

Overview of Detailed Planning Application Proposals

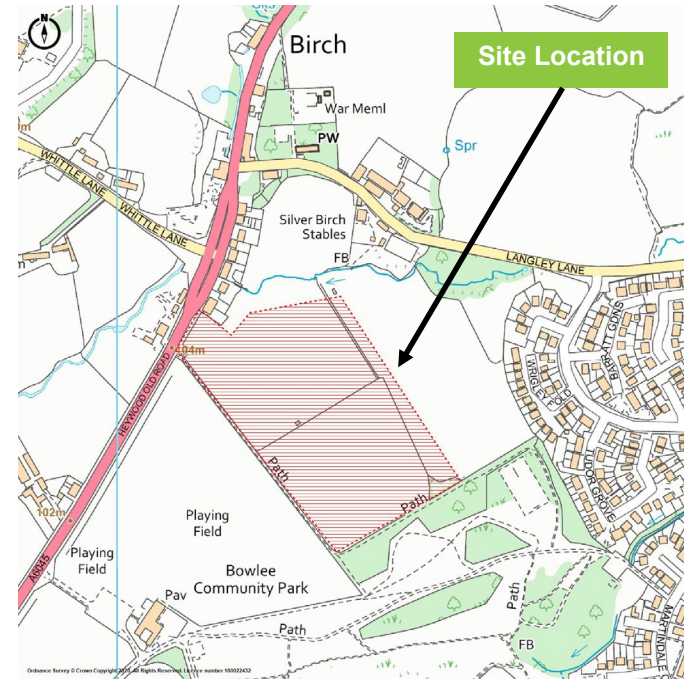
Introduction



- We are excited to let you know about the latest plans for the new Edgar Wood Academy which will be built on the land to the north of Bowlee Playing Fields, to the east of Heywood Old Road.
- Outline planning permission was granted for the new school by the Council's Planning Committee in October 2020. This approved the principle of a school being built on the site.
- We are now ready to share with you the more detailed proposals ahead of the next planning application that we intend to submit to the Council before Christmas. This detailed application is specifically to allow the Council to consider the developed designs (how the site will be organised and what the buildings will look like).
- Edgar Wood Academy will be run by the Altus Education Partnership who run Rochdale Sixth Form College.
- The school will cater for 900 pupils in Years 7—11 (ages 11—16). There will be approximately 90 full time equivalent staff.
- The Department for Education will deliver the new school as part of its Free School funding programme.
- Wates has been selected by the Department for Education to design and build the school. Wates is a national construction company with lots of experience of building schools.
- Subject to receiving detailed planning permission, construction of the new school will start during Spring 2021, with the team working towards it being ready to open at the site in Autumn 2022.

The site and context

- The site is located at Birch / Bowlee; to the south of Whittle Brook and to the north of Bowlee Playing Fields.
- The site is located to the south of Birch village and the associated Birch Conservation Area.
- The land is accessed off Heywood Old Road at Birch where it is proposed that a new access junction will be created.
- The land is currently grazing land and is not publicly accessible.
- The Rochdale Way runs alongside the site's west boundary.



The site and context



1. View over site from Bowlee Bungalow



2. Rochdale Way path entrance from Heywood Old Road



Key



3. View into the site from Heywood Old Road towards Wrigley Fold



4. View along the site frontage looking north along Heywood Old Road

The outline planning permission

- Outline planning permission was granted for a new secondary school on 16th October 2020.
- Application reference number 20/00912/OUT.
- The permission approves the principle of a school being built at the site, of up to 3 storeys in height.
- An indicative layout was agreed as part of the application process.
- The design of the new access from Heywood Old Road was agreed as part of the application process.
- Improvements to pedestrian / cycle connectivity between Heywood Old Road and the housing to the east & south of the school were agreed as part of the application process.
- The detailed application proposals provide a developed site layout and building design based on these established principles.

