

Co op Academy Belle Vue Stand Alone Building

Design and Access Statement

September 2025

2025.00253.002



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1.0 Clients Brief

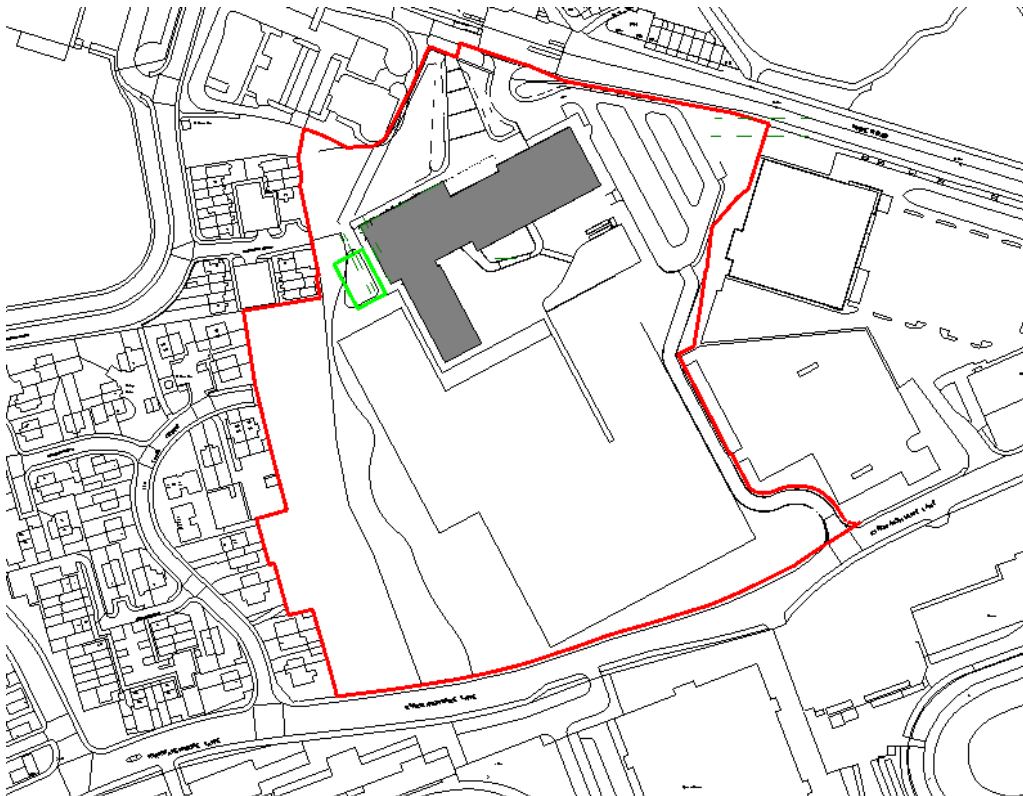
Acting as the clients building consultant on behalf of our client Co Op Academy Belle Vue, to apply for and obtain planning permission for the provision of a new hall, to be used primarily to allow for examinations in an undisturbed are of the school.

Following several briefing meetings, an option was developed for a stand alone building, easily accessed from the main building, from the same pupil entry route.

2.0 Location

The school is situated within the county of Greater Manchester, and the full address is:

Co-op Academy Belle Vue
450 Hyde Road
Manchester
M12 4BA



Red line indicates site boundary

Green line indicates area of works

3.0 Assessment of Site, Access, and the Surrounding Areas

Co-op Academy is situated within a mixed area of commercial, recreational and residential use.

A large area of the site is soft standing play and sports pitches, with hard standing area to the south of the main building. To the North East of the site is the main vehicular access and car park. Student access is from the North of the site of Hyde Road (A57) and is separate from the vehicular access route

Communication routes to school are from the main A57 Liverpool to Sheffield1 route and access to the rail route are just over half a kilometre away at Belle view station.

As existing the main school building is three storeys, the proposed building will be a single storey to the West of the main school, situated on existing grassed area.

This site has no listed building on or adjacent to the site, it is not located with a conservation area.

4.0 Development History

Co-op Academy is a new development, having opened in 2021, it stands on the former site of the Hyde Road Showcase cinema which was built in the 1980's -1990's.

5.0 Proposal

This proposed development will be a single storey stan alone hall approx. 200m2 gross area.

Proposed materials are facing brick, Buff colour to match existing site bricks, with Aluminium widows and doors, PPC finished in dark grey, (RAL 7016). There will be a soldier course of masonry, buff above the window and door head.

Roof finishes will be a composite insulated aluminium panel, Trapezoidal style, colour TBC. Flashing, fascias and soffits will be Aluminium with PPC finish in dark grey.

Rainwater good will be Aluminium, coloured dark grey. Surface water will be connected into the existing school surface water system

6.0 Disabled Provision

Where possible, all works will be compliant with Part M of Building Regulations, the Equality Act and BS8300. Doors will have level access and a minimum 1000mm clear width.

7.0 Further Information

This document is to be read in conjunction with the planning application and all other information and drawings which accompany the application.