



*Rethink
tomorrow*



Contents

1.0	Introduction
1.1	Overview
1.2	The Project Team
2.0	Assessment
2.1	Site Location
2.2	The Existing Site
2.3	The Surrounding Context
2.4	Site Opportunities and Constraints
3.0	Involvement
3.1	Initial Scheme Development
3.2	Pre-Application Advice
3.3	Key Changes following Pre-App
3.4	Community Consultation
4.0	Design
4.1	Use
4.2	Amount
4.3	Layout
4.4	Internal Environment
4.5	Scale
4.6	Appearance
4.7	Materials Palette
5.0	Site Masterplan & Access
5.1	Landscape Masterplan
5.2	Car Parking and Access
5.3	Cycle parking, storage and Access
5.4	Inclusive Design
5.5	Landscaping Materials Palette

1.0 Introduction

1.1 Overview

Purpose of this document

This Design and Access Statement has been prepared by Space Architects on behalf of Sir Robert McAlpine to accompany the planning application for the proposed Belle Vue Co-op Academy.

This statement responds to the requirements of the Town and Country Planning Order 2006 for planning applications to be accompanied by a Design and Access Statement that explains the design principles and concepts that have been applied to the development and how issues relating to the access to the development have been dealt with.

The Planning Application proposals that are considered within this statement have been the subject of discussions with Manchester city council planning department and also subject to a public consultation.

This statement has been prepared by Space Architects in conjunction with the wider design team, including but not limited to:

- Planning Consultants
- Environmental Consultants
- Landscape Architects
- Structural and Civil Engineering Consultants
- Transport Consultants

The design team have worked together to consider the context of the site and to identify the constraints and opportunities that this presents. The proposed scheme is a consolidated response to this analysis and this statement should be read in conjunction with documents listed on the planning application.

Other documents

This Design and Access Statment should be read in conjunction with all additional drawings, documents and reports that have been prepared and submitted as part of the full planning application, in accordance with the national & local validation lists and as agreed with the Planning Department as part of the Pre-App process.

Description of the Development

Demolition of existing cinema building and the development of a new secondary school (Class F1) with associated sports facilities, access, car parking arrangements and landscaping.

1.2 The Project Team

	Client Manchester City Council
	Sponsor & End User Co-op Academies Trust
	Contractor Sir Robert McAlpine
	Architect / Landscape Architect / Principle Designer Space Architects
	Planning Consultant / Transport Assessment / Air Quality Assessment Tetra Tech Environment Planning Transport Limited
	C&S Engineer / M&E Engineer / BREEAM / Acoustics / Ecology BDP
	Fire Strategy Hoare Lea



2.0 Assessment

What are the challenges?

2.1 Site Location

Site Location and Land Use

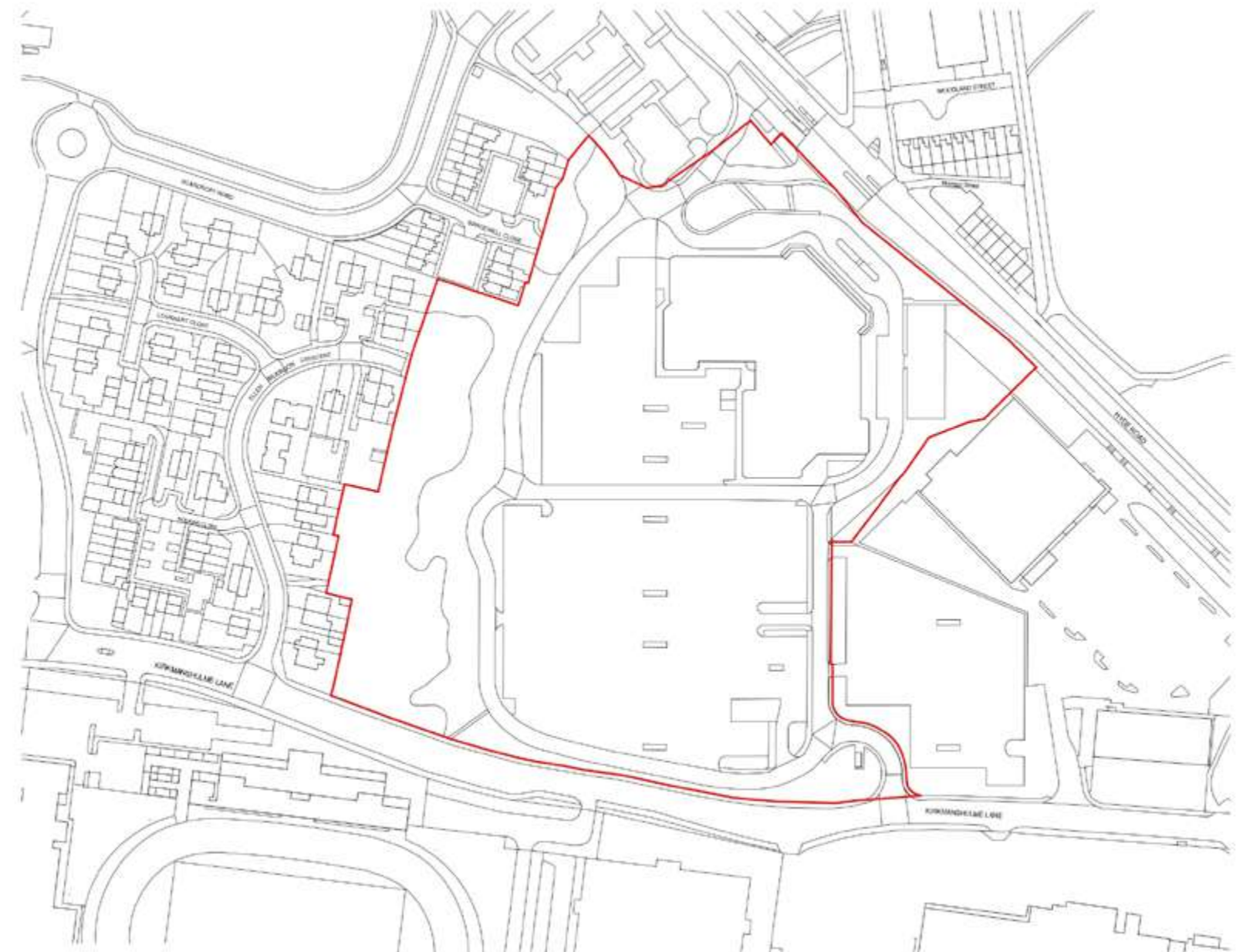
Site address: Hyde Road, Manchester M12 5AL

The application site is located on Hyde Road, within the Belle Vue area of Manchester.

The site is currently classified as D2 Assembly and Leisure. There is a derelict single-story cinema building and large areas of carparking and associated infrastructure. To the western boundary of the site, there is an easement which is made up of a large coppice of woodland planting.

The immediate surrounding area is characterised by buildings of varying heights, from single storey to three storeys. The surrounding building and land uses range from large retail units, leisure facilities and pockets of residential areas located adjacent to the North East and West of the proposed development site.

The site is not located within a conservation area and there are no listed buildings within or adjacent to the site boundary.



Site Location Plan

2.2 The Existing Site

The Existing Site

The site is the former Showcase Cinema site on Hyde Road in Manchester. The site is c. 5.4ha and is proximately 2.5 miles south east of Manchester City Centre. The site is bounded to the north by Hyde and to the south by Kirmanshulme Lane. The main access to the site is from Hyde Road however there is a secondary access from Kirmanshulme Lane.

The Showcase Cinema building is located to the north of the central parking facilities and is now redundant. The building is not considered to have any heritage value or significance, with limited architectural value. It is not suited to modern school requirements in terms of area and floor to floor/ceiling heights and is approaching the end of its design life span.

The existing hardstanding currently used as a car park covers most of the site along with paved areas and some areas of soft landscaping. The hardstanding across much of the site is in very good condition, however the parcel of land to the southeast has numerous cracks and uprooting from mature trees, with Japanese knotweed observed in the cracks.

To the west of the site is a large easement measuring 1.2ha this easement is currently available for access by the public and is bounded to the west by residential properties. It is intended to include this easement with the school boundary.

The southern boundary to Kirkmanshulme Lane is divided by mature trees, hedgerows and bollards along the.

The site topography is roughly level with existing ground elevation at around 60-61m AOD. The site is generally flat, except for the western boundary which had a gentle slope towards to the east.

