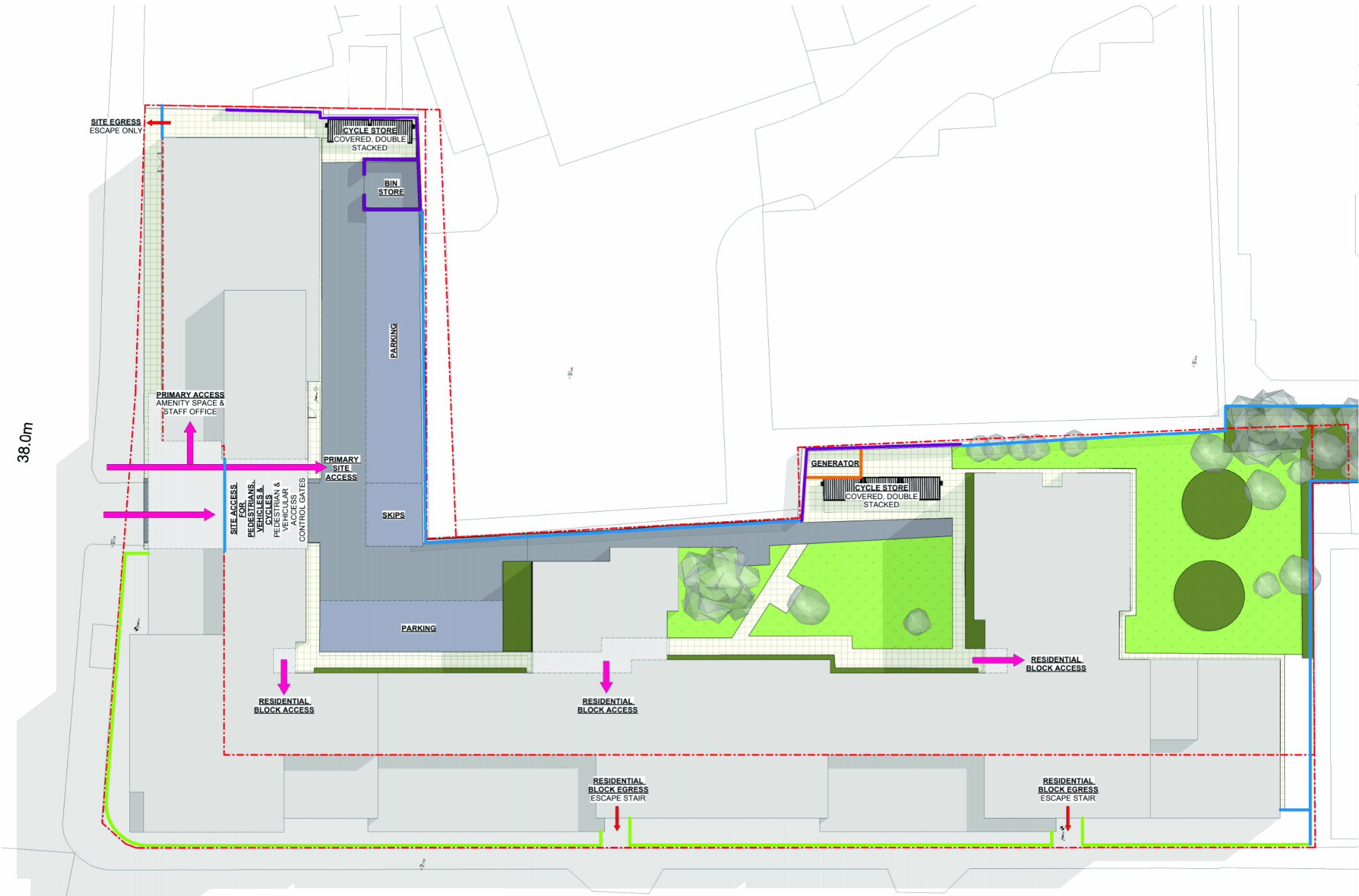


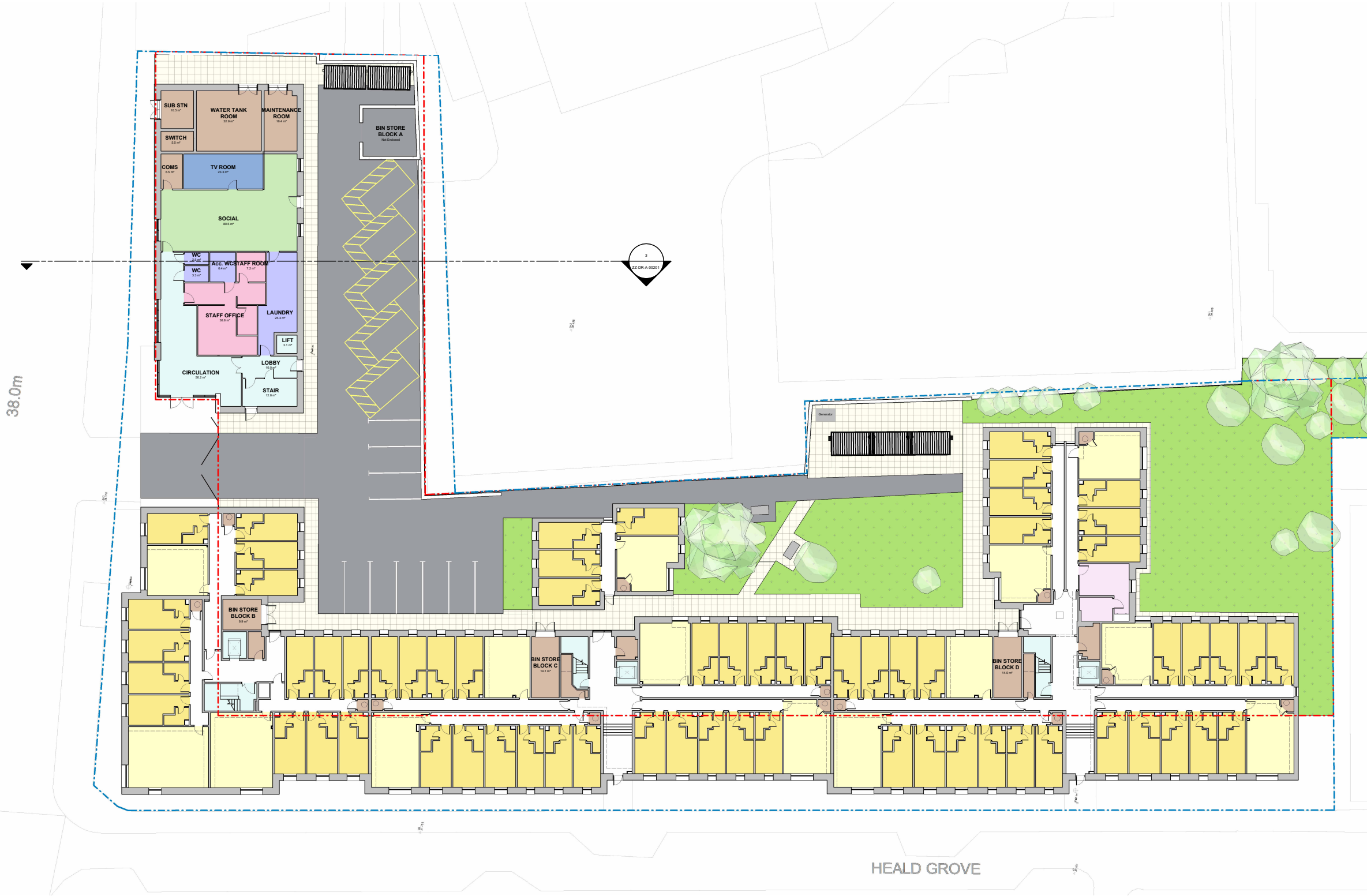
Site Plan  
Existing - NTS



**Key**  
Fence Types

- Steel Vertical Bar - Black  
Circ. 2.5m
- Brick Boundary Wall  
Circ. 2.5m
- Brick Wall with Fence Over  
Circ. 1.5m
- Welded Mesh Fence  
Circ. 2.0m

Ground Floor Plan  
Existing - NTS



Key

- Amenity
- Amenity (Activity)
- Amenity (Social)
- Staff
- Facilities Management
- Circulation
- Kitchen/Living/Dining
- Bedrooms

