

BENNETTS ASSOCIATES

Jack Naven
Assistant Planning Officer
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

17th October 2023

MFI-BA-XX-XX-TLR-A-01

Dear Jack Naven,

00412 Robotics Living Laboratory (Phase 2) Pavilion Planning Application Submission

As discussed in our previous meetings and correspondence, please find our planning application for the above project included for your attention. The submission includes the following documents and drawings:

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|------------------------------------|--------------------------------------|
| • MFI-BA-XX-XX-TRP-A-0002 | Design & Access Statement |
| • MFI-BA-ZZ-XX-LSC-A-01 | Schedule of External Materials |
| • MFI-BA-10-L00-DP-A-0 | Location Plan |
| • MFI-BA-14-L00-DP-A-0 | Existing Plan |
| • MFI-BA-20-L00-DP-A-0 | Ground Floor Plan |
| • MFI-BA-20-R01-DP-A-0 | Roof Plan |
| • MFI-BA-20-S00-DP-A-0 | Longitudinal & Cross Sections |
| • MFI-BA-20-E00-DP-A-0 | Northwest & Southeast Elevations |
| • MFI-BA-20-E01-DP-A-0 | Northeast & Southwest Elevations |
| • 00412_Energy Statement | Energy Statement |
| • 00412_Noise Impact Assessment | Noise Impact Assessment |
| • 00412_Secure by Design Statement | Secure by Design Statement |
| • 00412_Management Plan | Management Plan (Operating schedule) |

The Design and Access Statement has been prepared to explain the design proposals and response to the site. It provides background information on the ambitions for the scheme, including intentions to provide a low carbon building, of the upmost design quality, that has principles of the circular economy embedded in the design and delivery of the project.

The proposals seek to retain the existing tree on the site and not directly impact on the Grade II listed Righton Building. Landscape proposals providing access into the pavilion are included in the submission which are also kept from impacting the Righton Building. Information on the landscaping and condition of the tree is included in the appendices of the Design and Access Statement.

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The Schedule of External Materials has been included with details of the durability and maintenance requirements for the primary materials proposed. Samples will be available to be shared in the coming weeks for your review to further assure the material selection. As has been discussed, the cladding is primarily a charred timber which behaves more durably than an un-charred timber. Its properties on the surface are transformed by the charring process, meaning the colour is permanently changed and it is more resistant to the weather. The maintenance requirements are minimal with an oil coating applied every few years to keep the surface sealed.

Please note that the drainage layout is not being submitted with the rest of the initial application material. This will follow next week to ensure it is fully coordinated with the rest of the proposals.

Lastly, as discussed on site, the Construction Management Plan and Local Labour Agreement will be submitted by the University at a later date, once a contractor has been appointed to the project. This will be provided at the earliest convenience.

If you require any further information on the materials or any other elements of our submission, please do not hesitate to get in touch.

Yours sincerely



Sam Gills
For Bennetts Associates

cc	Name	Company Name
cc	Andrew Potter	Manchester Metropolitan University
cc	Jonathan Baker	Manchester Metropolitan University
Cc	Jordan King	Manchester Metropolitan University