Planning History

A review of the planning records for the site has identified a limited recent planning history, as set out below:

- For more than 140 years, the site was part of the well-known Belle Vue Zoological Gardens. It consisted of a fairground, pleasure gardens, zoo, concert hall and several boating lakes until the late 1980s, when it was closed and redeveloped for use as a cinema. There is a memorial stone located at the entrance to the site which will be retained as part of the scheme.
- The planning permission for the existing cinema development is identified as follows; Ref. 032047: Erection of 14 screen multiplex cinema with associated car parking for 1,000 vehicles and siteworks including landscaping. Approved September 1988.
- There are no recent planning history records for the site which are considered of relevance for the redevelopment of the site.
- For details of pre application advice refer to section 3.2



View of existing building from Rear



View of existing building from Hyde Road



View of existing site entrance



View of Existing Landscaping



View of memorial to Belle Vue Zoological Gardens

2.3 The Surrounding Context

The proposed site off Hyde Road has good access to existing road infrastructure and proximity to local transport hubs (Belle Vue train station for example), as well as being ideally located to access the local leisure/sport facilities available at Belle Vue Sports Village where there is opportunity for shared and beneficial use.

To the south/south east is Belle Vue Sports Village, including leisure facilities and the national Speedway stadium, beyond which lie residential properties. Its elevation consists of composite cladding panels, light and dark grey in colour.

To the West of the site is residential properties, separated from the site by a mature tree line. These properties have elevations mainly consisting of render and brickwork varying in colour. British Car Auctions is located directly west of the north-western site area.

To north of the site is bound by Hyde Road with various neighbouring buildings on the opposite side of the road. These consist of a mixture of retail and residential buildings, all 2 storey in height, and a large area of public open space. The Elevational treatment of these consist of both brick and render.

Adjacent to the site to the east is a commercial property occupied by Gala Bingo with parking facilities and Diamond Lodge hotel. The mature tree planting to this boundary offers screening to the large building which is currently Gala Bingo. It's elevational treatment is typical for this kind of building, consisting of Brick, Cladding & Curtain Walling.

To the South/ south east, off Kirkmanshulme Lane, lies the Belle Vue Stadium with associated in-frastruture. The elevations main comprise of a mix of both Brick and metal cladding. Directly opposite the site there is also an exiting All Weather Playing Field.



Belle Vue Co-op Academy



(1) Belle Vue Sports Village



(2) Residential Properties to the West



(3) Properties off Hyde Road



(4) Gala Bingo to the East



(5) Belle Vue Stadium

2.4 Site Opportunities and Constraints

Opportunities

The site offers the following opportunities, which have been considered as part of redevelopment proposals shown on the site masterplan:

Scale and massing: The existing cinema, offers a proven precedent for a large-scale building form fronting onto Hyde Road. The new school building will be located where the current cinema building sits within the site giving it a prominent aspect onto Hyde Road.

Site Character: The site and its surrounding environment offer limited design constraints and provide an opportunity to be creative in the approach taken towards designing the site masterplan and the building form.

Access: There is a dedicated access off Hyde Road which offers good sight lines and traffic management along its approach, providing suitable access for most large commercial vehicles. The site is also well connected to local public transport routes. The fact the existing site has a cinema and large areas of parking means there is a precedent set for a building/development that attracts and handles significant volumes of traffic at various times of the day.

Community: The site's prominent location on Hyde Road means that the proposed school will be located at the heart of the existing community and residential areas and through a community use agreement could provide much needed facilities for the local community to use within the proposed development. The site is also ideally located to share local facilities such as Belle Vue Sports Village which offers a variety of outdoor sports facilities that could be used to expend the school leisure facilities outside of the curriculum-based learning.

Carbon Reduction and Sustainability: The site's north-south orientation, offers design opportunities for mitigating solar gain through passive design techniques. Due to the fact it is situated within easy reach of local travel hubs and access to cycling a 'Green Travel Plan' could also be promoted by the school which would aim to reduce car use.

Low Carbon Building Design: The proposed building has been designed with a fabric first approach. With U Values exceeding building regulations within a very airtight envelop. The envelop has been designed to minimise embodied carbon throughout and uses the most effective structural solution. Spans and steel member types have been evaluated to ensure the resultant design is efficient and minimizes the resultant embodied carbon. The position of the building has also

been considered in relation to reduced carbon. By locating the building away from Hyde Road this allows the teaching spaces at the rear to utilise natural ventilation where possible.

Constraints

The site also presents several challenges that will need further consideration:

Capacity: Whilst the site is perhaps the most generous on offer in the area, it lacks the capacity to meet the requirements of BB103 to provide sufficient soft outdoor PE space. Alternative approaches, making best use of existing local facilities should be considered.

Easements: A copse of trees and shrubs shrouding a mound of earthworks extends along the western edge of the site. This area could be accessed by the school however at present it is shown as open for local community use. Opportunities to create a managed community woodland could be further explored the school and local community groups.

Accessibility: Kirkmanshulme Lane already serves the nearby St Peters High School and is not considered to have the capacity to support another school. However, we have shown that the existing access could be retained and used as an access route for cyclists and pedestrians arriving from the south.

Pollution: The design should consider protecting staff and pupils from the high volumes of traffic that use Hyde Road.

Noise: The design should consider minimising the high volumes of noise resulting from traffic on Hyde Road.

Adjacent sites: Several sites immediately adjacent to the site have been earmarked for housing. Our proposals consider the impact development of these areas may have on the school should these sites come forward for development during construction of the school.



Site Analysis



Site Opportunities

3.0 Involvement

3.1 Initial Scheme Development

Brief

The brief for this project was to create a DFE compliant 1200 place school on the site of the existing showcase cinema off Hyde road. As part of the briefing information Manchester City Council provided 2 concept feasibilities (business case drawings) as a guide to how the project may develop.

The design team reviewed and developed the concept scheme to create a more rebust solution by testing multiple locations and orientations that would achieve the key design drivers listed below. These options can be seen adajent along with the two concept feasibilities provided Manchester City Council.

The proposed building location is the result of detailed site analysis and concept testing. In this stage of development, the design team looked at over 30 design options. All were tested against the key drivers set out below to assess suitability.

Key design Drivers tested...

Vehicular Pedestrian Access -

Create safe pedestrian & cycle access from key entrances.
Highways traffic arrangement that conforms to MCC requirements.

Acoustics -

Minimise acoustic impact from external play spaces to residents.
Minimise external acoustic impact on internal teaching spaces to allow for natural ventilation where possible.

Safe Deliveries

Ensure delivery drop off is close to Kitchen Area.
Ensure drop-off is in a safe controlled environment.

Access & Pupil Dropoff

Allows for separated community use of Library and Sports functions.
Ensure delivery drop off is close to Kitchen Area.
Safe and effective out of hours community use.

Site Areas

Maximise site area by utilising 3 Storey teaching spaces.
Orientate buildings to maximise playing field provision.

Views

Utilises best views from the site to encourage learning.

Teaching Adjacencies -

Key adjacencies that reflect the School Specific Brief and comply with the standard department for educations baseline deisng and output specification.

Site Context -

Ensure design doesn't encroach on no build easement .
Allow for adequate separation to residential surroundings.
Build where possible outside the Showcase cinema footprint to aid programme.

Community Use -

A design that encourages and enhances the communities use of the schools facilities.

Through vigorous testing the resultant solution and building design, is a proposal that takes into account all the key drivers, to give the best overall solution. Further details on the material application and rationale is covered in the Appearance section of the document (section 4.5)