# 04 Design Development

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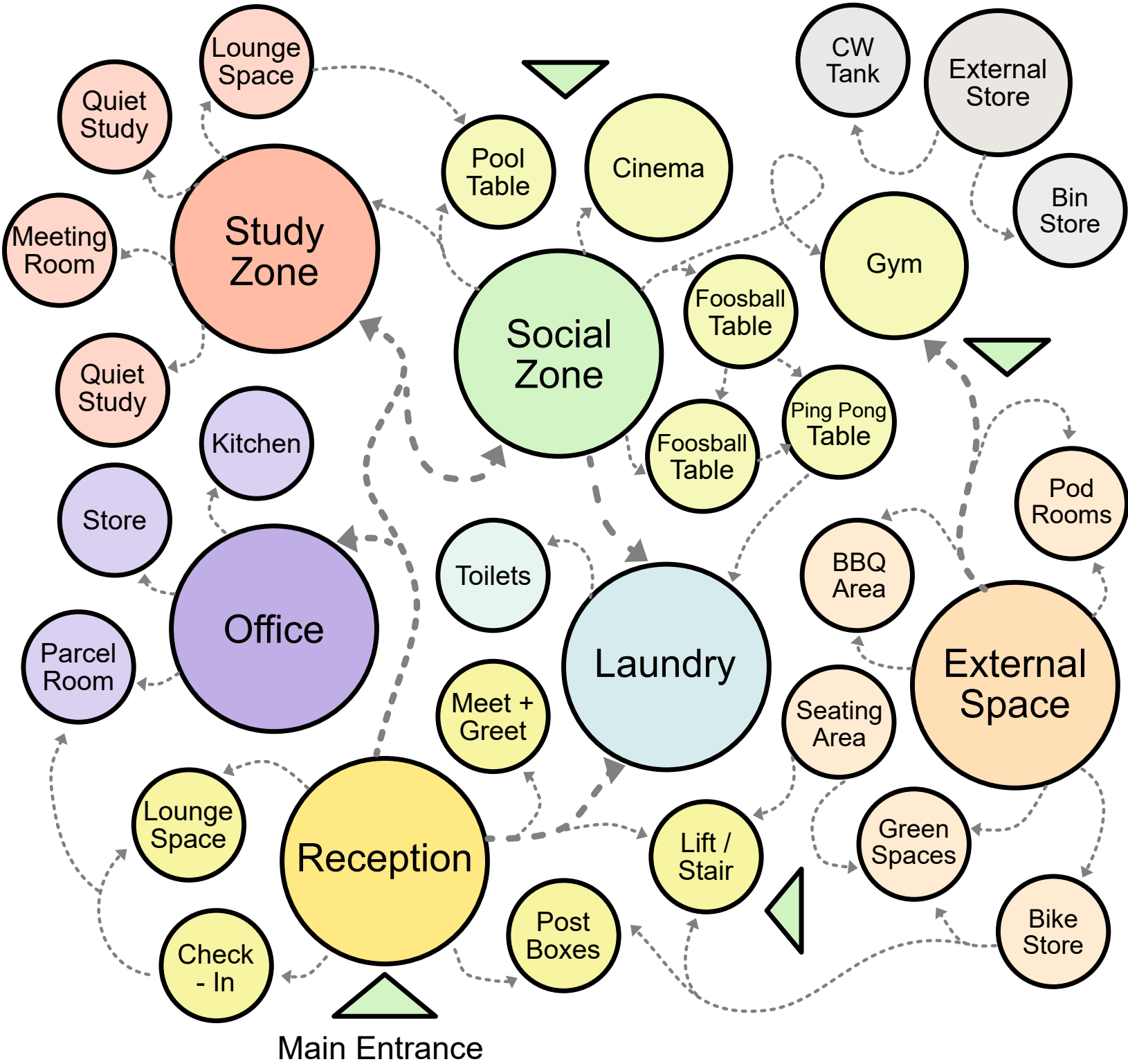
Brief from Spinnaker Estates

This brief focuses on re-imagining and expanding the existing amenity spaces at Unite Students’ Ropemaker Court in Manchester, with the goal of transforming the site into one of the more amenity-rich student accommodations in the city.

The building is currently let under a NOMs agreement with Manchester Metropolitan University until 2033.

Spinnaker propose to upgrade and enhance the current amenity offering by introducing single storey amenity pavilions in the existing car park and courtyard areas to provide more amenity space to the existing building.

The overall ambition is to create a dynamic, flexible, and future-ready environment that not only meets current student needs but also allows for phased expansion and adaptation over time—positioning Ropemaker Court as a standout destination for student living in Manchester.



Site Constraints  
As Presented in Planning Pre-application  
Submission

Key

Sub St./Plant/Tanks etc.

