CARTWRIGHT PICKARD

Cambridge Halls
Planning Comparables Report

August 2025

998-CPA-ZZ-ZZ-RP-A-9030



UNITE STUDENTS

Manchester Metropolitan University

Document history

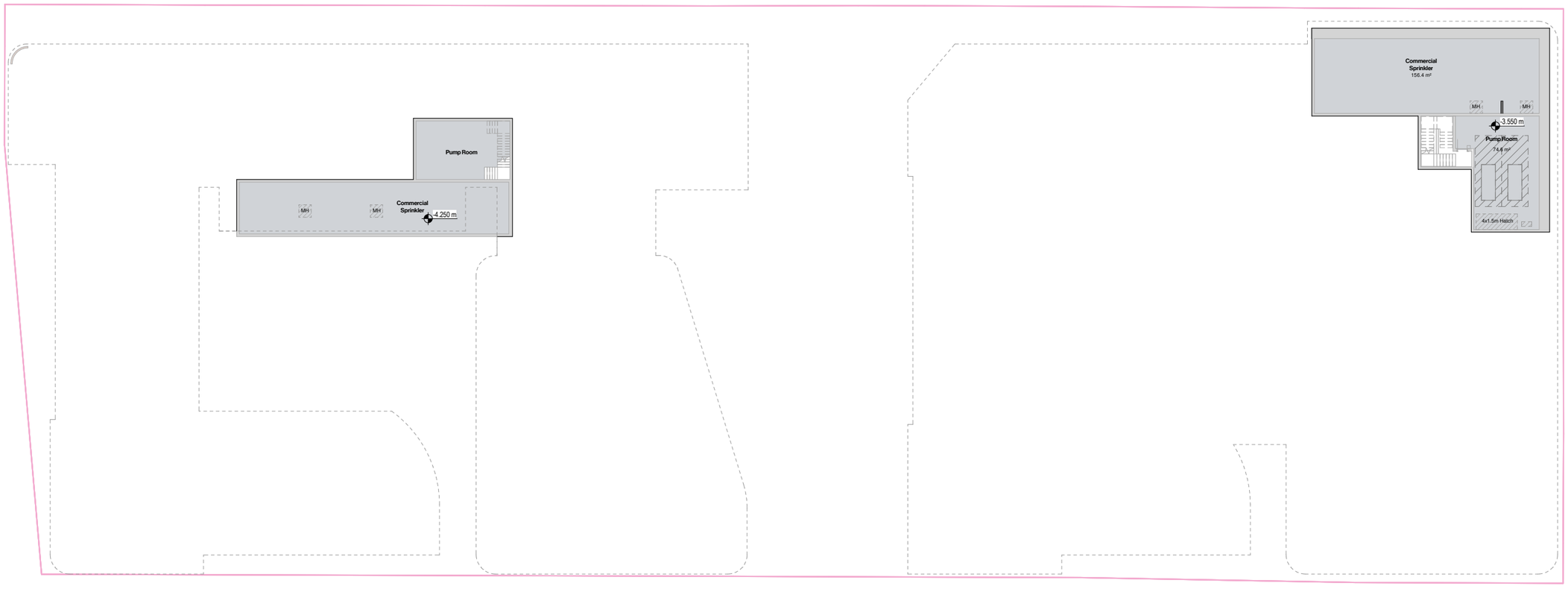
Revision	Reason for Issue	Date	Prepared by	Checked by
P01	For Planning	14/08/25	OO	CP

1.0

Drawings

1.1 **Plan** basement

Original Planning Application Drawing
(142888/FO/2025)

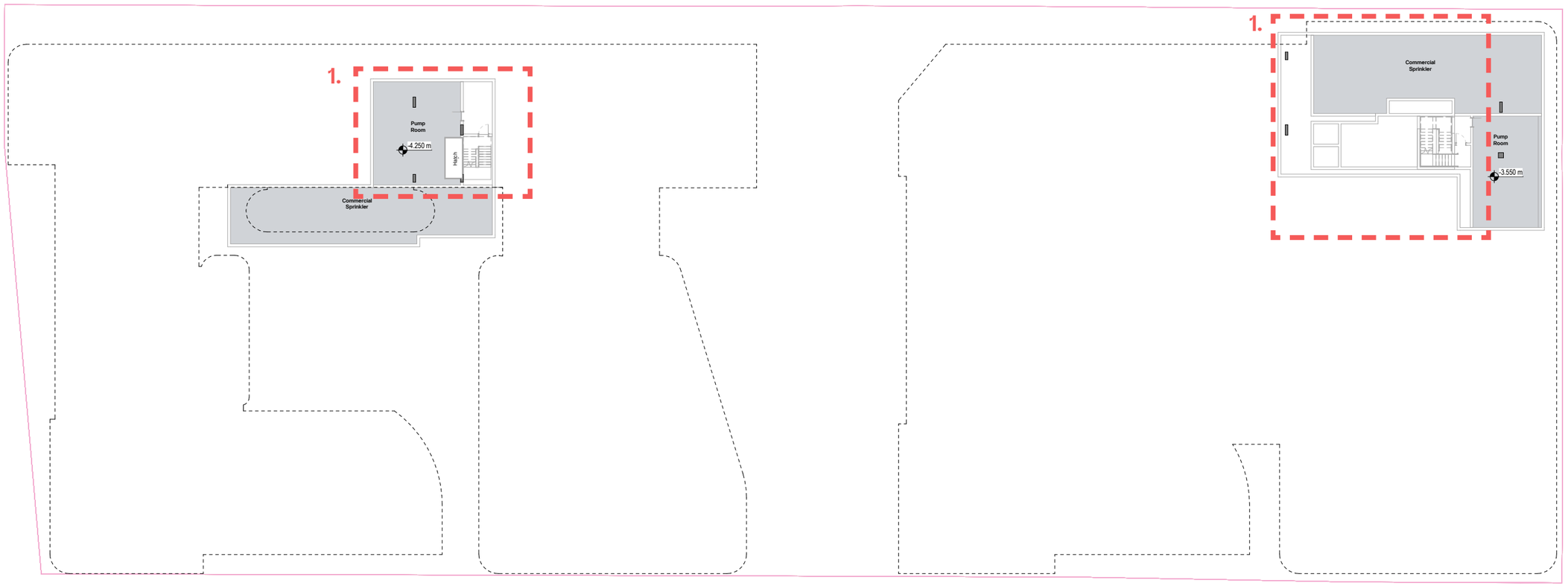


Phases 1&2

A small basement level sprinkler tank is required to serve the flexible units (Use Classes E/F1/F2) along with an associated pump room.

1.2 **Plan** basement

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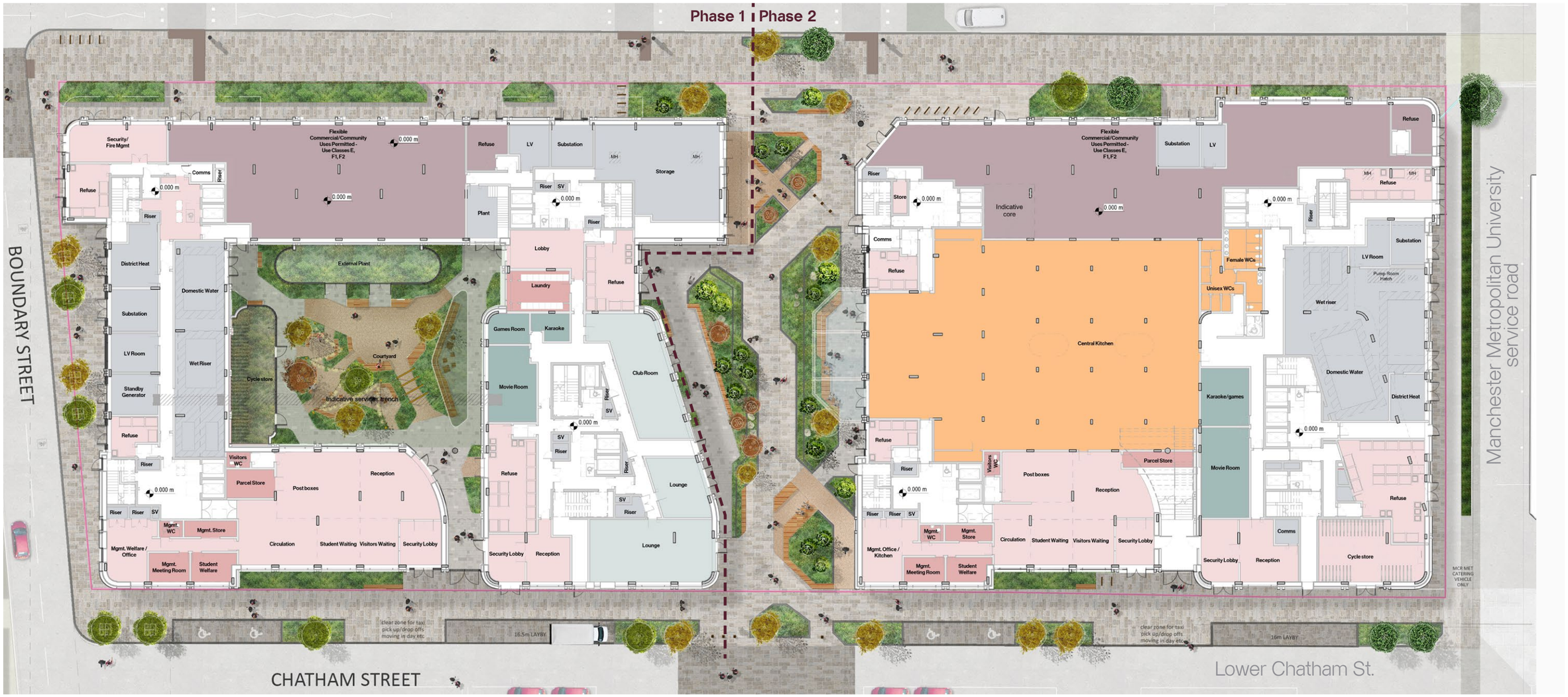


Phases 1&2

1. Basement layouts amended to suit life safety requirements

1.3 **Plan** ground floor

Original Planning Application Drawing (142888/FO/2025)



- Support
- Plant
- Life admin
- Lounge
- Flex. Use Classes E/F1/F2
- Central Kitchen

Phase 1

A flex. use unit (Use Classes E/F1/F2) is proposed facing onto Cambridge Street along with supporting back of house elements. Phase 1's serviced area and lay bys are located onto Boundary Street to the west. Student accommodation reception areas face onto Chatham Street.

A gated access into the central courtyard maintains security, where bike stores and external seating areas are provided. Student amenity faces onto the pedestrian cut through.

Phase 2

A flexible use facility (Use Classes E/F1/F2) is provided facing onto Cambridge Street with its entrance onto the new pocket park. A central kitchen faces onto the pedestrian cut through with external seating areas.

Student accommodation will be accessed from Chatham Street. A stepped access is provided via a secure gate up to the level 1 courtyard space. Back of house areas face onto the service yard area of the Man. Met. Business school.

1.4 Plan ground floor

Proposed
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- Support
- Plant
- Life admin
- Lounge
- Flex. Use Classes E/F1/F2
- Central Kitchen

Phases 1

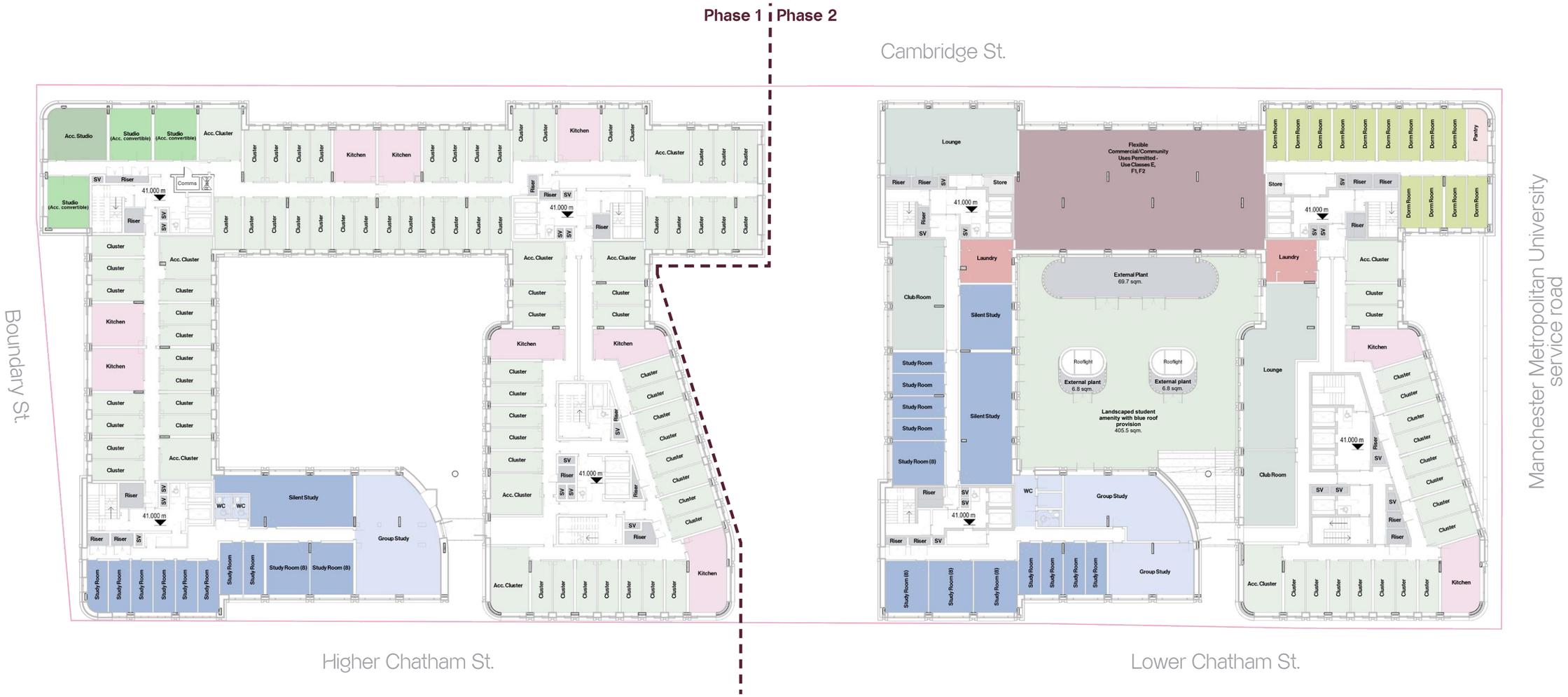
1. Student and staff amenity internal layouts updated. No change to facade in these areas.
2. Commercial unit plantroom updated

Phases 2

3. Cycle route incorporated into public link
4. Substation & LV room added
5. Indicative core added to community space
6. WC and laundry room layouts amended
7. LV room & refuse store location amended. No change to refuse numbers.
8. Amendments to separating wall between cycle store and refuse store
9. Internal amendments to amenity areas. No change to facade in these areas.

1.5 Plan 1st floor

Original Planning Application Drawing (142888/FO/2025)



- Kitchens
- Study rooms
- Plant
- Studios
- Studios (acc. convertible)
- Cluster bedrooms
- Affordable clusters
- Pantry

Phase 1

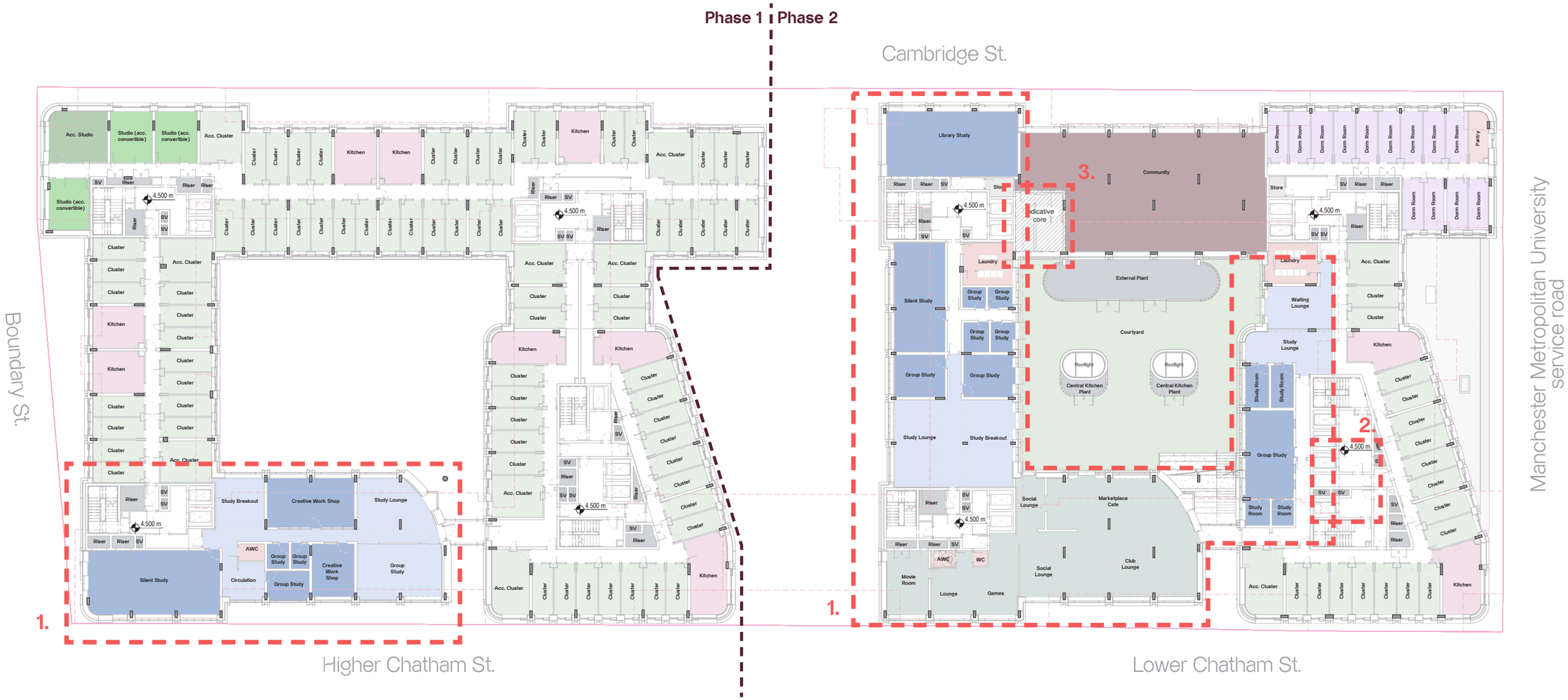
Student study spaces are located in the wing facing Chatham Street (identified in blue). Cluster bedrooms and studio spaces wrap around the central courtyard.