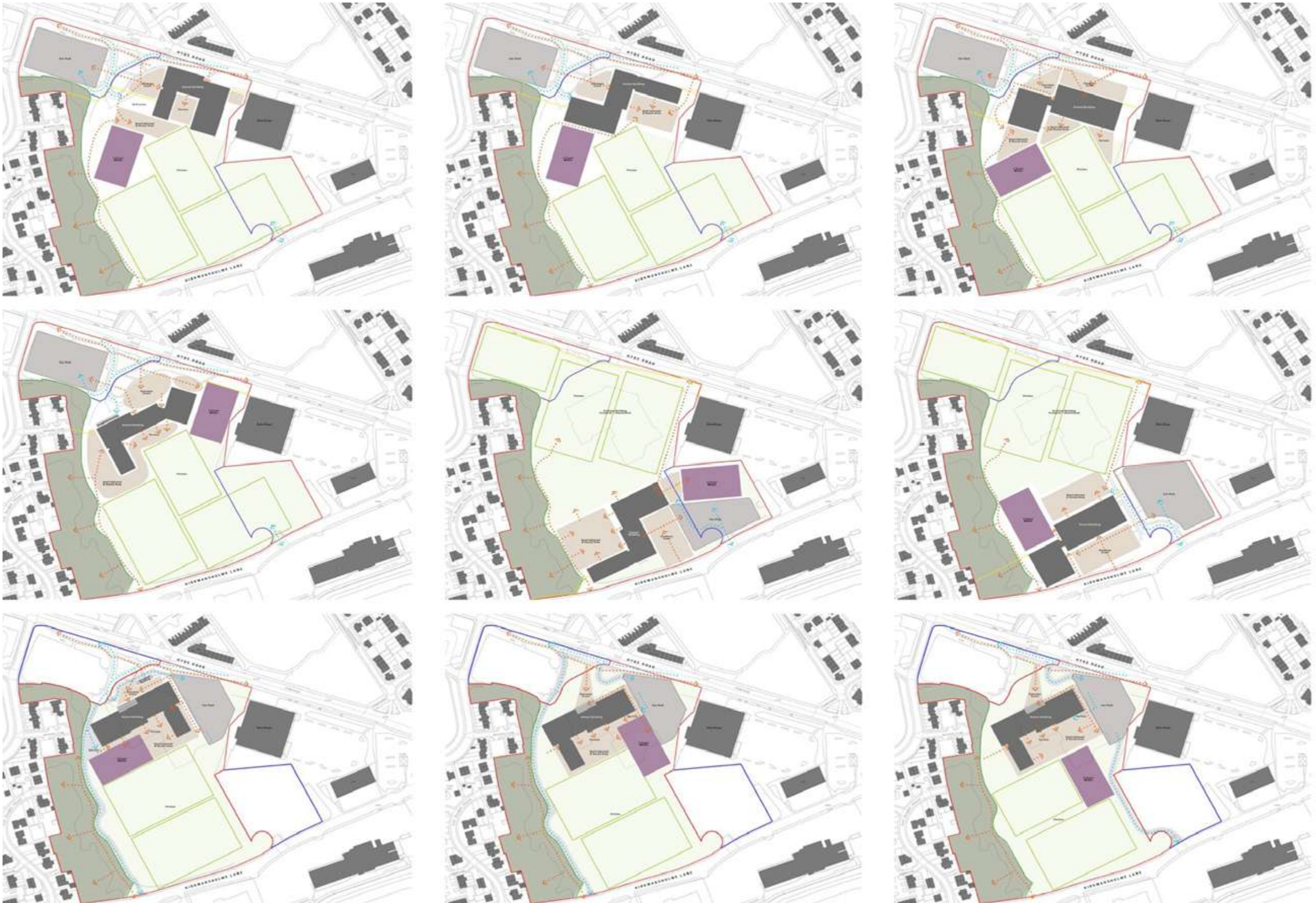


Initial Business Case Drawings supplied by MCC - Option 01



Initial Business Case Drawings supplied by MCC - Option 02

Belle Vue Co-op Academy



Site options and Concept Testing.

3.2 Pre-Application Advice

Pre-Application Advice

Substantial pre-application engagement has taken place with key stakeholders in advance of the submission of the planning application. From the outset of the project, input was provided from Manchester City Council’s Planning and Highways departments respectively to inform and guide the key principles and requirements for taking the development forward.

The project team have successfully undertaken engagement at an early stage with the local planning authority (LPA). Pre-application meetings were had with the LPA during November and December 2020, with the project team being able to discuss the concept design and feedback received subsequently influencing the final design solution.

Separate pre-application engagement has been undertaken with the Local Highway Authority and Transport for Greater Manchester and these meetings have been used to inform both the layout design and the transport assessment.

Discussions have also taken place with Sport England and MCRactive in respect to the provision of sports facilities. Discussions have focussed on agreement of the sports facilities to be provided on site, with key consideration to local sport needs.

It was concluded that, in terms of visual amenity, the scheme submitted for Pre-App was of good architectural quality and made best use of the area available within the redline boundary.

For full details of the pre-application advice refer to the Planning statement.

Key Changes following Pre-App

Following the advice received from the Pre-App discussions the following changes were made to the site masterplan;

1) Location of site access on Hyde Road

The feasibility study highlighted that the existing access to the site on Hyde Road could be used as the main vehicular access to the site and proposed site masterplan tabled at the pre app meeting supported this. However,

after consultation with MCC’s Traffic and Highways team it was agreed that the preferred solution would be to relocate the site access further to the east and allign it with Belle Vue Street to create a signalised junction.

2) Relocating the entrance to the pedestrian plaza

To ensure the risk to pedestrians entering the site is minimised, a seperate pedestrian plaza is located to the west of the main vehicular access. Following advice at pre-app the access was moved a further 5m to the west. The distance between the pedestrian and vehicular access is 22m. Relocating the access also has the added benefit of it being closer to the existing pedestrian crossing on Hyde road as well giving direct access to the bust stop located to the west of the school.

3) Inclusion of parent drop off zone in the car park

To facilitate the increased traffic accessing the school at peak times it was suggested that the site layout should facilitate on-site drop off. The original proposal had a drop zone that could facilitate 8 cars and 2 coaches. On the advice of MCC and following discussions with the school, the car park design was changed to allow the drop to be extended thus allow up to 18 cars to drop off safely within the site boundary. The drop off can also be used by up to six coaches. The design of the car park also allows for a number of vehicles to be qued within the site boundary while waiting to use the drop off facilities.

4) Secure line to main car park

As the staff car park is located to the north of site we were advised to add a secure line to ensure students and visitors could not enter the staff car park during school hours. A fence was added to the boundary of Hyde Road and to the north of the carpark and a series of gates allow for controlled access during the school day.

5) Fencing to the eastern boundary of the easement

The existing easement to the east of the site which bounds the residential properties located on Bracewell Close and Ellen Wilkinson Crescent is to be included within the site boundary. Originally the proposal had this area left open for use by the school. However, advice at pre app suggested that this area be fenced with access being limited to maintenance and specific curriculum based teaching activities. The boundary between the school playing fields and the easement will be a 2.2m high secure fence.

6) Playing fields

Further to consultation with Sport England the Senior football pitch was

increased in size from 102m x 75m to 106m x 70m including the standard minimum 3m run off. The proposed junior pitch was increased from 88m x 54m to 88m x 56m including 3m run off. The scheme also makes allowance for a youth 11v11 (U15/16) 97m x 61m including run off to be marked out.

Following the advice received from the Pre-App discussions the following changes were made to the proposed building;

1) Materiality

Use of quality Brickwork to ensure robustness especially at low levels.

2) Scale

Developing a 3 storey solution to maximise site area for the playing field provision, Whilst adding interst and variation to the buildings form.

3) Facade Design

The scale and mass of the façade has been broken up with alternate brick panels and uses the window reveals and piers to create depth within the façade to create a more interesting aesthetic.

Feature brick banding has also been utilised in the design to create a more interesting composition in key areas such as the corner of the Sports Hall.

3.3 Community Consultation

As part their responsibilities to fulfilling the Department for Education’s requirements, The Co-op Academy Trust undertook public consultation in Autumn 2020 regarding plans to open the new Co-op Academy Belle Vue. The consultation process involved writing to local residents and business to inform them of the plans for the new school. The consultation was hosted on the Co-op Academy website, with opportunity provided for interested parties to leave their comments. This consultation ran from 30th September to 14th November 2020.

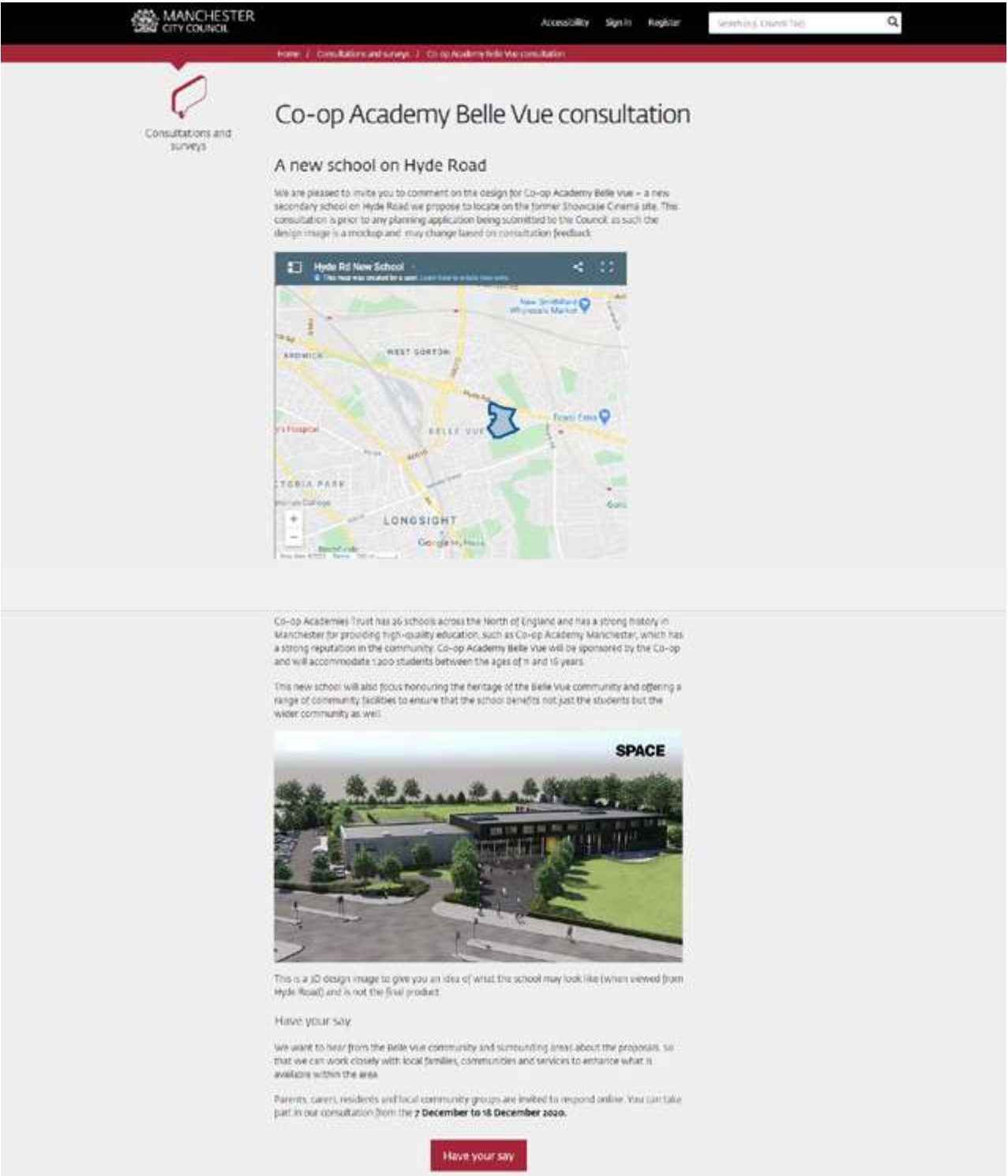
A second stage of public consultation was undertaken in December 2020 prior to the submission of the planning application. This involved an online consultation hosted via Manchester City Council’s website, with opportunity for interested parties to provide their comments of the proposals. A mailshot was distributed to local residents and key stakeholders in advance of the consultation. This public consultation period ran from 7th December to 18 December 2020.

