CAMINADA HOUSE
DESIGN AND ACCESS STATEMENT

JUNE 2025

DESIGN AND ACCESS

FAO

Manchester City Council

PROJECT

CAMINADA HOUSE - MANCHESTER

INTRODUCTION

LOCATION



FIGURE 1 | SITE LOCATION



FIGURE 2 | WIDER CONTEXT

INTRODUCTION

This Design and Access Statement has been prepared by Four Architects with input from others on behalf of the Applicant.

This document accompanies an application for full planning permission at a site known as Caminada House, Manchester. It describes the design development process for the proposed cladding remediation works and should be read in conjunction with the submitted application drawings and supporting documentation provided as part of the planning application.

LOCATION

The site is located at Caminada House, 3 St Lawrence Street, Manchester, M15 4DY.

SITE DESCRIPTION

Caminada House is a residential apartment building located within the St George's Island area of Manchester, close to the River Irwell and within walking distance of the city centre. The building occupies a prominent urban position within a mixed-use neighbourhood that combines residential, office, and commercial uses.

The existing building is of contemporary design, featuring a combination of modern cladding materials and traditional masonry. The immediate setting includes other apartment blocks, commercial premises, and public realm areas, reflecting the recent regeneration of this part of Manchester. The site benefits from excellent transport links and pedestrian connectivity.