Phase 2

Student study spaces are located overlooking Chatham Street and the central pedestrian route. The flexible use extends to this level (Use Classes E/F1/F2). More social student amenity is locate din the tower and faces the central courtyard.

1.6 Plan 1st floor

Proposed
August 2025



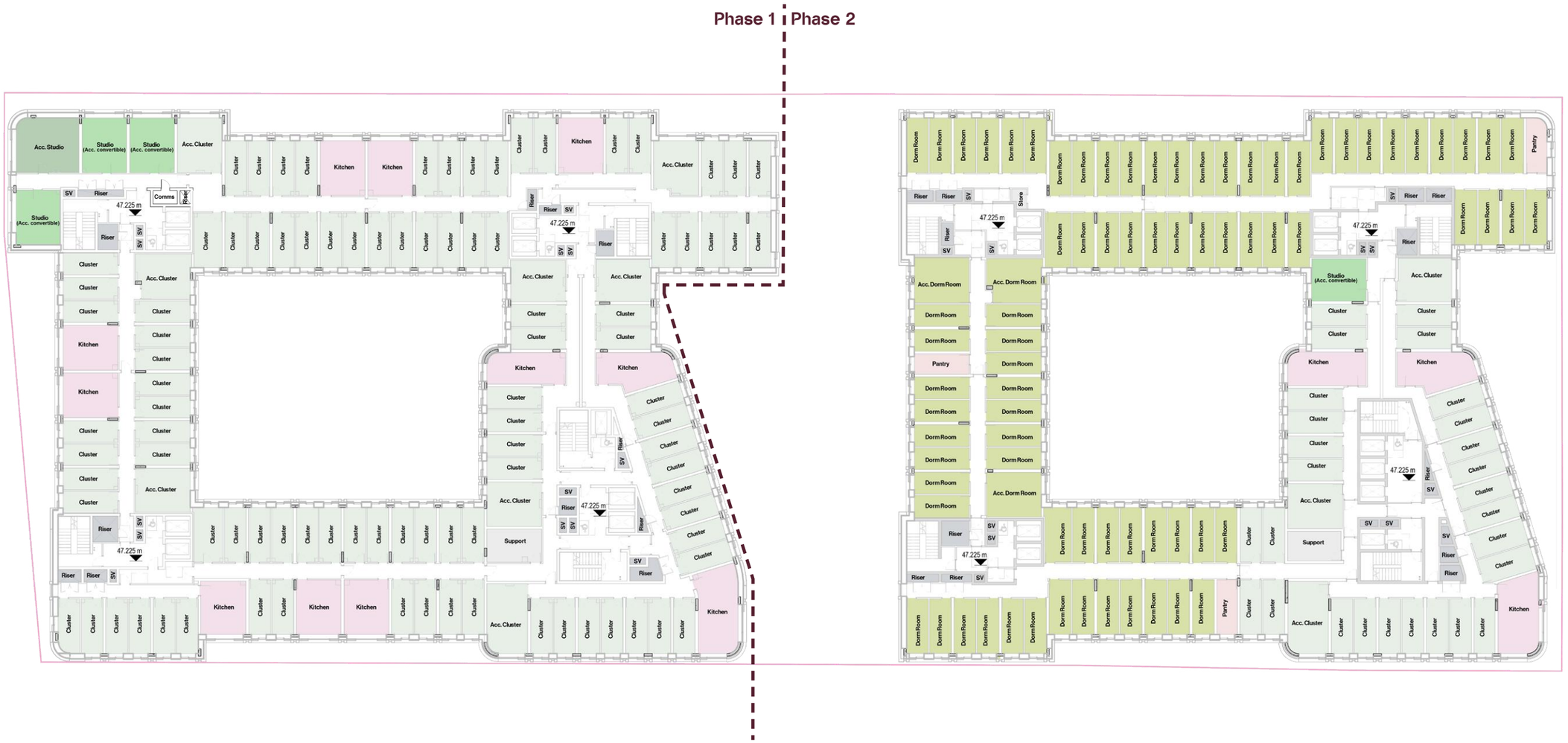
- Kitchens
- Study rooms
- Plant
- Studios
- Studios (acc. convertible)
- Cluster bedrooms
- Affordable clusters
- Pantry

Phases 1&2

1. Study room internal layouts amended. No change to facade in these areas.
2. Phase 2 core layout amended
3. Indicative core added to community space

1.7 Plan 2nd - 6th floor

Original Planning Application Drawing (142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Affordable clusters
- Pantry

Phase 1

Accommodation is predominantly cluster flats benefiting from shared kitchens at this level. Each bedroom has 2 means of escape or have reduced escape distances.

Cores have been designed in accordance with the requirements under BS9991 and latest statutory requirements.

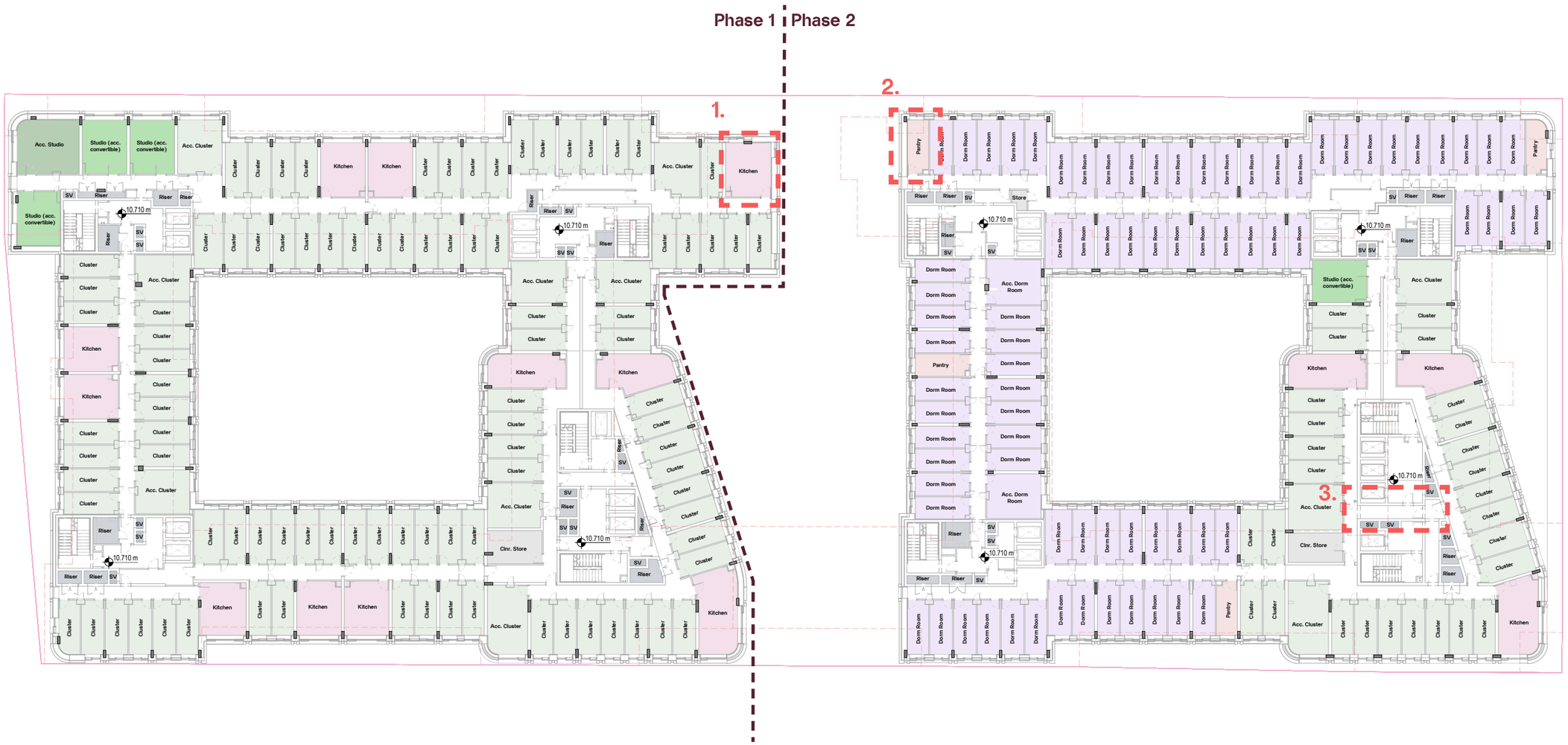
Phase 2

Accommodation is predominantly Dorm cluster flats which use the ground floor 'Central' kitchen and on floor 'pantry' spaces. Each bedroom has 2 means of escape or have reduced escape distances.

Cores have been designed in accordance with the requirements under BS9991 and latest statutory requirements.

1.8 Plan 2nd - 6th floor

Proposed
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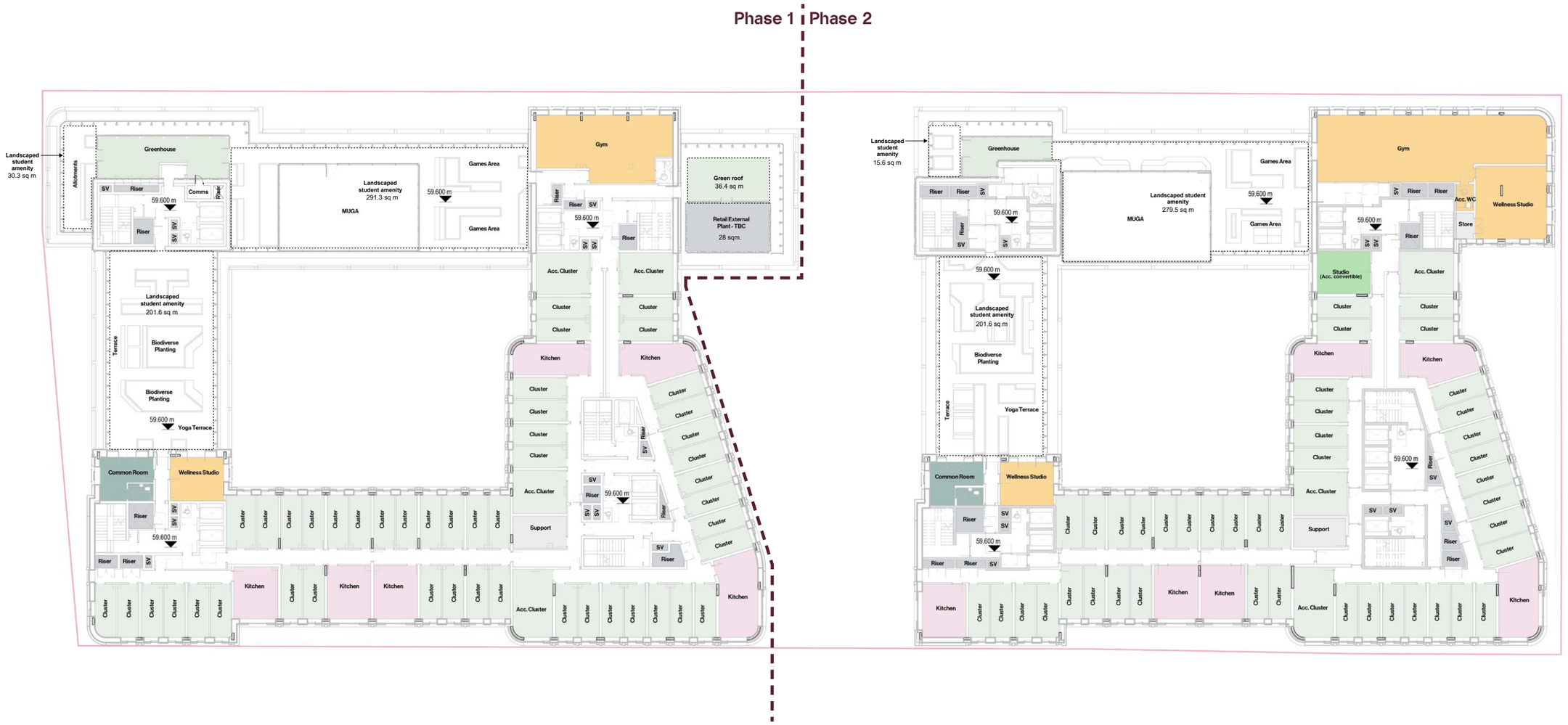
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Affordable clusters
- Pantry

Phases 1&2

1. 1no. cluster kitchen relocated on phase 1 for BS 9991:2024 requirement
2. 1no. pantry added
3. Minor amendments to core layout on phase 2

1.9 Plan 7th floor

Original Planning Application Drawing (142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Rooftop amenity

Phase 1

Level 07 roof space provides external amenity space for the students, including planting areas, external breakout, sports facilities and gym and wellness suites.

Accommodation is made up of typical cluster flats that benefit from shared kitchens.

Phase 2

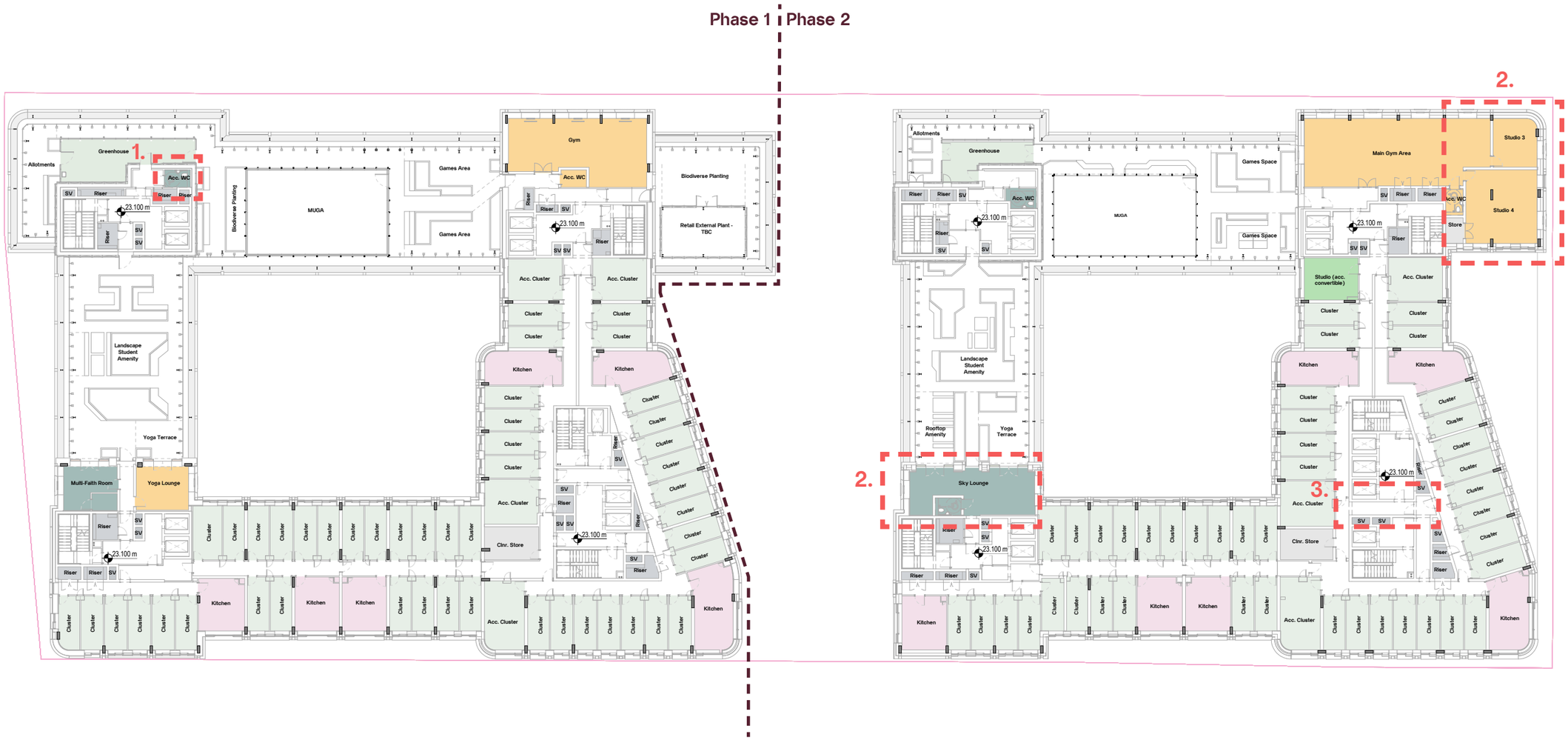
Similarly to phase 1, level 07 provides external amenity at roof level for student access, along with gym and wellness suites.

Accommodation is predominantly cluster flats benefiting from shared kitchens at this level. Each bedroom has 2 means of escape or have reduced escape distances.

Cores have been designed in accordance with the requirements under BS9991 and latest statutory requirements.

1.10 Plan 7th floor

Proposed
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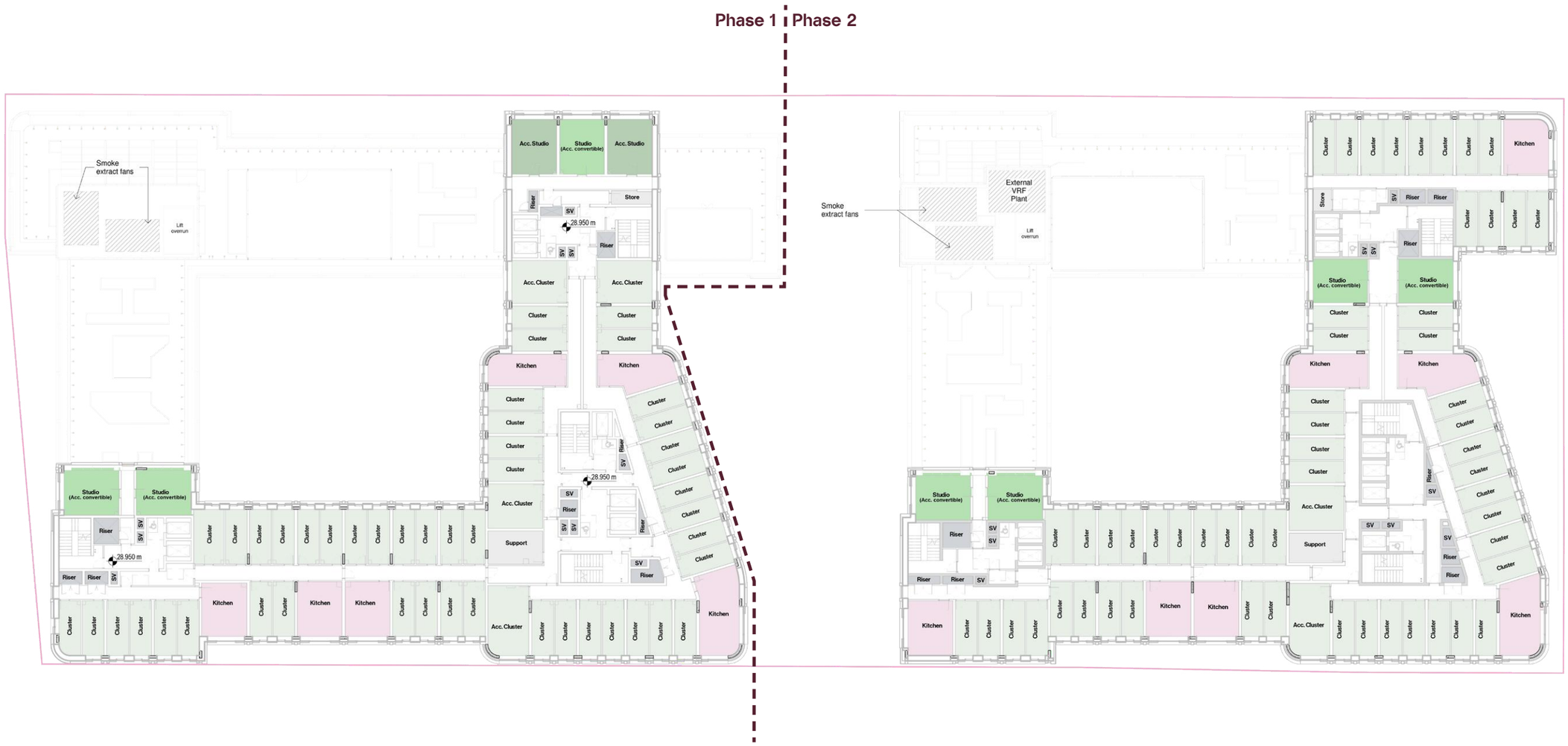
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Rooftop amenity

Phases 1&2

1. Accessible WC added
2. Amendments to amenity areas (gym studio & sky lounge)
3. Minor amendments to core layout on phase 2

1.11 Plan 8th - 9th floor

Original Planning Application Drawing
(142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms

Phase 1

Accommodation is predominantly cluster flats benefiting from shared kitchens at this level. Each bedroom has 2 means of escape or have reduced escape distances.