Summary of responses:

A total of 7 responses were received from the consultation. Most respondents supported the proposed development of the site and felt that the scheme would be beneficial to the local area. We also welcome that most respondents considered the design of the proposed development to be appropriate for the function and area.

Matters regarding highways impact and traffic was the most prevalent topic raised by respondents, when asked if they had any concerns with the development. These matters have all been considered by the design team throughout the design process and the scheme presented address these concerns where possible. Further engagement is to be undertaken with the Local Highway Authority with regards to off-site highway improvements, however pedestrian crossing improvements on Hyde Road and Belle Vue Street along with traffic safety measures on Kirkmanshulme Lane, have all been identified for inclusion.

Please refer to the Statement of Community Consultation for full details of the consultation activity undertaken and responses.



Consultation Website Content

4.0 Design

*How do we
add value?*

4.1 Use

Use

The proposed development is for a new school building to accommodate 1200 students and approximately 60 - 70 staff. The development is supported by MUGA and outdoor playing fields, design and drained to Sport England standards.

The project comprises of the demolition of an existing cinema building and associated infrastructures, and redevelopment for a new school building (Use Class F1 Non-residential institutions); landscaping, ground works and associated infrastructure and development.

4.2 Amount

Amount

The overall provision and Gross Internal Floor Area is derived from the Governments standard ESFA baseline designs. These areas are calculated using a formula directly related to pupil places, meaning that the new school building catering for 1200 pupils comprises of 8610m2 of new build accommodation.

The proposal provides over 57 teaching spaces and associated school and community use spaces such as auditorium, dining areas and sports hall. All of these spaces have been designed in line with the department for education's standard output specification in relation to dimensions and clear heights.

The overall provision of gross floor area is highlighted in the Accommodation schedules adjacent.

For parking and landscaping requirments refer to section 5.0 for details.

SCHEDULE OF ACCOMMODATION FOR ANY MAINSTREAM SECONDARY SCHOOL									
date		age range	11-16	school name		secondary SoA tool 7.4			
classroom of		11 to 16 places	1200	NET CAPACITY		for SoA below = 1200			
30		16 to 19 places		within a potential range of		1098 to 1221			
Total Mainstream Places			1200						
Additionally resourced places for:		SEN		max. group size		TOTAL NO. OF SPACES		TOTAL AREA (m ²)	
curriculum analysis data		music		for size of space				NON-NET AREA (m ²)	
curriculum analysis data		music						SUPP. AREA (m ²)	
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4.3 Layout

Level 00 - Floor Plan

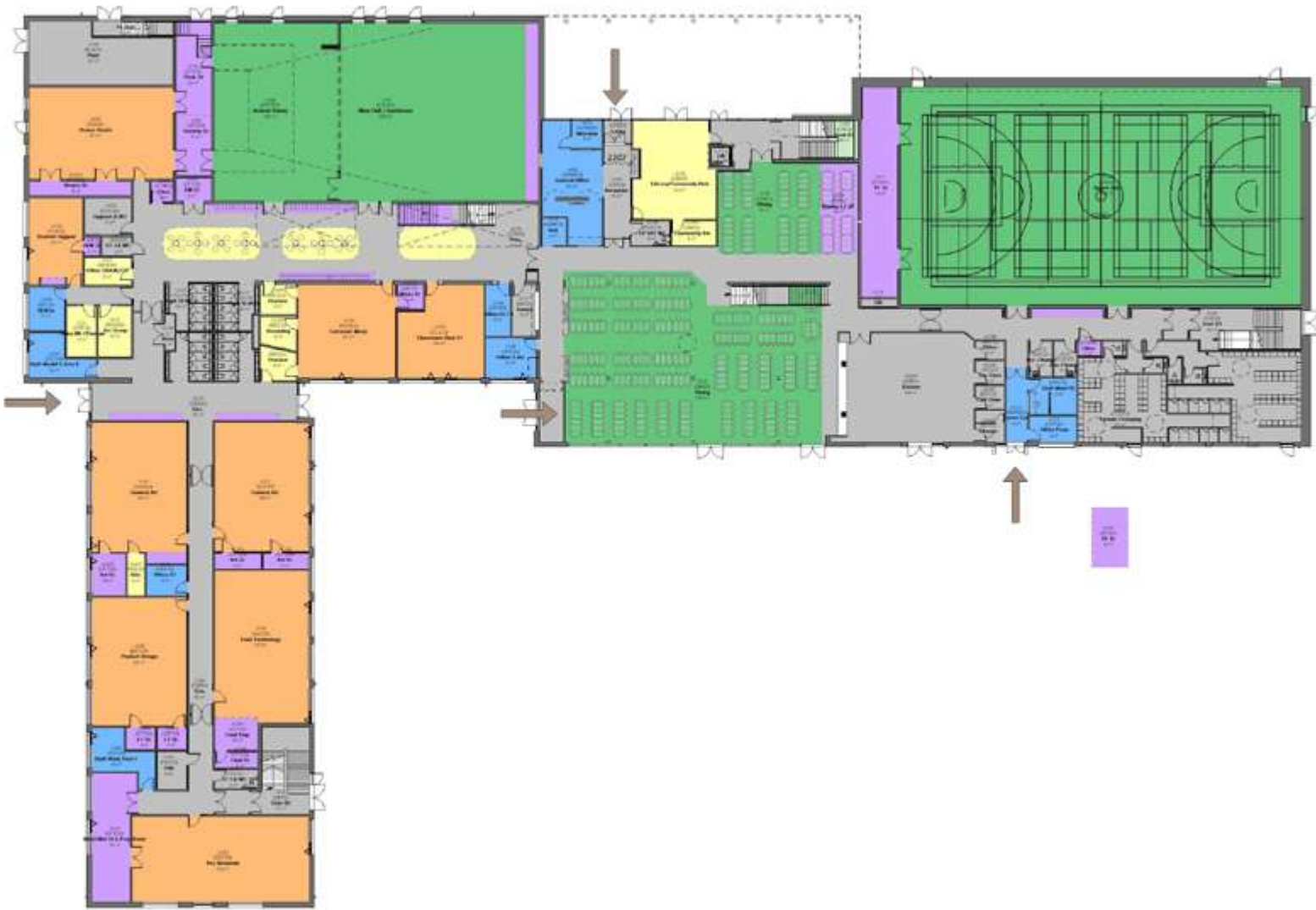
The layout of the Ground Floor is focused on community and performance, as well as being home to the technology department. The Teaching accommodation is provided in the rectangular teaching wing, to the rear of the building.

The performance spaces are suited together within the building core, directly linking to the main entrance and dining areas. These zones also double up as areas for community use, such as the dining area and main hall. The sports hall and its associated facilities are located within a dedicated sports block to the east, with direct access to external sports facilities provided. It's location has been specifically chosen to ensure that it remains at the heart of the building, whilst being in close proximity to the main entrance, through which visitors will arrive.

This simple organisation of the resultant 'L' shaped school building displays a simple diagrammatic logic to the organisation of the spaces. This reflects the overarching principles of the department for educations standard baseline design for schools, which has been further developed with the school and local authority.