INTRODUCTION

LOCATION



FIGURE 3 | AERIAL VIEW LOOKING SOUTH



FIGURE 4 | AERIAL VIEW LOOKING WEST



FIGURE 5 | AERIAL VIEW LOOKING NORTH

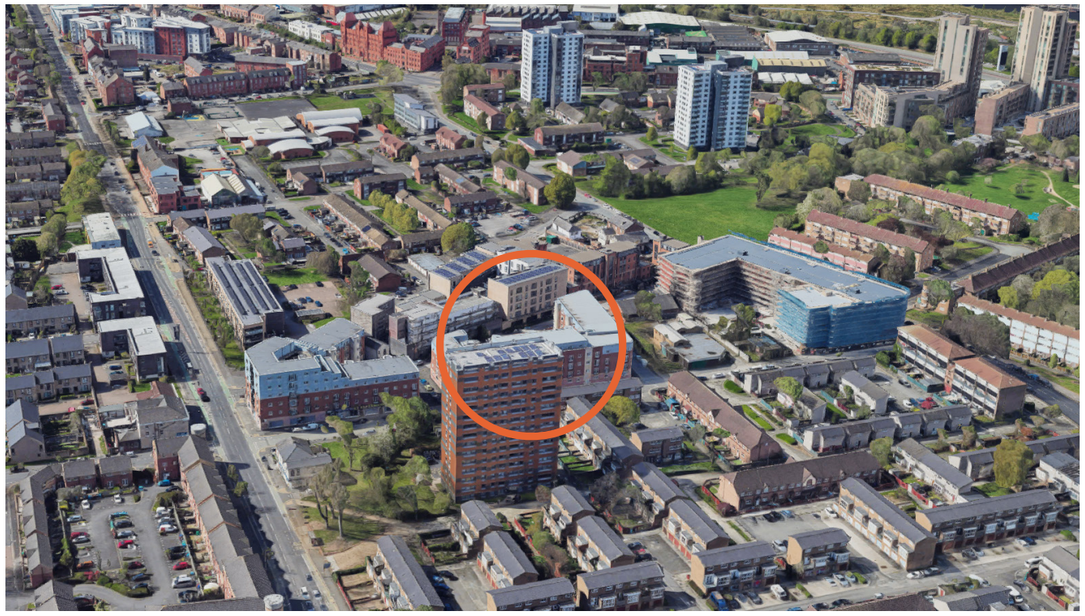


FIGURE 6 | AERIAL VIEW LOOKING EAST

DESIGN AND ACCESS

PROPOSALS

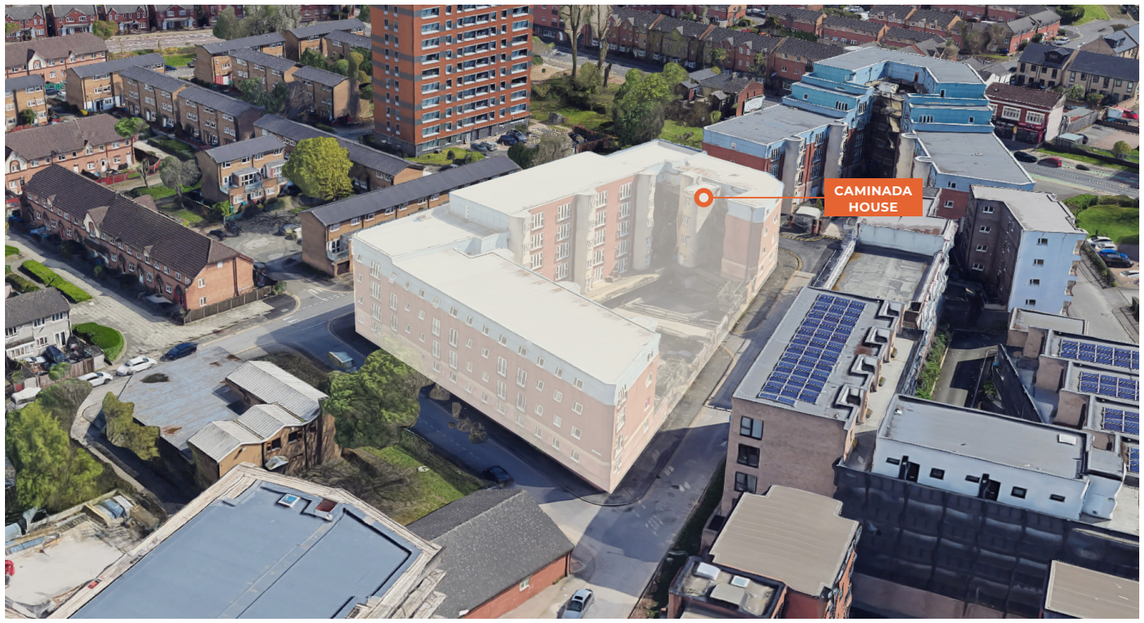


FIGURE 7 | AERIAL VIEW LOOKING EAST

OVERVIEW OF SURROUNDING SITE

Caminada House is located in an area of Manchester that has seen significant redevelopment over recent years. The surrounding St George's Island area features a range of modern residential developments, office spaces, hotels, and cultural facilities.

The site lies close to key city centre amenities, including Spinningfields, Deansgate, and Castlefield, offering residents excellent access to retail, leisure, employment, and public open spaces. The immediate area is characterised by high-density urban living with strong pedestrian connectivity and links to public transport, including nearby tram and rail services.

OVERVIEW OF EXISTING SITE

The building comprises a multi-storey apartment block providing self-contained residential units. The building is served by communal entrances, internal circulation cores, and has no commercial or retail units within the site.

The external façade incorporates a combination of cladding materials and glazed systems that were compliant at the time of original construction but have since been identified as non-compliant under updated fire safety regulations. The building remains in full residential use, and the proposed works are limited to the replacement of the external wall systems.

DESIGN AND ACCESS

The proposed works are remedial in nature and are being carried out to address fire safety concerns identified through recent assessments. Non-compliant materials will be removed and replaced with fully compliant systems, achieving an appearance that replicates the existing façade as closely as possible, subject to technical requirements and product availability.

There are no changes proposed to the internal layout, access arrangements, building height, use, or landscaping as part of this application. Pedestrian and vehicular access will remain as existing, with no impact on accessibility or circulation routes. The development continues to function solely as a residential building.



FIGURE 8 | STREET VIEW

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