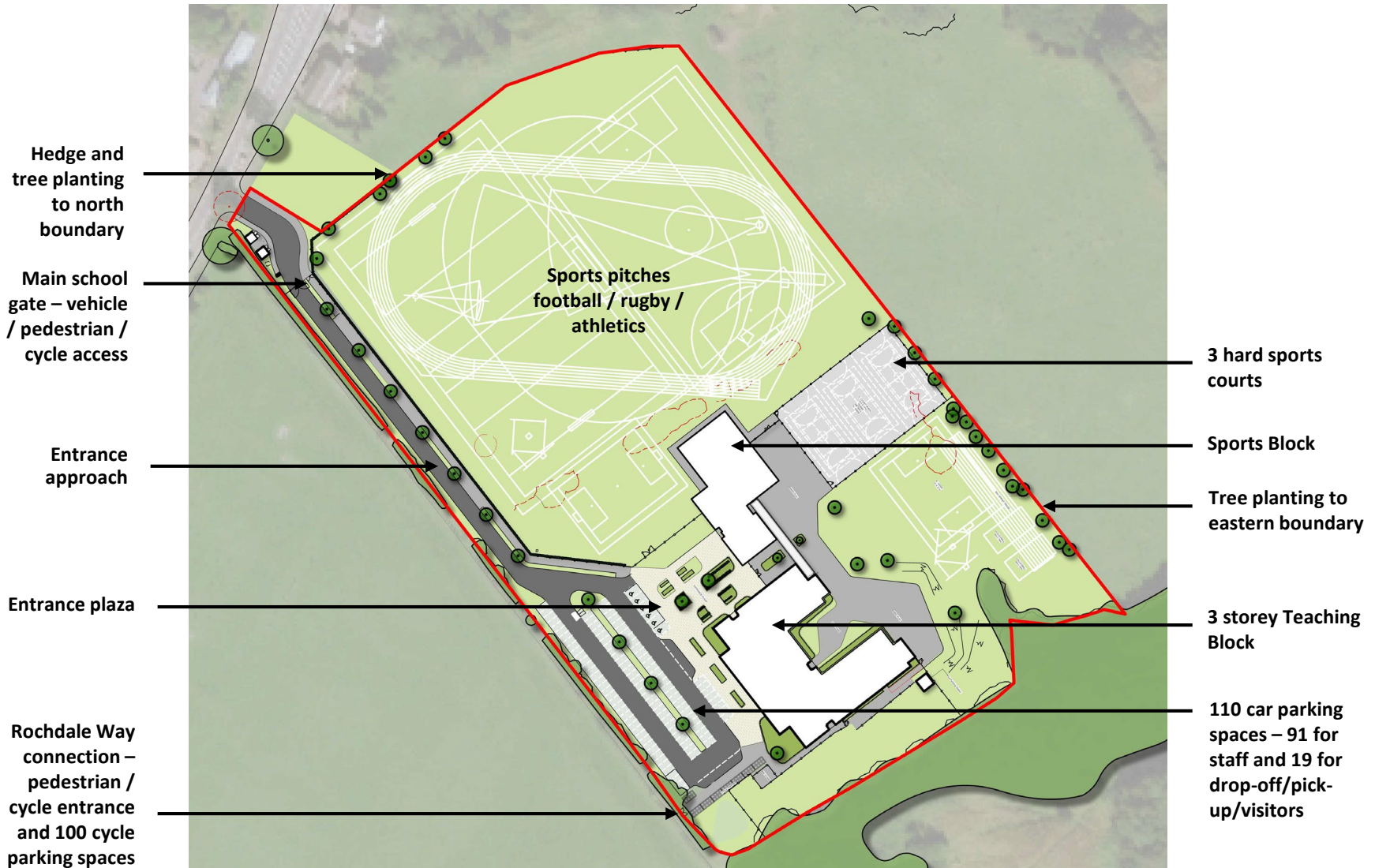


The detailed application proposals

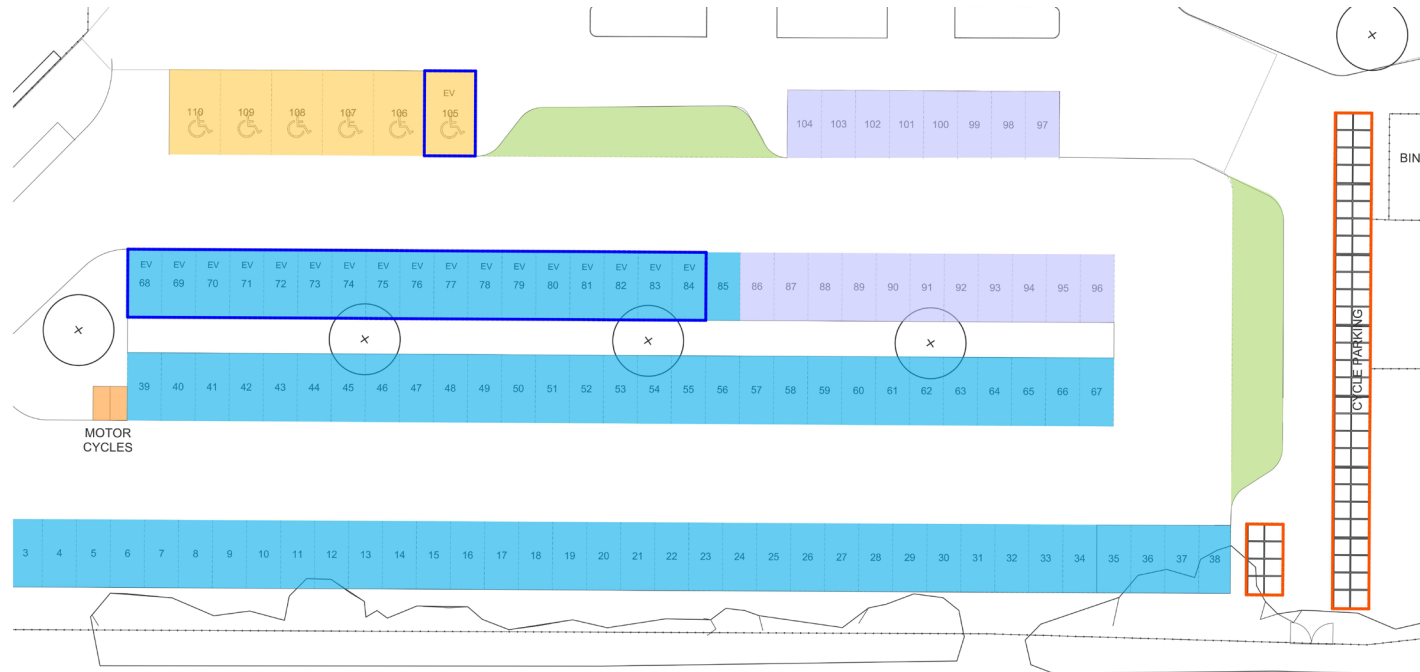


- The site is approximately 5.28ha in size.
- There will be two new buildings totalling approximately 6,720sqm in floor area.
- There will be a 3 storey main teaching block (12.2m high) and a 2 storey sports block (10.3m high), with a covered walkway linking the two.
- The buildings have been designed to break down the building form, and the materials have been selected to help the building to sit comfortably and unobtrusively in the landscape.
- The buildings remain at a significant distance from site neighbours on Heywood Old Road and Wrigley Fold, and new landscape planting will help to screen views.
- The scheme designs provide a significant amount of car parking for staff (1 parking space per full time equivalent staff member) and plenty of parking spaces & laybys for drop-off and pick-up within the site, meaning there will be no off-site parking issues as a result of the proposals.