Clearly defined external routes have been incorporated at the north of the site connecting from Hyde Road to the principal building entrances. Clear wayfinding and carefully selected materials direct visitors and students to the main entrance points. Students will filter into the building through the main student entrance and secondary entrances at the rear of the building, passing through the secure line as they enter the site. By implementing this strategy, student management is simplified, creating secure supervised zones that can prevent unauthorised access to other areas of the school. A secondary student access point from Kirmanshulme Lane is also provided allowing for further segregation of students and vehicular traffic and provides a safe means of access from the south.

During the school day, visitors will use the clearly identifiable entrance at the front of the site, where they will be greeted in the reception area by the office Administration Staff. Out of hours' community users will use the main entrance for direct access into the Main Hall and Dining Area, for school's events and out of hours community use. A dedicated community entrance has also been created at the rear of the building for out of hours community use of the sports hall and external sports facilities.



Please refer to submitted drawings for full scale plan and further details.

Level 01 - Floor Plan

The First Floor's layout has been organised to accommodate the requirements of the school specific brief and the school's curriculum. At this level, teaching accommodation is provided in both the core and teaching wing element of the building, stacked above the teaching accommodation below. Level 01 has been designed to provide classrooms for the English, Humanities and Modern Foreign Languages departments.

Shared resource areas, breakout spaces and the learning resource centre (including the Library) are also situated on the first floor within the main building core. Their location has been specifically chosen to allow them to be secluded areas, for small group work or 1 to 1 study. The Library is adjacent to staff facilities to allow passive supervision over its use and has been located in this position, to allow this space to be used for out of hours community use, situated adjacent to a dedicated staircase and the buildings lift.

Staff facilities have been carefully located throughout the building to allow passive supervision over shared workspaces and external playgrounds. Staff work areas have been located above key student entrance points and the head teacher's suite has been specifically positioned at the front of the building to give site lines across the main entrance plaza and site access points. This allows staff to supervise who is accessing the site, as well as improving pupil safety on site.



Please refer to submitted drawings for full scale plan and further details.

Level 02 - Floor Plan

The Second Floor has been designed to accomodate the school pedagogy and school specific brief, with teaching accommodation being provided in both the core and teaching wing element of the building, stacked above the teaching accommodation below. Level 02 has been designed to provide classrooms for the core STEM Subjects of Science and Maths.

Standard teaching classrooms for maths is situated within the teaching wing, whilst science is located within the main building core. ICT classrooms are also located with the central part of the core, benefiting from not being situated on the external envelope, to help with potential glare issues associated with computer suites from external windows. Natural daylight will be provided in the form of rooflights above the spaces.

Similar to the other levels of the building, Staff facilities have been carefully located throughout to allow passive supervision over shared workspaces and to give site lines down main circulation routes. This allows staff to supervise pupils during break times and lesson change over, as well as improving pupil safety.



Please refer to submitted drawings for full scale plan and further details.

4.4 Internal Environment

Our design proposal reflects well researched evidence that a quality indoor environment supports outstanding teaching and learning in schools. The planning of the interior space is educationally led with the aim of providing a professional and efficient environment that is also welcoming and familiar.

The FF&E has been coordinated with the architecture to help provide spaces that are practical and function well in the educational environment. The FF&E also helps create inspiring spaces for teaching and learning by introducing colour into the scheme. In turn, this helps with wayfinding and creating a sense of identity for spaces through the use of colours that complement the architectural palette.

Interior spaces are designed to provide seamless, holistic and stimulating learning and teaching environment for everyone, all have access to natural daylight and ventilation. Key spaces, such as the dining drea, open directly to the landscaped areas around the building.

The internal environment has been designed to achieve the output specific requirements as stipulated by the Department for education.





4.5 Scale

Massing

The massing of the building has been considered to reduce its visual impact from street-level, to respond to the adjacent building heights amongst other site specific constraints.

The new school building will have a prominent location on Hyde Road. Therefore, the scale and massing will be appropriate for the location and will recognise the sensitivity of the surrounding land uses and their character.

The height and scale of the building are simple in their form and will not detract from the current character of the site and its relationship to the surrounding buildings.

The school proposals are for a 1200 place educational facility with an internal gross area of approximately 8610m2

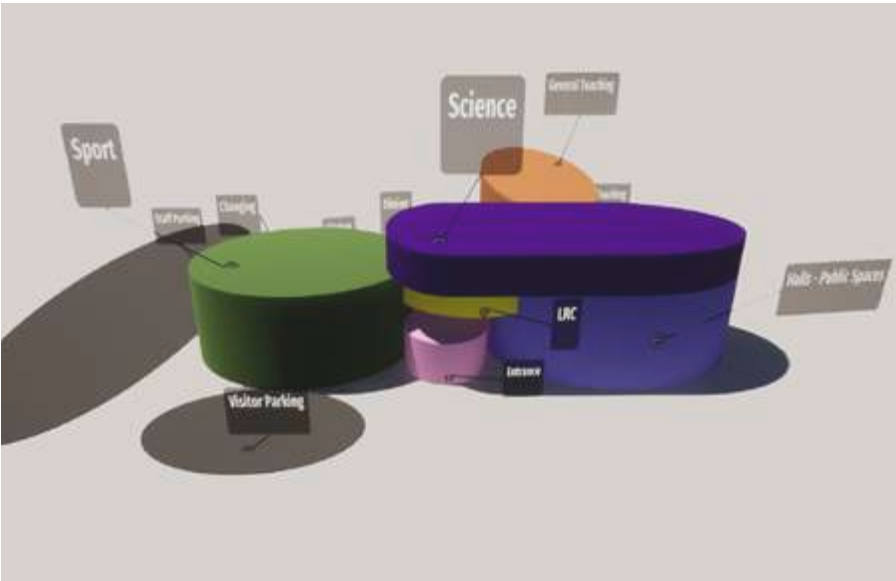
The FL to FL height is 3600mm. This allows adequate height to achieve the Department for Education's output specification in relation to daylight to teaching spaces.

The massing solution was tested early in the development. Due to various factors the principle one being restricted site area the overall massing of the school is a mixture of 3 & 2 storey blocks.

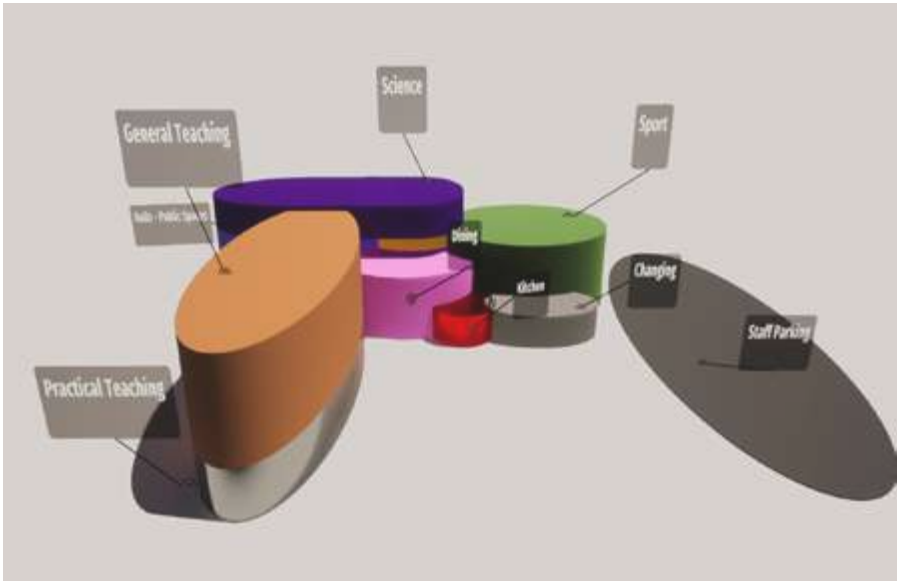
The Sports Hall has an internal clear height of 7.5m and as such, didn't easily accommodate accommodation above as this would have required internal steps or a ramp provision.

By breaking up the mass of the building facing Hyde Road it creates architectural interest and aids legibility of how the school works in relation to principle entrances and link to the community.

For the key design drivers for the location of these blocks refer to 3.1



Initial Massing Diagram - Front



Initial Massing Diagram - Rear



Developed Massing - Front



Developed Massing - Rear

Elevation Height

The proposal has a total building height of 12100mm (taken from ground floor level to highest parapet level).

Full edge protection for roof access is not required to the teaching wing and therefore this has a height of 11900mm to the top of the parapet.

Floor Heights

The floor to floor heights are determined by the functional requirements of the educational setting and relate directly to daylighting analysis, structural design and M&E design. The floor to floor height for all floors is 3.6m.

Double height spaces are provided throughout the building, where appropriate. Some of these double height spaces are required for functionality (for example the sports hall and auditorium), where others have been included purely for aesthetic reasons (such as the dining area).

