1181 ROBERT STREET, MANCHESTER
DESIGN AND ACCESS STATEMENT

1181-TGA-XX-XX-RP-A-FI_10_10-00250 P01

TIM GROOM ARCHITECTS

Revision	Date	Description
P01	02.04.26	Planning Issue
P02	10.04.26	Minor graphical amendments

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01. INTRODUCTION

Executive Summary

This Design & Access Statement has been prepared by Tim Groom Architects on behalf of the applicant, Rani Developments. The statement supports a planning application for a high quality, sustainable development of new homes.

The proposed scheme intends to create a contemporary residential block that provides 189 high quality homes.

The scheme has been designed in accordance with national, regional and local planning guidance as well as Building Regulations and British Standards.

This design statement explains the design development process and describes the final proposals for the site.

This document should be read in conjunction with the application drawings and other material submitted in support of the planning application.

The planning application seeks full planning permission for the following:

The proposed development comprises the demolition of existing structures and buildings and erection of a part 11, part 15 and part 20 storey residential building comprising 189 apartments (Use Class C3) together with associated residents' amenity space, public realm, cycle parking, substation, servicing, and associated landscaping works.

Project Team

Client
RAA Capital

Architect
Tim Groom Architects

Planning Consultant
Zerum

M&E Engineer
Ridge

Landscape Architect
LAND Studio

Fire Engineer
Orion Fire Engineering

Acoustic Consultant
Jameson Acoustics

Transport Assessment and Travel Plan
SK Transport Planning Ltd

Ecological Assessment
ERAP

Heritage
Levrant

Air Quality
Redmore Environmental

Daylight, Sunlight and Overshadowing
GiA

Human Health
Buro Happold

Socio-Economic
Buro Happold

Community Involvement
Counter Context

Townscape & Visual Impact
RBMP

Wind Microclimate
GIA

02. THE SITE

Site Introduction

7 - 21 Robert Street

Whilst historically an industrial warehouse, the site is currently occupied by Pure Padel Manchester, an indoor sports venue, approved under temporary planning consent 139686/FO/2024 (3 year consent).

The site consists of a large single storey warehouse building, housing six indoor padel courts and associated amenities, and car parking spaces for approximately 18 vehicles. It is located to the north of Victoria train station, close to HM Prison Manchester.

Given the site's historic industrial context, all future proposals must demonstrate a rigorous and considered response to its cultural and heritage significance.

With new and emerging developments within the immediate vicinity, the evolving landscape presents a significant opportunity for the redevelopment of the site.