- The proposals also provide a new pedestrian / cycle connection to the Rochdale Way to the south-west corner of the site. As required by the outline planning permission, the Council will provide improved pedestrian and cycle access outside of the site boundary between the housing to the east & south of the school and Heywood Old Road, meaning many pupils and staff will be able to access the site by active travel modes.
- Significant cycle parking and electric vehicle charging (EVC) spaces will also be provided as part of the scheme.
- The sports facilities at the school will be made available for community use as required by the outline planning permission.

The proposed site layout plan



The proposed parking



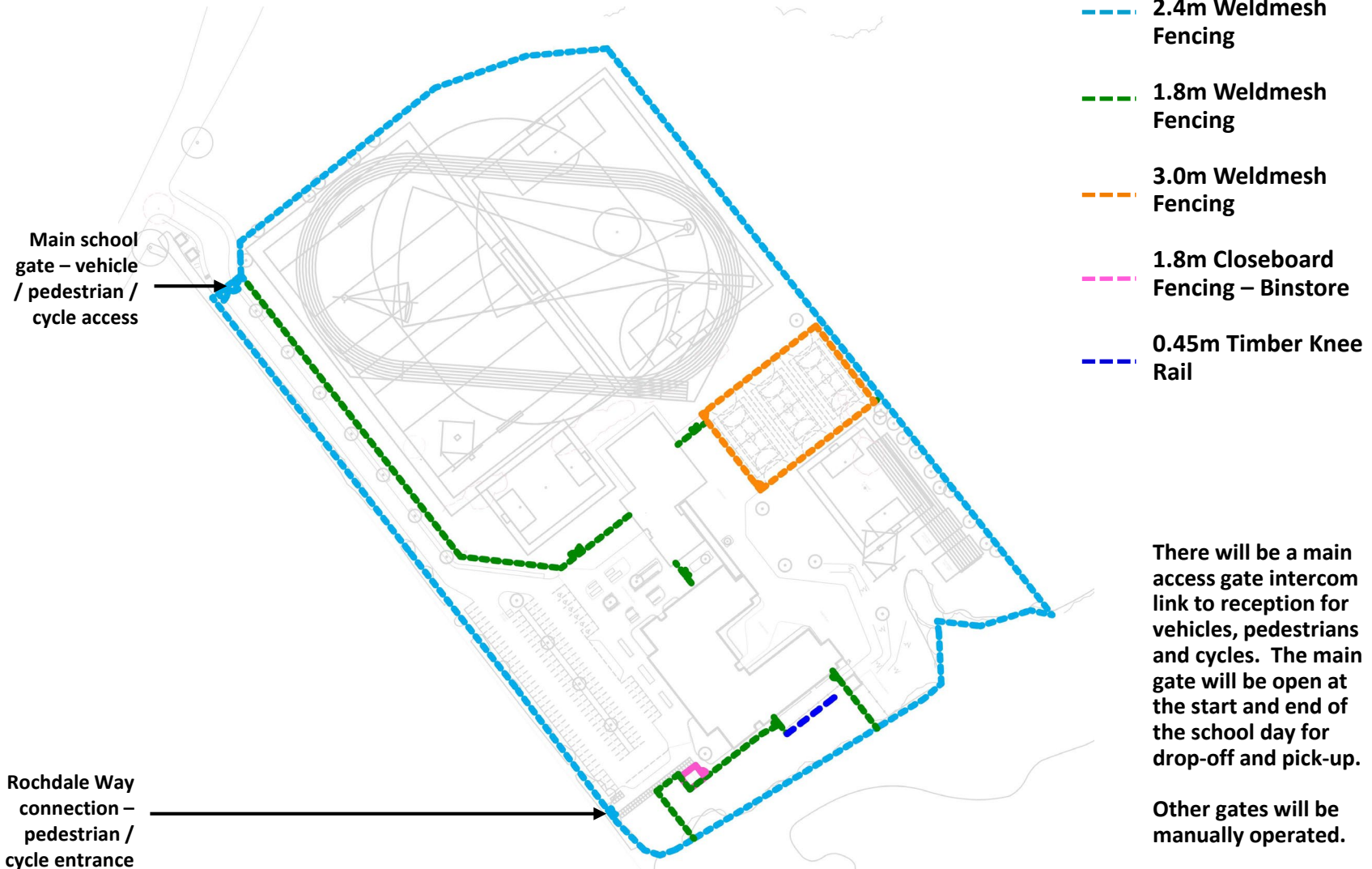
- 91 no. staff parking bays
- Includes:
 - 6no. blue badge parking bays
 - 18 EVC Spaces (potentially delivered as a phased implementation)
 - 19no. parent drop off / visitor spaces
 - 2no. motorcycle parking bays
 - 2no. drop off bays / delivery layby
 - 96no. covered cycle spaces
 - 4no. visitor spaces in entrance plaza