The School has generally been designed in accordance with the standard department for education - ESFA Baseline design guidance. This includes minimum floor to ceiling/clear height of 2.7m for the majority of spaces. This allows us to maximum the natural daylight within teaching spaces, whilst also allowing for a 600mm servicing zone, giving a total clear height to underside of floor of 3.3m.



Proposed section - AOD and floor to floor/ceiling heights

Please refer to submitted drawings for full scale section and further details.



4.6 Appearance

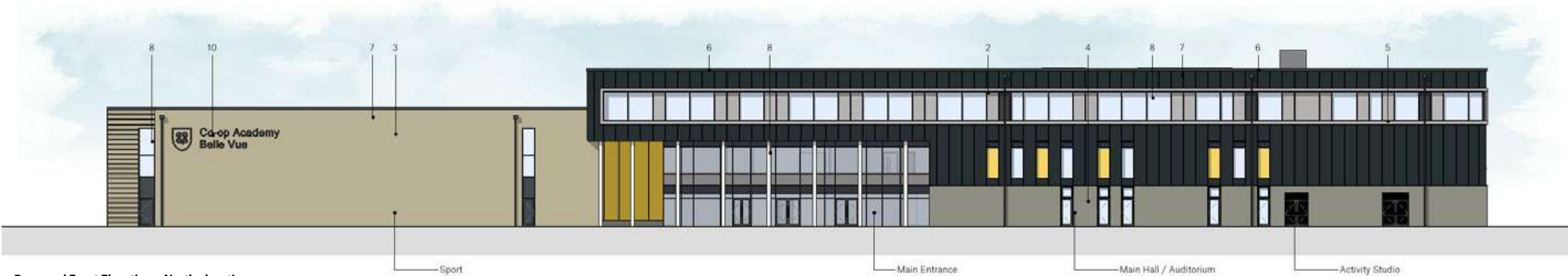
Elevation Design

To achieve the educational facilities required for Manchester City Council, the building has been arranged into 3 distinct spaces. Each of these zones has its unique architectural language which allows the overall composition of the scheme to sit appropriately into the site context at Hyde Road.

The Elevations are composed mainly of a buff/grey blend brickwork. This material was chosen to provide architectural quality whilst providing suitable robustness for a school setting. A contrasting brick has been chosen for between the windows to break up the large brick elevation and grey brick has been chosen for the main core of the building.

Zone 1 Sports & Community (2 Storey)

To reflect its use, the Sports block is simple in form. The principal material is buff blend brickwork with slots of light to provide some daylight internally. This brickwork façade provides a suitable backdrop for School signage. The height of the building is dictated by the required sports uses within.



Proposed Front Elevation - North elevation



Proposed Side Elevation - East elevation

For elevation colours and details refer to the elevation drawing provided as part of the application.



Proposed Teaching Wing Elevation - East elevation

Zone 2 Performance Spaces and Community Hub (3 Storey)

The central core and public facing block is composed of a grey brick base with dark vertical metal cladding above. The cladding on the upper levels helps break up the mass of this central block. Between the key performance spaces and the sports hall the façade is broken up with a central glazing zone.

This area is the principle entrance and is clearly legible as the primary approach to the building emphasised with the overhang above. Internally this is the reception area and community hub with the Library facility above.

Zone 3 General Teaching (3 Storey)

The general teaching zone to the rear of the building is more regular in form to reflect the standardised teaching spaces that are contained within. The Teaching wing is brickwork throughout with two tones of brick colour. The main building is a quality buff blend brickwork broken up into panels with a darker band of brickwork between glazing.



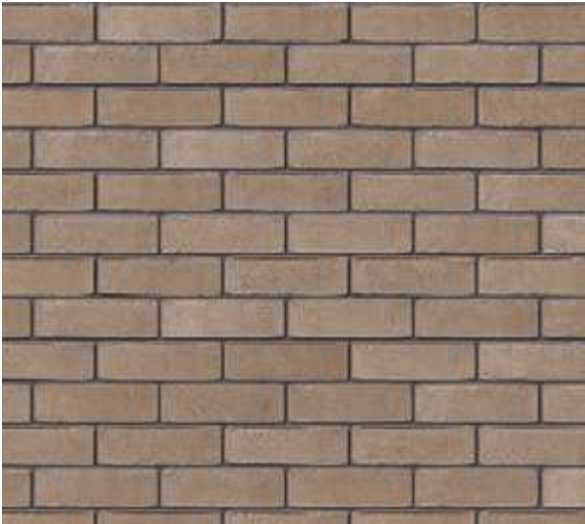
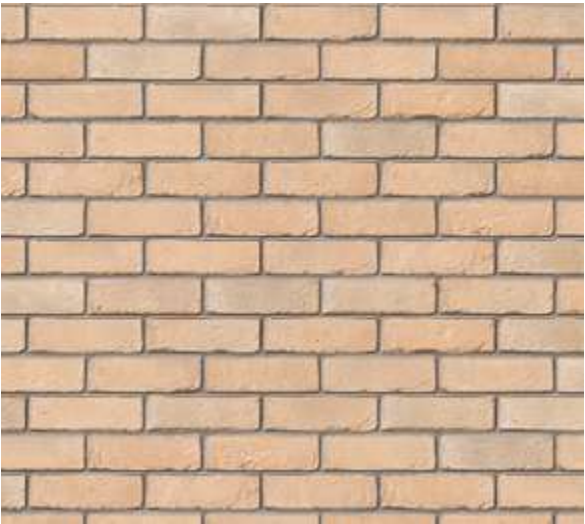
Proposed Rear Elevation - South elevation



Proposed Side Elevation - West elevation

4.7 Materials Palette

- 1. The proposed material for the main body of the building is a buff blend brick. The chosen brick is of a high quality and presents a subtle, modern reflection on the local character. This material was chosen to provide architectural quality whilst providing suitable robustness for a School setting.
- 2. The scale and mass of the façade has been broken up with alternate brick panels and uses the window reveals and piers to create depth within the façade to create a more interesting aesthetic. The Brickwork used is a contrasting grey brick.
- 3. A third brick type (Dark grey in colour) has been selected for the main central core, to distinguishes it from the main brick form of the rest of the building.
- 4. A secondary material of dark vertical metal cladding as been used on the central core and public facing block. The cladding on the upper levels helps break up the mass of this central block and distinguishes it from the main brick form.
- 5. PPC Aluminum Windows & Doors with intergrated louvre panels – Colour Dark Grey.
- 6. PPC Aluminum Curtain Walling System - Colour Dark Grey.
- 7. PPC Aluminum Rainwater Goods with Hoppers – Colour Dark Grey.





5.0 Site Masterplan & Access

5.1 Landscape Masterplan

Vision and objectives

The objectives for the soft landscape are:

- To create a naturally biodiverse landscape that contributes positively to the school's approach to carbon reduction
- To provide a stimulating and attractive environment in which to learn and play
- To provide an inclusive environment that is accessible to all users ie: Part M compliant
- To provide a safe open environment which is also visually attractive
- Where possible retain existing site features such as mature trees and areas of hard standing.
- Reduce and eliminate vehicular and pedestrian conflict
- Ensure that the site masterplan facilitates safe deliveries by segregating vehicular movement within the site boundary
- Provide clearly defined safe Access for pupils and visitors
- Ensure that the site masterplan maximises the available areas within the site and provides views into the learning environments



Soft Landscaping

The approach to the soft landscaping within the site will be to maintain existing mature landscaping to the site's boundaries and within the easement to the west. Formal landscaping will be introduced to the north of the site which fronts onto Hyde Road. To the south of the building the landscape will be made up of grassed playing fields.

The planting will consist of retained trees, specimen tree planting, low shrubs, wildflower meadow planting and amenity grass. Tree species will be specified to provide year-round interest, offering screening and shade during hot summer days. The trees will help to break up the predominantly hard surfaced areas to the front of the site and a formal avenue will be planted on the pedestrian plaza. All trees will be planted with high clear stems to ensure that secure sight lines through the external spaces are maintained.

To enhance the sites biodiversity the proposed site plan allows for the retention of the mature woodland planting within the easement to the west of the site and retention of mature trees to the site boundary. Access to the easement will be limited to maintenance only with some access for supervised learning.

The proposed shrub planting will consist of both deciduous and evergreen species. As with the trees, the shrub areas will provide seasonal interest, be low maintenance and will provide some shelter from prevailing winds. Species will be chosen for their robustness and their sensory qualities.

To the west of the main entrance plaza is an area open space which could be used in the future as a school or community garden. To further improve the biodiversity within the site it proposed to plant an area of wildflower meadow within this space. There is also a natural swale/SUDD drainage system proposed for this area which will be planted with wildflower meadow species.

In-between the main pedestrian plaza and the access road there is large area of formal shrub planting which will also provide a setting for the relocated Memorial Plaque which highlights the sites former use as zoological gardens and pleasure grounds.

