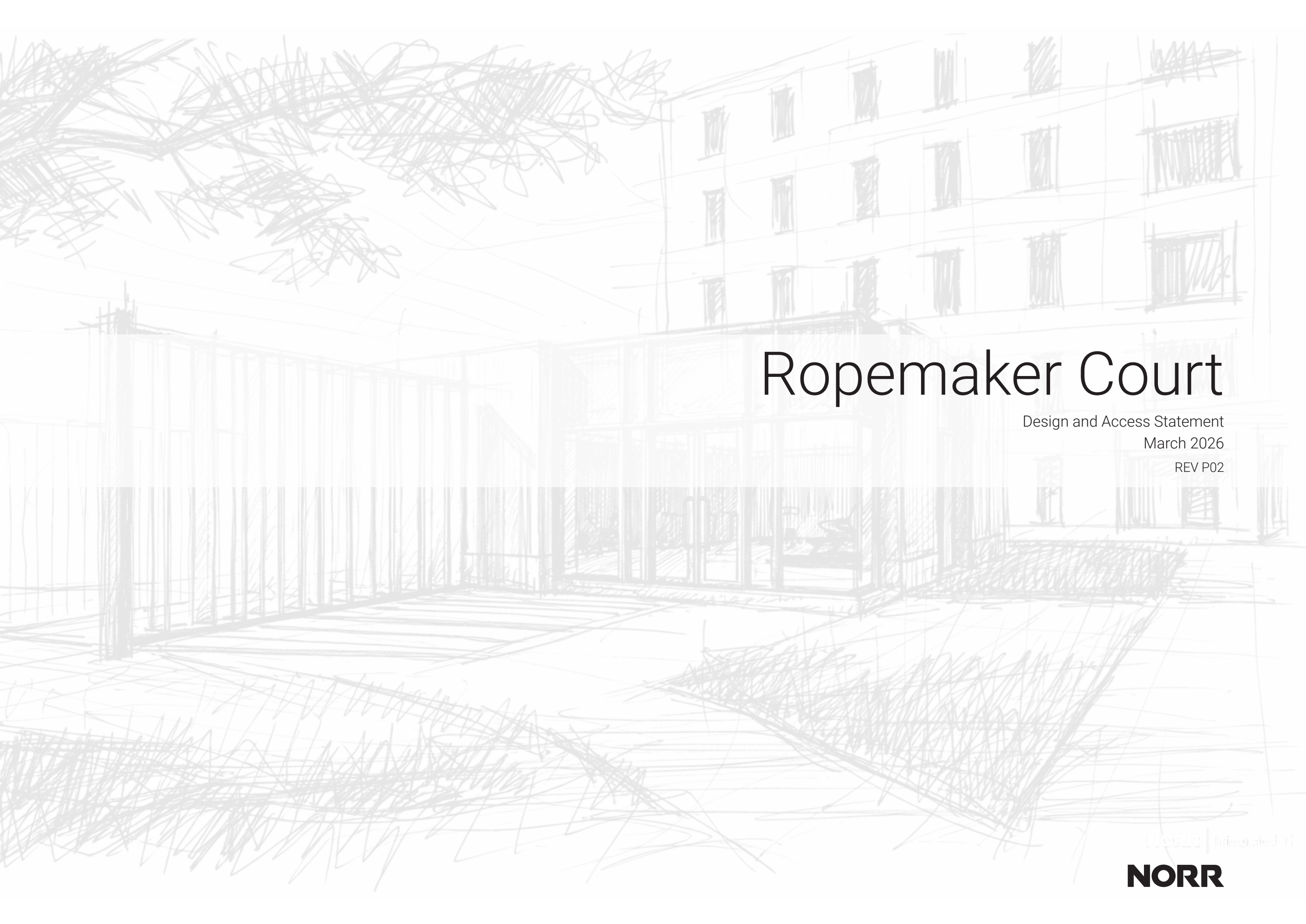


A detailed architectural sketch of a courtyard. In the background, a multi-story building with a grid of windows is sketched. To the left, a large, dense tree is sketched with many overlapping lines. In the foreground, there is a paved area with some low-lying vegetation sketched with cross-hatching. A modern, glass-walled structure is sketched in the middle ground, partially obscuring the building behind it.