Plant areas will be concealed within screened compounds.

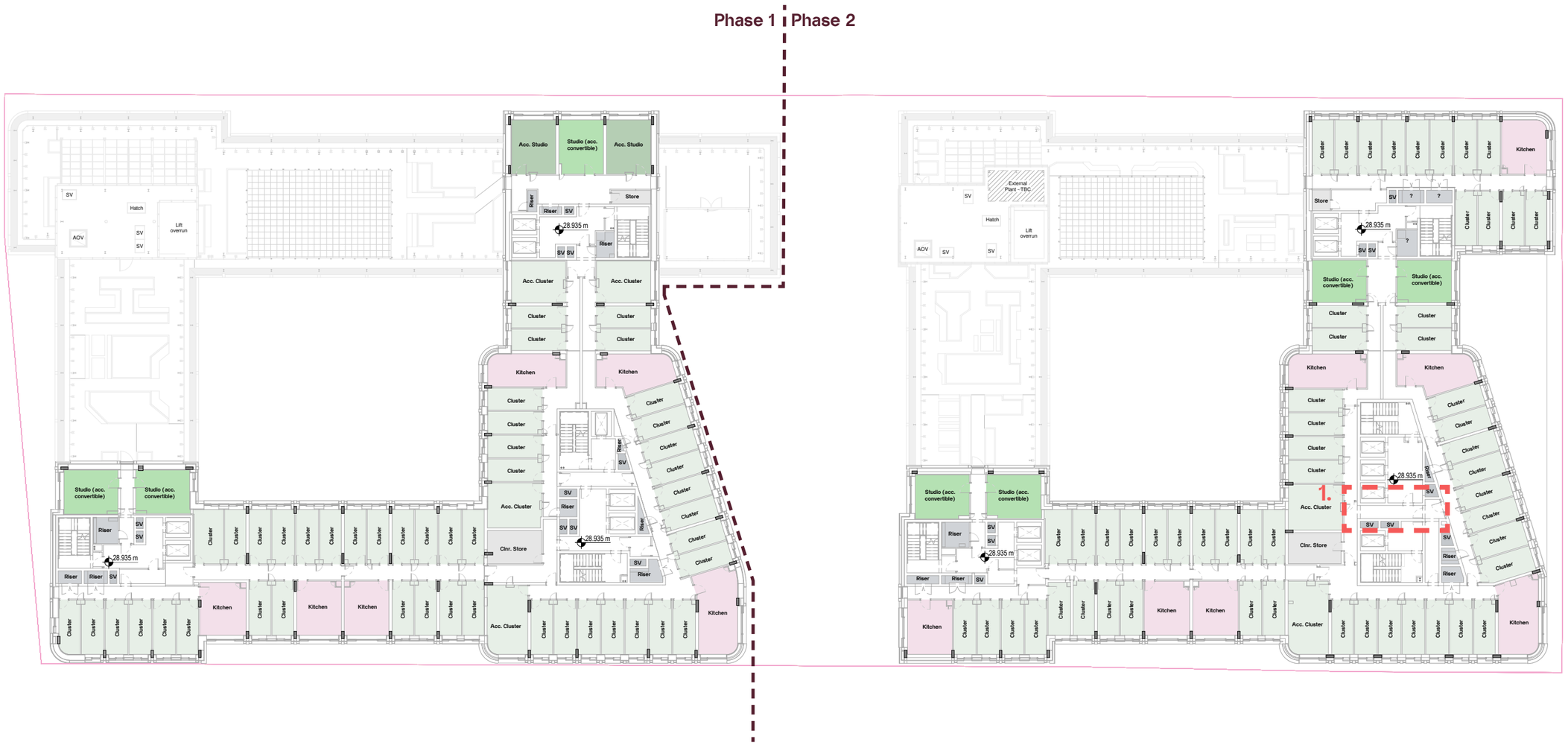
Phase 2

Accommodation is predominantly cluster flats benefiting from shared kitchens at this level. Each bedroom has 2 means of escape or have reduced escape distances.

Cores have been designed in accordance with the requirements under BS9991 and latest statutory requirements.

1.12 Plan 8th - 9th floor

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Kitchens

Studios

Studios (acc. convertible)

Plant

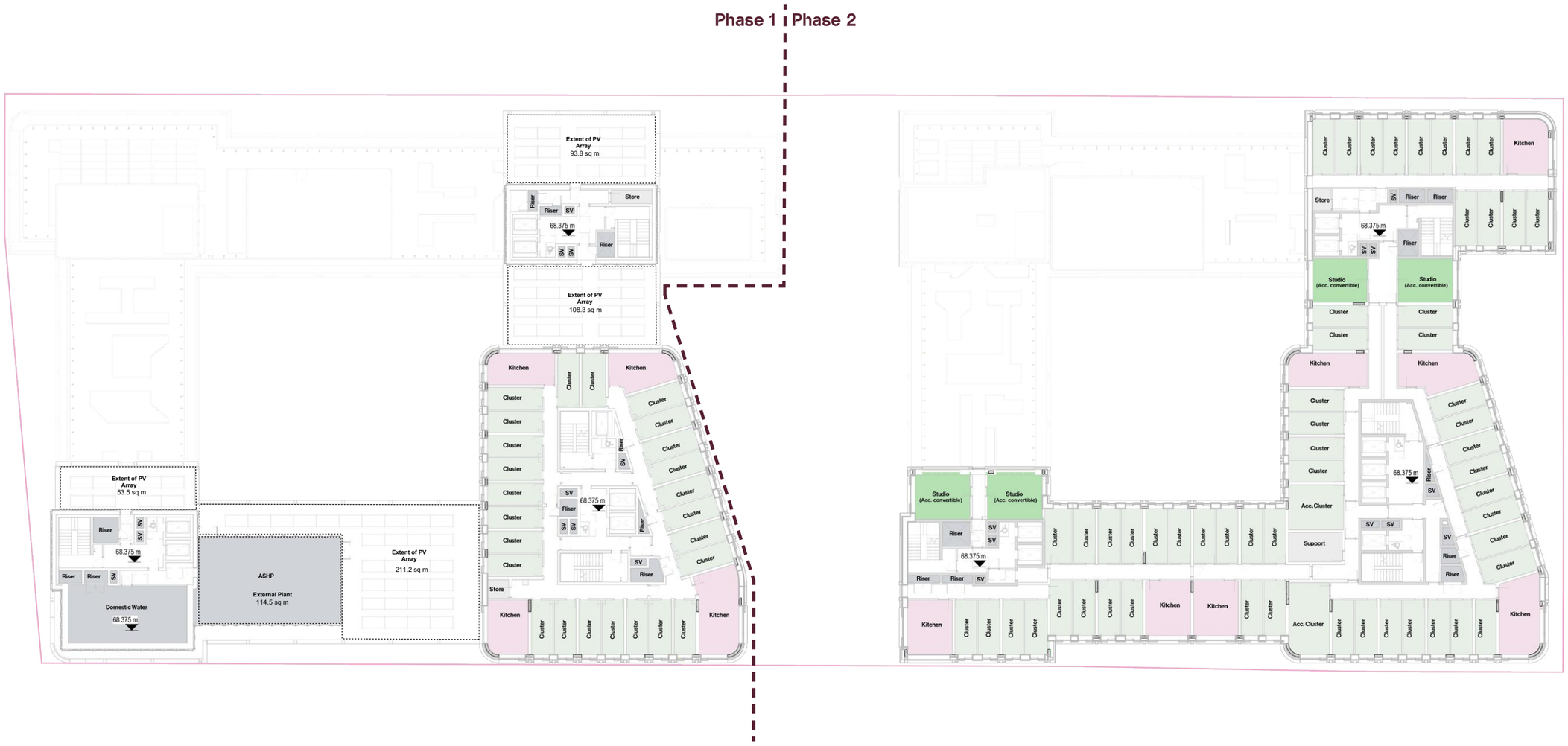
Cluster bedrooms

Phases 1&2

1. Minor amendments to core layout on phase 2

1.13 Plan 10th floor

Original Planning Application Drawing
(142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phase 1

Approximately 280sqm's of photovoltaics are located around the roof to provide a source of on site renewable energy. The area for this array is indicated on the adjacent plan i the blue hatch.

The array will be sat below the top of the surrounding parapet and will be concealed.

Plant areas will be concealed within screened compounds.

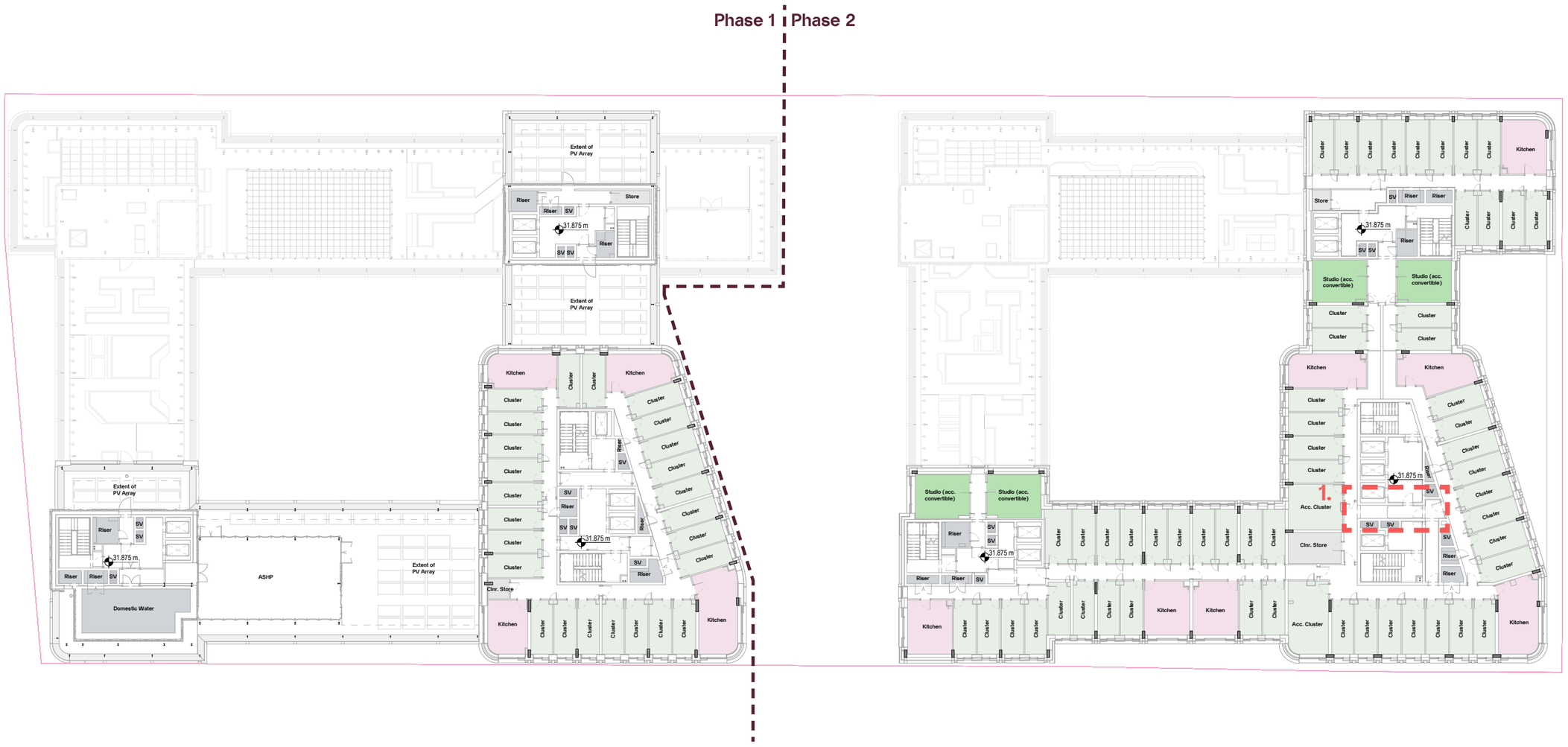
Phase 2

Accommodation is predominantly cluster flats benefiting from shared kitchens at this level. Each bedroom has 2 means of escape or have reduced escape distances.

Cores have been designed in accordance with the requirements under BS9991 and latest statutory requirements.

1.14 Plan 10th floor

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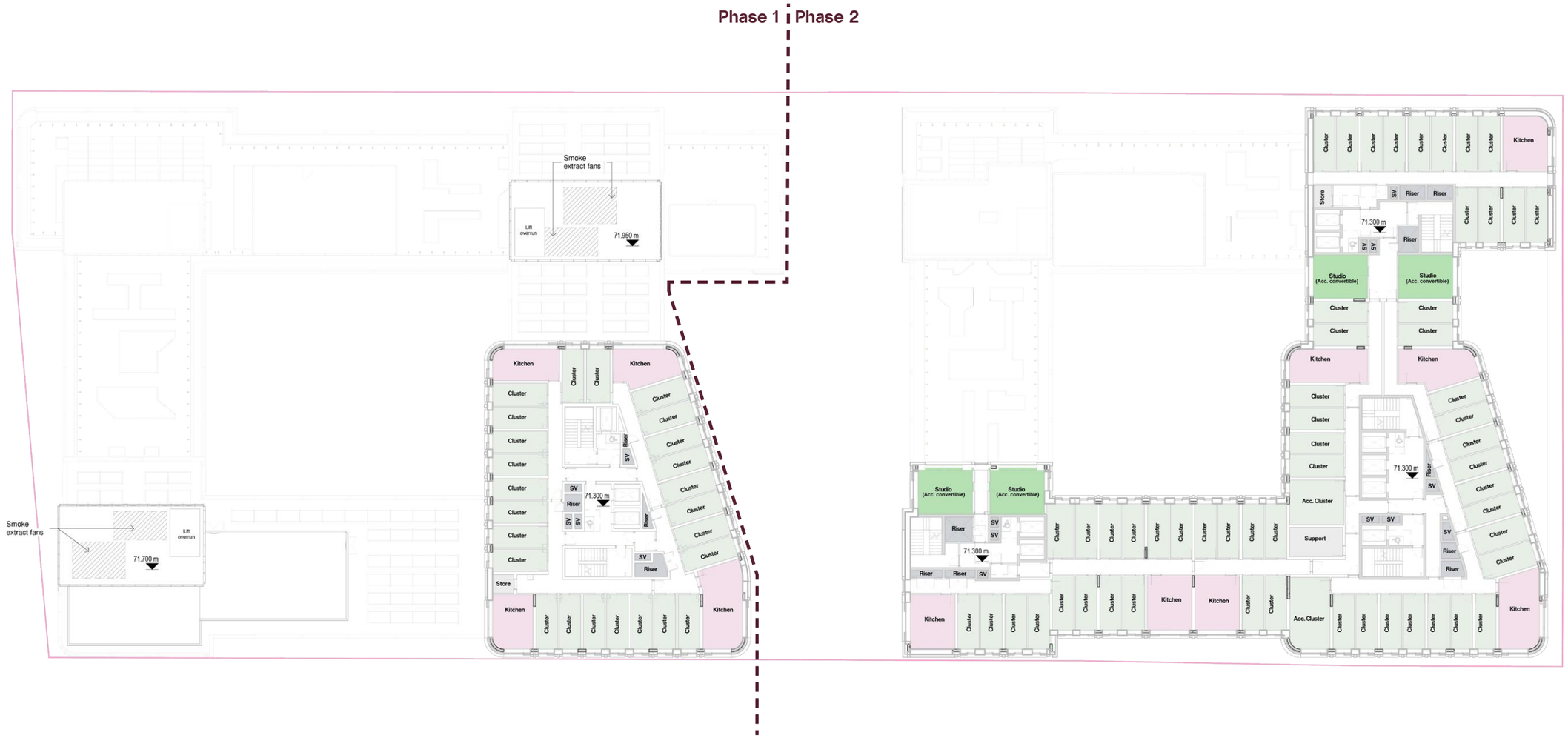
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phases 1&2

1. Minor amendments to core layout on phase 2

1.15 Plan 11th floor

Original Planning Application Drawing
(142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phase 1

Tower accommodation in phase 1 are cluster flats sharing kitchens located at each corner of the tower and benefiting from dual aspect.