To the south of the building an area is provided which is to be used by the school as a growing area/kitchen garden. It will consist of allotment style planters and will be left unplanted to allow the school to develop there own planting scheme based on curriculum requirements.



Hard Landscaping

A palette of hard materials has been selected to provide a coordinated approach to the whole site that complements the wider context as well as creating individual areas of differing character within the site boundary.

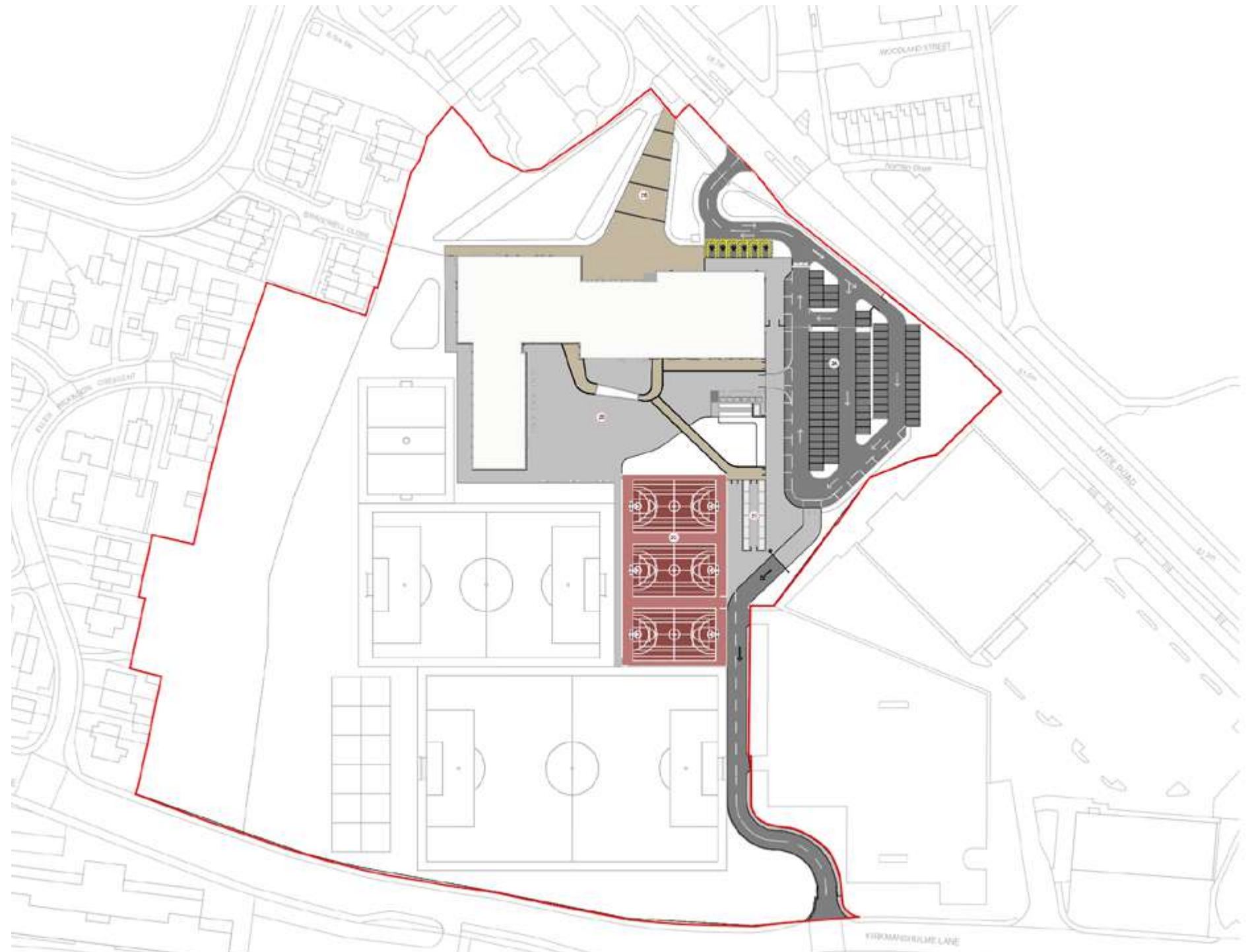
The proposed materials will be used to create a clear understanding of the site and assist with orientation for visitors on arrival at the school entrance points. The entrance plaza and access paths to the front of the school will comprise predominantly of block paving.

The main vehicle circulation areas and car park will be constructed in vehicle grade tarmacadam and designed to falls to tie in with the drainage strategy and Part M Guidance.

The informal play areas to rear of the school will be pedestrian grade tarmacadam with the external dining being made up of small unit block pavements. The formal games court will be constructed of porous tarmacadam with markings suitable for the intended use.

The pallet of hard materials will complement the palette of soft landscape which will add to the quality of the spaces created with the plaza and within the external spaces.

All materials and external furniture will be robust in nature and easy to maintain and replace. Where possible existing site furniture and hard landscaping will be retained and reused. All materials will be sourced from low carbon suppliers and will be in line with the sites overarching sustainability strategy.



Games Courts and Sports Provision

At present there are no existing sports facilities on the site. The proposed masterplan shows that the site can accommodate a range of sports facilities which will allow the school to deliver a number curriculum-based sports activity.

The existing hardstanding currently used as car parking will be removed and replaced with grass playing fields. The playing fields will be constructed to meet current Sport England Requirements. The areas highlighted as formal playing will also have a formal drainage system installed.

The three court MUGA which will be located to the south of the main school building can accommodate 3 tennis courts, a five a side pitch, 3 basketball courts, netball and hockey practice area.

To the south of the site playing fields will be constructed which can be marked out for summer and winter sports and are large enough to accommodate a senior football pitch and junior football pitch as well as training grids and a rugby practice pitch.

Summer sports provision is also catered for with space for a 100m sprint as well as summer games such as softball, hockey, rounders and cricket wickets.



Management and Maintenance

Key to the success of any site is how the landscape within the site is managed. Therefore, we see the process by which the landscape is cared for and managed as just as important as the design. The site masterplan and approach to the landscape design acknowledge the importance of the future maintenance requirements and have considered them throughout the design and pre app stage.

The appropriate management programmes have been highlighted during the design development and will be put in place preconstruction to ensure the maintenance will be implemented and undertaken in line with current best practice.

The long-term management strategy is to create a planted framework to enable the landscape to be used as a resource for learning as well as enhancing the sites biodiversity and ecological value. Materials and finishes will be chosen for their carbon credentials,

robustness and longevity as well as their visual appearance. We have developed a pallette of materials that are good quality and readily available to reduce future maintenance costs to the end user.

The initial period for management and maintenance will cover the site establishment which includes the first 12 months of growth. Beyond the first year, the strategy will be implemented by the school and will focus on the long-term management of the school grounds and will involve managing planted areas for habitat, increasing biodiversity and providing screening where appropriate.

Existing established trees and structure planting which are highlighted in the arboricultural survey will be maintained in line with current best practice. This will involve the removal of dead, diseased, decaying and damaged wood to ensure the tree are safe and healthy. Major pruning will

only be undertaken after discussion with the Client and in consultation with the Local Authorities appointed Tree Officer.

Replacement planting, if requested, will be with species of local provenance. All planting replacement will be based on the detailed plans which will be forwarded to the Local Authority for approval.

The soft landscaping will be managed to support the local habitat creation and create environments attractive to wildlife. For instance, ecological and biodiversity management of the retained landscape could include grassed areas that will have different management regimes to create a variety of habitats including amenity lawns and wildflower meadow areas.