Ropemaker Court

Design and Access Statement

March 2026

REV P02

NORR | Integrated Thinking

NORR

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01 Introduction

Summary

Project: Ropemaker Court

Project Number: RZ3025-0074

Date: March 2026

Current Use: PBSA - Sui Generis

Proposed Use: PBSA - Sui Generis

Site Location:

500 Moss Lane East

Manchester

M14 4PL

Introduction

This design and access statement has been prepared in support of a planning application on behalf of Spinnaker Estates for the increased provision and enhancement of amenity space as part of the existing purpose-built student accommodation at Moss Lane East, Manchester.

Project Team

Client	Spinnaker Estates
Project Manager	Cumming Group
Quantity Surveyor	Cumming Group
Architect & Lead Consultant	NORR Consultants
Planning Consultant	ICENI
Transport Consultant	ICENI
MEP Engineer	Link MEP
Structural and Civil Engineers	Curtins
Fire Engineer	Bailey Partnership
Interior Designer	Ashton Studios
Sprinkler Provider	Armstrong Priestley

Application Proposal

This application relates to Ropemaker Court an existing Student Accommodation Building located in Manchester, UK with approximately 416 bedrooms.

The proposed scheme looks to improve the student experience at this building by providing additional amenity space including a multi-function room for karaoke/podcasts, a games area for pool/ping pong, an area for gaming and a gym.

This is achieved through the introduction of two new lightweight, single storey pavilions constructed separate to the main building(s) but within the ownership boundary of the site. The pavilions are proposed to be constructed from a simple but contemporary material palette complementary to the existing building(s).

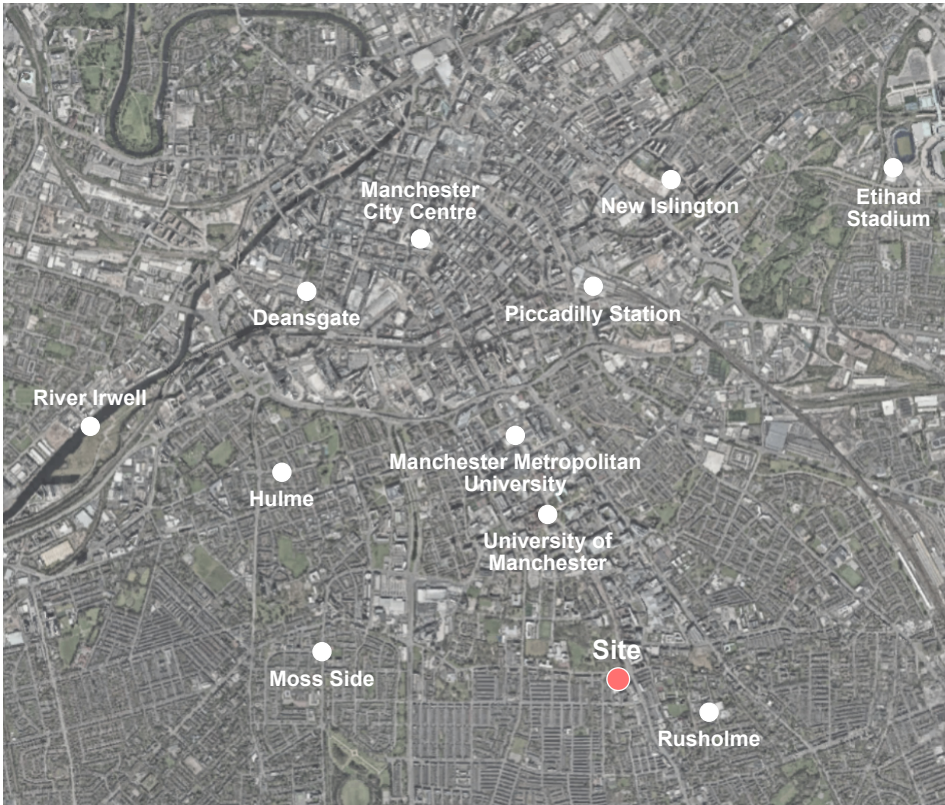
These works also require re-arrangement of some site access and servicing features such as the relocation of cycle and waste storage provisions.



02 Location



The site is located to the southern side of Manchester, just south of the A57(M), also known as the Mancunian Way.



The site is located in Manchester’s main student area. It benefits from excellent transport links, with Victoria and Piccadilly train stations providing easy access to the city and wider UK. Both Old Trafford and Etihad Stadiums are nearby, and the city centre—has great shopping, entertainment, and dining options—is easily accessible by foot, bike, or public transport. The site is ranked an 8 on the Greater Manchester Accessibility Index (GMAI)



The site is located in a vibrant student area, surrounded by housing primarily occupied by second- and third-year students. It is situated across from Whitworth Park, one of the few expansive green spaces in Manchester City Centre. Positioned on Oxford Road, the site is within walking distance of both the University of Manchester and Manchester Metropolitan University.