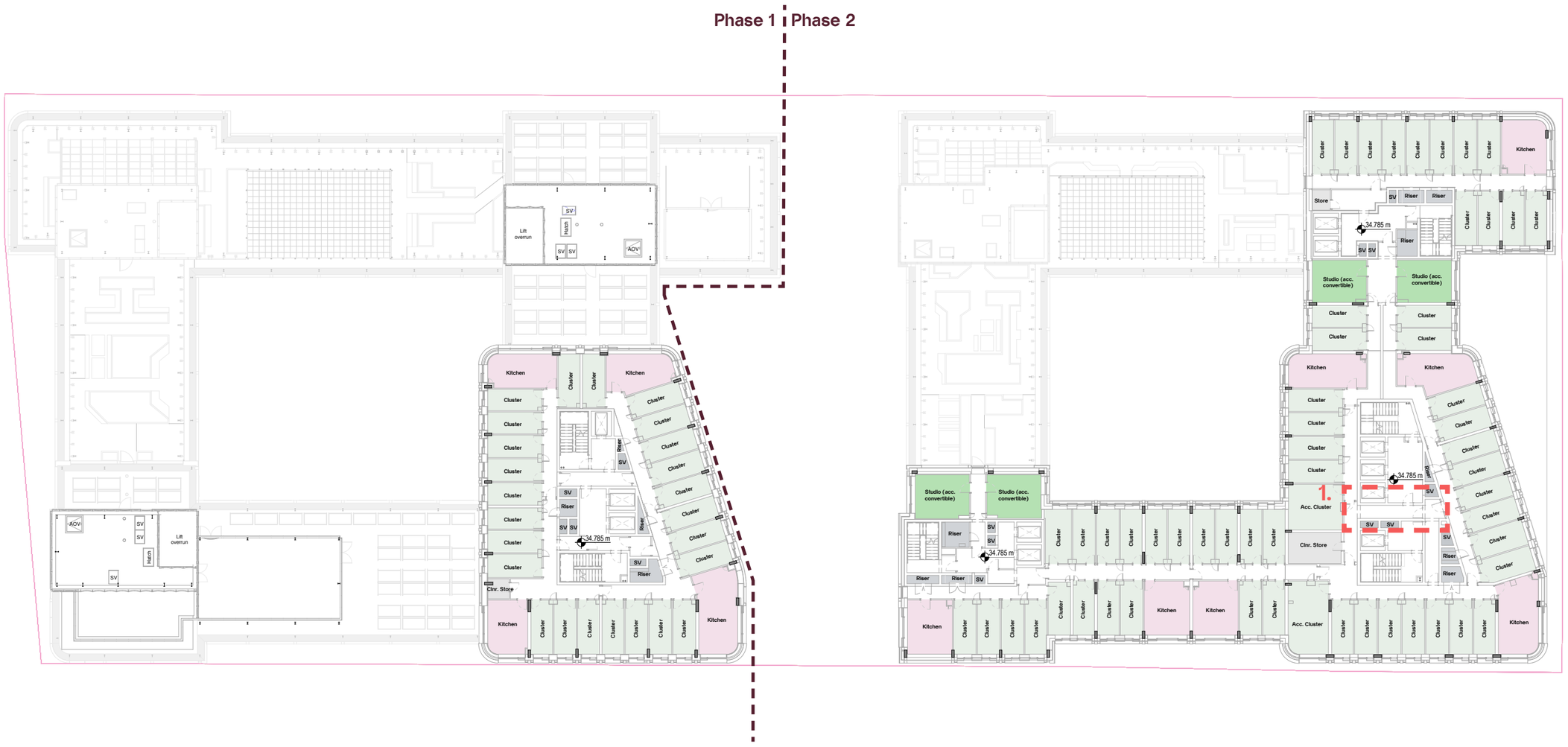
Phase 2

Accommodation is predominantly cluster flats benefiting from shared kitchens at this level. Each bedroom has 2 means of escape or have reduced escape distances.

Cores have been designed in accordance with the requirements under BS9991 and latest statutory requirements.

1.16 Plan 11th floor

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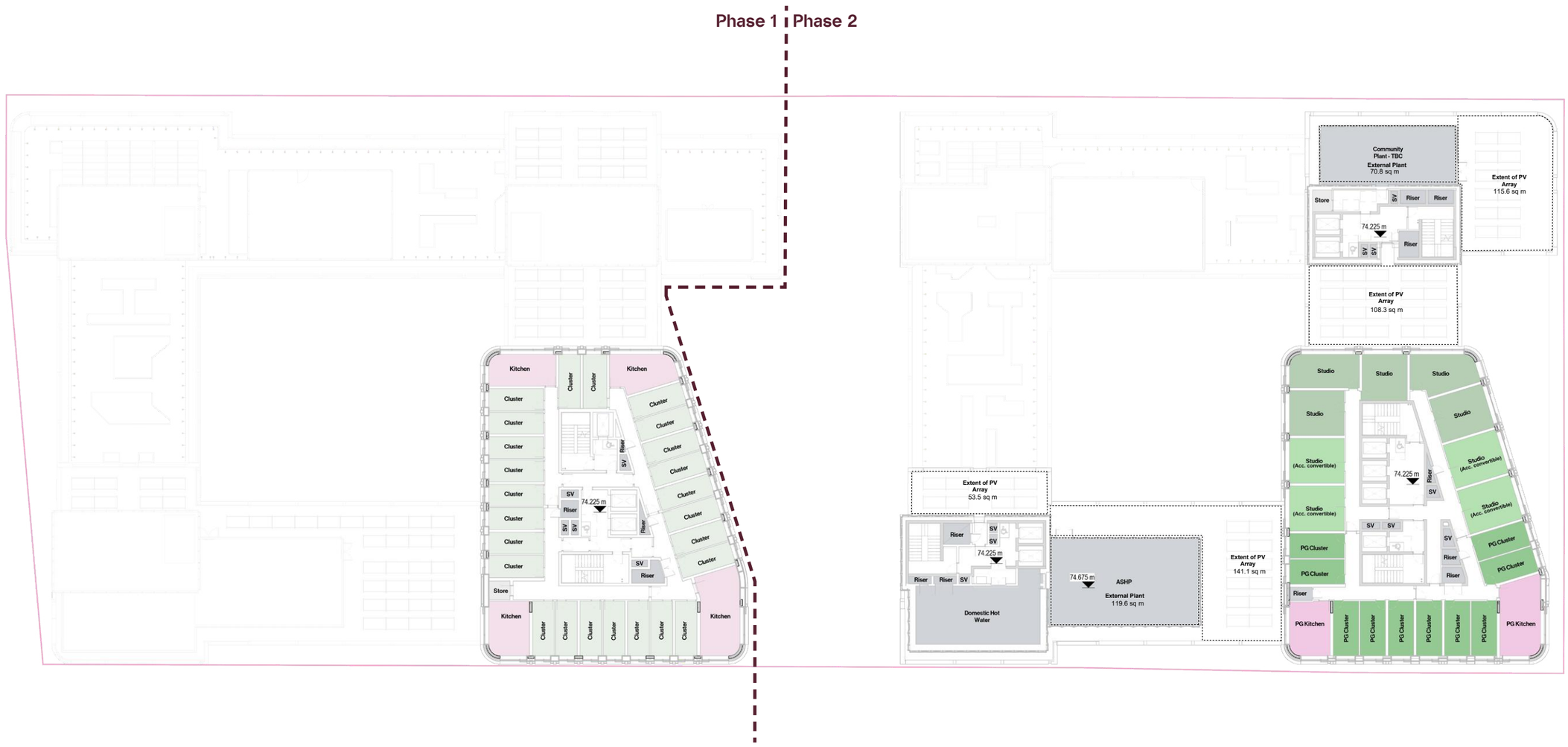
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phases 1&2

1. Minor amendments to core layout on phase 2

1.17 Plan 12th floor

Original Planning Application Drawing
(142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phase 1

Tower accommodation in phase 1 are cluster flats sharing kitchens located at each corner of the tower and benefiting from dual aspect.

Phase 2

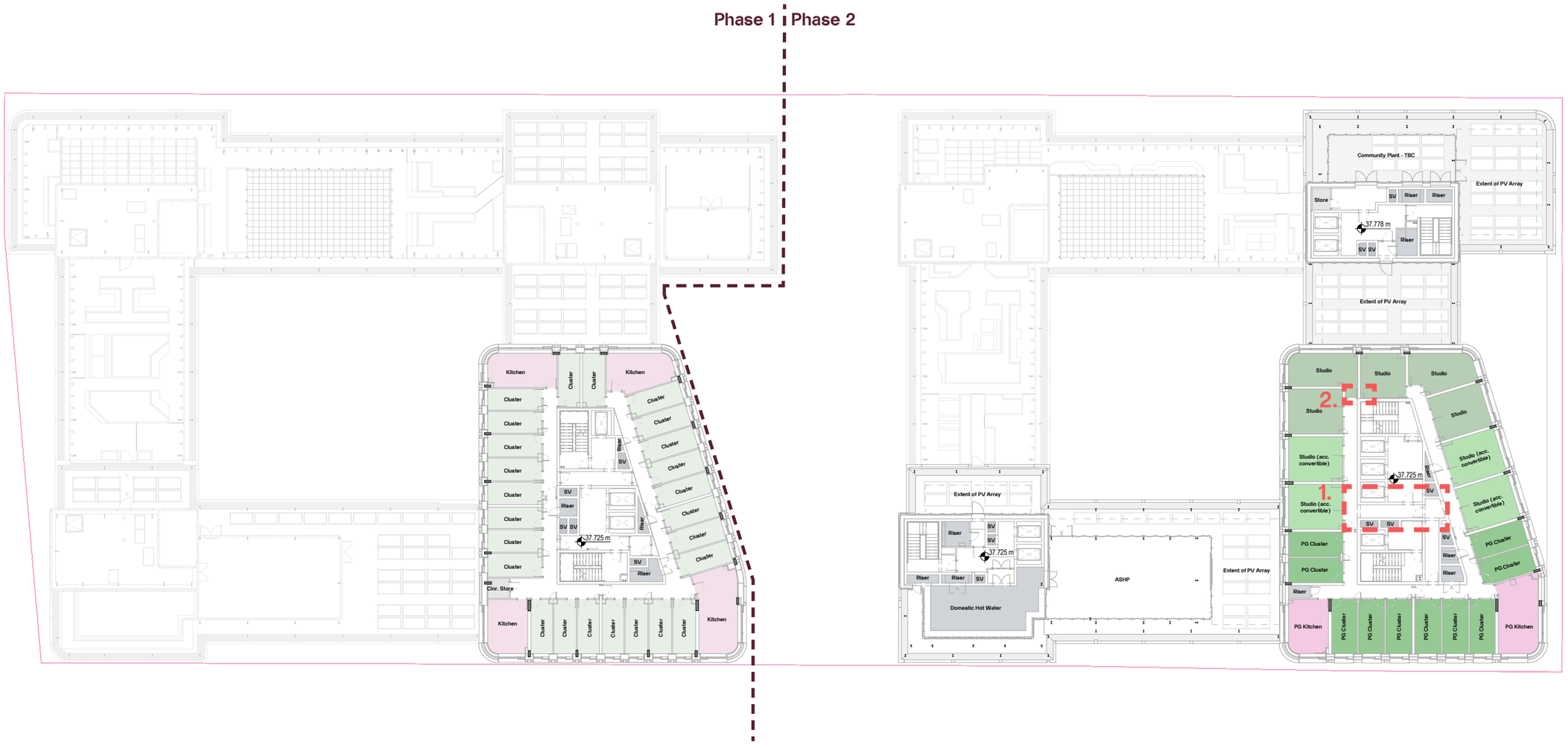
Approximately 200sqm's of photovoltaics are located around the roof to provide a source of on site renewable energy. The array will be sat below the top of the surrounding parapet and will be concealed.

Plant areas will be concealed within screened compounds.

The accommodation mix within the tower changes to post grad cluster flats and studio bedrooms.

1.18 Plan 12th floor

Proposed
August 2025



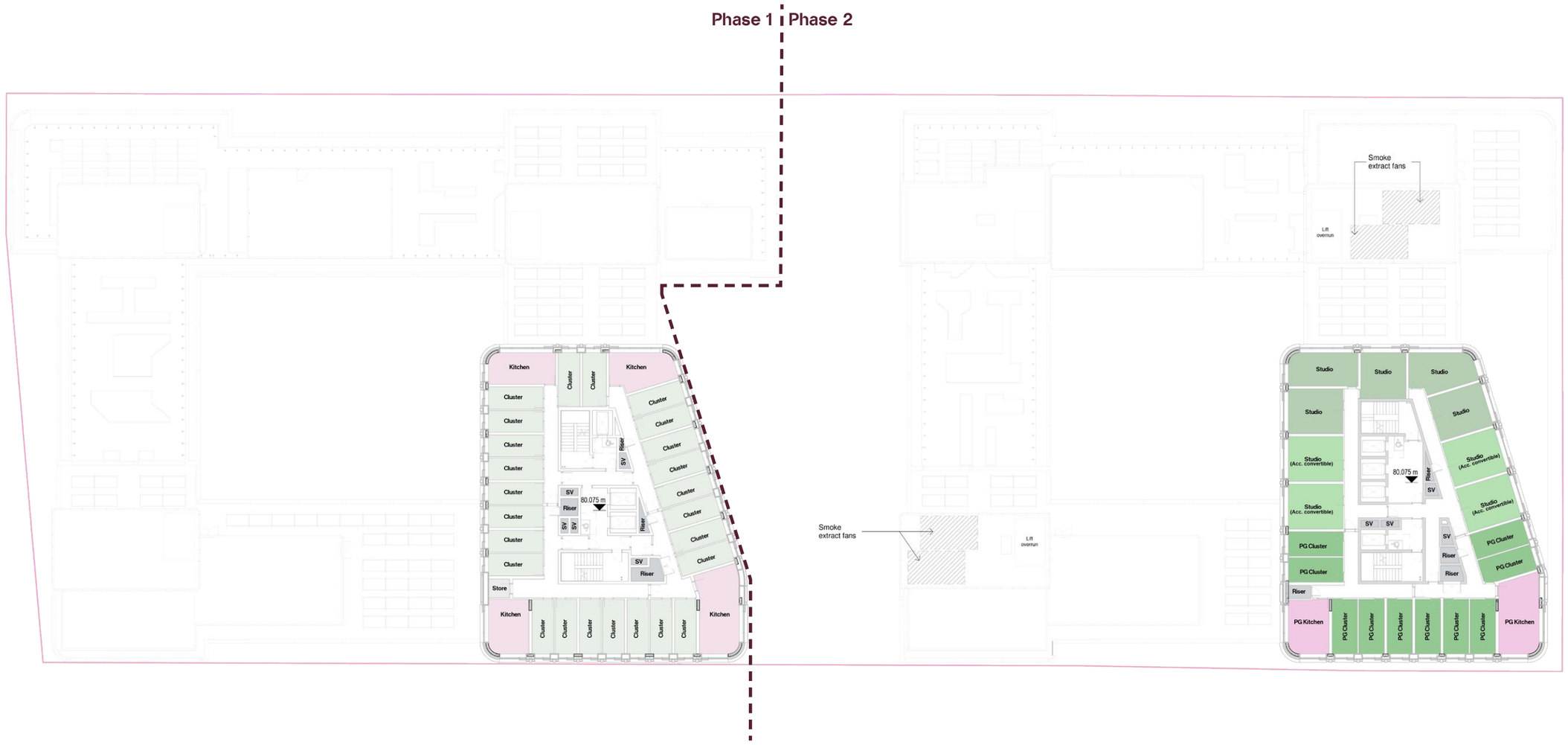
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phases 1&2

1. Minor amendments to core layout on phase 2
2. Studio layout amended to suit BS 9991:2024 requirements

1.19 Plan 13th - 18th floor

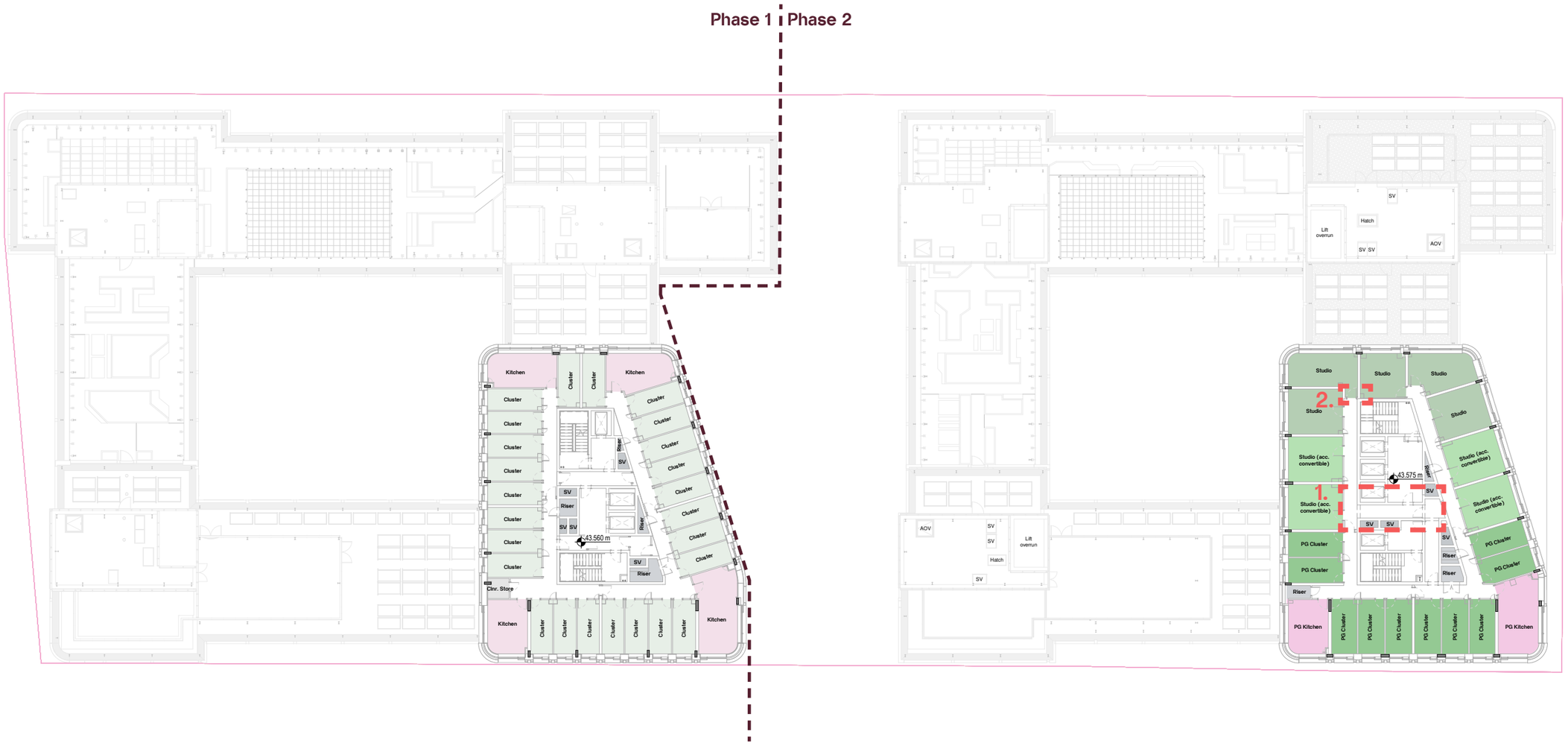
Original Planning Application Drawing
(142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

