



33-41 CHEETHAM HILL ROAD, MANCHESTER

FLOOD RISK ASSESSMENT

Project No: 2206-11
November 2023
CHR-REN-XX-XX-RP-C-00009
Rev: P04

This report has been prepared for the sole benefit, use and information of **ZX Cheetham Hill Developments Ltd.** for the purposes set out in the report or instructions commissioning it. The liability of **renaissance** in respect of the information contained in the report will not extend to any third party. This document should not be used in whole or part by any third parties without the express written permission of **renaissance**. If any unauthorised third party comes into possession of this report, they rely on it at their own risk and **renaissance** do not owe them any Duty of Care.

author	Andy McLaughlin MEng (Hons)
date	16.06.2023
approved	Helen Gribbon BEng, MScArch, CEng, MStructE
date	16.06.2023

Contact Details:

Carvers Warehouse, 77 Dale Street

Manchester, M1 2HG

t: 0161 393 650

Revision	Description	Issued by	Date	Checked
P01	Stage 2 Issue	A McLaughlin	16.06.2023	H Gribbon
P02	Street Number Removed	A McLaughlin	20.07.2023	H Gribbon
P03	Minor Amendments for Planning	A McLaughlin	24.11.2023	H Gribbon
P04	Final Planning Issue	A McLaughlin	30.11.2023	H Gribbon

CONTENTS

1.0	INTRODUCTION	1
1.1	Purpose of this report	1
2.0	THE SITE	2
2.1	Site Location	2
2.1	Site Description	2
2.2	Existing Site Drainage	3
2.3	Geology	3
2.4	Hydrology and Hydrogeology	3
2.5	Proposed Development	4
3.0	SUITABILITY OF DEVELOPMENT PROPOSALS	5
3.1	National Planning Policy	5
3.2	Flood Risk Vulnerability	5
3.3	Flood Zone Compatibility	5
3.4	Application of Sequential and Exception Test	7
4.0	SOURCES OF FLOODING	8
4.1	Flood Map for Planning (Rivers and Seas)	8
4.2	Flooding from Land (Pluvial Flooding)	8
4.3	Flooding from Groundwater	9
4.4	Flooding from Sewers	9
4.5	Flooding from Reservoirs	9
4.6	Summary of Flooding Risks	10
5.0	DRAINAGE STRATEGY	11
5.1	Drainage Hierarchy	11
5.2	Climate change	11
6.0	CONCLUSION	12
7.0	REFERENCES	13

APPENDICES

APPENDIX A	Existing Topographical Survey
APPENDIX B	United Utilities Sewer Records
APPENDIX C	Proposed Development Plans

1.0 INTRODUCTION

1.1 Purpose of this report

This Site-Specific Flood Risk Assessment (FRA) has been prepared for the proposed development at 33-41 Cheetham Hill Road, Manchester. The assessment investigates the potential flood risk impacts of the proposed development in accordance with the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance.

This FRA is considered proportionate to the degree of flood risk and to the scale, nature and location of the development. This FRA has been prepared in accordance with non-statutory technical standards for sustainable drainage and NPPF climate change allowances.