Cycle Storage

Waste Storage

Parking

Generator

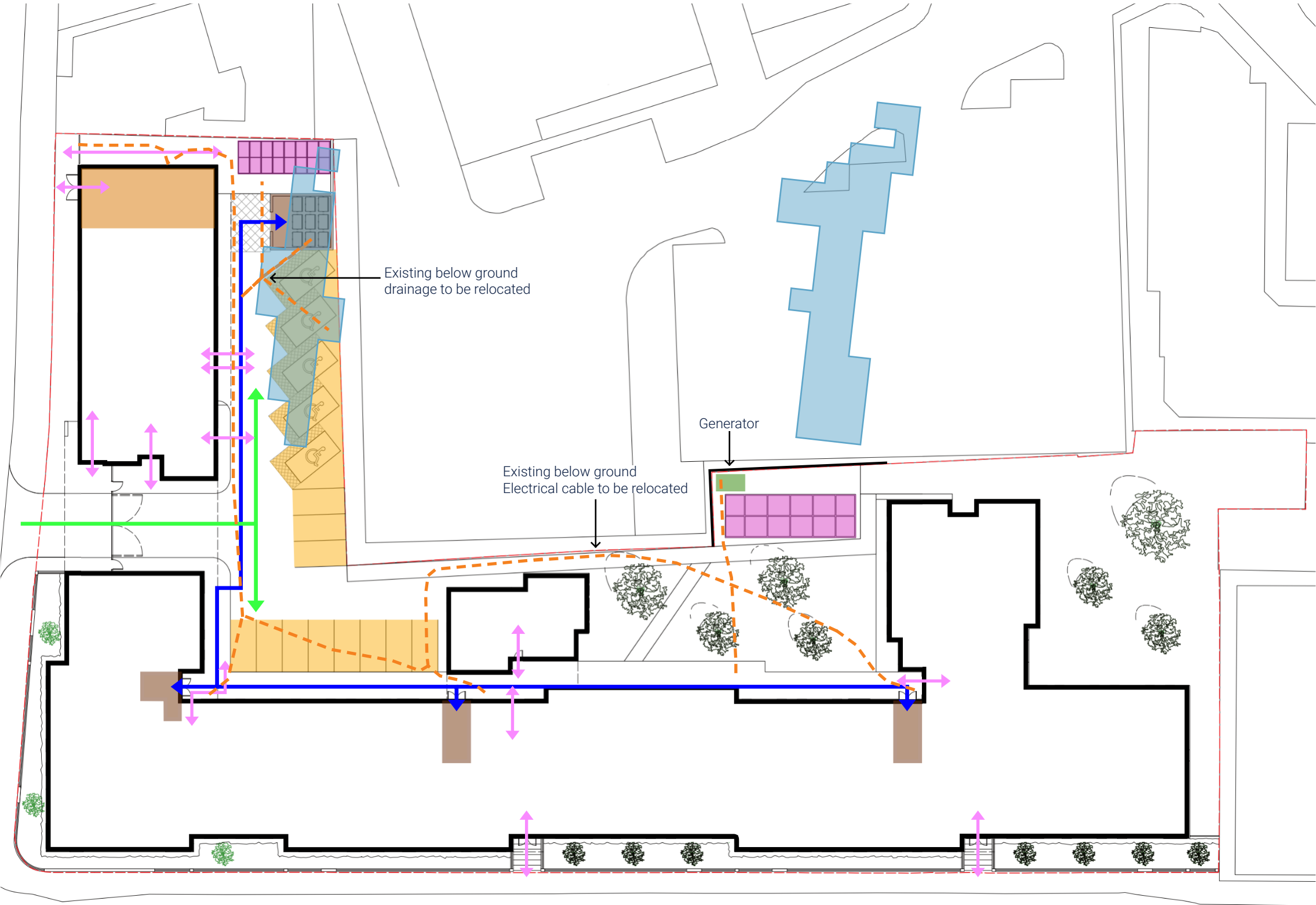
Services Route

Vehicular Access

Waste Servicing

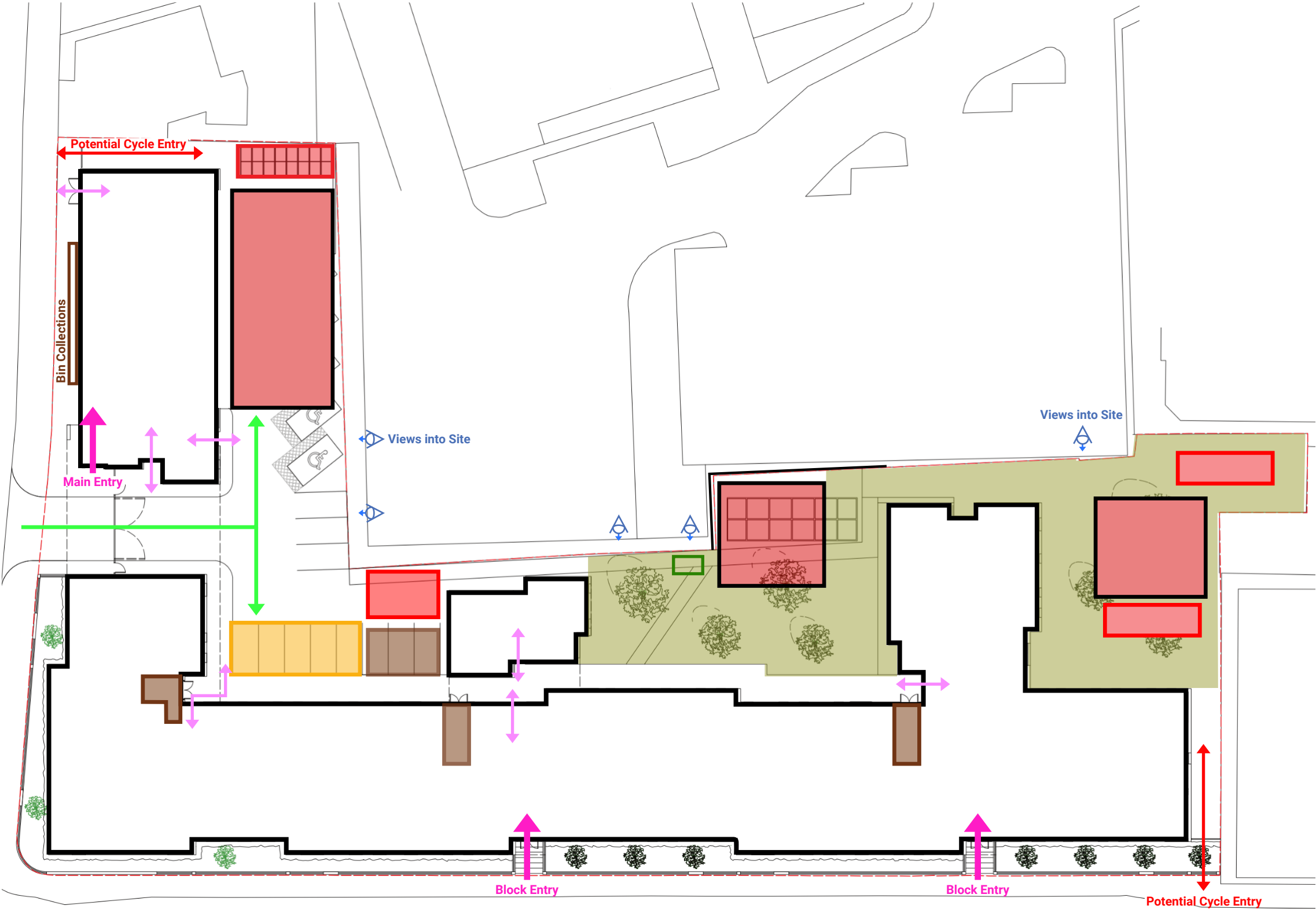
Entry/ Exit

Surface Water



Site Opportunities  
As Presented in Planning Pre-application  
Submission

- Key
- Potential Amenity Pavilion
  - Waste Storage
  - Waste Collection Point
  - Retained Parking
  - Relocated Generator
  - Retained Vehicular Access
  - Retained Entry/ Exit
  - Potential Cycle Access
  - Potential Cycle Storage
  - Landscaping Opportunity



## Previously Submitted Scheme

### Proposed Ground Floor Plan - NTS (Superseded)

The Scheme shown opposite was included in a planning pre-application submission on 06.11.2025