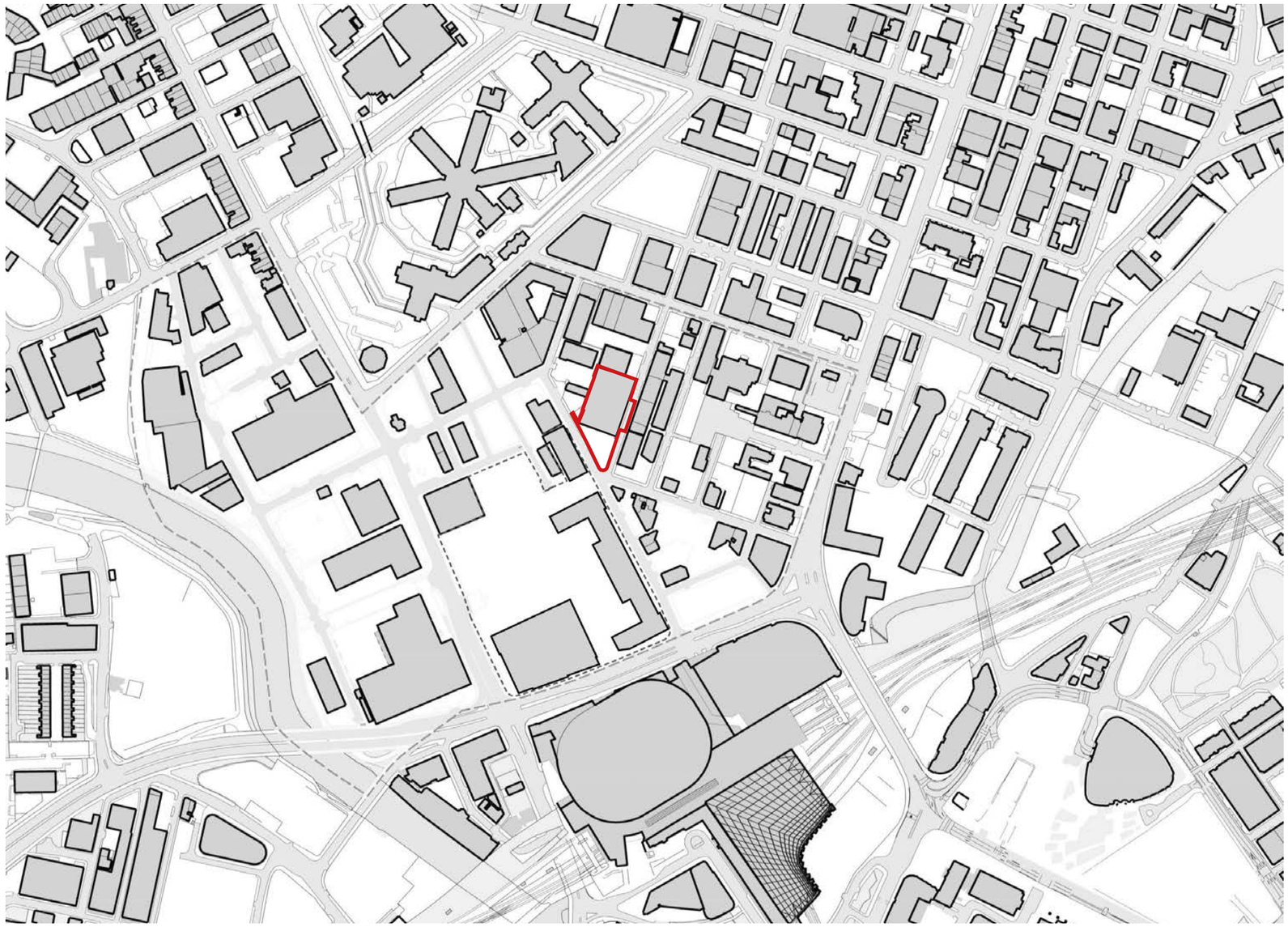
Aerial image of the site taken from Google Earth

Site Location

The site is bounded by Robert Street to the northeast, Dutton Street to the southwest, and the Youthstar wholesale distribution unit to the north.

Total site area: 0.298 hectares.

The wider area is characterised by a mix of commercial, light industrial, residential and community spaces.



Site location plan

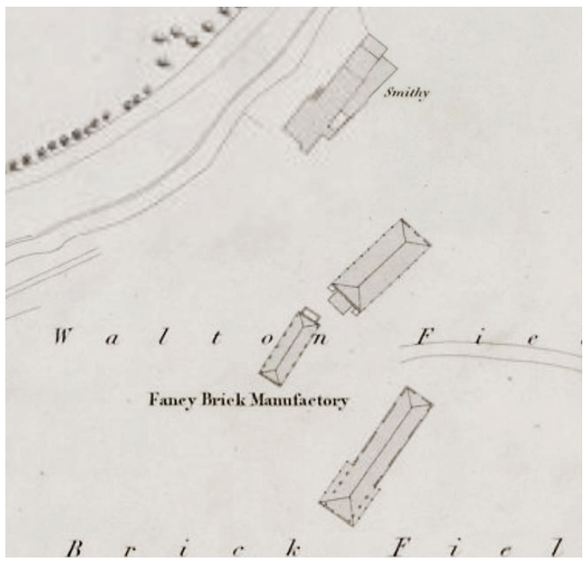
Site History - Fancy Brick Manufactory

From at least 1641, Strangeways Hall was the most significant landmark in the area now refered to as Strangeways. By the late 1700s, the area around Strangeways was considered as being 'green fields and pastures' on the outside of the town. There were however signs of encroaching industrialisation.