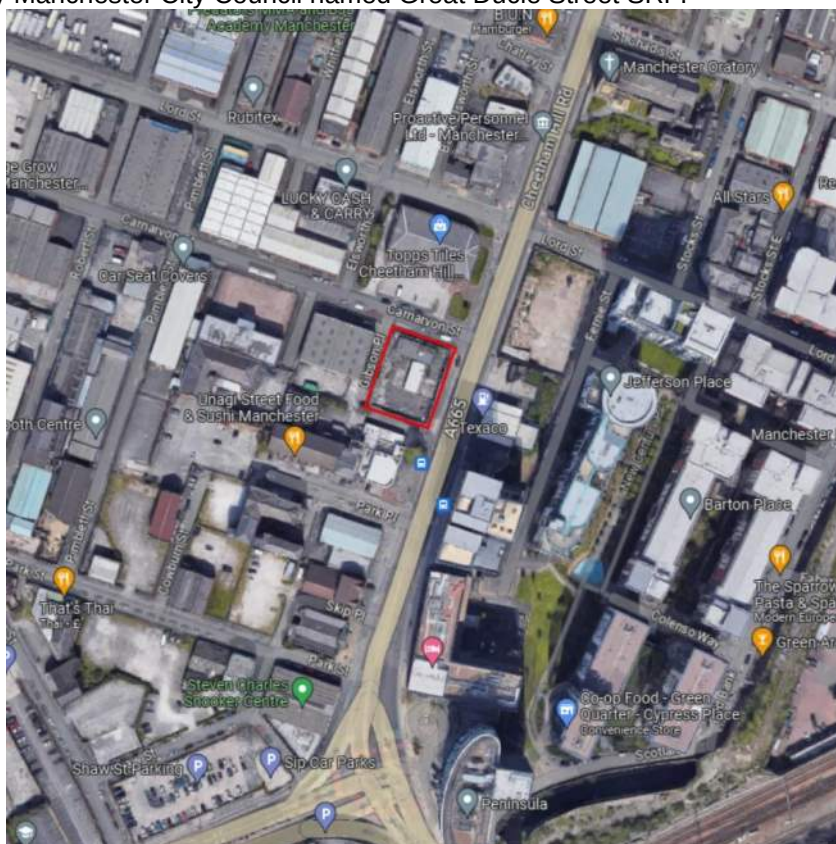
2.0 THE SITE

2.1 Site Location

The proposed development site is bounded by Gibson Place, Carnarvon Street and Cheetham Hill Road. The total site is located over an area of 0.125 hectares on a previously developed brownfield site, most recently used as a car wash. The site location is described below:

- Post Code M4 4FT
- OS Reference 384081, 399412
- National Grid Reference SJ840994

The proposed development forms part of a wider Strategic Regeneration Framework (SRF) put forward by Manchester City Council named Great Ducie Street SRF.



Contains OS Data © Crown copyright and database rights 2023

Figure 2.1: Indicative Site Location

2.2 Site Description

The site is considered a brownfield site as it has been historically developed, with previous usage consisting of residential housing from 1850 to 1972 before it was converted into a petrol filling station (PFS). The site has most recently been used as a car wash with no evidence of alterations to the PFS structures. The overall area of the development site is approximately 0.125 hectares and is currently covered with approximately 95% hardstanding with a small area of vegetation growth to the north.

The topographical survey (Appendix A) indicates that the site is relatively flat with sitewide levels approximately between 44.20m AOD and 44.90m AOD.

United Utilities sewer records (Appendix B) indicate a 300mm diameter Combined Sewer present to the north of the site within Carnarvon Street which flows eastwards into a 600mm diameter Combined Sewer to the east of the site within Cheetham Hill Road.

2.3 Existing Site Drainage

The existing site is 95% impermeable and it is assumed that the previous developments positively drained to the local public sewer network.

A CCTV survey has been commissioned to trace the onsite drainage, however, at this stage it is assumed that surface water from the site is collected by surface water gullies before discharging into the United Utilities Sewer within Cheetham Hill Road as the site was developed prior to the construction of Carnarvon Street.

2.4 Geology

A Phase II intrusive geotechnical ground investigation has been undertaken on the site by WML (Reference 10638G-WML-XX-ZZ-RP-G-0002-B, revision B dated November 2023). The investigation included two boreholes which extended up to 18.45m in depth and four window samples with associated in-situ and laboratory testing.

The findings confirm the ground conditions to comprise made ground of varying depths up to 4.80m, overlying glacial till deposits of sandy and silty boulder clays. Bedrock was not encountered in either of the boreholes which confirms bedrock is located >18.45m below external ground level.

British Geological Survey mapping displays that the site is located over the Chester Formation and bedrock is highly likely to be sandstone.

Reference should be made to the following site investigation documents for further information on the underlying site geology:

1) Phase 1 Desk Study Site Investigation, ESI Environment Specialists

Ref: 61519R1. Date: March 2013.

2) Phase 2 Intrusive Site Investigation, WML Consulting.

Ref: 10638G-WML-XX-ZZ-RP-G-0002-B. Revision B Date: November 2023

2.5 Hydrology and Hydrogeology

There are two watercourses nearby the proposed development site, River Irwell is located c.550m to the southwest of the site and River Irk is located c.200m to the southeast of the site.

Based on the inferred Geology, a summary of the Environment Agency aquifer designations are presented below

Stratum	Coverage	Aquifer Designation
Till, Devensian	Full Site	Secondary Aquifer (Undifferentiated). The classification is assigned where it is not possible to attribute either category A or B to the aquifer
Bedrock	Full Site	Principal Aquifer. This is the Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic level

Table 2.1 –Environment agency aquifer designations of site geology

A summary of the pertinent hydrogeological features within the Phase 1 Desk Study are provided below:

Description	Distance (m) & Direction	Details
Nearest Active Groundwater Abstraction	250m, southwest	-
Nearest Active Potable Groundwater Abstraction	250m, southwest	-

Source Protection Zones	-	Site lies within Zone 2 (Outer Catchment) of a Source Protection Zone and a Zone 1 (Inner Catchment) is located c.50m southwest of the site. Source Protection Zones are associated with the 'Nearest Active Ground Water Abstraction'
-------------------------	---	--

Table 2.2 –Summary of Hydrogeological features

2.6 Proposed Development

The development is referred to as 33-41 Cheetham Hill Road, Manchester and consists of a single 23-storey residential building accommodating 237 individual apartments along with multiple areas of amenity space, located both at ground level & Level 17 with a rooftop external terrace area. A small area of public realm is located around the base of the proposed tower to allow pedestrian access. Refer to Appendix C for proposed development plans.