Off-site pedestrian & cycle routes

- As required by the outline planning permission, the Council will deliver a new pedestrian / cycle connection outside of the site boundary between the housing to the east & south of the school and Heywood Old Road, along the route of the Rochdale Way.
- The primary route will run from Martindale Crescent across to Heywood Old Road, with a secondary route from Windermere Road.
- The routes will be a 4m wide shared pedestrian / cycle surface, and will include street lighting and drainage. Large parts of the routes are existing paths within Bowlee Community Park.
- The school will have a new pedestrian / cycle entrance from the routes to the south-west corner of the site.
- These improvements will encourage many pupils and staff to travel to and from the school by active travel modes.
- Pupils / staff arriving on public service buses will be able to utilise the routes and walk from Windermere Road; or they will be able to use the pavement from the main entrance along the access road if suitably timed buses are run along Heywood Old Road in the future.



The proposed site boundaries



There will be a main access gate intercom link to reception for vehicles, pedestrians and cycles. The main gate will be open at the start and end of the school day for drop-off and pick-up.

Other gates will be manually operated.

The proposed buildings

Façade materials



Typical Elevation Bay Study



Entrance Elevation Bay Study

The proposed buildings

Entrance visual

EDGAR
WOOD
academy


Department
for Education

Wates 



View across the main entrance plaza

The proposed buildings

Entrance visual

EDGAR
WOOD
academy


Department
for Education

Wates 



View towards the main entrance from above the car park

The proposed buildings