1.20 Plan 13th - 18th floor

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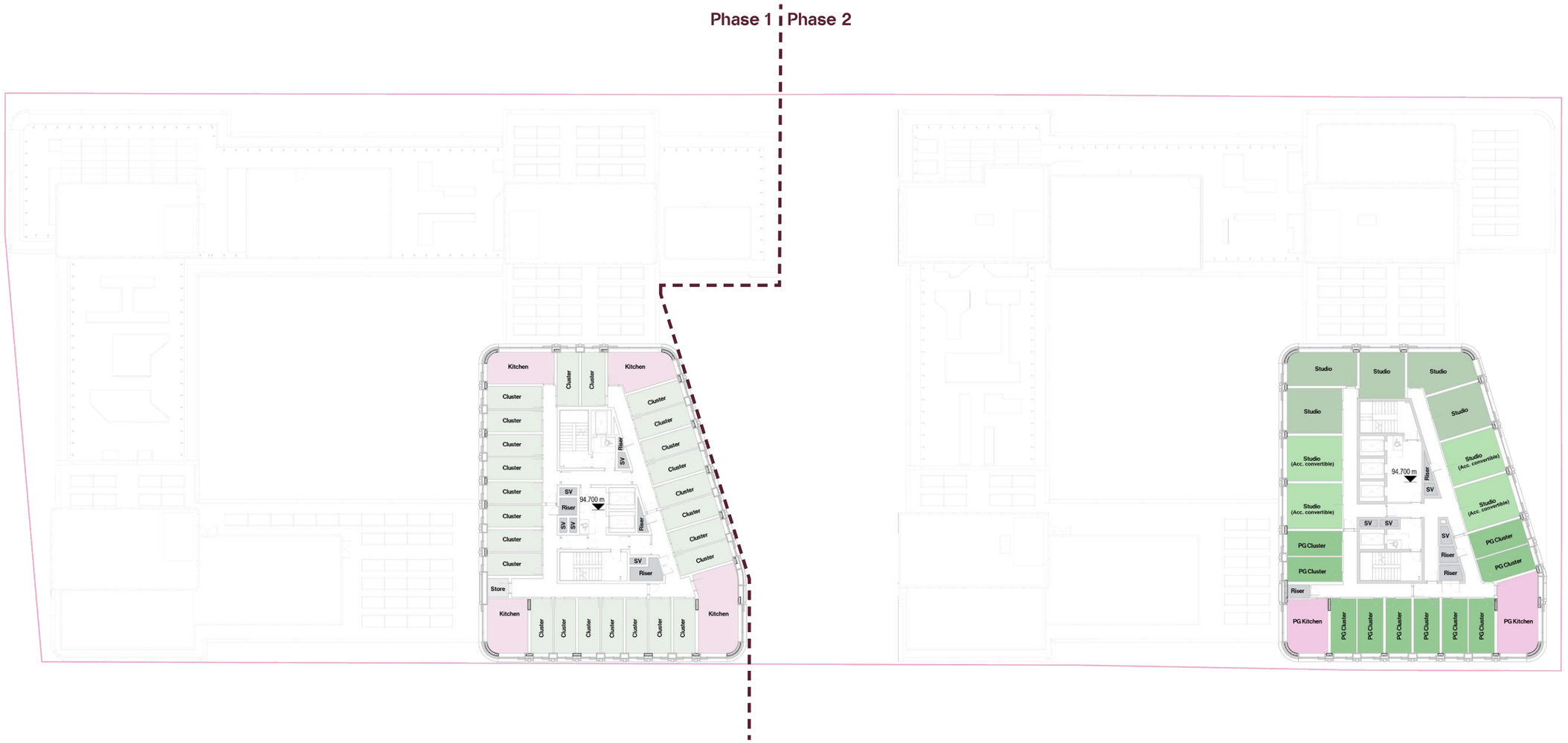
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phases 1&2

1. Minor amendments to core layout on phase 2
2. Studio layout amended to suit BS 9991:2024 requirements

1.21 Plan 19th - 22nd floor

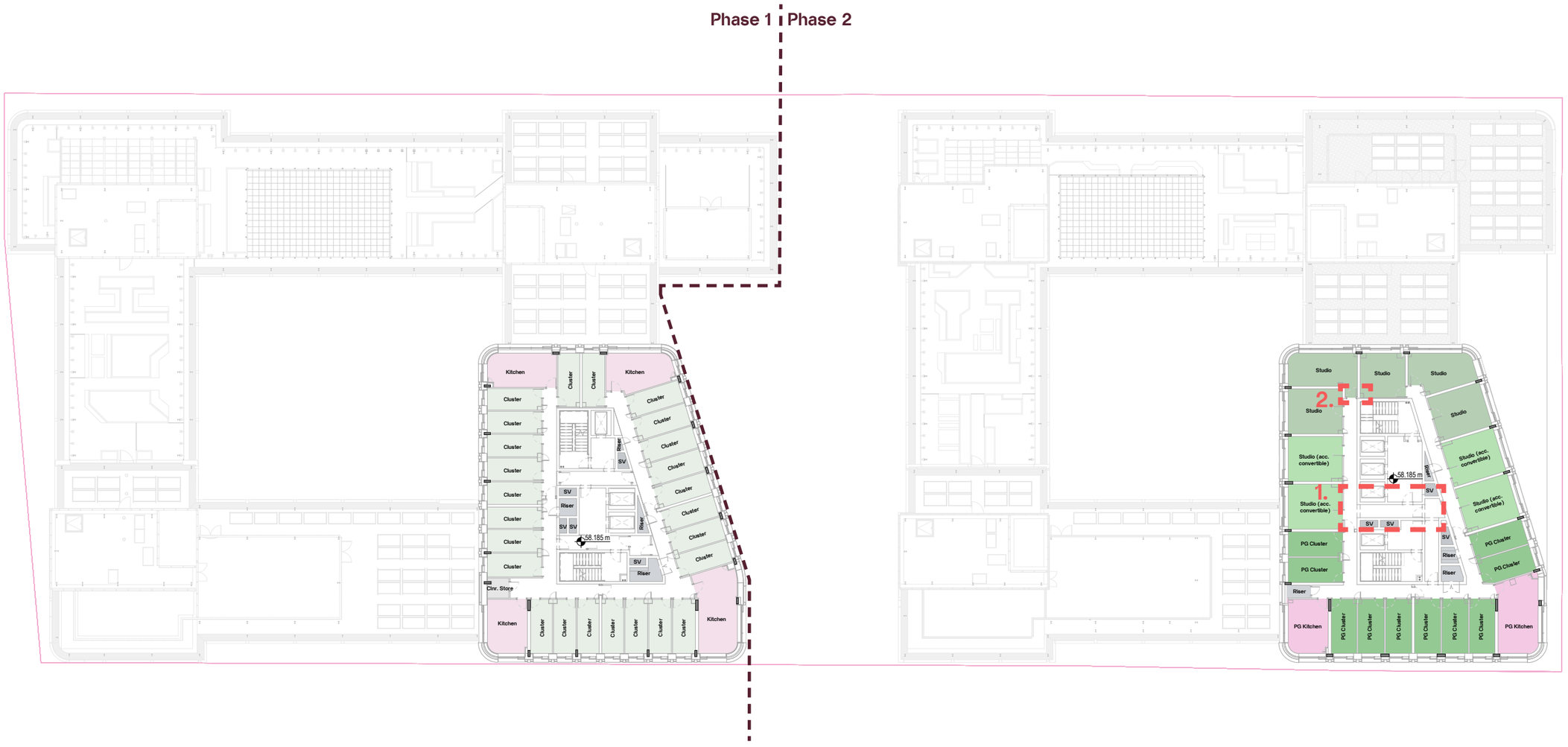
Original Planning Application Drawing
(142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

1.22 Plan 19th - 22nd floor

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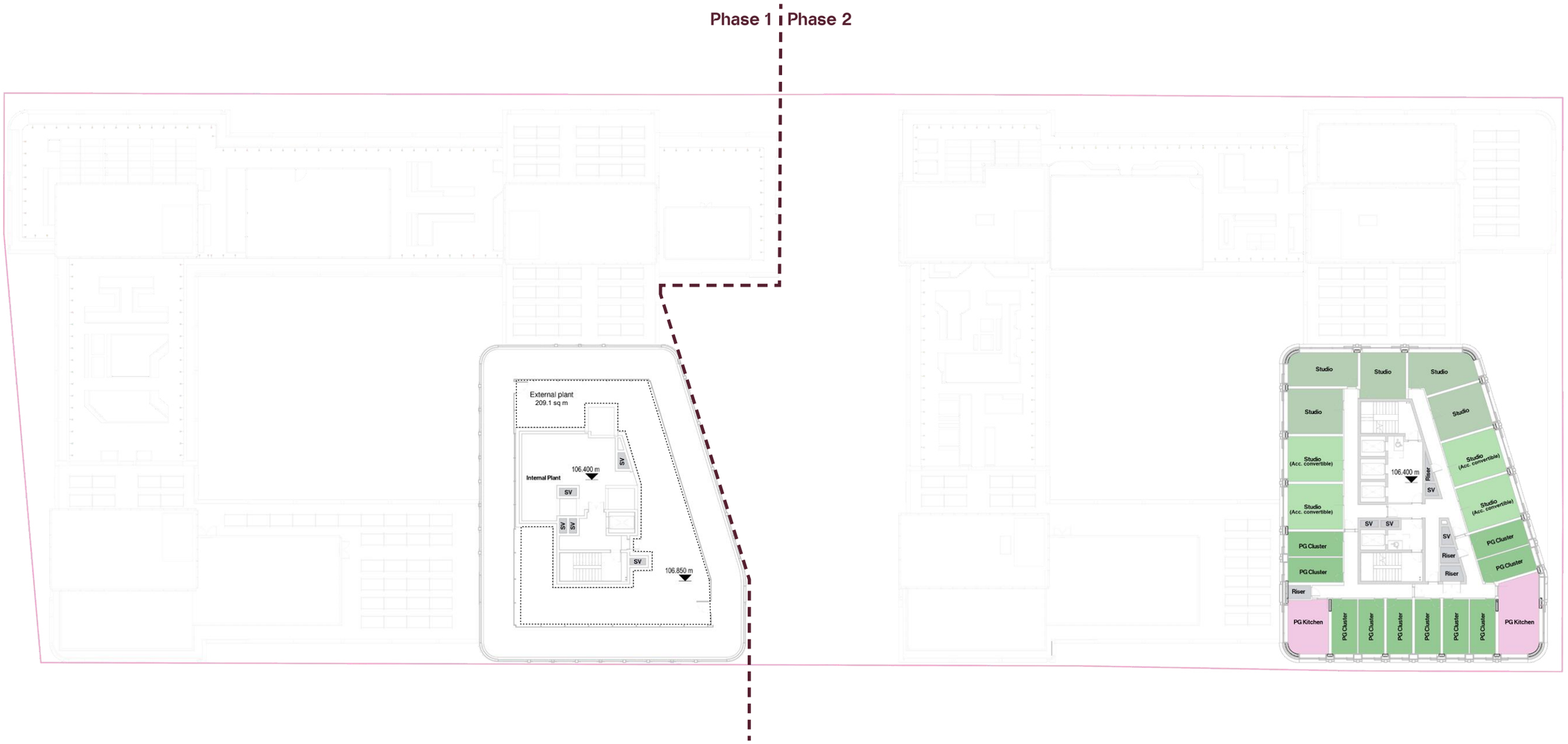
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phases 1&2

1. Minor amendments to core layout on phase 2
2. Studio layout amended to suit BS 9991:2024 requirements

1.23 Plan 23rd floor

Original Planning Application Drawing
(142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phase 1

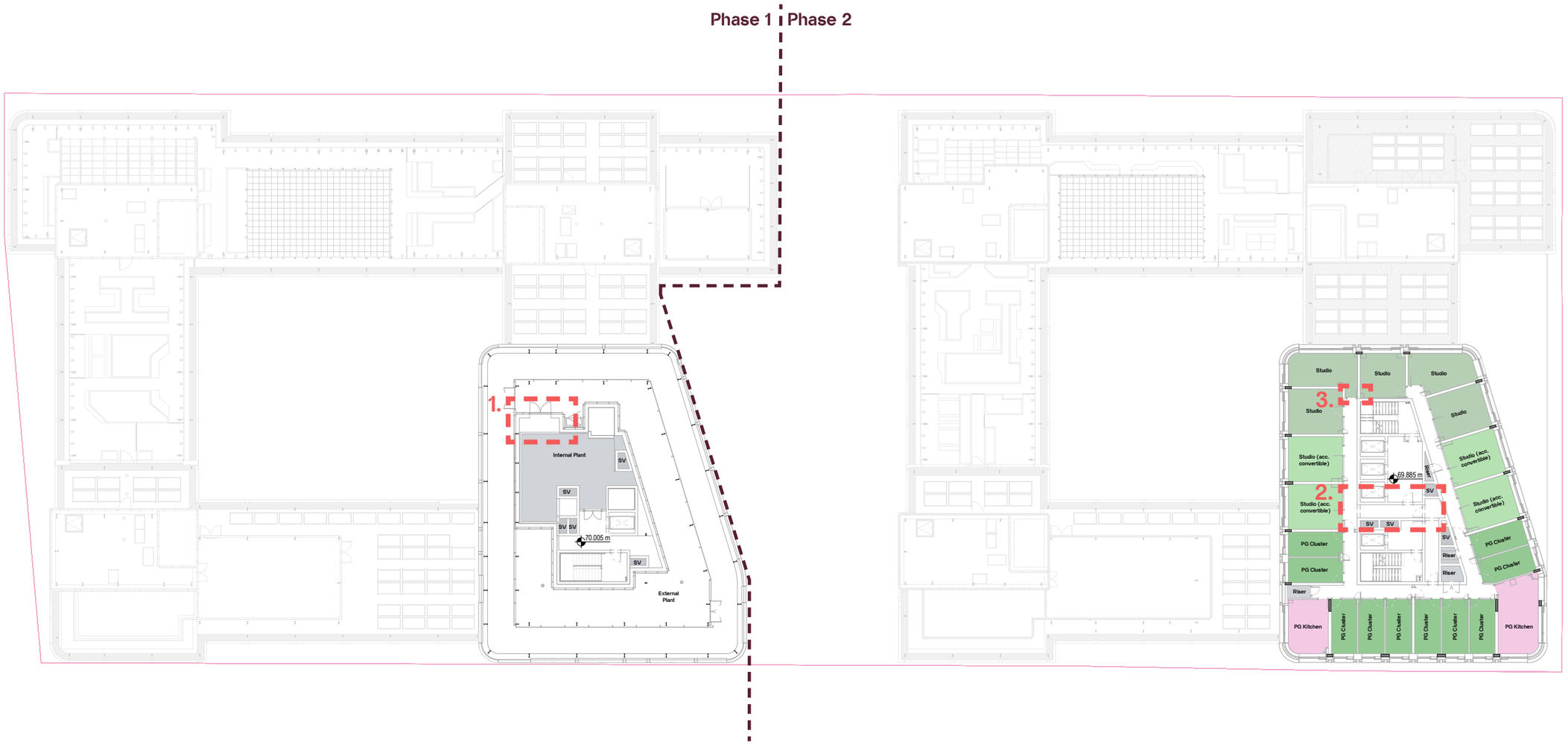
Internal and external plant areas are located at roof level of the phase 1 tower. All plant is concealed behind a screened enclosure.

Phase 2

The accommodation mix within the tower changes to post grad cluster flats and studio bedrooms.

1.24 Plan 23rd floor

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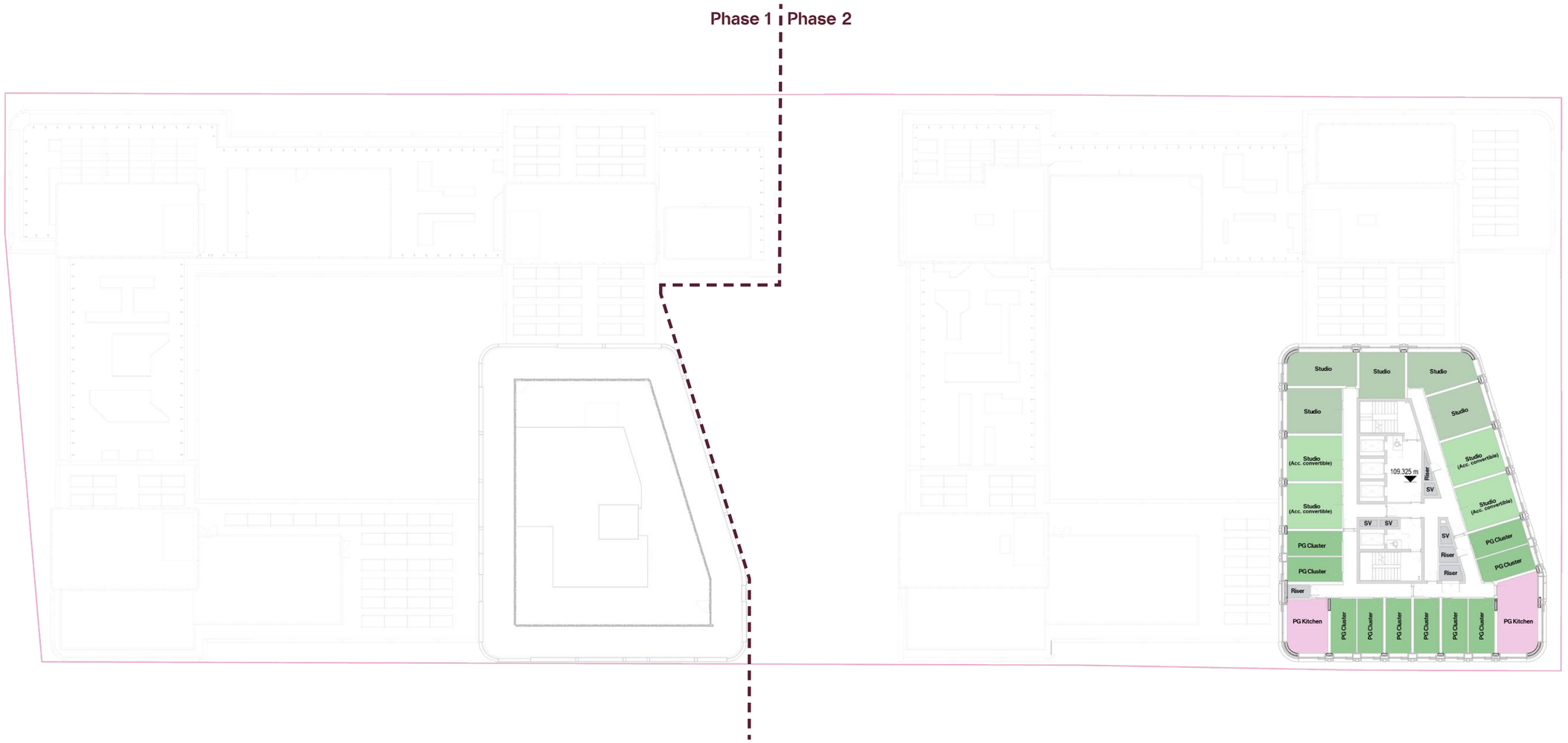
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phases 1&2