3.0 SUITABILITY OF DEVELOPMENT PROPOSALS

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) aim to ensure that flood risk is taken into consideration at all stages of the planning process and advocates the use of a risk-based 'Sequential Test' to preferentially locate development in areas with a low risk of flooding. Where development is necessary in high-risk areas, the NPPF aims to ensure that the development is safe without increasing flood risk through the application of the Exception Test.

The PPG, defines the levels of flood risk within England as follows:

- Flood Zone 1 - Low Probability - Land having less than a 1 in 1,000 annual probability of river or sea flooding.
- Flood Zone 2 - Medium Probability - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
- Flood Zone 3a - High Probability - Land having a 1 in 100 or greater annual probability of river flooding; or having a 1 in 200 or greater annual probability of sea flooding.
- Flood Zone 3b - Functional Floodplain - Land where water has to flow or be stored in times of flood.

The PPG states that a site-specific FRA is required for all new development proposals located in Flood Zones 2 and 3, and for any proposal of 1 hectare or greater regardless of its flood zone classification. The flood zones as described above are shown on the Environment Agency's Flood Map for Planning, available online.

Table 2 of the PPG classifies development types based on their vulnerability to flooding, ranging from 'Essential Infrastructure' which has to be operational in times of flood, through 'Highly Vulnerable' (e.g. emergency service stations), 'More Vulnerable' (e.g. residential dwellings and establishments), 'Less Vulnerable' (e.g. offices/retail), to 'Water Compatible' development (e.g. open space, docks, marinas and wharves).

Table 2 of the PPG indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied. This is reproduced as Table 3.1 below.

3.2 Flood Risk Vulnerability

The Flood Risk Vulnerability Classification has been determined in accordance with Planning Practice Guidance, Flood Risk and Coastal Change. For multi-occupancy sites, the Flood Risk Vulnerability should be based upon the most vulnerable part of the site. The Flood Risk Vulnerability Classification is 'More Vulnerable', which includes 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels'.

3.3 Flood Zone Compatibility

The Flood Zone Compatibility has been reviewed in accordance with Planning Practice Guidance, Flood Risk and Coastal Change, paragraph 067.

FLOOD ZONES	FLOOD RISK VULNERABILITY CLASSIFICATION				
	Essential infrastructure	Highly vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required	✗	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	✗	✗	✗	✓*