Local Context and Connections

Ropemaker Court is located at the junction of Oxford Road and Moss Lane, in the heart of Manchester’s student district. The site benefits from a prime position, within walking distance of both the University of Manchester and Manchester Metropolitan University, and surrounded by a wide range of high-quality local amenities.

To the south, the Rusholme and Moss Side areas provide extensive student housing, particularly for second- and third-year students. Just north of the site lies Whitworth Park and the Whitworth Art Gallery—one of the city’s few expansive green spaces.

Oxford Road and nearby Wilmslow Road, known for their vibrant mix of shops, restaurants, bars, and particularly renowned Indian cuisine, are only a short walk away. The site also enjoys excellent transport links, with frequent bus services connecting students to the city centre and beyond. A variety of supermarkets, cafés, and other conveniences further enhance the site’s accessibility and appeal.

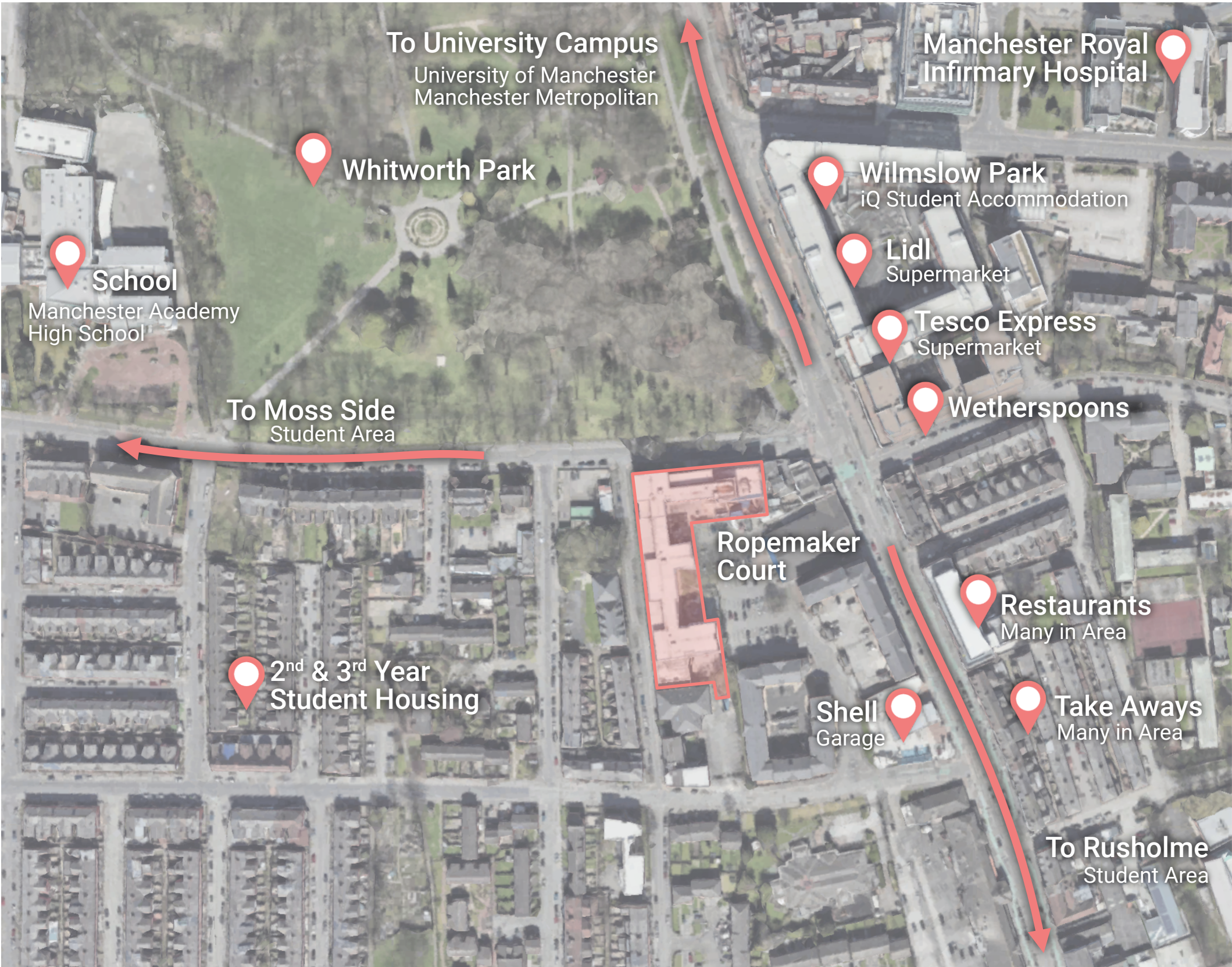
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Location