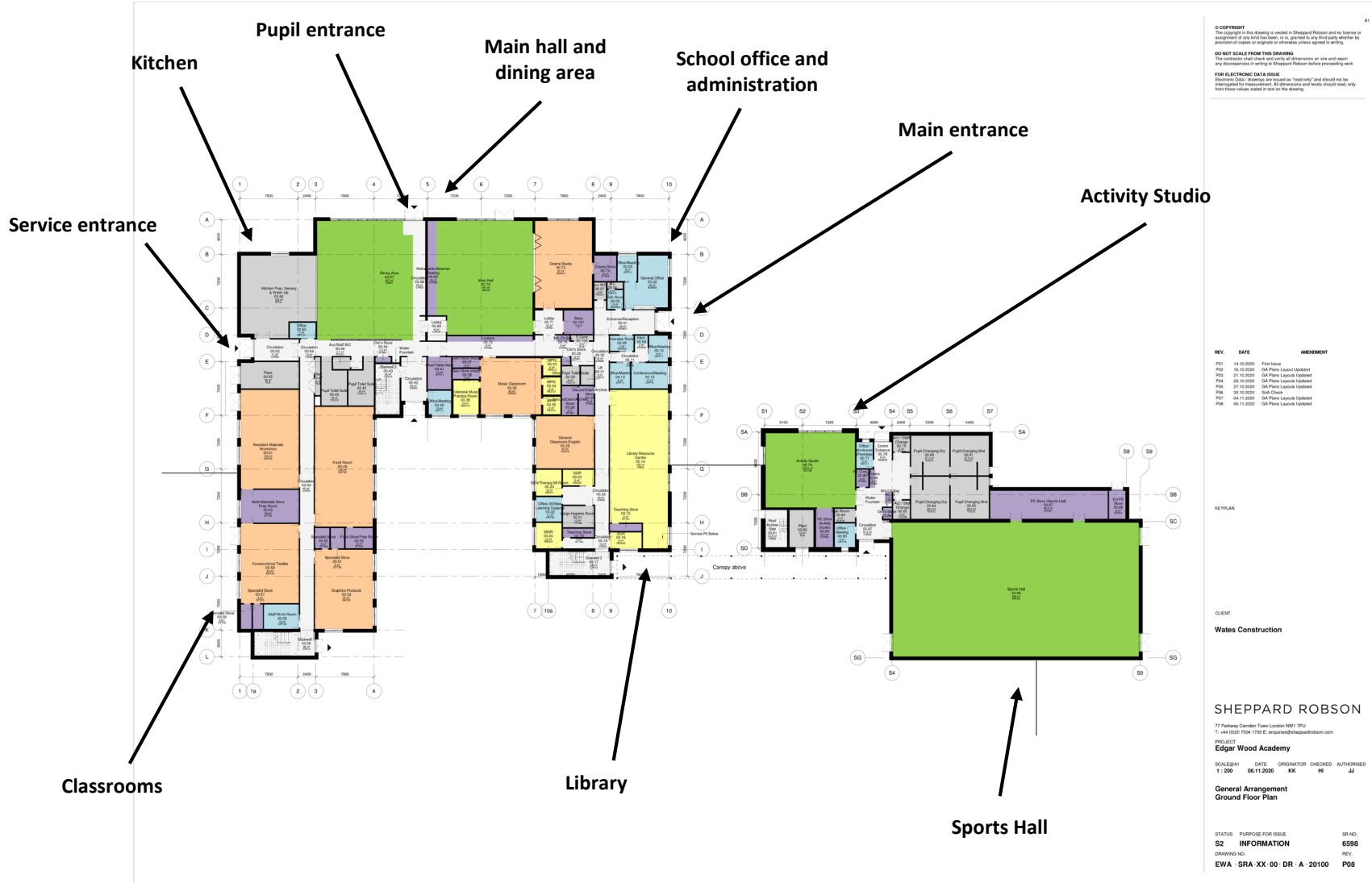
Rear of the building visual



View of the rear of the building from the playground

The proposed buildings

Ground floor plan



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REV.	DATE	AMENDMENT
PO1	14.10.2020	Final Issue
PO2	16.10.2020	GA Plans Layout Updated
PO3	21.10.2020	GA Plans Layout Updated
PO4	26.10.2020	GA Plans Layout Updated
PO5	27.10.2020	GA Plans Layout Updated
PO6	30.10.2020	ISA Check
PO7	04.11.2020	GA Plans Layout Updated
PO8	06.11.2020	GA Plans Layout Updated

REVPLAN

CLIENT
Wates Construction

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PROJECT
Edgar Wood Academy

SCALE/1:1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:1200	06.11.2020	KJC	KE	JA

General Arrangement
Ground Floor Plan

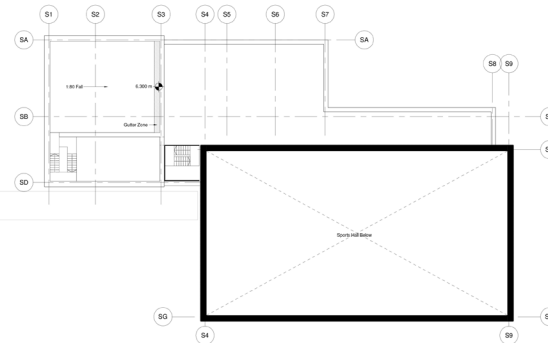
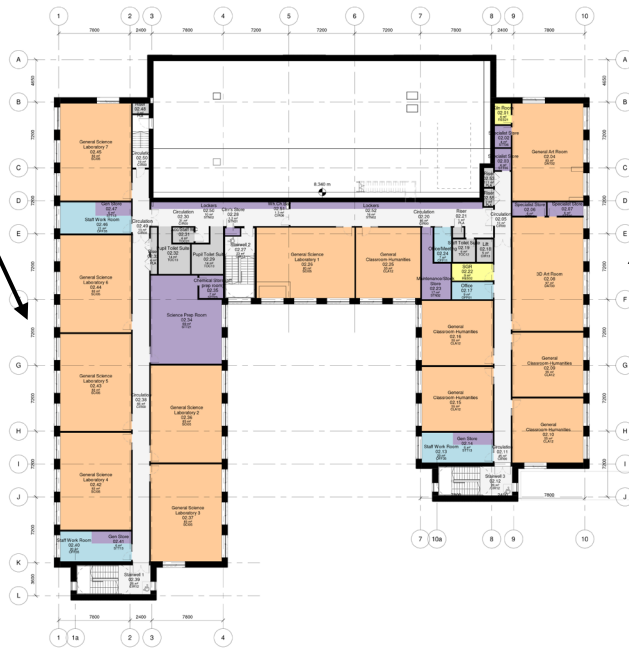
STATUS	PURPOSE FOR ISSUE	SR NO.
S2	INFORMATION	6598
	REV.	
EW A	SRA-XX-00-DR-A-20100	P08

The proposed buildings

Second floor plan

Science
laboratories

Classrooms



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REV.	DATE	AMENDMENT
01	14.10.2020	First Issue
02	16.10.2020	GA Plans Layout Update
03	21.10.2020	GA Plans Layout Update
04	26.10.2020	GA Plans Layout Update
05	27.10.2020	GA Plans Layout Update
06	30.10.2020	GA Plans Layout Update
07	30.10.2020	GA Plans Layout Update
08	04.11.2020	GA Plans Layout Update
09	04.11.2020	GA Plans Layout Update
10	04.11.2020	GA Plans Layout Update

KEY PLAN

CLIENT
Wates Construction

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PROJECT
Edgar Wood Academy

SCALE:01 DATE ORIGINATOR CHECKED AUTHORISED
1:200 06.11.2020 KK HI JJ

General Arrangement
Second Floor Plan

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	INFORMATION	6598
DRAWING NO.	REV.	
EWA_SRA_XX_02_DR_A_20102	P08	