Table 3.1: Flood Risk Vulnerability and Flood Zone Compatibility Key

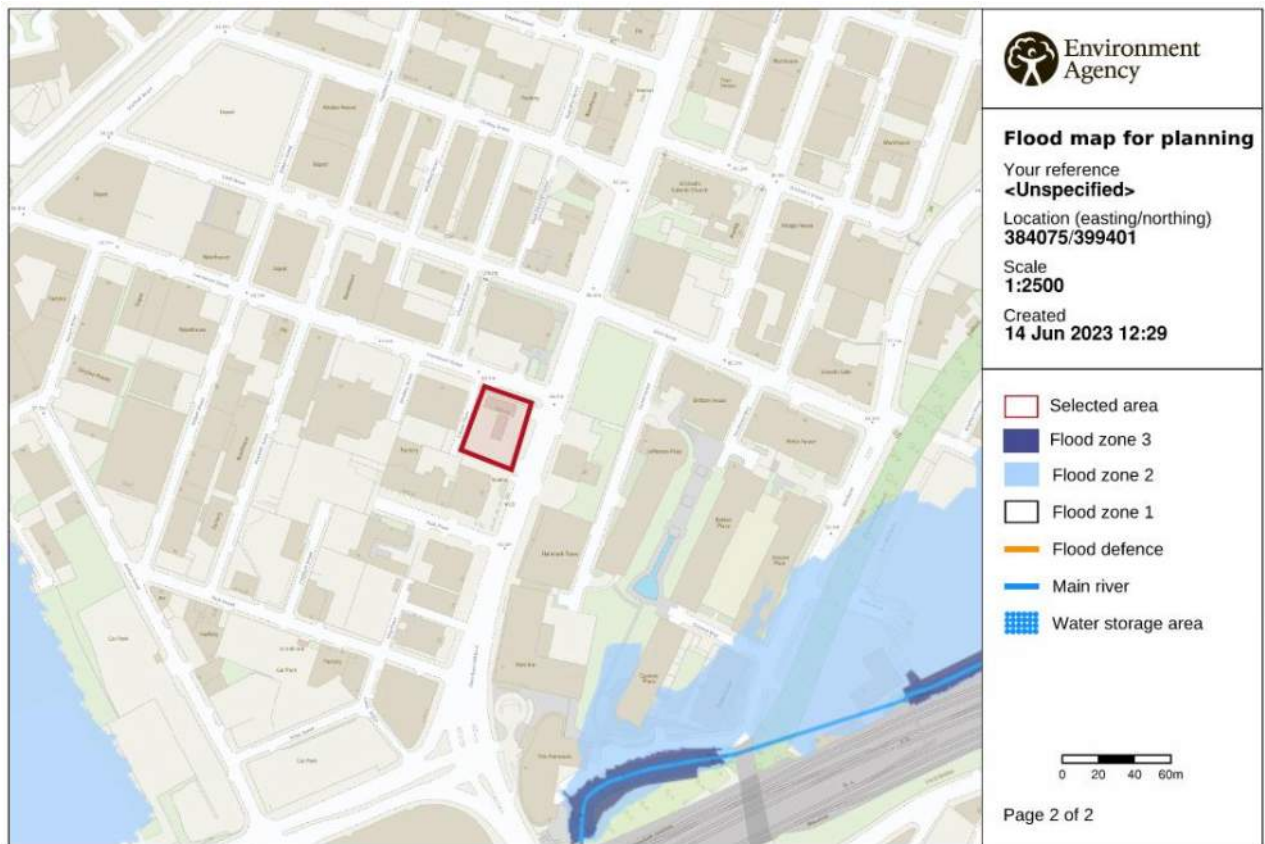
Key:

✓ Development is appropriate

✗ Development should not be permitted

The above, Table 3.1, indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied.

According to Environment Agency flood maps, the site is located within Flood Zone 1 (Refer to Section 3.1 for extract of map). The vulnerability classification is 'More vulnerable'. Therefore, based on the guidance presented in Table 3.1 above, the proposal is considered to be appropriate in accordance with Planning Practice Guidance.



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

Contains OS Data © Crown copyright and database rights 2023

Figure 3.1: Environment Agency Flood Map for planning

3.4 Application of Sequential and Exception Test

The above Table 3.1 indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied.

The Sequential Test, as set out in the NPPF, aims to steer developments to areas with the lowest risk of flooding (i.e. to steer developments to Flood Zone 1 areas where possible). Since the proposed development area is located wholly within Flood Zone 1, based on the guidance presented in Table 3.1 above, the Sequential Test is deemed to have been passed.

4.0 SOURCES OF FLOODING

4.1 Flood Map for Planning (Rivers and Seas)

Fluvial flooding occurs when high flows exceed the capacity of the river channel and spill out onto the floodplain, usually after a period of prolonged or heavy rainfall.

The EA Flood Map for planning (rivers and sea) has been reviewed (Figure 4.1). The site falls wholly within Flood Zone 1. The risk of flooding from Rivers and Sea across the site is very low. It means that each year the land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).



Contains OS Data © Crown copyright and database rights 2023

Figure 4.1: Risk of flooding from Rivers and Seas

4.2 Flooding from Land (Pluvial Flooding)

The Environment Agency Map showing risk of flooding from surface water is presented in Figure 4.2. This type of flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.

As illustrated in figure 4.2, the site is typically at very low (<0.1%) risk of surface water flooding; however, small areas of low risk exist on roads surrounding the site.

This map is not definitive and is based on the best information available to the Environment Agency, such as ground levels and drainage.

To mitigate any risk associated with surface water flooding, the building is to be set back from the highway with appropriate falls to mitigate any issues.



Figure 4.2: Risk of Flooding from Surface Water

4.3 Flooding from Groundwater

Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements, and car parks) underlain by permeable rocks (aquifers). Bedrock underlying the site is a principal aquifer however it is located greater than 18.45m below ground level and overlain by low permeability clays. The site is located near two watercourses, River Irwell c.550m to the southwest of the site and River Irk c.200m to the southeast of the site. Therefore, there is limited potential for any depth of groundwater to accumulate as any excess groundwater is likely to discharge to the nearby watercourses.

Therefore, the site is not considered to be at risk from groundwater flooding.

4.4 Flooding from Sewers

Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. This type of flooding tends to occur sporadically in both location and time. The majority of sewers are built to the guidelines within Sewers for Adoption. These sewers have a design standard to the 1 in 30-year flood event and therefore it is likely that most sewer systems will surcharge during rainstorm events with a return period greater than 30 years.