Following the planning officers review of the pre-application, they concluded that there would be no need for a formal meeting to discuss the project, as the general principle of proposed pavilions is considered acceptable.

Following written discussions at the pre-application stage it was agreed that:

#### Car Parking

- As the five existing blue badge spaces are currently underutilised, and given the high accessibility rating for the site. The proposal to reduce this to 3x blue badge spaces was acceptable, in-line with other student schemes permitted elsewhere in the local area, where less or nil were provided for.
- The existing spaces are also generally underutilised and as students cannot currently park at the site, the loss of the existing 2x spaces will arguably not change the existing situation.
- There is no existing EV provision and the proposals do not warrant new EVPC provision.

#### Cycle Parking

- The proposals would not technically require an increase in cycle parking as there is no increase to student occupancy numbers proposed. The 94 current covered cycle parking spaces will continue to be provided as part of the proposal.

#### Servicing

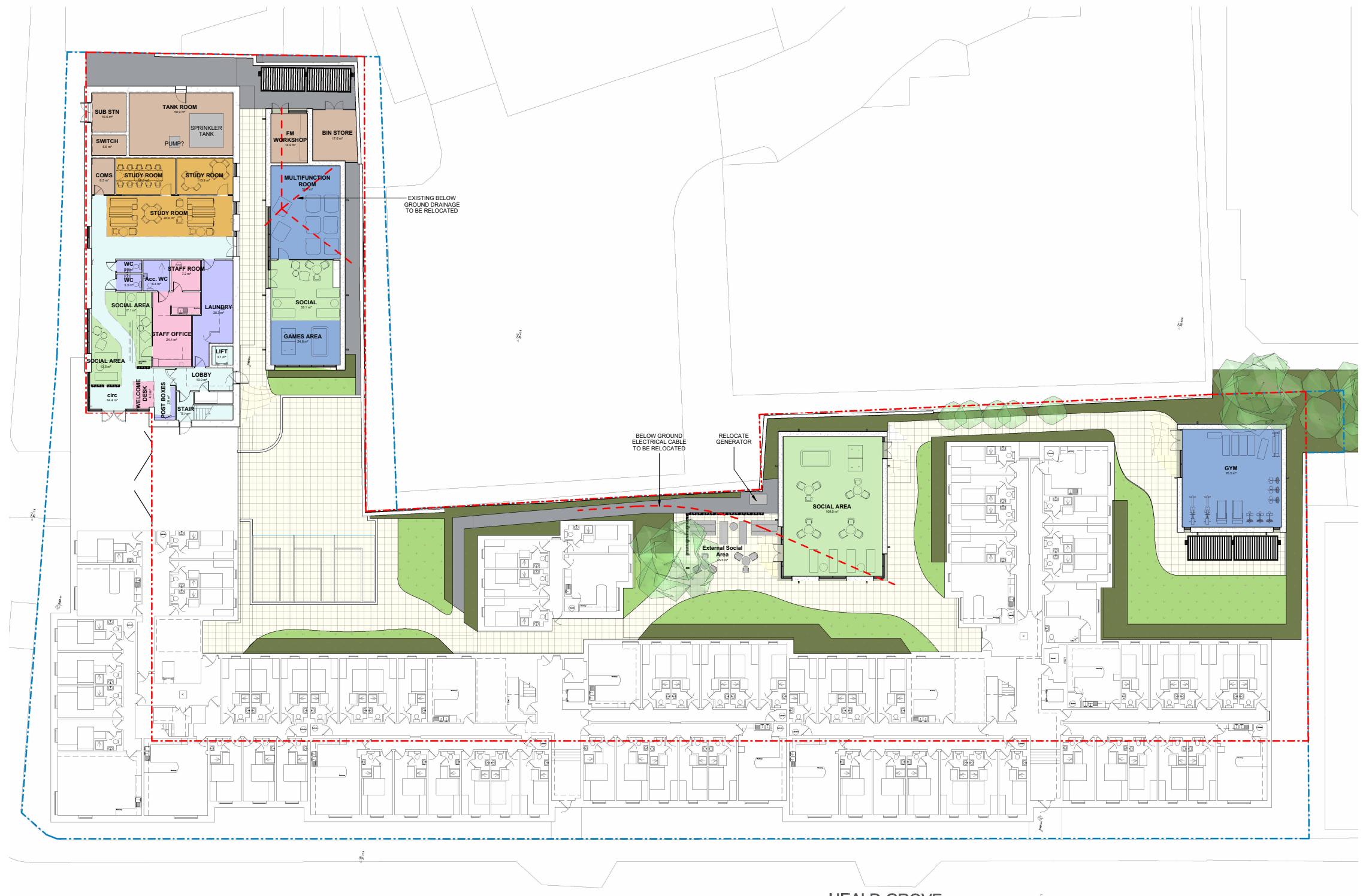
- Further information would be provided regarding refuse servicing, new bin pick up location, resident deliveries