Aerial views



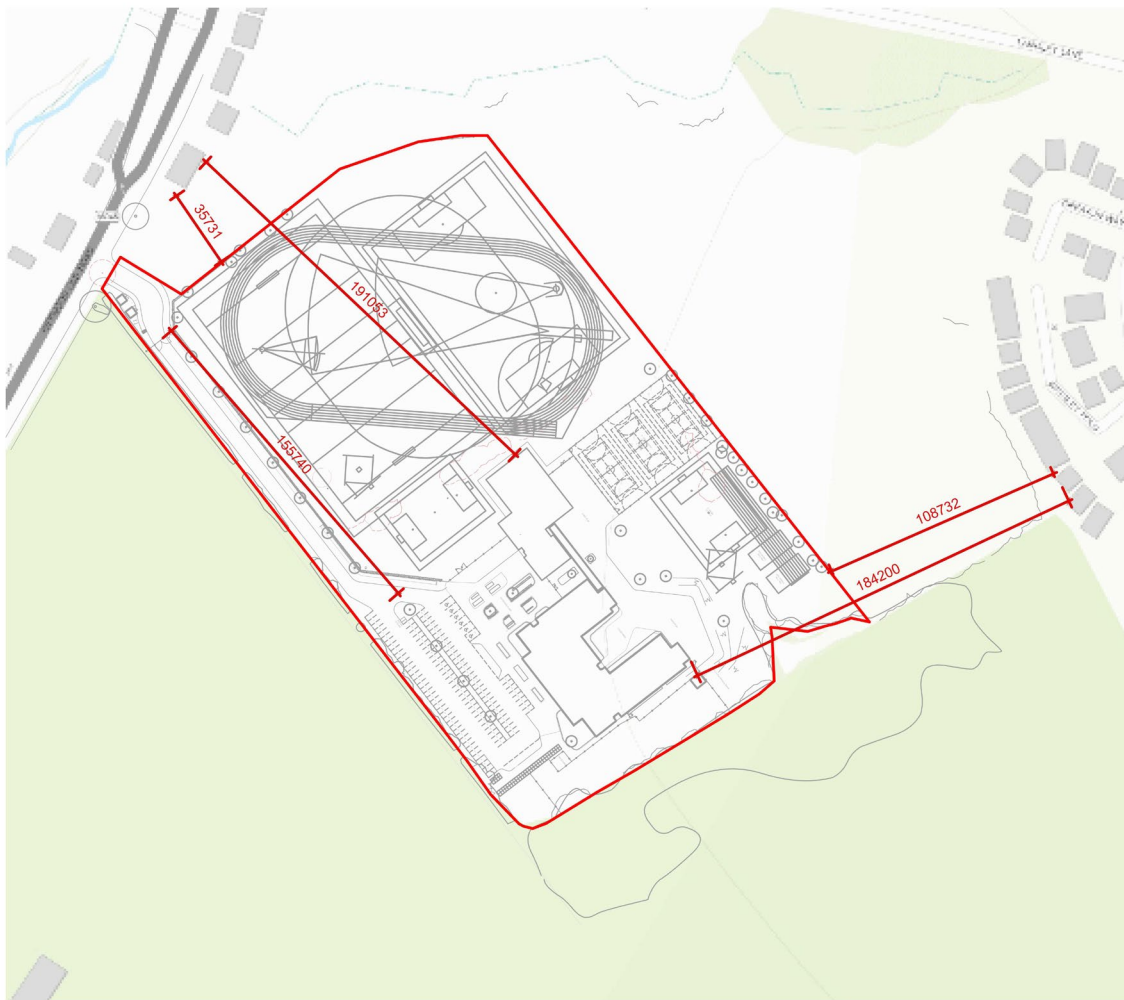
View of the school from above the site entrance on Heywood Old Road

Aerial views



View of the school from above Bowlee Park

The proximity to site neighbours



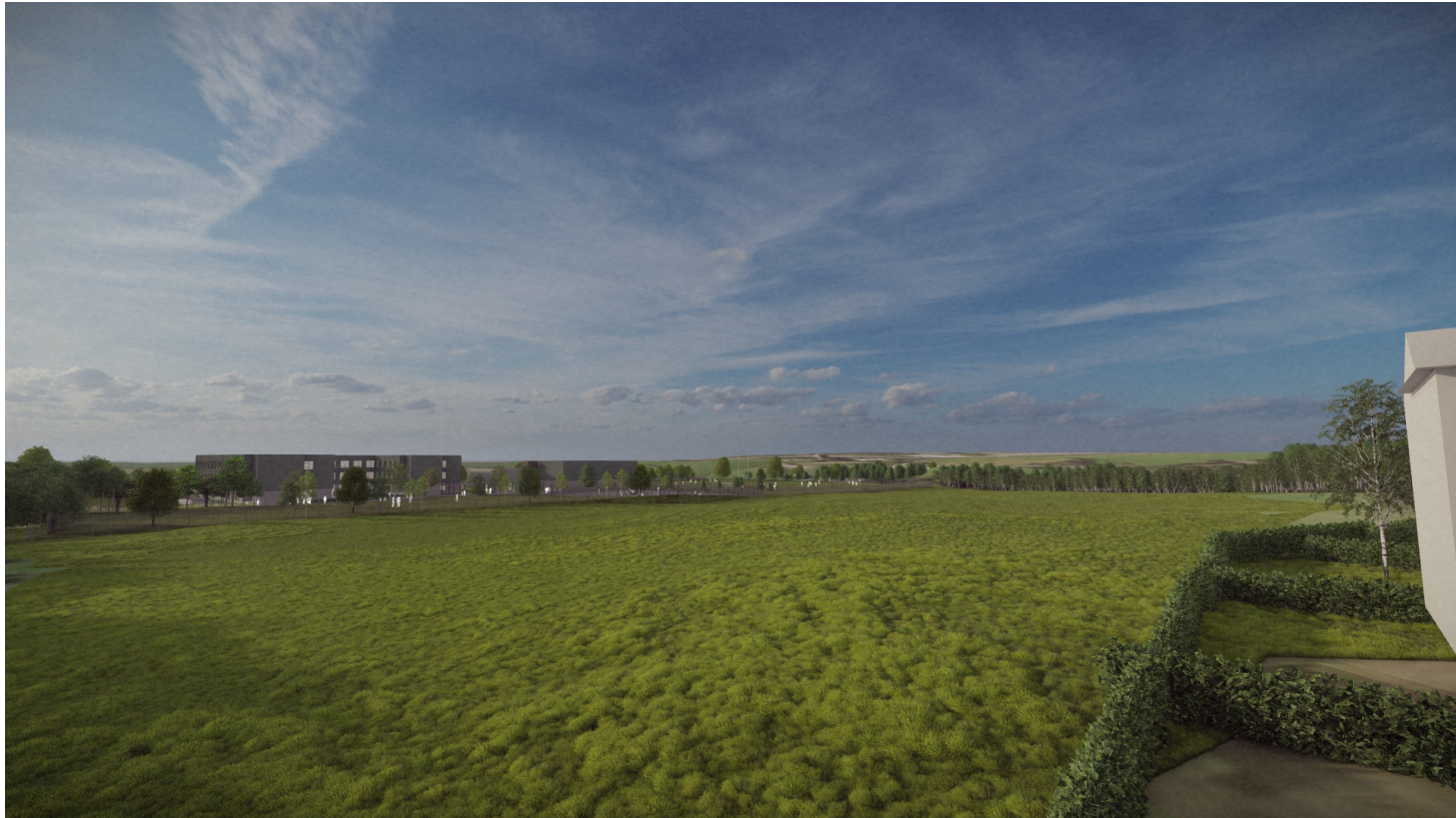
- Distance from the school fenceline to the closest house on Heywood Old Road – 36m
- Distance from the school buildings to the closest house on Heywood Old Road – 191m
- Distance from the school fenceline to the closest house on Wrigley Fold – 109m
- Distance from the school buildings to the closest house on Wrigley Fold – 184m
- Length of the entrance road from the school access gate to the car park – 156m