The development proposals also intend to reduce the rate of surface water discharge from the site and accommodate the balance of flows up to and including the 1 in 100-year critical event plus climate change allowance. This restriction, attenuation of flows and discharge to watercourse will have a positive impact on the surrounding existing drainage and hence work to mitigate the long-term risk of flooding from sewers.

4.5 Flooding from Reservoirs

The Environment Agency Reservoir flood risk map indicates the site to be outside of the maximum flood extent of a breach to any local reservoir.



Figure 4.3: Risk of Flooding from Reservoirs

4.6 Summary of Flooding Risks

Based on the above review the site is located in Flood Zone 1

The risk of flooding from fluvial, pluvial, surface water, groundwater, sewers and reservoirs are all considered to be low or very low.

5.0 DRAINAGE STRATEGY

For detailed Drainage Strategy refer to renaissance Outline Drainage Strategy document (CHR-REN-XX-XX-RP-C-00008). A brief summary of the principles to be adopted is included below:

5.1 Drainage Hierarchy

In accordance with the NPPF, the following hierarchy of surface water drainage options have been considered:

- Infiltration has been considered. Due to the limited space on site away from adjacent buildings or highways to accommodate soakaways, the potential contamination risk posed by the presence of made ground on site and the site geology consisting of low permeability clays, infiltration has been discounted as the primary method of discharging surface water from the site.
- Opportunities for discharge to a watercourse have been considered. There are two watercourses within 550m of the development site. However, providing a new drainage network which extends to these watercourses is not feasible due to the distance and the dense population of surrounding occupied sites. As a result, this method of discharge has been discounted.
- Opportunities to discharge into a surface water sewer have been considered. The nearest surface water sewer is private and is on the opposite side of Cheetham Hill Road, approximately 100m to the south of the site. It is not feasible for the network to extend over this distance and as a result, this method of discharge has been discounted.
- Opportunities to connect into a combined sewer have been considered. Two combined, public sewers are present immediately adjacent to the site, one to the north beneath Carnarvon Street and one to the east beneath Cheetham Hill Road. Both existing public sewers are to be surveyed as part of the drainage survey that has been commissioned to confirm the feasibility of providing an outfall connection for the proposed below ground drainage network. Based on the United Utilities Sewer Records (Appendix B), it is assumed that a connection will be feasible.

Therefore, surface water will be collected by a dedicated gravity system designed in accordance with BS EN 752 before discharging to the 300mm combined public sewer to the north of the site beneath Carnarvon Street. The connection will be subject to a S106 application with United Utilities under the Water Industry Act.

It is proposed that the discharge rate from site is limited to a maximum of 3.0 l/s for all storm events up to the 1 in 100 year storm with an allowance for climate change. Restricting the run-off to this rate would result in a 93% betterment from the existing run-off rates which complies with the requirements outlined in the Non-Statutory Technical Standards for Sustainable Drainage noted above.

The site will have a dedicated foul water network that will collect the foul water associated with the development before combining with the surface water network in the final manhole on site and discharging into the 300 dia combined public sewer within Carnarvon Street to the north of the site.

The combined drainage connection will be subject to a section 106 application with United Utilities

The drainage system is to be designed in accordance with Building Regulations Part H, BS EN 752 and Codes for Adoption.

5.2 Climate change

The post development discharge rates will include for an increase in the rainfall intensity of 40% and 45% for the 1 in 30-year and 1 in 100-year storm events respectively to allow for climate change. This is consistent with a design life for the development of 100 years, as outlined by the National Planning Practice Framework (NPPF).

6.0 CONCLUSION

Environment Agency (EA) indicative flood mapping shows that the development site is located entirely within Flood Zone 1; at little or no risk from tidal or fluvial flooding and is therefore suitable for all types of development under Planning Practice Guidance. The site is considered appropriate under Planning Practice Guidance.

The study has investigated alternative mechanisms for flooding at the site and has concluded that the site is not at risk of flooding and will not cause any increase in flood risk elsewhere once the proposed sustainable drainage system is operational.

The use of an attenuation system will reduce the level of runoff from the site when compared to the pre-development scenario.

Surface water will discharge into the United Utilities Combined Sewer at an agreed discharge rate, subject to agreement with the lead local flood authority (LLFA), Manchester Council. It is currently proposed that surface water discharge rate from the site will be restricted to 3.0l/s which is a 93% betterment from pre-development discharge rates.

Surface water storage will be provided on site, sufficient to store a volume up to, and including, a 1 in 100 year storm plus an additional climate change allowance in line with the NPPF.