1. Roof plant layout update on phase 1
2. Minor amendments to core layout on phase 2
3. Studio layout amended to suit BS 9991:2024 requirements

1.25 Plan 24th - 28th floor

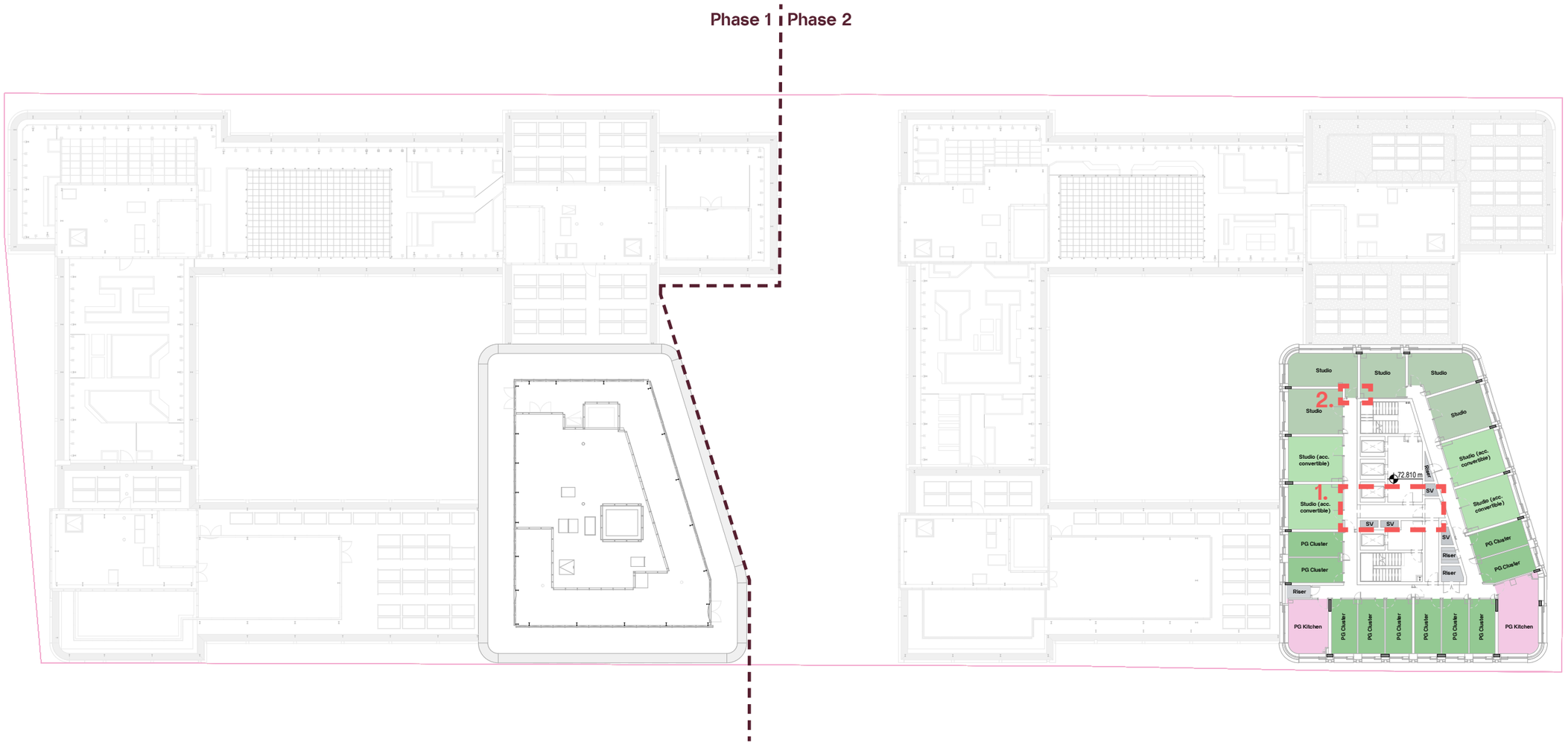
Original Planning Application Drawing
(142888/FO/2025)



- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

1.26 Plan 24th - 28th floor

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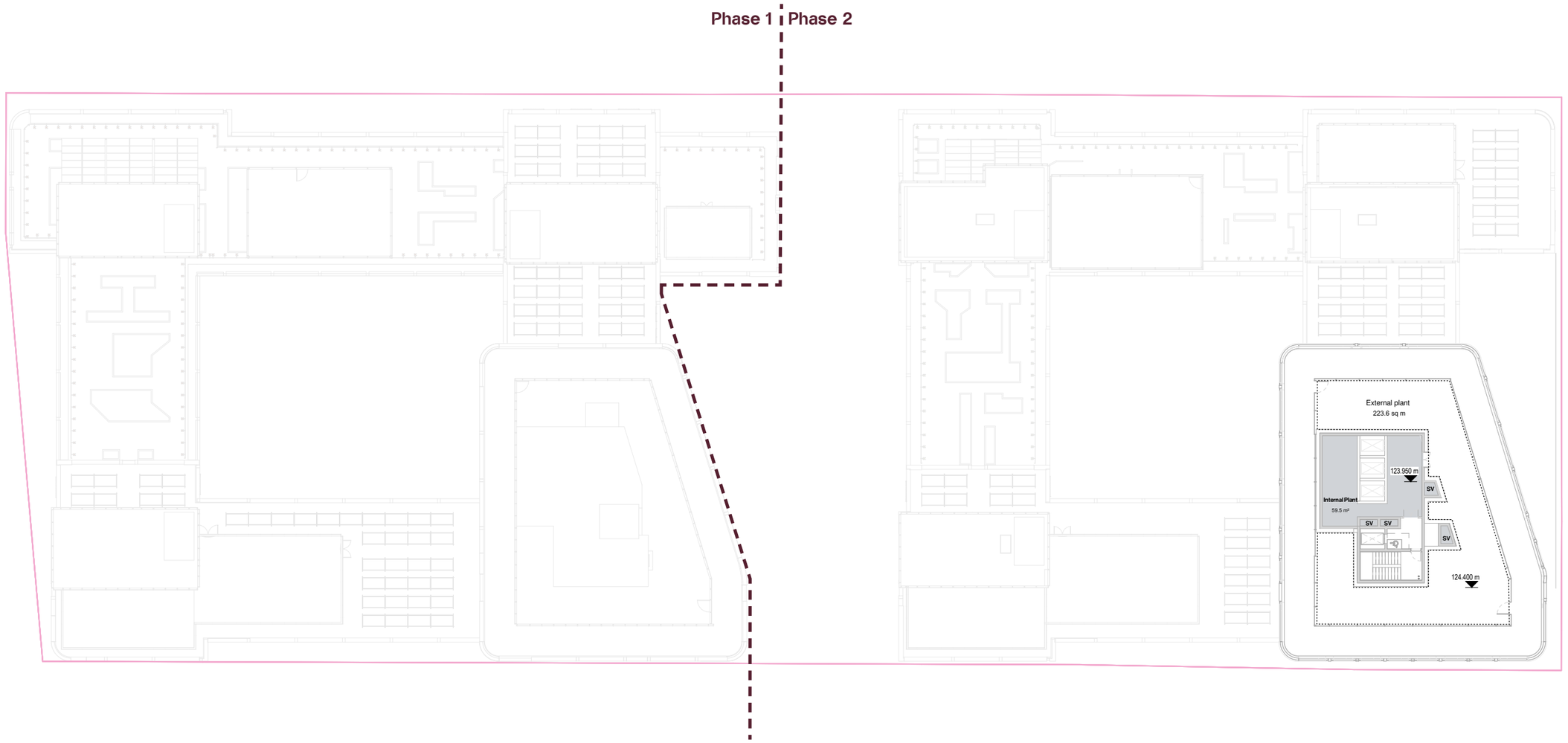
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phases 1&2

1. Minor amendments to core layout on phase 2
2. Studio layout amended to suit BS 9991:2024 requirements

1.27 Plan 29th floor

Original Planning Application Drawing
(142888/FO/2025)



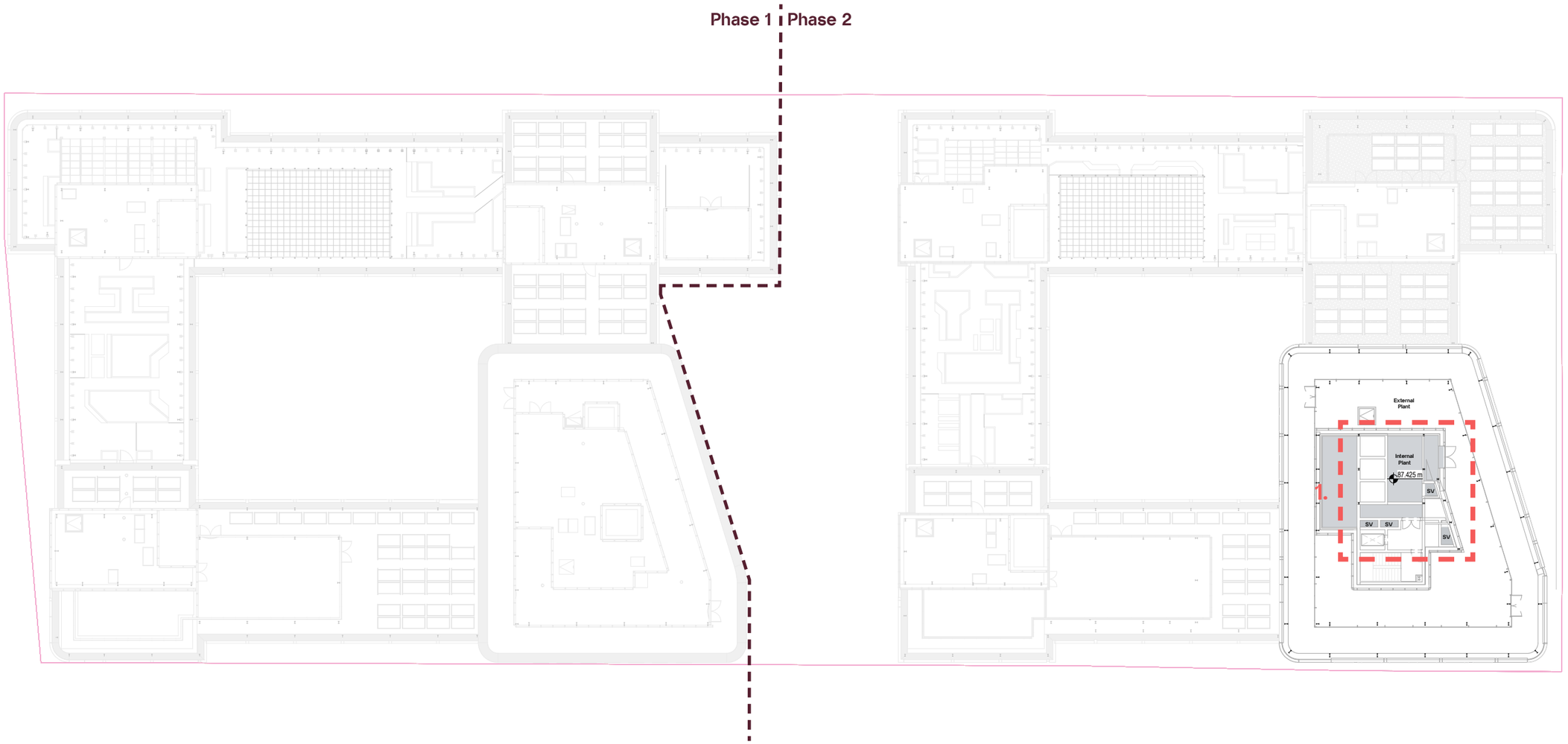
- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phase 2

Internal and external plant areas are located at roof level of the phase 1 tower. All plant is concealed behind a screened enclosure.

1.28 Plan 29th floor

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- Kitchens
- Studios
- Studios (acc. convertible)
- Plant
- Cluster bedrooms
- Post-grad clusters
- Post-grad kitchens

Phases 1&2

1. Minor amendments to core layout on phase 2

1.29 Accommodation & Area schedule

Original Planning Application Drawing (142888/FO/2025)

Accommodation Summary

- Total 2302 student beds (66% cluster, 18% affordable cluster, 7% post-grad cluster, 9% studio)
- Phase 1 - 1101 student beds
- Phase 2 - 1201 student beds

Area Summary

Phase 1 -	NIA	18,546 SQM
	GIA	30,892 SQM
	GEA	34,714SQM

Phase 2 -	NIA	21,787 SQM
	GIA	36,130 SQM
	GEA	40,562 SQM

TOTAL	NIA	40,333 SQM
	GIA	67,022 SQM
	GEA	75,276 SQM

Proposed - August 2025

Accommodation Summary

- Total 2302 student beds (66% cluster, 18% affordable cluster, 7% post-grad cluster, 9% studio)
- Phase 1 - 1101 student beds
- Phase 2 - 1201 student beds

Area Summary

Phase 1 -	NIA	18,534 SQM
	GIA	30,904 SQM
	GEA	34,885SQM

Phase 2 -	NIA	23,355 SQM
	GIA	36,034 SQM
	GEA	40,664 SQM

TOTAL	NIA	41,889 SQM
	GIA	66,938 SQM
	GEA	75,549 SQM

1.30 CGI 04
Public Link

Original Planning Application Drawing
(142888/FO/2025)



1.31 CGI 04
Public Link

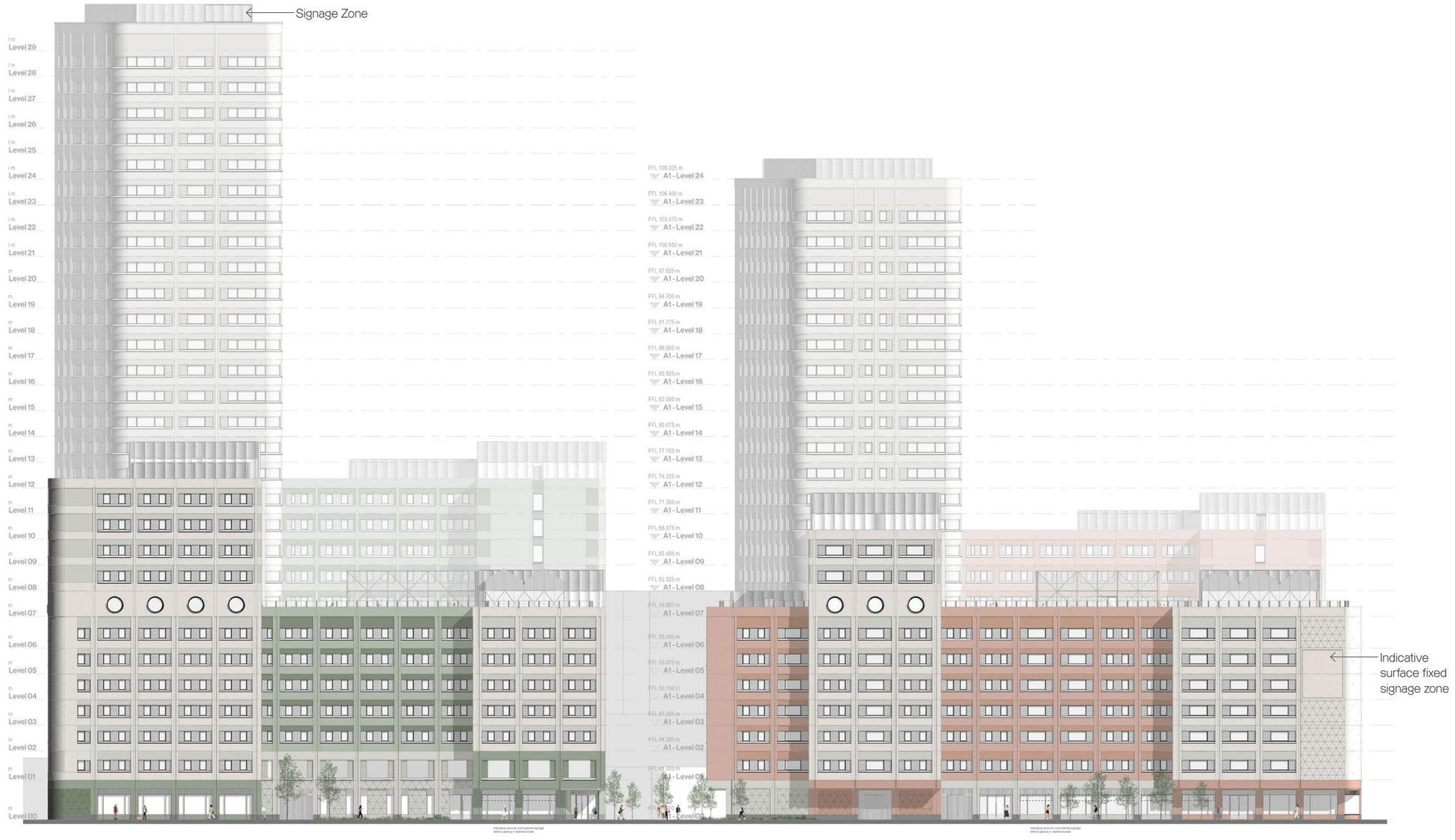
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1. Cycle route incorporated into public link



1.32 **Elevation** Cambridge Street

Original Planning Application Drawing (142888/FO/2025)



Cambridge Street Elevation (West)

These elevations illustrate the variation in window openings and the changing widths of pre cast panels which create an asymmetry and visual interest to the facade.