Views towards the site



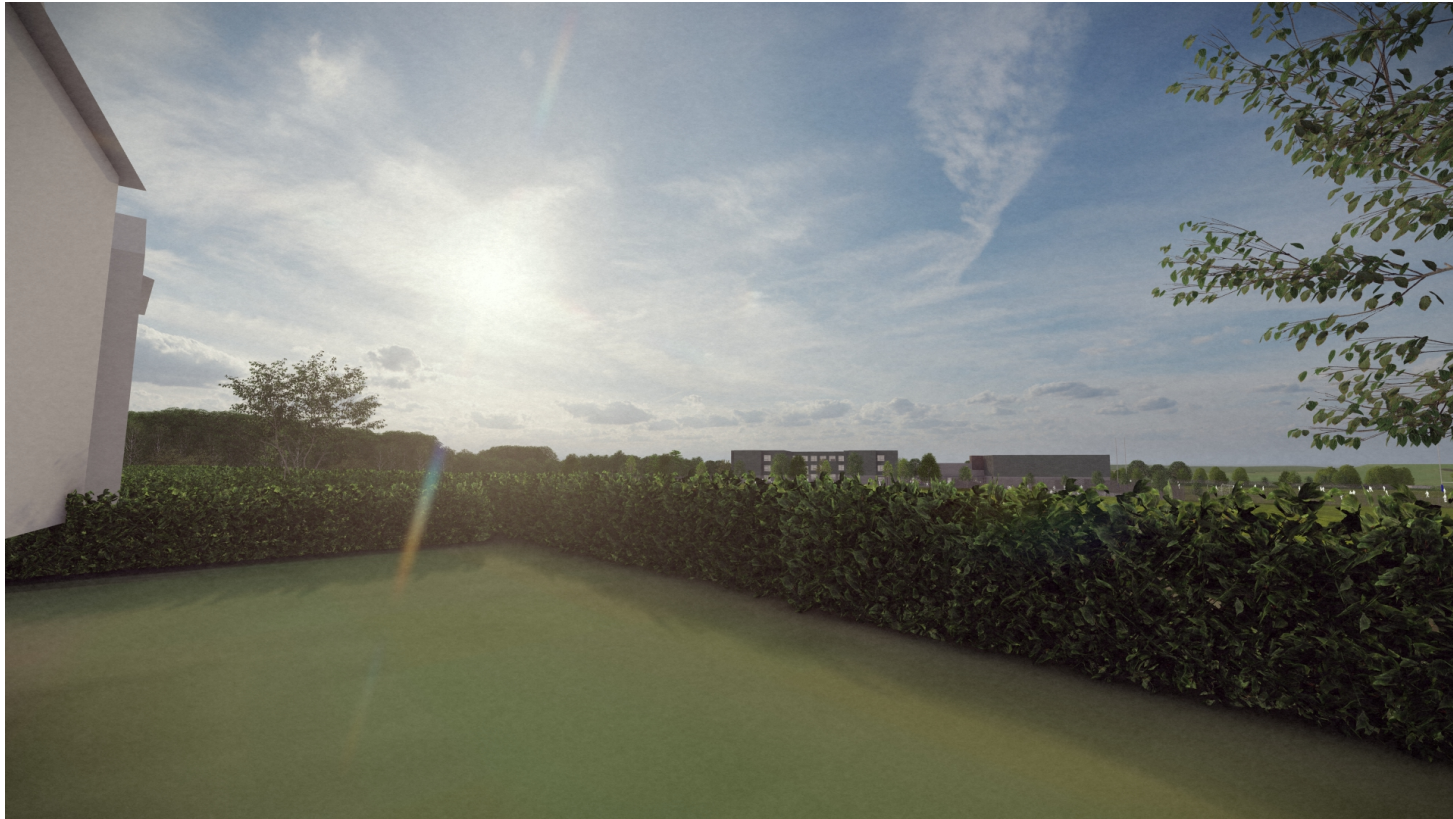
View of the school from the access point on Heywood Old Road