Foul and surface water flows from the development will be kept separate within the site boundary and only combined one manhole prior to discharging into the existing United Utilities combined sewer.

Provided the recommendations outlined in this report are adopted in the development proposal then there is the capacity to manage the surface water runoff from the development and provide betterment. The proposed drainage infrastructure has been designed in accordance with guidance outlined in the NPPF, PPG and GMCA Strategic Flood Risk Assessment and therefore the development is entirely appropriate on this site from a flood risk perspective.

7.0 REFERENCES

National Planning Policy Framework, Ministry of Housing Communities & Local Government, <https://www.gov.uk/government/publications/national-planning-policy-framework--2>, (20 July 2021)

Planning practice guidance – Ministry of Housing Communities & Local Government, <https://www.gov.uk/government/collections/planning-practice-guidance>, (20 July 2021)

Ministry of Housing, Communities and Local Government, <https://www.gov.uk/guidance/flood-risk-and-coastal-change>, (20 August 2021)

Flood risk assessments: climate change allowances – Environment Agency
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, (06 October 2021)

British Geological Survey – Geology of British Viewer,
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Long term flood risk information, <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

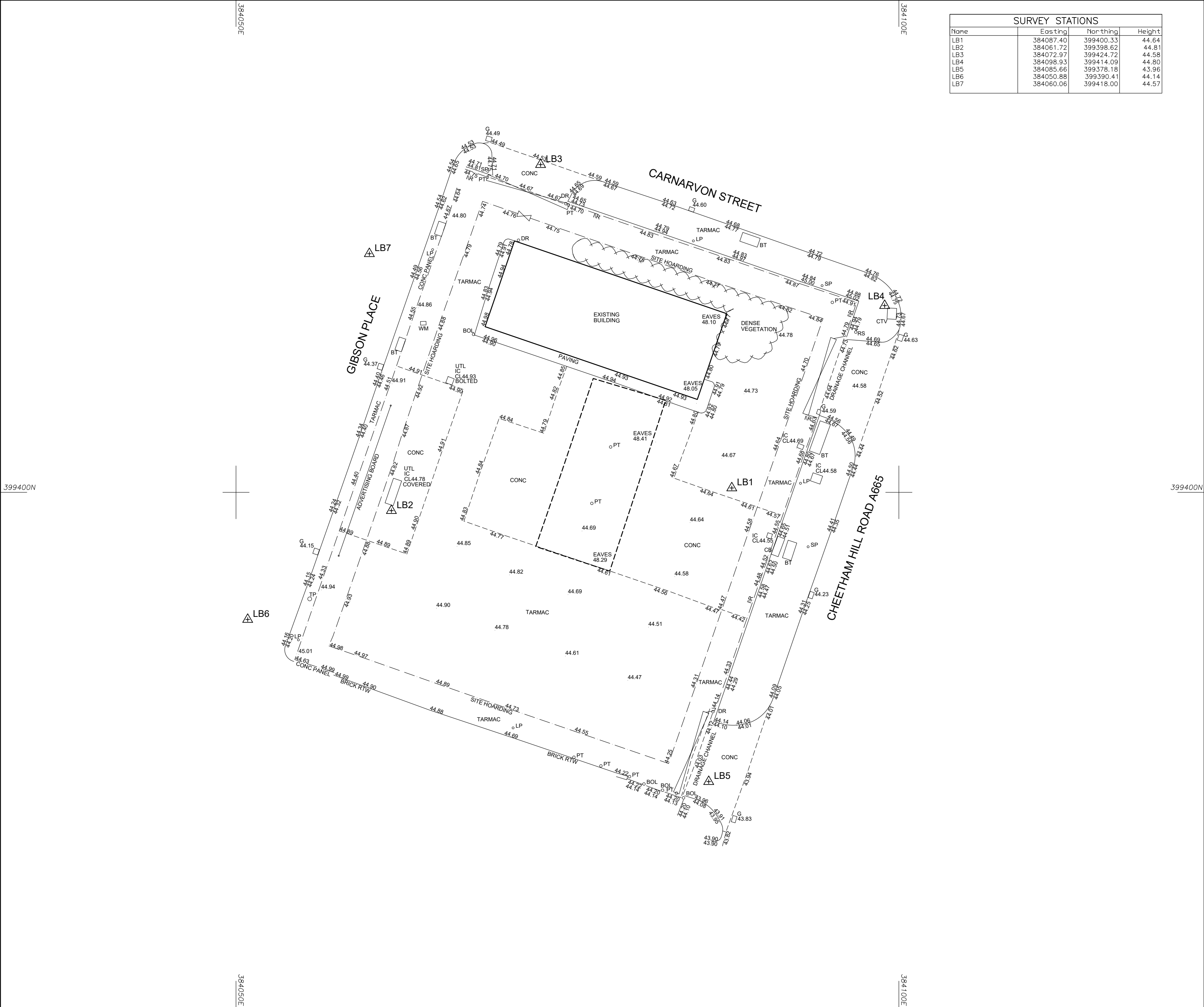
Improving the Flood Performance of New Buildings, Flood Resilient Construction, Department for Communities and Local Government, <https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/improving-the-flood-performance-of-new-buildings-in-flood-risk-areas>, (May 2007)