By 1794 there were two printing works, three dyeworks, a brewery and a bowling green all located on Strangeways land. By 1850 the area was home to a brick manufacturer, the "Fancy Brick Manufactory".

Strangeways Hall was demolished in the 1850s to make way for the new prison (now known as HM Prison Manchester).

- *Fancy Brick Manufactory*



Enlarged area of 1850 plan showing the Fancy Brick Manufactory



1850 plan with site location shown

Site History



1893

By 1893 the urban fabric had expanded significantly, with a mixture of working tenements and industrial uses. These had a focus on textile and fabric production for Clarence Hat Works, which at the time occupied the buildings directly opposite the proposed site.

The site itself was occupied by R. Kerley Velvet & Co. The urban grain defined the enclosure of the space at the juncture of Dutton, Robert & Park Streets.



1915

By 1915, the vacant plot at the end of Dutton Steet had been occupied by the Clarence Hat Works, which terminates the view to the north. A Public House can be seen on the corner of Dutton and Park Street, where the Dutton Hotel is today.

The historical map above indicates the scale and grain of the former street pattern.



1946

By 1946, many of the those industrial and residential buildings were still standing.

Historical map of site area

Listed Buildings

There are no conservation areas close to the site however there are a number of nearby Grade II listed buildings:

1. *Main Prison Block of HMP Manchester*
2. *Gatehouse of HMP Manchester*
3. *The Tower of HMP Manchester*
4. *Former Boys Prison Block HMP Manchester*
5. *Former Synagogue, 19 Cheetham Hill Road*
6. *Roman Catholic Church of St Chad and attached Presbytery, and Boundary Walls*
7. *Knowsley Hotel*
8. *Manchester Parcel Post Office*



Location plan of nearby listed buildings

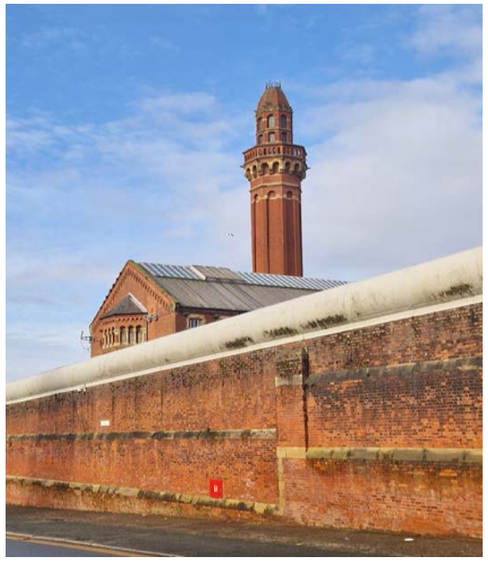
Listed Buildings



1.



2.



3.



4.



5.



6.



7.



8.

Architectural Context

The surrounding architectural character is largely defined by red-brick buildings and metal-clad industrial units. Most structures are low-rise, generally no more than 3 to 4 storeys. Building heights gradually increase towards the city centre.

To the north stands the Grade II-listed HM Prison Manchester. Designed by Alfred Waterhouse, the original prison is a notable example of Victorian Gothic architecture. The origianl entrance gateway and prominent ventilation tower form key visual landmarks within the area.

On the opposing side of Dutton Street, the Brewery Gardens development is currently under construction. This major residential scheme ranges from 11 to 25 storeys and is predominantly finished in brickwork.



1.



2.



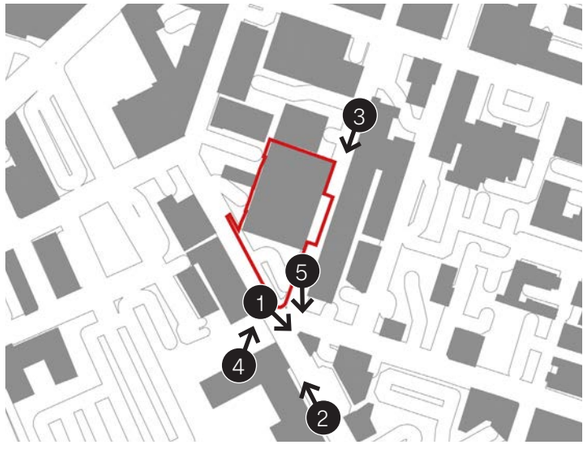
3.