Views towards the site



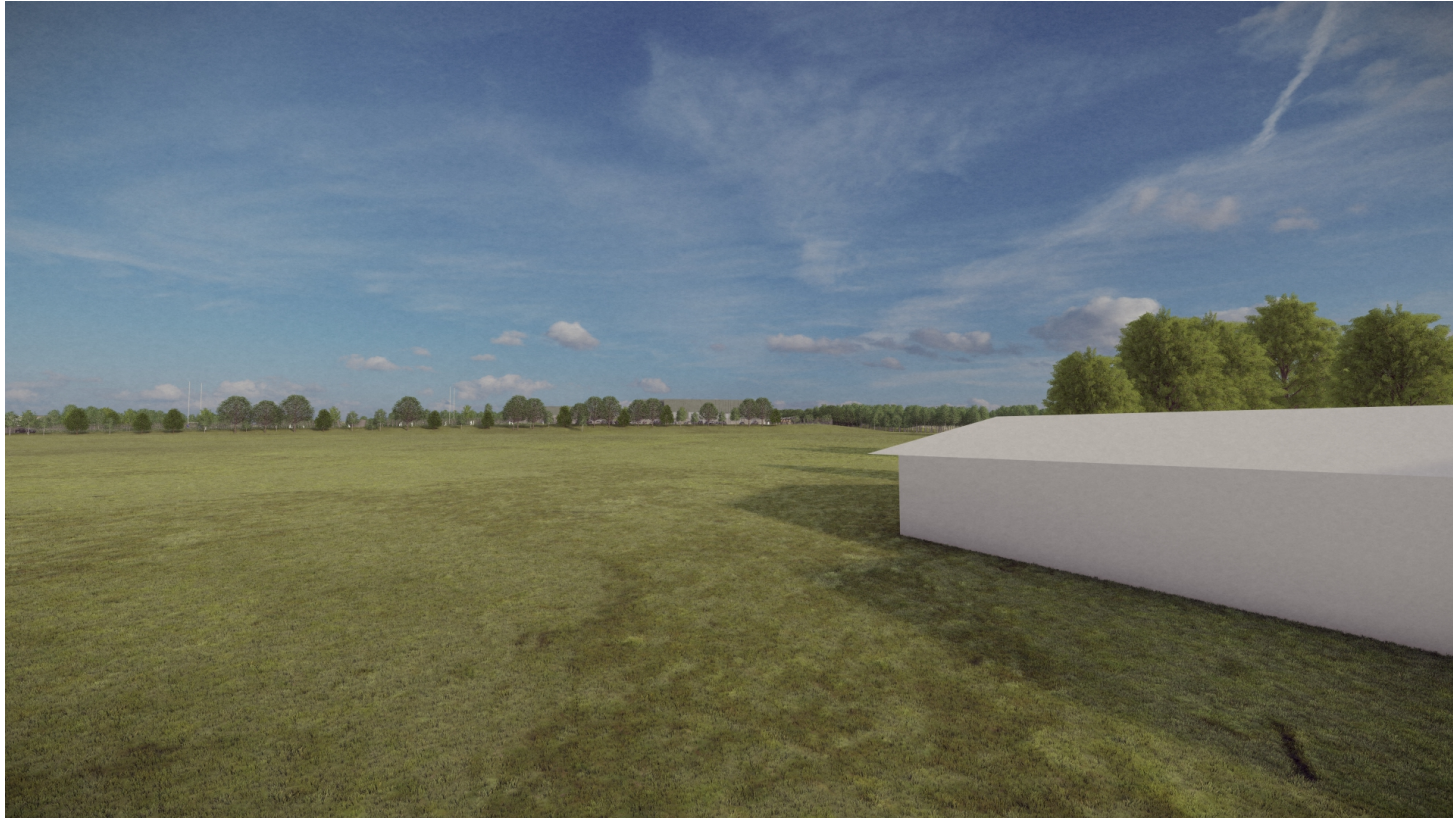
View of the school from position 1 on Wrigley Fold (at first floor level)

Views towards the site



View of the school from position 2 on Wrigley Fold (at ground floor level)

Views towards the site



View of the school from Bowlee playing fields & pavilion

Comments and feedback



- Outline planning permission was granted for the new school by the Council's Planning Committee in October 2020. This approved the principle of a school being built on the site.
- We are now inviting comments on the developed designs (how the site will be organised and what the buildings will look like) ahead of the next detailed planning application submission.
- Email us at edgarwoodacademy.uk@avisonyoung.com
- If you do not have access to the internet, please get in touch in writing at: Edgar Wood Academy c/o Rochdale Sixth Form College, College Road, Rochdale, OL12 6HY.
- Please send in comments no later than 27th November 2020.