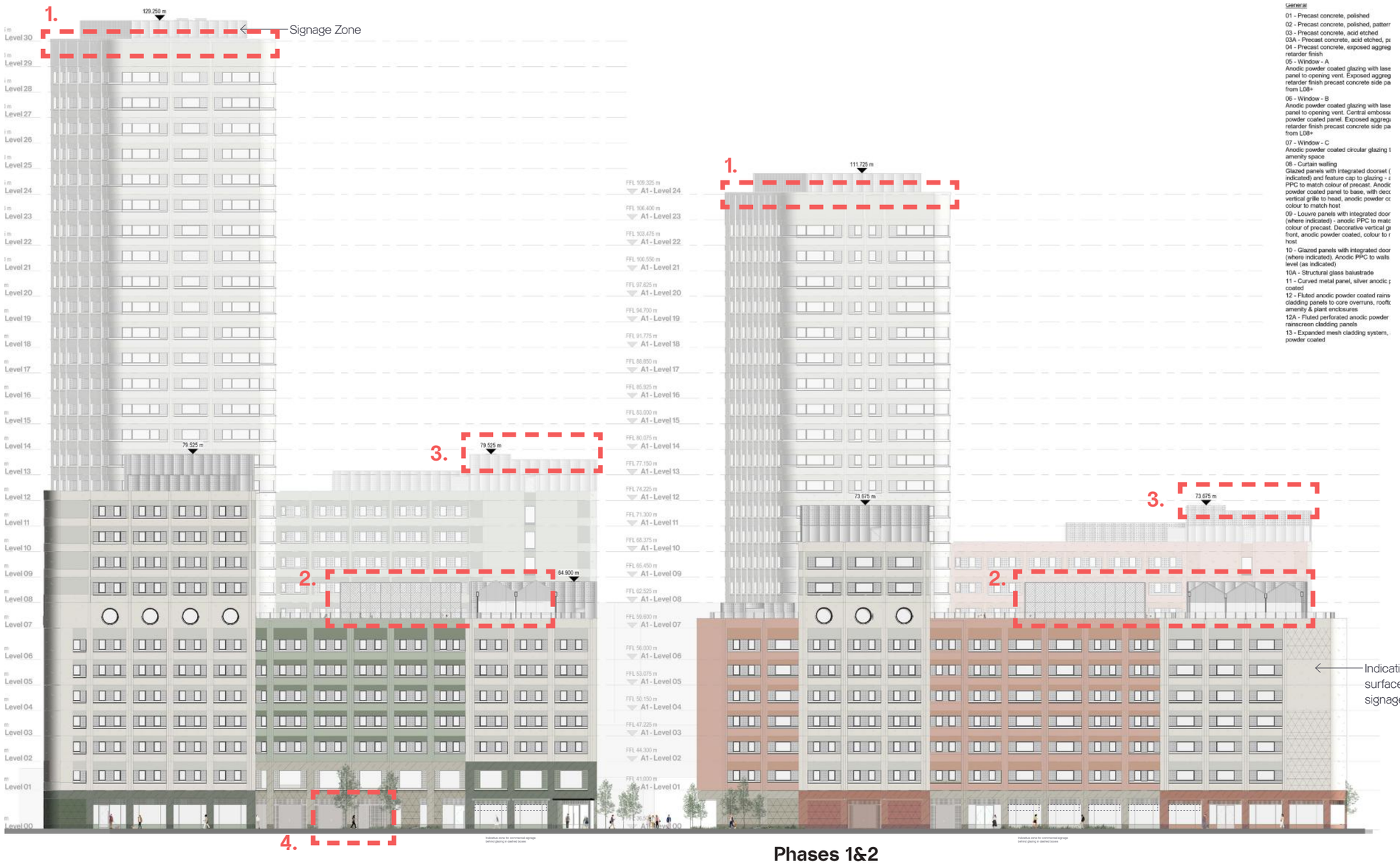
These proportions of solid to glass vary across each facade and are based on appropriate solid to glass ratios that optimise natural daylight levels and thermal performance whilst minimising solar gain dependent on solar aspect.

Whilst the two buildings are to be seen as a 'pair' the proposals show variation between them so as not to be identical in facade composition.

Four bays of accommodation cantilever over the public realm creating protected entrances to the flexible units (use class E/F1/F2).

1.33 **Elevation** Cambridge Street

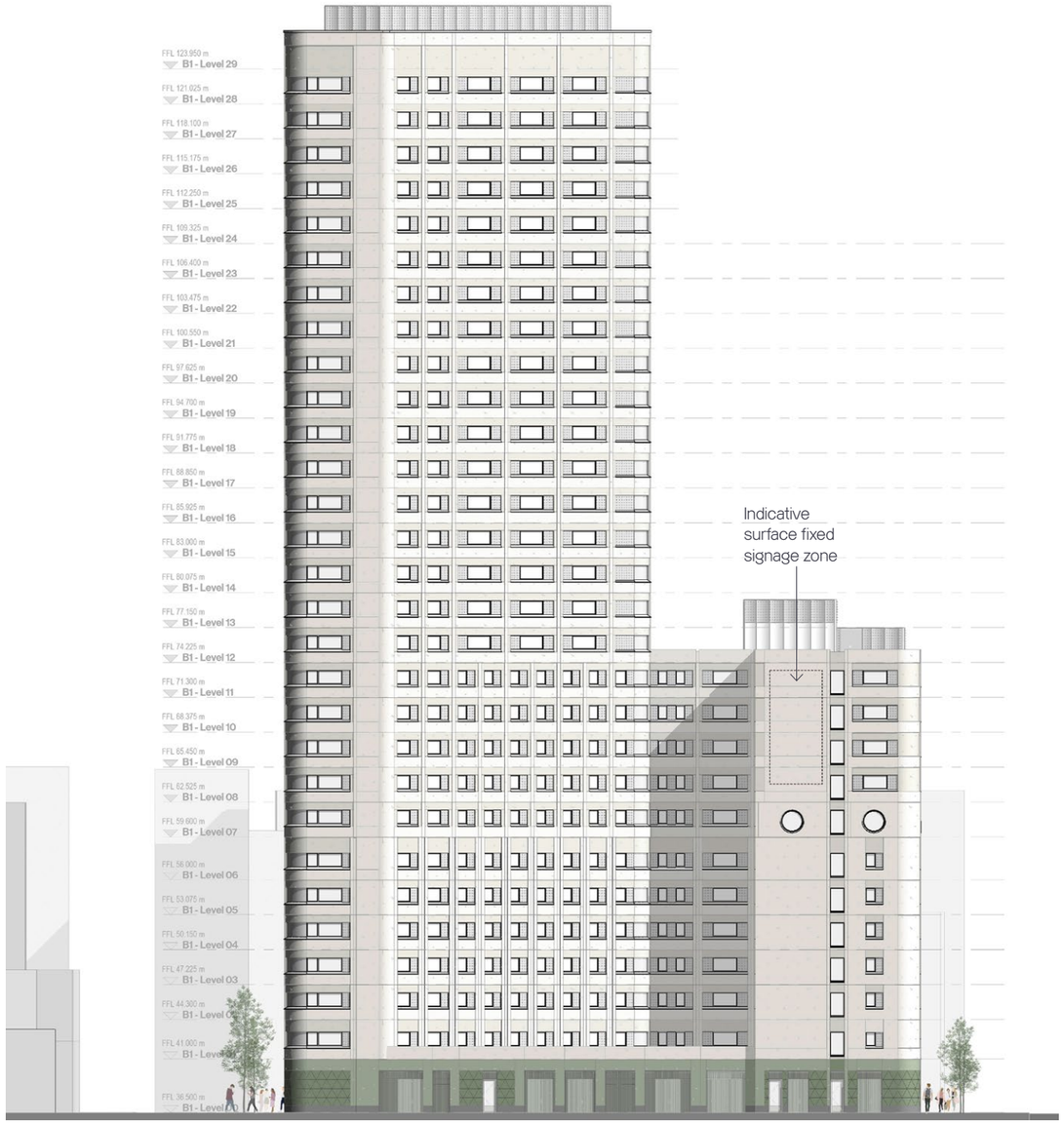
Proposed
August 2025



Phases 1&2

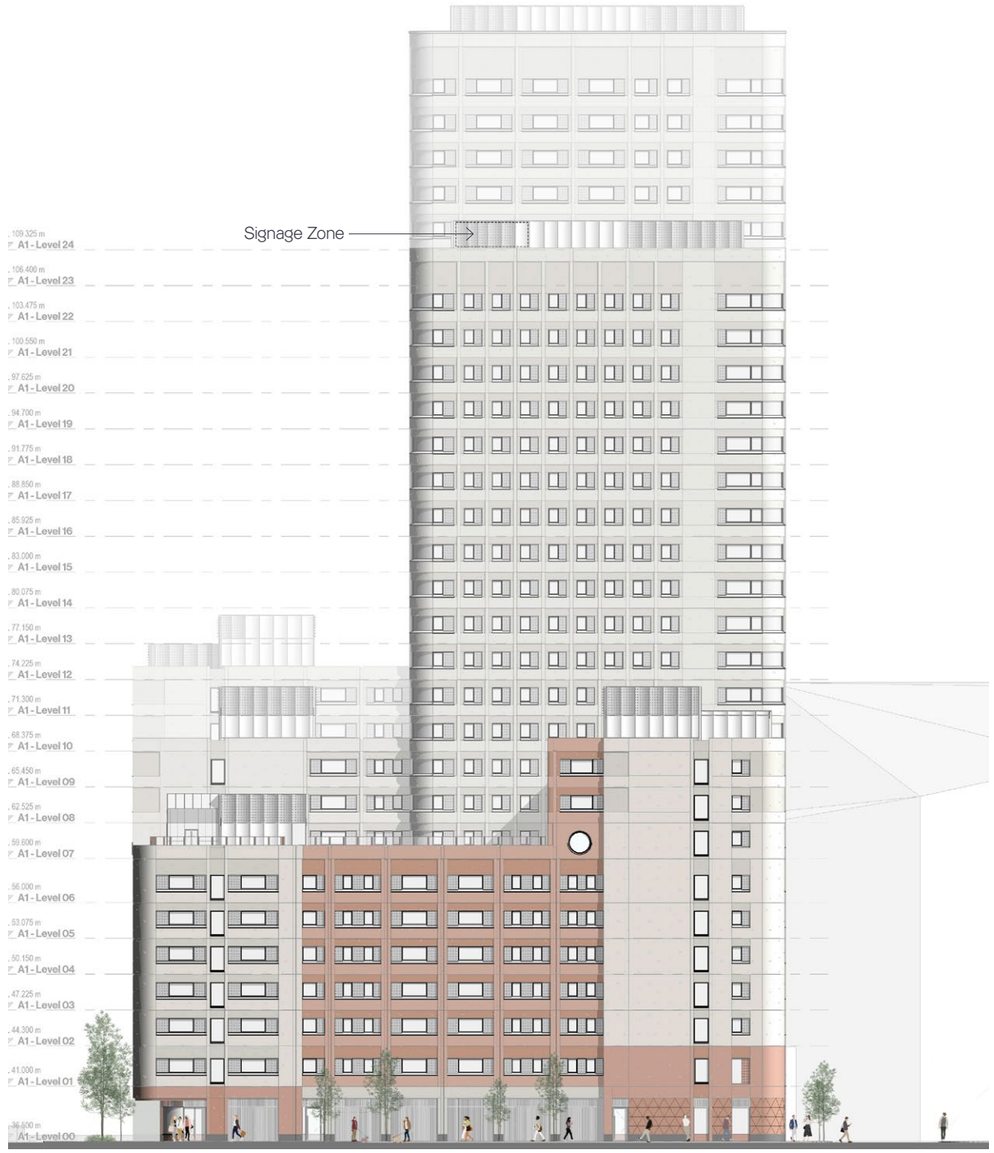
1. Updates to tower parapets
2. Bracing removed from MUGA pitches & greenhouses
3. Updates to roof plant screen
4. P2 Substation door added

1.34 **Elevation** South & North



Man Met Service Road Elevation (North)

Window bays vary the higher up the building reducing the visual mass. Expressed columns reduce in number. The facade strategy changes at 'shoulder' height. The ground floor is clad in a contrasting colour.

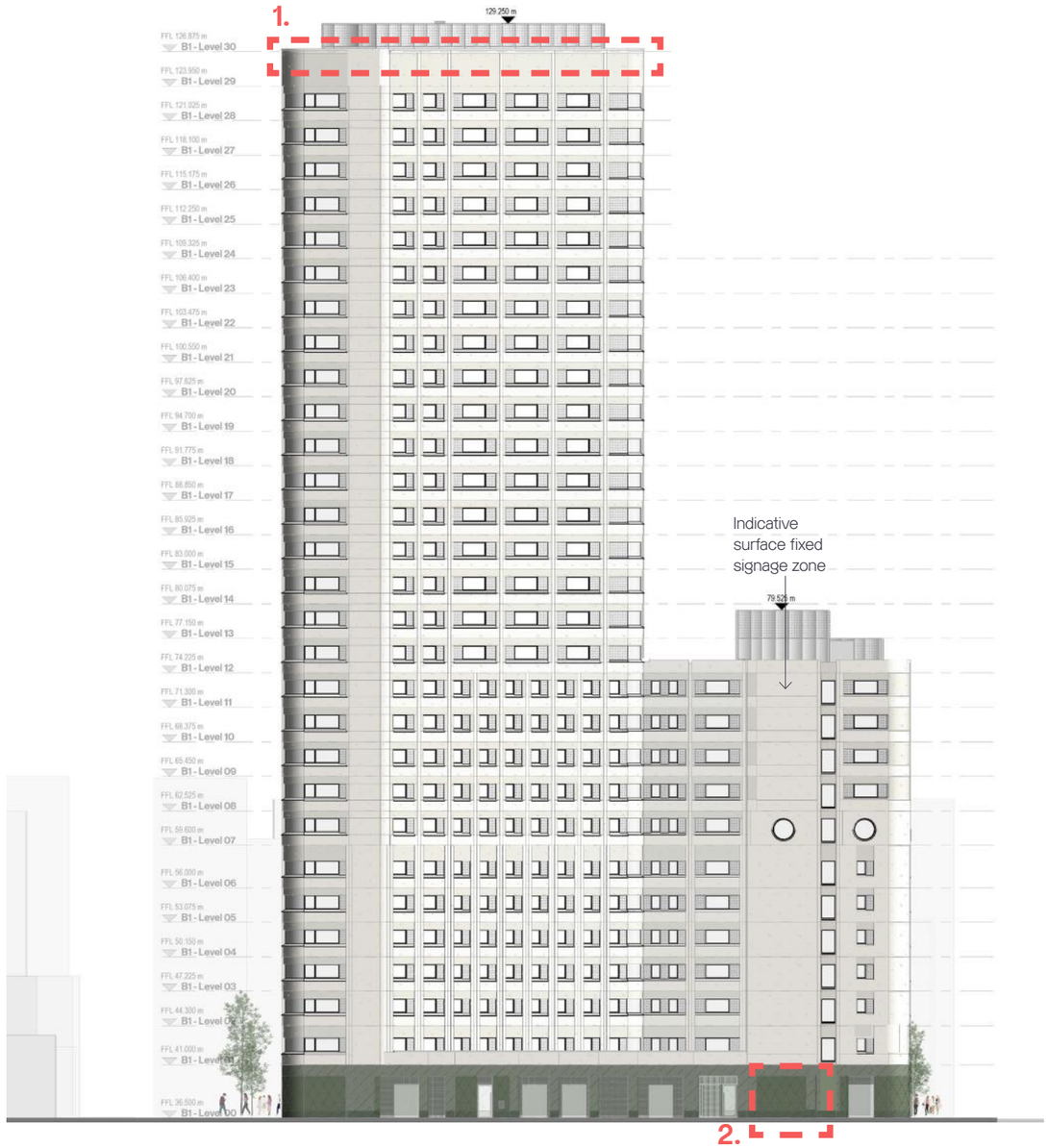


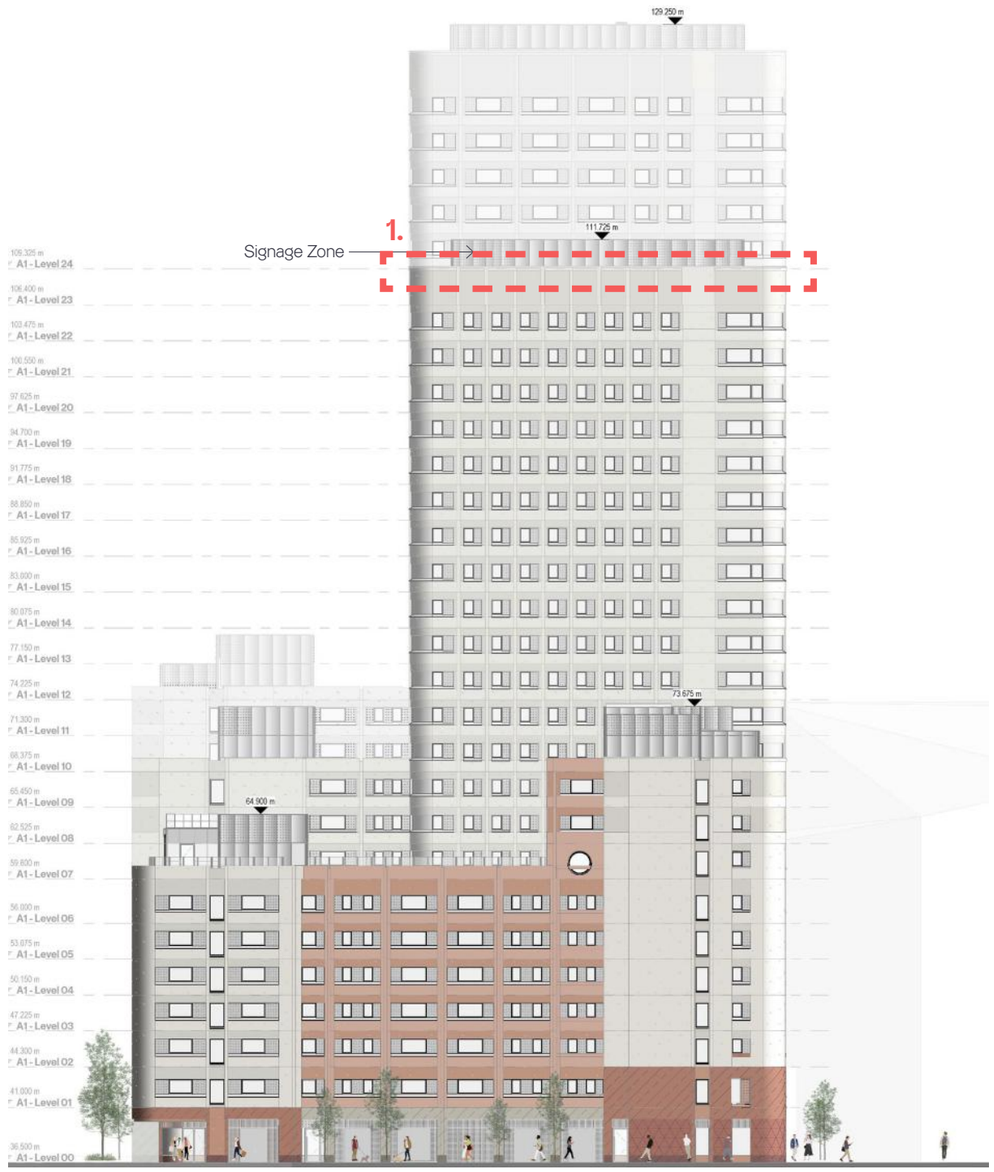
Boundary Street Elevation (South)

Link blocks are expressed in a contrasting colour tone (red or green) to create further visual interest and identify changing internal uses. Blocks of retarded pre cast break up areas of solid wall.