4.



5.



Surrounding Land Uses: Existing

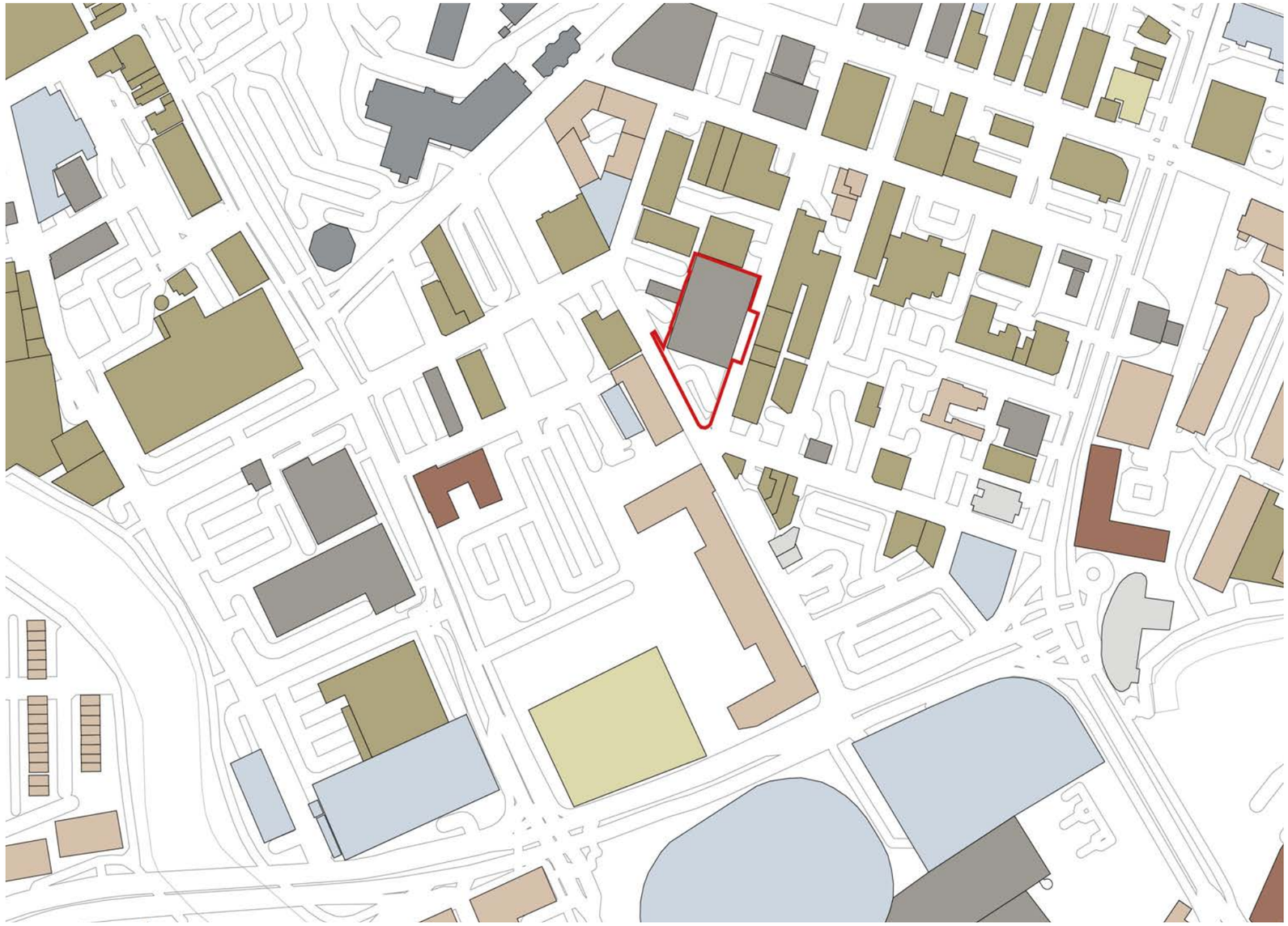
The existing building use in the area includes a diverse mix of industrial and light-industrial units, commercial premises, residential properties, arts and culture, and educational facilities.