#### Site Access

- Pedestrian access would not change.
- Highways access would be retained to allow access of fire tender vehicles and delivery drivers that need to turn in the car park.

#### Biodiversity Net gain

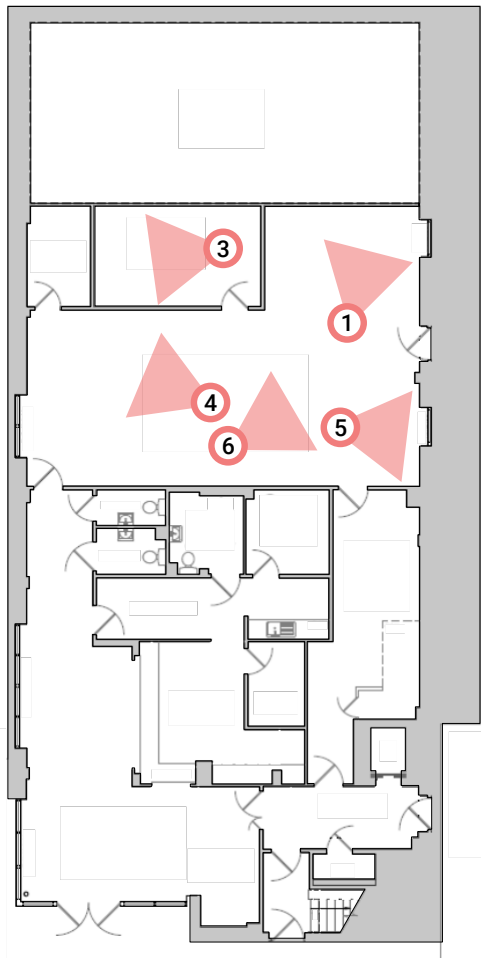
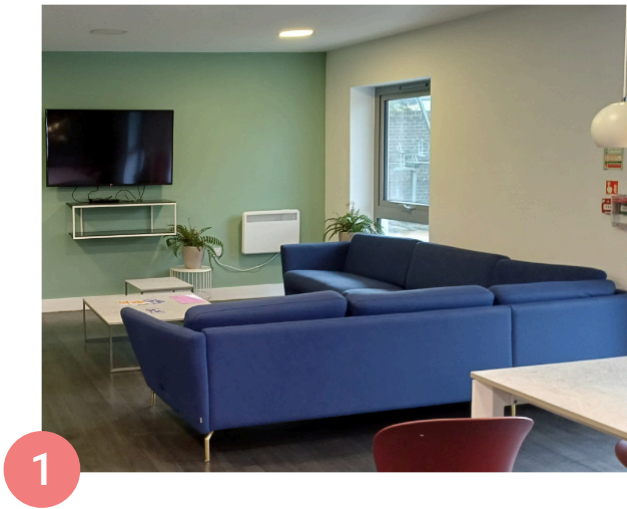
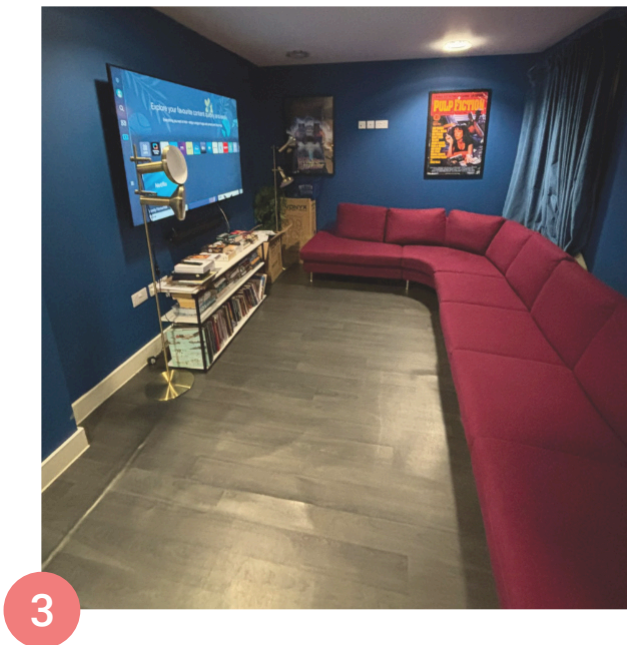
- An exemption would be applicable due to existing nature and scale of the site.