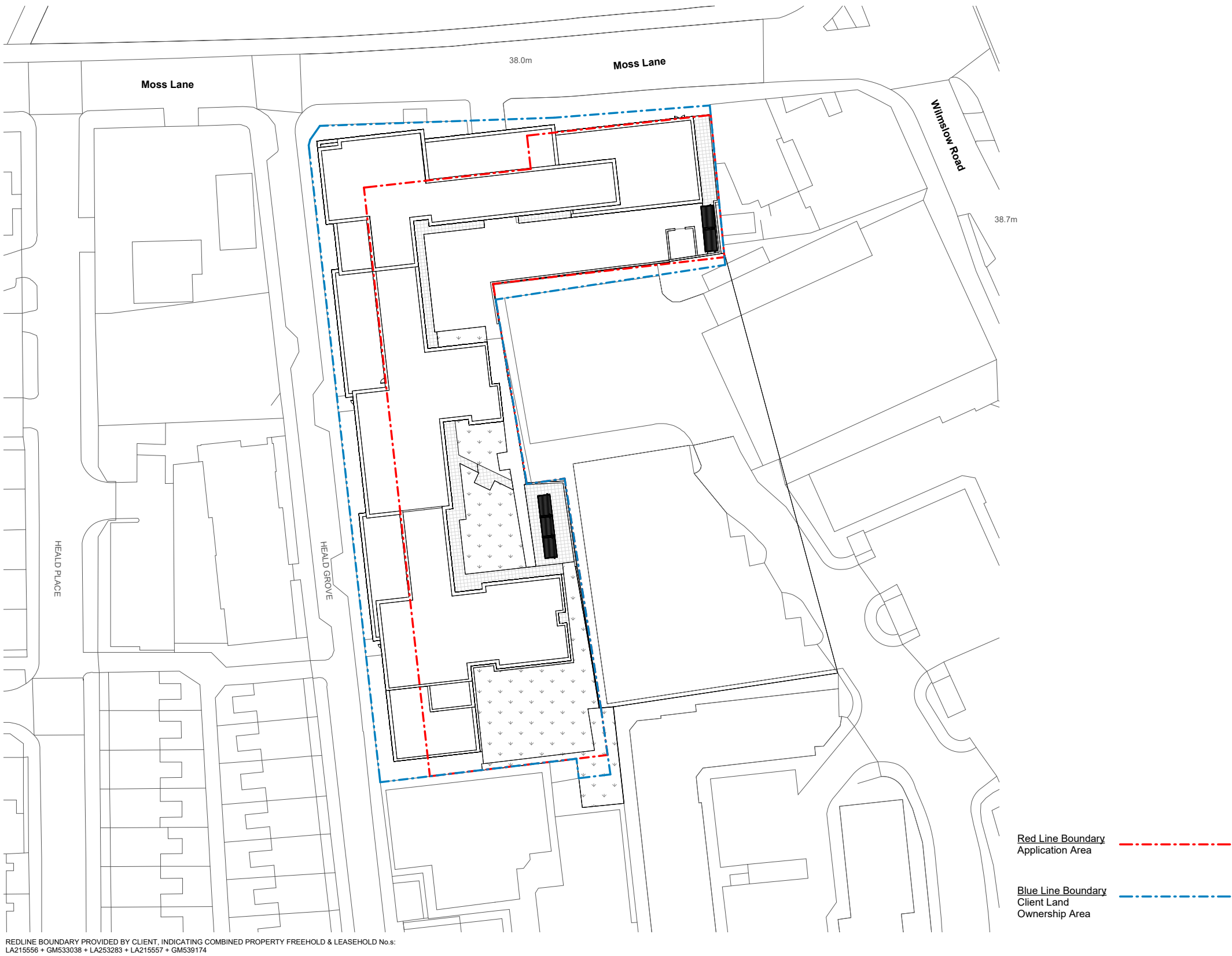


The Site





Site Location Plan
NTS



03 Existing