Greater Manchester Combined Authority, *Level 2 Hybrid Strategic Flood Risk Assessment*, <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/supporting-documents/?folder=%5C04%20Sustainable%20and%20Resilient%20Places#fList>, (October 2020)

Manchester, Salford, Trafford Strategic Flood Risk Assessment (2011)

https://www.manchester.gov.uk/downloads/download/3871/strategic_flood_risk_assessment_sfra

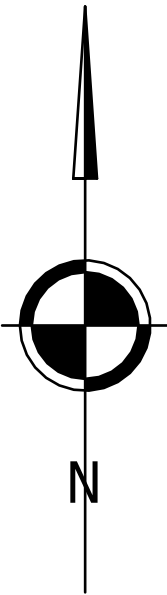
APPENDIX A
Existing Topographical Survey



SURVEY STATIONS			
Name	Easting	Northing	Height
LB1	384087.40	399400.33	44.64
LB2	384061.72	399398.62	44.81
LB3	384072.97	399424.72	44.58
LB4	384098.93	399414.09	44.80
LB5	384085.66	399378.18	43.96
LB6	384050.88	399390.41	44.14
LB7	384060.06	399418.00	44.57

© Survey Operations Limited 2022

Reproduction in whole or in part by any means is prohibited without the prior permission of Survey Operations Limited.



Note:

The survey is plotted on a plane local Grid. Orientation to National Grid.

All levels relate to Ordnance Datum, achieved using the OS National GPS Network.

Survey Control Markers established for Mapping purposes only and should not be used for Construction without the written approval of Survey Operations Ltd.

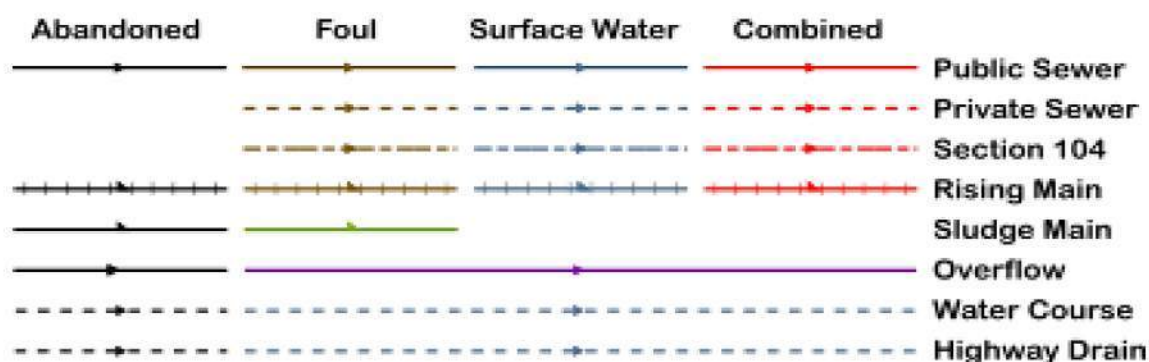


Smith Street, Skelmersdale, Lancs. WN8 8LN
Tel: 01695 725662 Fax: 01695 51816
Email: mail@survops.co.uk – www.survops.co.uk

Client	
RPS Group	
Drawing Title	
Topographical Survey of Land at:	
31-44 Cheetham Hill	
Manchester	
Scale(s)	1:200
Surveyor	LB
Date	AUG 22
Drawn	CD
Job Number	22F169
Checked	TP
Sheet Size & Drg Number & Revision	
A2 22F169/001	

APPENDIX B
United Utilities Sewer Records

Wastewater Symbolology



All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	
Drop Shaft	Change of Characteristic
Orifice Plate	



Scale: 1:1250
Date: 28/07/2022

SEWER RECORDS



Water for the North West

Address or Site Reference: 33-41 Cheetham Hill Road Cheetham Hill
Manchester M4 4FT

Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

Crown copyright and database rights 2017 Ordnance Survey 100022432. Unauthorised reproduction will infringe these copyrights.