Existing Amenities Space  
Site Photographs

The existing amenities at Ropemaker Court are located behind the reception and lobby area, where a generously sized common room is currently underutilised. Much of the space is occupied by a ping pong table, limiting its functionality. While the area includes a cinema room and a large lounge sofa, it lacks dedicated study zones for students - aside from a meeting room located upstairs. (see image 2)

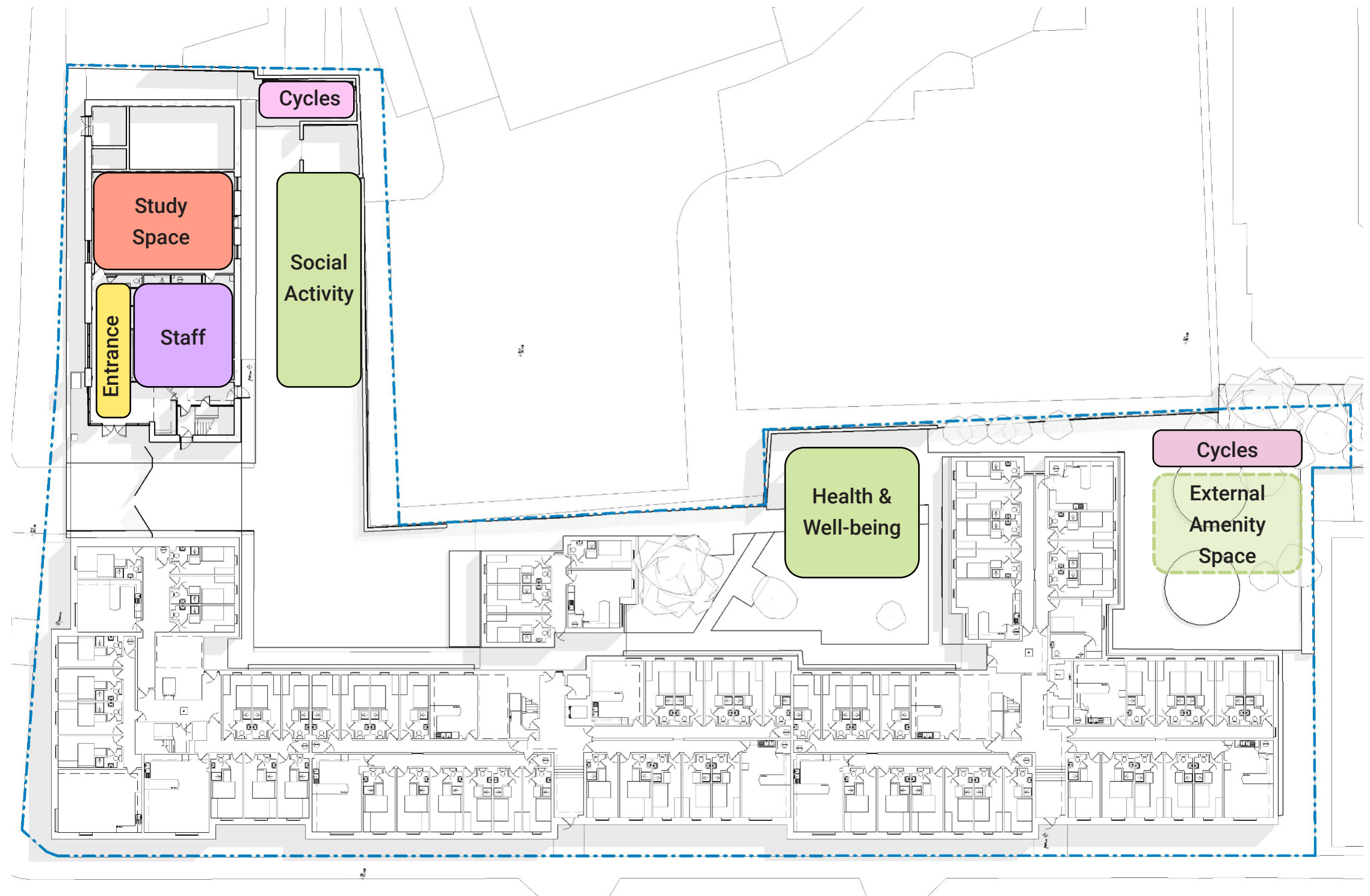
Key Plan



## Site Arrangement

### Proposed Location of Amenity Pavilions

The current proposed design intent broadly aligns with that submitted in the Pre-Application Submission with the exception of the Southern-most Pavilion now being omitted, replaced with an outdoor area of hard landscaping, to be utilised by students as external amenity and social space.