As regeneration continues within the Ducie Street Strategic Framework area, many post-industrial sites are expected to be cleared, making way for commercial and residential-led development. The Brewery Gardens scheme is a key example of this emerging transformation.

In addition to the major AO Arena, the area is home to several smaller arts and cultural venues. These include the White Hotel, Hidden and The Derby Brewery Arms. These are important cultural destinations and contributors to the night time economy.

A number of clothing and textile businesses still operate along Ducie Street, providing a valuable connection to the area's historic textile heritage.

To the south of the site, the Manchester College City Campus provides vocational programmes that equip students with industry-standard skills and training.



Surrounding land use plan

Red Bank; Masterplan

The Red Bank Masterplan is a joint venture partnership between Manchester City Council and the Far East Consortium (FEC). The partnership will deliver a major extension to the city, this area will be known as Manchester Victoria North.

The Red Bank masterplan aims to transform the Red Bank neighbourhood by:

- Creating a sustainable residential-led neighbourhood;
- Reinvigorating the green spaces along the River Irk Valley.

A ribbon of public realm landscaping is proposed through the heart of the masterplan which starts at the southwest corner with the proposed Viaduct Gardens. The Viaduct Gardens will be 250m away from the proposed site and linked via Park Street.



Site location in relation to the Red Bank Masterplan

Red Bank Masterplan

An outline planning application was submitted on 9th May 2023 for a residential-led mixed-use development across several plots. The proposed development includes a number of different land uses:

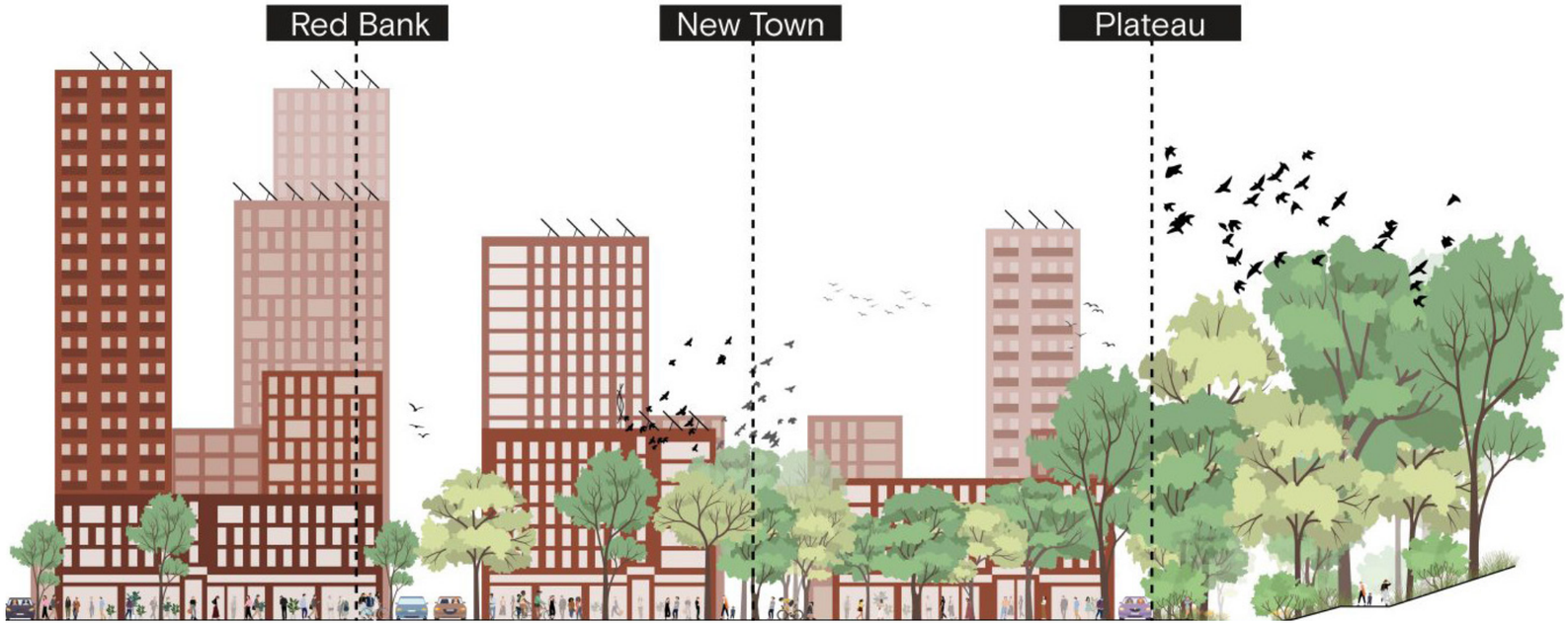
- Residential;
- Commercial;
- Business space;
- Community use;
- A health centre:
- A Primary School.