1.35 Elevation South & North

Proposed
August 2025

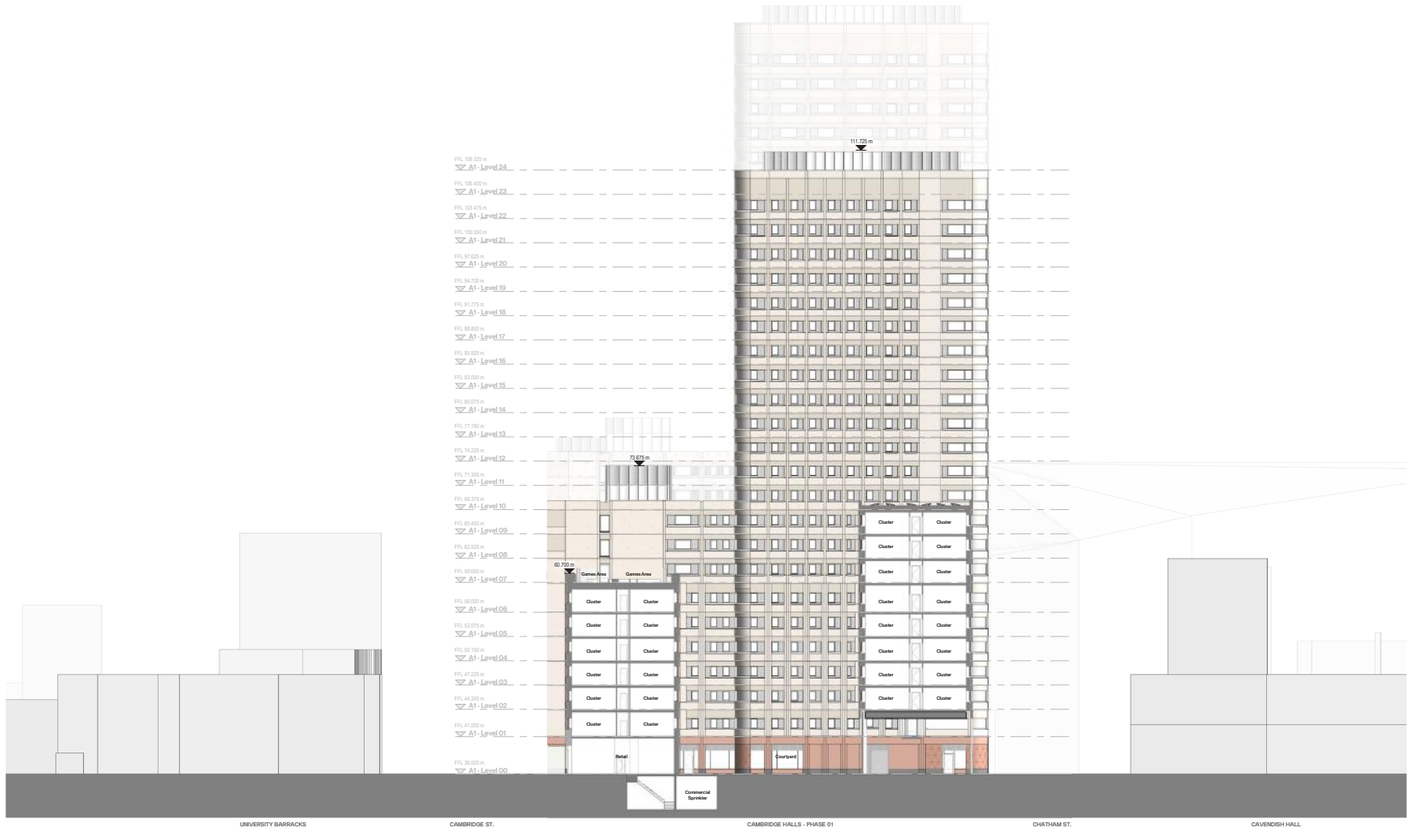




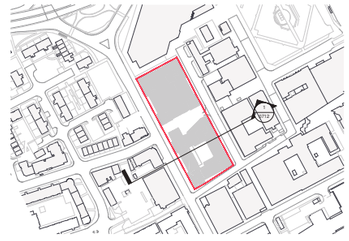
Phases 1&2

1. Updates to tower parapets
2. 1no. external door removed on P2 North elevation (old refuse store)

1.36 Section CC



1 **Planning - Site Section CC**
1 : 200



1:200

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Drawing Revisions

Date:	Rev:	Note:	Check:
28.04.25	P01	Planning Issue	JB

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Client
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Project
998 | Cambridge Halls

Building Name
Cambridge Halls

Drawing Original Size
A0

Drawing Title
Planning - Section CC - Phase 1

Scale
As indicated @ A0

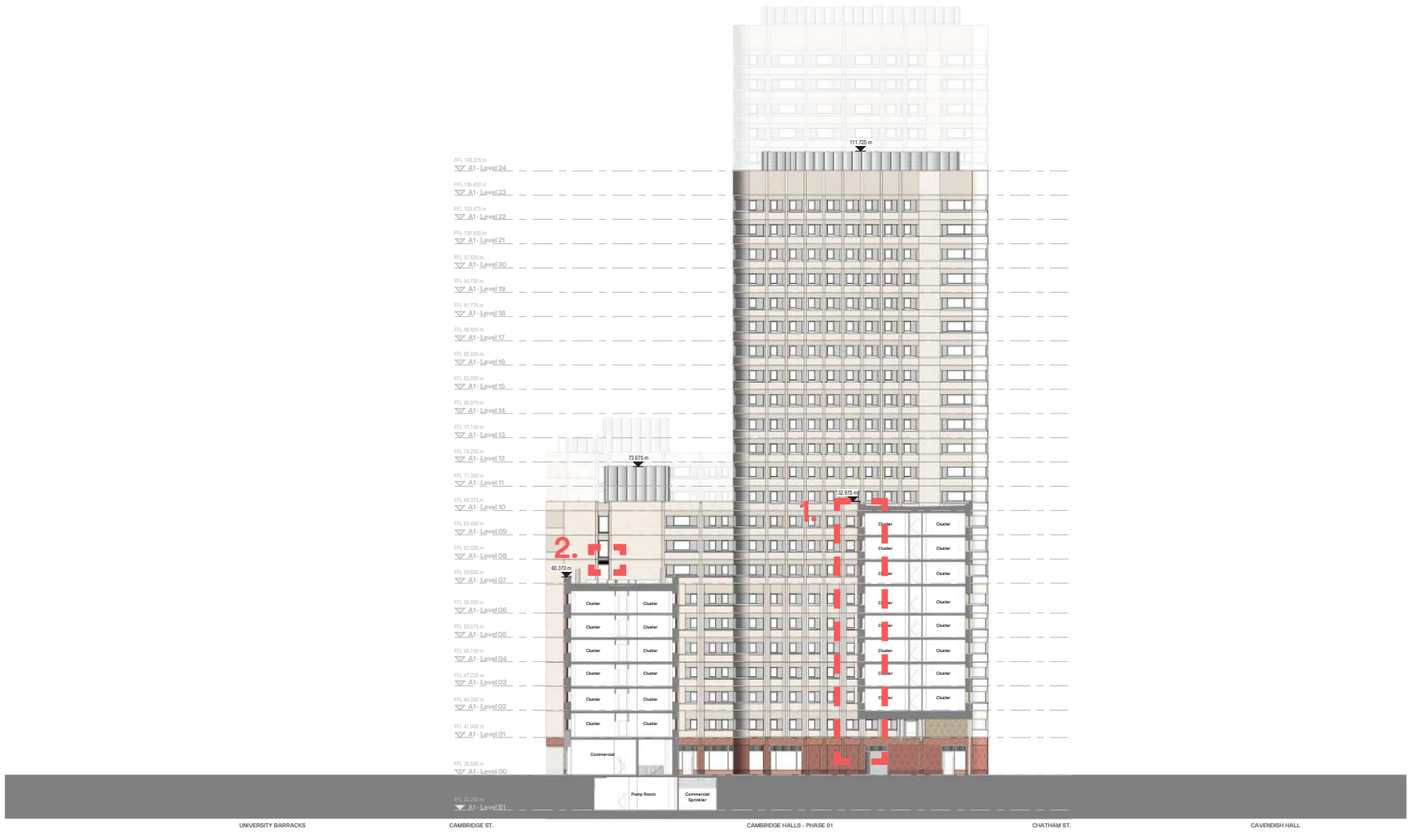
Drawing Created
Feb 2025

Revision
P01

Drawing No.
998-CPA-AZ-ZZ-DR-A-0712

1.37 Section CC

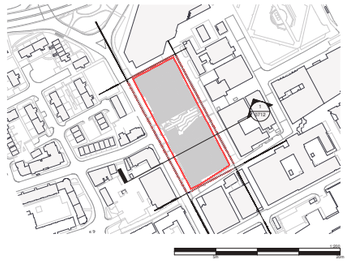
Proposed
August 2025



1 **Planning - Site Section CC**
1 : 200

Phases 1

1. Window size amended (courtyard side)
2. Louvres added to vent gym



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Project
998 | Cambridge Halls

Building Name
Cambridge Halls

Drawing Original Size
A0

Drawing Title
Planning - Section CC - Phase 1

Scale
As indicated @ A0

Drawing Created
Feb 2025

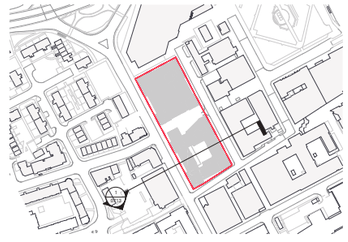
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P01

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998-CPA-AZ-ZZ-DR-A-0712

1.38 Section DD



1 **Planning - Site Section DD**
1 : 200



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Project
9981 | Cambridge Halls

Building Name
Cambridge Halls

Drawing Original Size
A0

Drawing Title
Planning - Section DD - Phase 1

Scale
As indicated @ A0

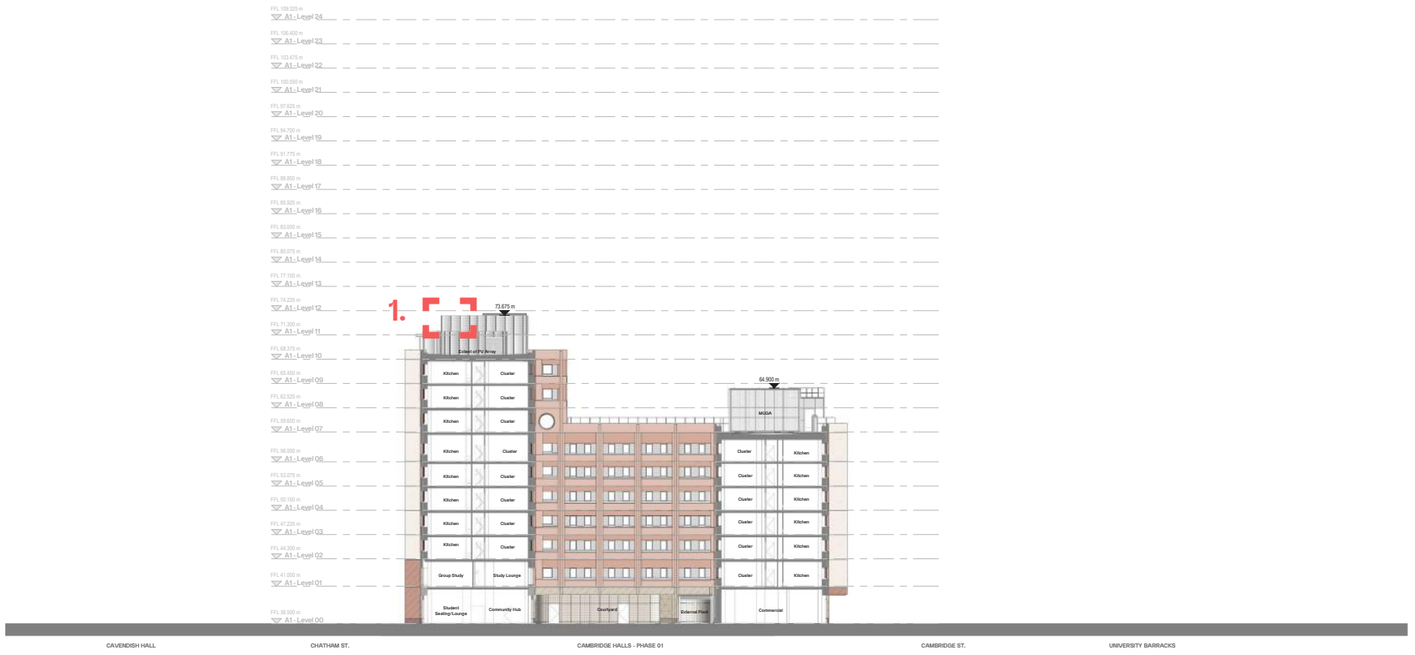
Drawing Created
Feb. 2025

Revision
P01

Drawing No.
998-CPA-AZ-ZZ-DR-A-0713

1.39 Section DD

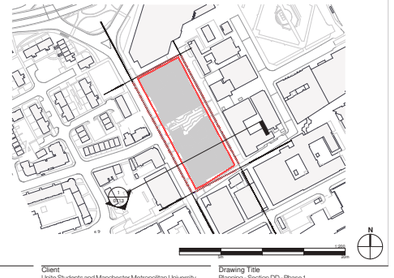
Proposed
August 2025



1 **Planning - Site Section DD**
1 : 200

Phases 1

1. Roof plant screen updated



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Project
998 | Cambridge Halls

Building Name
Cambridge Halls

Drawing Original Size
A0

Drawing Title
Planning - Section DD - Phase 1

Scale
As indicated @ A0

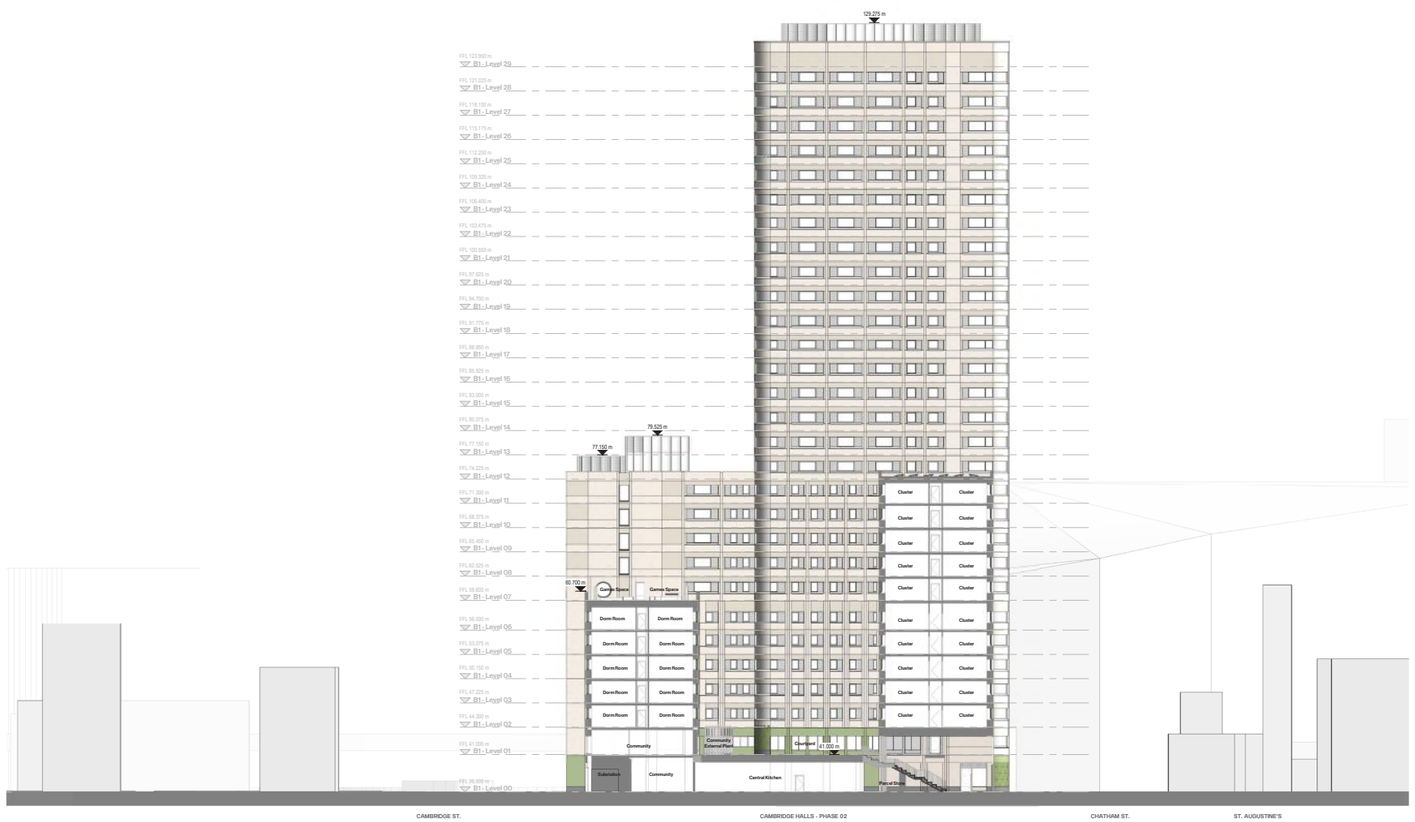
Drawing Created
Feb. 2025

Revision
P01

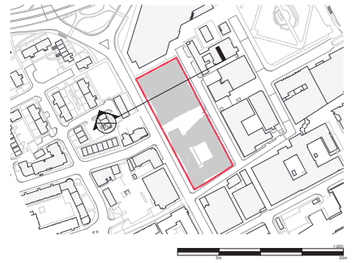
Drawing No.
998-CPA-AZ-ZZ-DR-A-0713

1.40 Section EE

Original Planning Application Drawing
(142888/FO/2025)



1 **Planning - Site Section EE**
1 : 200



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Project
998 | Cambridge Halls

Building Name
Cambridge Halls

Drawing Original Size
A0

Drawing Title
Planning - Section EE - Phase 2

Scale
As indicated @ A0

Drawing Created
Feb. 2025

Revision
P01

Drawing No.
998-CPA-BZ-ZZ-DR-A-0714

1.41 Section EE

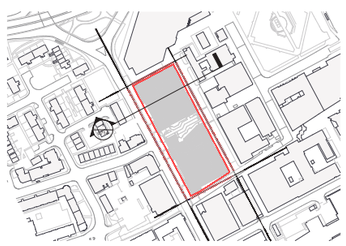
Proposed
August 2025



1 **Planning - Site Section EE**
1 : 200

Phases 2

1. Extent of green cladding amended
2. Window size amended (courtyard side)
3. Louvres added to vent gym



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Project
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Building Name
Cambridge Halls

Drawing Original Size
A0

Drawing Title
Planning - Section EE - Phase 2

Scale
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Drawing Created
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Revision
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