APPENDIX C

Proposed Development Plans

Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
-----	-------------	------

Key:

- Site Boundary
- 1B-1P
- 1B-2P
- 2B-3P
- 2B-4P
- Amenity & Concierge
- Bicycle Storage
- Circulation
- Commercial
- Plant Room
- Refuse
- Roof Terrace

26-28 Hilton Street
Manchester M1 2EH

mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\Brown

Project
33-41 Cheetham Hill Road
Manchester
M4 4FT

Drawing
Proposed Ground Floor Plan

Scale @ A1
1 : 100

Date
Dec 2023

Drawn By
JD

Checked By
NT

Job Number
230069

Status
S2

Purpose of Issue
Planning

Drawing No.
CHR-HBA-ZZ-00-DR-A-080100

Rev



0 1 5 10 m
Scale 1:100



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
-----	-------------	------

Key:

- Site Boundary
- 1B-1P
- 1B-2P
- 2B-3P
- 2B-4P
- Amenity & Concierge
- Bicycle Storage
- Circulation
- Commercial
- Plant Room
- Refuse
- Roof Terrace

26-28 Hilton Street
Manchester M1 2EH

mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\Brown

Project
33-41 Cheetham Hill Road
Manchester
M4 4FT

Drawing
Proposed Level 1 (Typical to Level 16) Plan

Scale @ A1
1 : 100

Date
Dec 2023

Drawn By
JD

Checked By
NT

Job Number
230069

Status
S2

Purpose of Issue
Planning

Drawing No.

CHR-HBA-ZZ-01-DR-A-080101

Rev

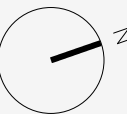


GIBSON PLACE

CARNARVON STREET

CHEETHAM HILL ROAD

0 1 5 10 m
Scale 1:100



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
-----	-------------	------

Key:

- Site Boundary
- 1B-1P
- 1B-2P
- 2B-3P
- 2B-4P
- Amenity & Concierge
- Bicycle Storage
- Circulation
- Commercial
- Plant Room
- Refuse
- Roof Terrace

26-28 Hilton Street
Manchester M1 2EH

mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\Brown

Project
33-41 Cheetham Hill Road
Manchester
M4 4FT

Drawing
Proposed Level 17 Plan

Scale @ A1 1 : 100	Date Dec 2023
-----------------------	------------------

Drawn By JD	Checked By NT
----------------	------------------

Job Number 230069	Status S2	Purpose of Issue Planning
----------------------	--------------	------------------------------

Drawing No. CHR-HBA-ZZ-17-DR-A-080117	Rev
--	-----

GIBSON PLACE

CARNARVON STREET

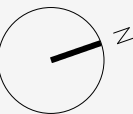
CHEETHAM HILL ROAD



Roof Terrace
229 m²

Refer to Landscape
Architects Drawings

0 1 5 10 m
Scale 1:100



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
-----	-------------	------

Key:

- Site Boundary
- 1B-1P
- 1B-2P
- 2B-3P
- 2B-4P
- Amenity & Concierge
- Bicycle Storage
- Circulation
- Commercial
- Plant Room
- Refuse
- Roof Terrace

26-28 Hilton Street
Manchester M1 2EH

mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\Brown

Project
33-41 Cheetham Hill Road
Manchester
M4 4FT

Drawing
Proposed Level 18 (Typical to
Level 22) Plan

Scale @ A1 1 : 100	Date Dec 2023
-----------------------	------------------

Drawn By JD	Checked By NT
----------------	------------------

Job Number 230069	Status S2	Purpose of Issue Planning
----------------------	--------------	------------------------------

Drawing No. CHR-HBA-ZZ-18-DR-A-080118	Rev
--	-----

GIBSON PLACE

CARNARVON STREET

CHEETHAM HILL ROAD

L17 Roof Terrace
Below
Refer to Landscape
Architects Drawings

0 1 5 10 m
Scale 1:100



Copyright Hawkins\Brown Architects
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Rev	Description	Date
-----	-------------	------

- Key:
- Site Boundary
 - 1B-1P
 - 1B-2P
 - 2B-3P
 - 2B-4P
 - Amenity & Concierge
 - Bicycle Storage
 - Circulation
 - Commercial
 - Plant Room
 - Refuse
 - Roof Terrace

26-28 Hilton Street
Manchester M1 2EH

mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\Brown

Project
33-41 Cheetham Hill Road
Manchester
M4 4FT

Drawing
Proposed Roof Plan

Scale @ A1 1 : 100	Date Dec 2023
-----------------------	------------------

Drawn By JD	Checked By NT
----------------	------------------

Job Number 230069	Status S2	Purpose of Issue Planning
----------------------	--------------	------------------------------

Drawing No. CHR-HBA-ZZ-RF-DR-A-080123	Rev
--	-----