Spatial Planning

Exploration of benefits to amenity expansion

Existing

Currently a small Common room space at the back of the entrance and reception space to the building. Large space to extend out into the existing car park to allow for more amenity space.

Proposed

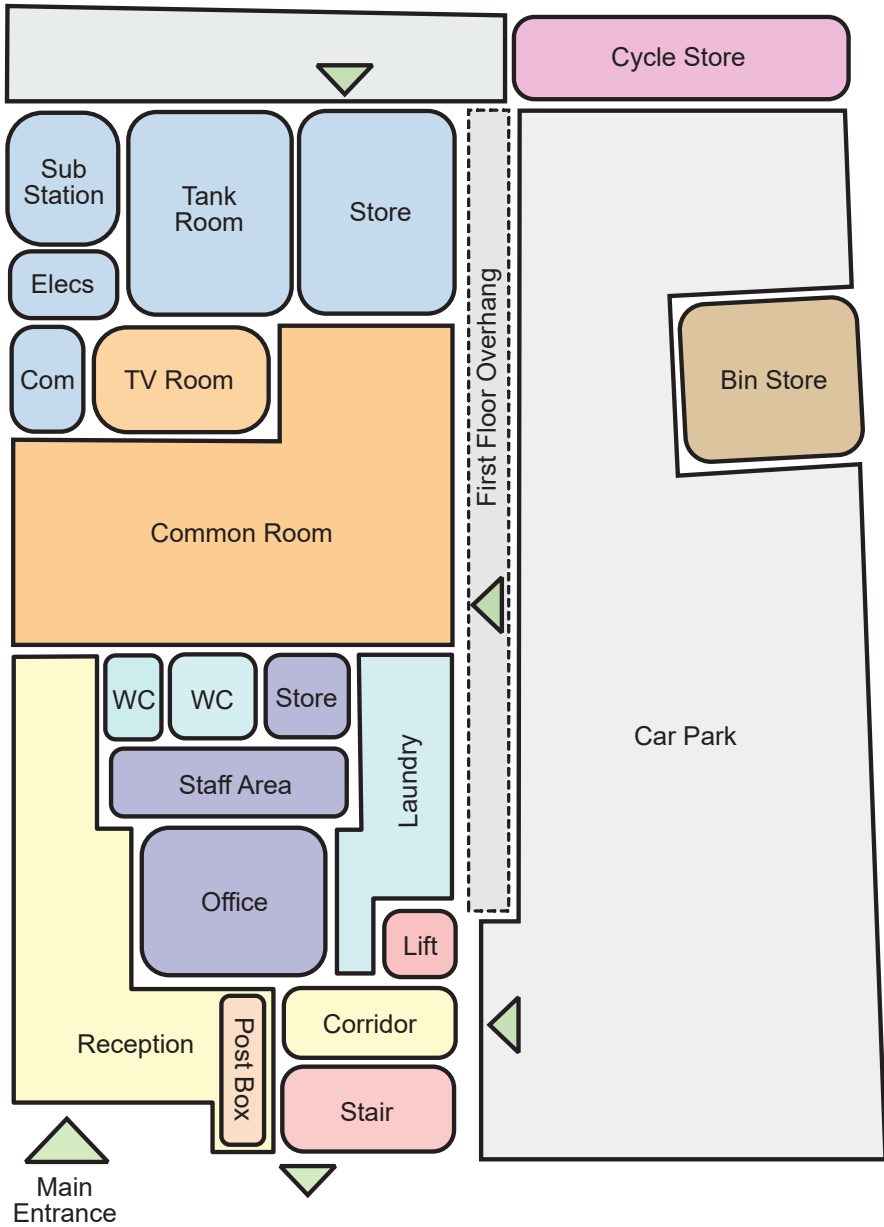
The proposed space now is detached from the main building acting as a stand alone amenity pavilion. Extension to the Common Room has allowed for a diverse range of on-site amenities. The expanded layout accommodates the potential for dedicated facilities.

Key

- Reception / Lobby
- Amenity Area
- Shared Space
- Study Space
- Staff Space
- Toilet / Laundry
- Services



Existing Reception and Amenity Space



Proposed Spatial Planning of Amenity