5.2 Car Parking and Access

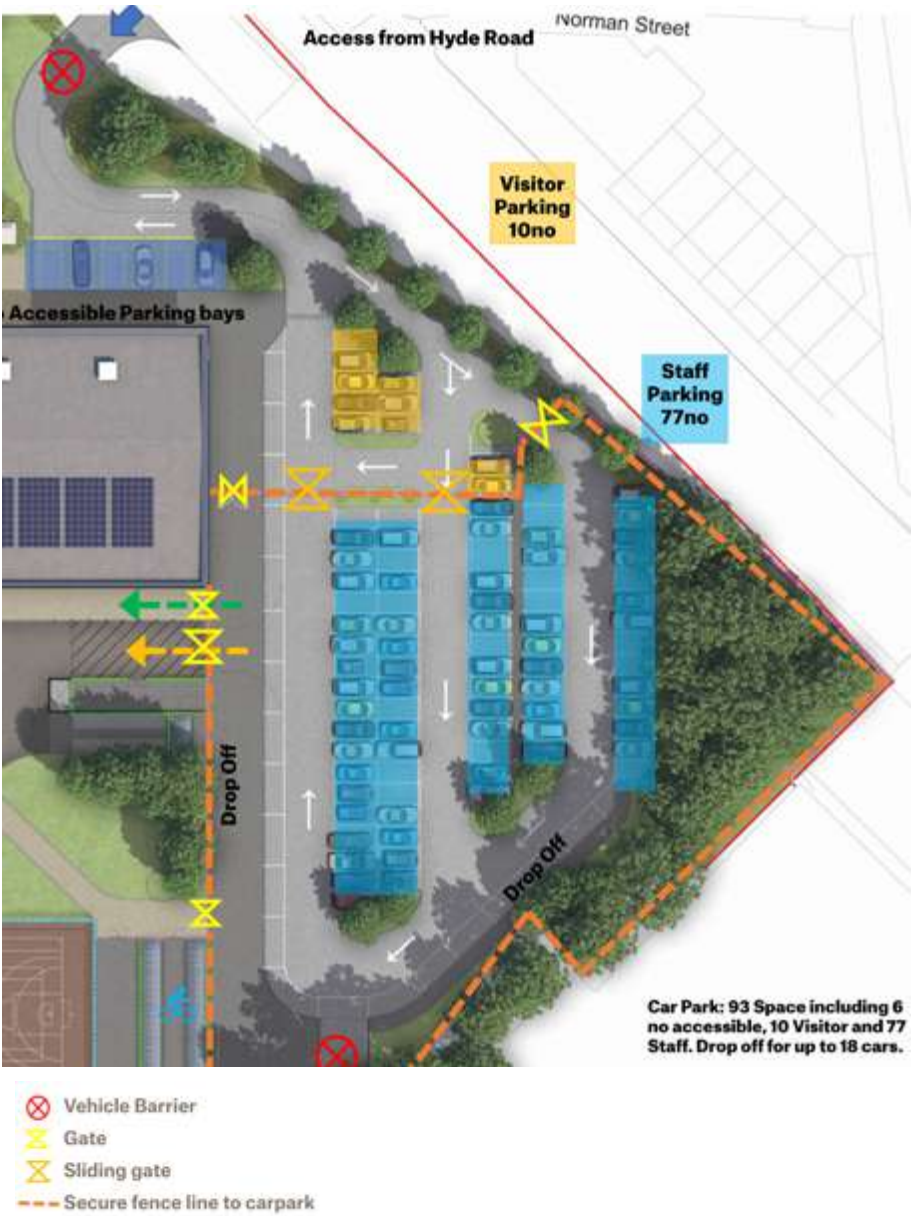
Visitor parking is located adjacent at the main entrance to the school building and within the car park to the east of the site. The carpark is accessed from Hyde Road via a signalised junction. Part M compliant parking is located at the front of the school building with clear visible, accessible access to the main entrance of the building. A pupil drop-off is located to the periphery of the car par and is accessed via a one-way system. The drop can accommodate 18 cars with room for additional cars to queue on site while waiting to access the drop off lane. The drop off can also accommodate up to 6 coaches.

A large staff car park which can accommodate 77 cars is located to the east of the school building. The primary access is from Hyde Road with a secondary access on Kirkmanshulme Lane, via controlled access point. north south access can be provided to accommodate traffic at peak times, such as during events. It is not envisaged that this north south access will be used on a day to day basis, However should future needs require it, the route could be opened. The road will also provide access to the MUGA which could be used for informal overflow parking and can accommodate up to 80 cars.

Delivery access is through the primary site access from Hyde Road, with a drop off point at the rear of the school in a secure service yard. Maintenance vehicles can also access the site from this point of via a controlled point from Kirkmanshulme Lane.

Summary car parking provision:	
Accessible Parking Spaces	= 6 spaces
Short stay visitor spaces provided	= 10 spaces
Sperate Staff parking spaces provided	= 77 spaces
Drop off spaces provided	= 18 Cars or 6 Coaches
Total parking spaces	
Formal Parking	= 93 Spaces
Informal Parking (drop off)	= 18 Spaces
Informal overflow parking on MUGA	= 80 Spaces

For a detailed evaluation of the parking provision, please see the Transport Assessment submitted as part of the application.



5.3 Cycle Parking, Storage and Access

In line with the requirements set out by Manchester City Council the provision of cycle parking spaces is outlined below.

Short stay visitor cycle parking is located externally at the main entrance to the school building under the building canopy in the form of Sheffield cycle stands. Secure covered staff parking is located to the rear of the school in separate compound from the one used by pupils. It provides easy access to the changing facilities located within the building. A large secure cycle compound is located to the rear of the school it can be accessed at the north and south to provide entrance points for pupils arriving from Hyde Road and Kirmanshulme Lane. The compound can be secured during the day and is easily accessible at the start an end of the school day.

Summary cycle parking spaces:	
Short stay visitor spaces provided	= 10 spaces
Sperate Staff parking spaces provided	= 10 spaces
Pupil parking spaces provided	= 120 spaces
Total	= 140 Spaces

Traffic free cycle routes are provided within the site boundary from both Hyde Road and Kirmanshulme Lane. The main site entrance is located on Hyde Road and the site is accessed via a large pedestrian plaza which can also accommodate a separate segregated cycle route. Access to the secure cycle parking at the rear of the building is accessed via a 6.5m wide footpath from the north which can safely accommodate both pedestrian and segregated cycle access.

From the south the site is access via the existing entrance road from Kirkmanshulme Lane. The access is controlled ensuring only pedestrian and cycle access during school arrival and at the end of the day. The access road is 6m wide as with entrance from the north can provide segregated pedestrian and cycle access to the secure compound.

For a detailed evaluation of cycle parking provision, please see the Transport Assessment submitted as part of the application.



5.3 Inclusive Design

Inclusive Design

To maximise inclusivity in the project, the design team have taken account of the following documents:

- BS 8300:2009 + A1: 2010: Design of Buildings and their approaches to meet the needs of Disabled People - Code of Practice
- The Building Regulations: Access to and use of buildings, Approved Document Part M: 2013 Edition
- The Building Regulations: Protection from falling, collision and impact, Approved Document Part K: 2013 Edition
- BS 9999:2008: Code of practice for fire safety in the design, management and use of buildings.
- The Building Regulations: Fire safety in Buildings other than dwellings, Approved Document Part B: 2019 edition incorporating 2020 amendments.

Vertical Circulation

The accommodation stairs have been designed in accordance with Part B of the Building Regulations with regards to width and to suit the occupant capacity and will be designed to suit the ambulant disabled need.

All floors of the building are accessible via a central lift with in the central core.

Designated disabled refuges are marked on all plans within protected stairwells and are to be fitted with call points.

Horizontal Circulation

All primary entrances to the building are designed to be inclusive and will have a level threshold.

Escape distances have been calculated and disabled refuges provided on all levels of the building. These have been confirmed by the Fire Engineer and Building Control.

The main entrance to the school building is porvided with automatic sliding doors, which are suitable for disabled access and emergency egress.

Signage & Contrast

All Statutory, Directional and Wayfinding signage will be provided as part of the development.

Clear signage will provide sufficient contrast with adjacent walls. Also sufficient contrast will be provided between walls, doors/frames, floors and to stair nosings to assist the visually impaired.

As with the internal signage all external wayfinding will be clearly set out to provide the safest route to the building entrance and external features. All signage will be designed in with current guidance and in consultation with an accessibility specialist.

External Circulation

All externals will be designed in line with current Part M Regulation in line with British Standards. Generally, the site is flat however all new hardstanding and footpaths will be to appropriate falls to allow for access for all users. Where required tactile paving, contrasting paving features will be installed as well as nosings to external steps.

Part M complaint carparking has located near the main visitor entrance to the site and will be clearly visible upon entering the site.

5.4 Landscaping Materials Palette

- 1. Pedestrian Plaza and main pedestrian routes – The main pedestrian plaza which links Hyde Road to the main entrance of the school will be block paving. The choice of blocks will complement the colours of the building and will be in character with adjacent developments. The blocks will be a mixture of buff and light grey with contracting edging to provide guidance to visually impaired users. This treatment will used on all areas to the front of the main school which are in the public domain.
- 2. Secondary pedestrian routes- the secondary pedestrian routes to the main entrance within the site will be pedestrian grade tarmac with appropriate demarcation to provide clear safe demarcation for pedestrians and cyclists.
- 3.Playgrounds – will be pedestrian grade tarmac with a pin kerb edging. Appropriate line marking will be added to allow for informal play activities.
- 4. Games Courts – the games court will be constructed of porous tarmac with appropriate (no slip) line markings to allow for basketball, tennis, netball and five-a-side football. The games court will be surrounded with 3m welded mesh games court fencing to Sport England requirements.
- 5. Vehicular access routes and car parking – constructed from vehicle grade tarmacadam with line marking to demarcate parking, drop off and the proposed one-way system.
- 6. Fencing – the secure boundary to the site will be a 2.2mhigh welded mesh fence with matching gates. The internal secure line will be a 1.8m high welded mesh fence. To the boundary of the bin store there will be a 1.8m high close boarded fence with lockable gates. The existing boundary to the west of the easement is made up of existing properties the boundary between the proposed school site and the easement will be a 2.2m high





