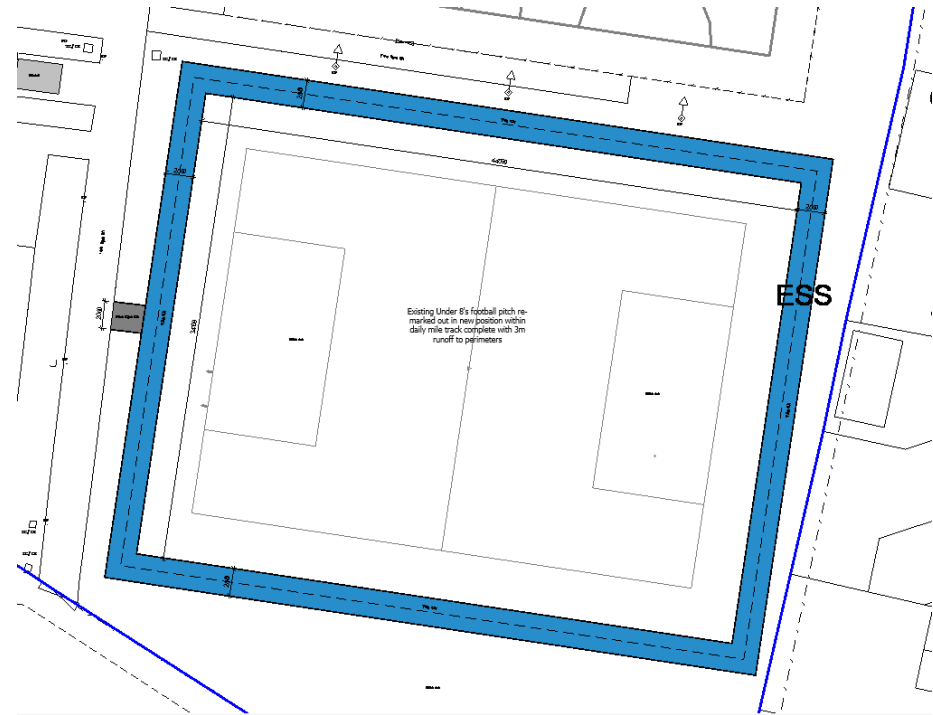
The shape of the track has been based on a rectangle this is to allow the retention of the current football pitch along with the required run offs.

3.3 Appearance

The appearance of the track is to match into the recently installed MUGA, this will be achieved by constructing the surface of the track using the same materials and also the same colour. The colour of the surfacing shall be blue this will be contrast to the surface of the grass clearly denoting the route in which the pupils shall follow. Although the green and the blue will be in contrast by matching into the colour of the surfacing used on the recently installed MUGA it will ensure that the aesthetics of the developments are in keeping with each other ensuring there is minimal impact of the appearance of the existing site.

3.4 Scale

The installation of the proposed track is minor in fact there are no major building works to be undertaken. The works shall involve replacing approximately 340m² with new surfacing which equates to around 12% of the area of the existing field.



4.5 Landscaping

The proposed works entailed will involve the removal of the existing grass surface and excavating down to the required levels to allow for the installation of new sub-base and finished surfaces to form the new track and access path.

The site will be accessed as previously mentioned via existing entrance points. Existing pathways ensure that the facility will be accessible for disabled persons in the same way that the playground and sports field are accessed.

Proposed access to the track will be off the main pedestrian footpath running from the main school building to the south of the site. This provides level access from the building to the location of the new track on the playing field. A small section of new level footpath is to be provided from the existing footpath to the track this will negate the need for children to walk on the grass this is important during the wet months when the grass becomes waterlogged and potentially causing issues with slips. The proposed new track shall be laid level with minimal cross falls to ensure there is will be no risk of standing water.

5 SUMMARY

The proposed development is a continuation of previously accepted usage principles, which when considered has been determined to be sympathetic to the character of the area. Using similar design principles, the proposal is in keeping with the context of its surroundings and there would be no loss of amenity to adjoining or adjacent occupiers.

The proposal will provide further benefit the site through additional facilities and use and development is felt to be compliant with National Planning Guidance, Development Plan Policies and Supplementary Planning Guidance.

For these reasons we believe that planning permission should be granted.





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