The landscaping proposal consisted of final shared highway and footpath, new public realm and associated landscaping, car parking provision and cycle storage.









Images submitted as part of the Redbank outline planning application

Masterplan

The proposed site is situated within two regeneration frameworks;

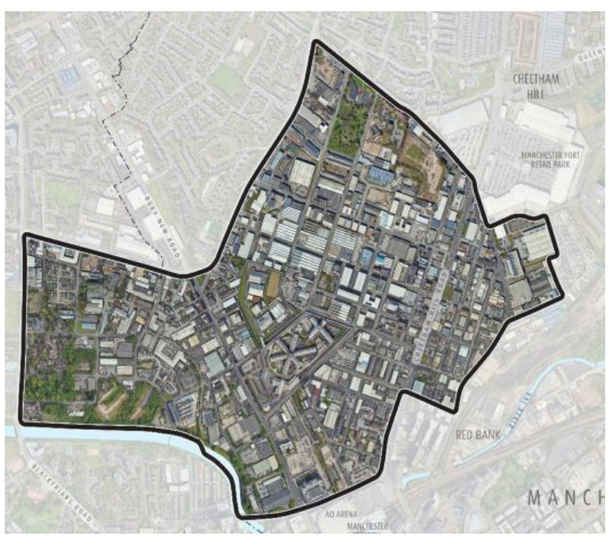
Strangeways and Cambridge Strategic Regeneration Framework

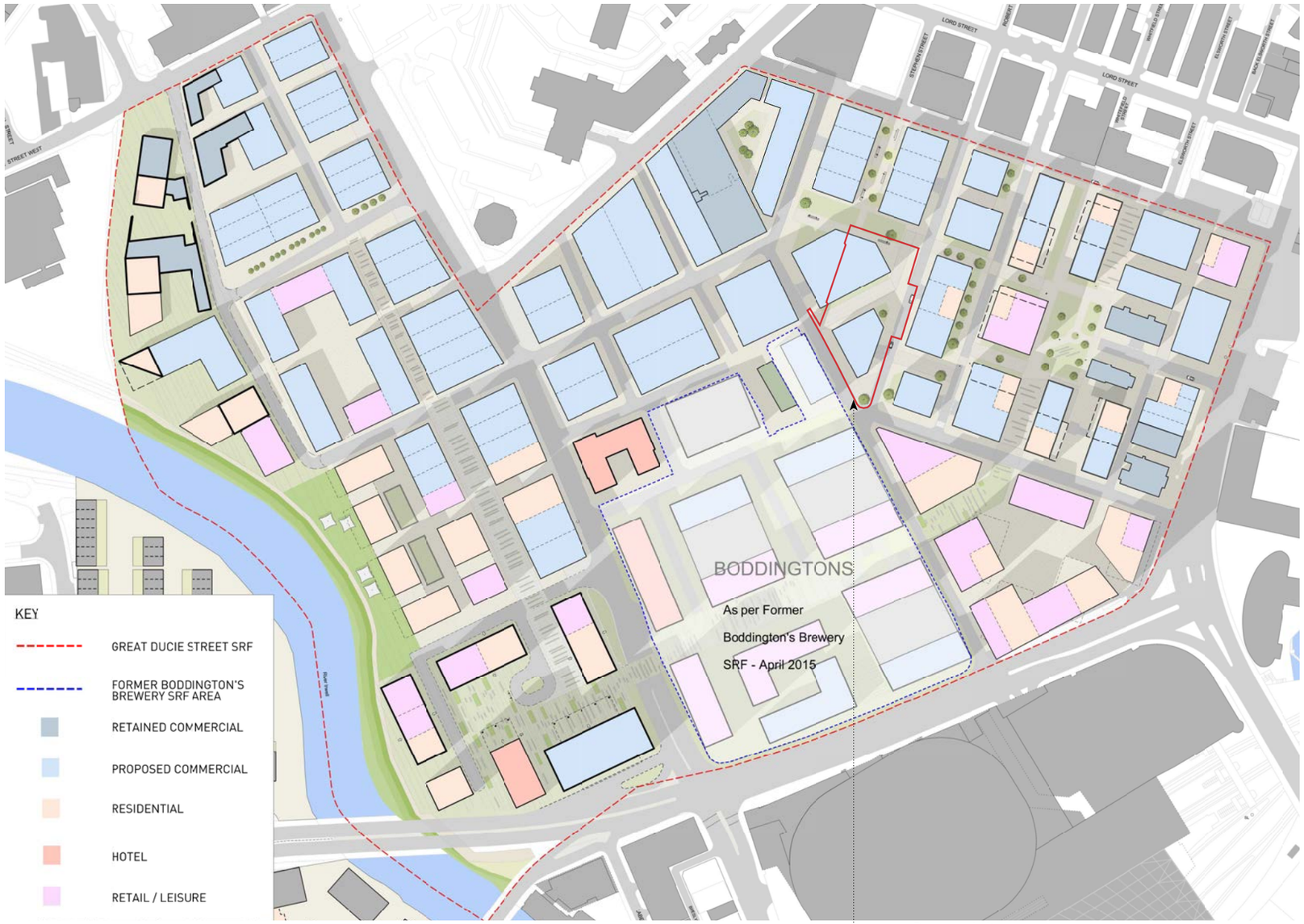
The Strangeways and Cambridge SRF is a joint development by Manchester City Council and Salford City Council. It presents a high-level vision for the area, to support businesses growth, attract new enterprises, and developing significant new housing and commercial space – alongside a major new 60 acre urban park. In November 2025, the SRF was endorsed at Cabinet and it now forms a material consideration.

Great Ducie Street Strategic Regeneration Framework

The Great Ducie Street Strategic Regeneration Framework (SRF) proposes a vision of the area as a vibrant, mixed-use neighbourhood with a cohesive community.

The SRF masterplan proposes the land use of the area be primarily commercial and residential.





Proposed Masterplan, taken from the Great Ducie Street SRF

Zone 6: Park Place

The proposed site is located within Zone 6 The Great Ducie Street SRF. Zone 6 is refers to one area within the masterplan called Park Place.

Park Place area is located at the north-east corner of the masterplan. This area bridges the established warehouse district to the north; and the taller developments proposed within the SRF to the south.

The masterplan highlights key opportunities for active frontages, key pedestrian junctions, nodal points and pedestrian movement.



- *Site Boundary*
- *Zone 6 border*
- *SRF border*
- *Vehicular routes*
- *Pedestrian routes*
- *Active frontage*
- *Sun path*
- *Landmark/ Gateway buildings*
- *Pedestrian junction*
- *Proposed public space*

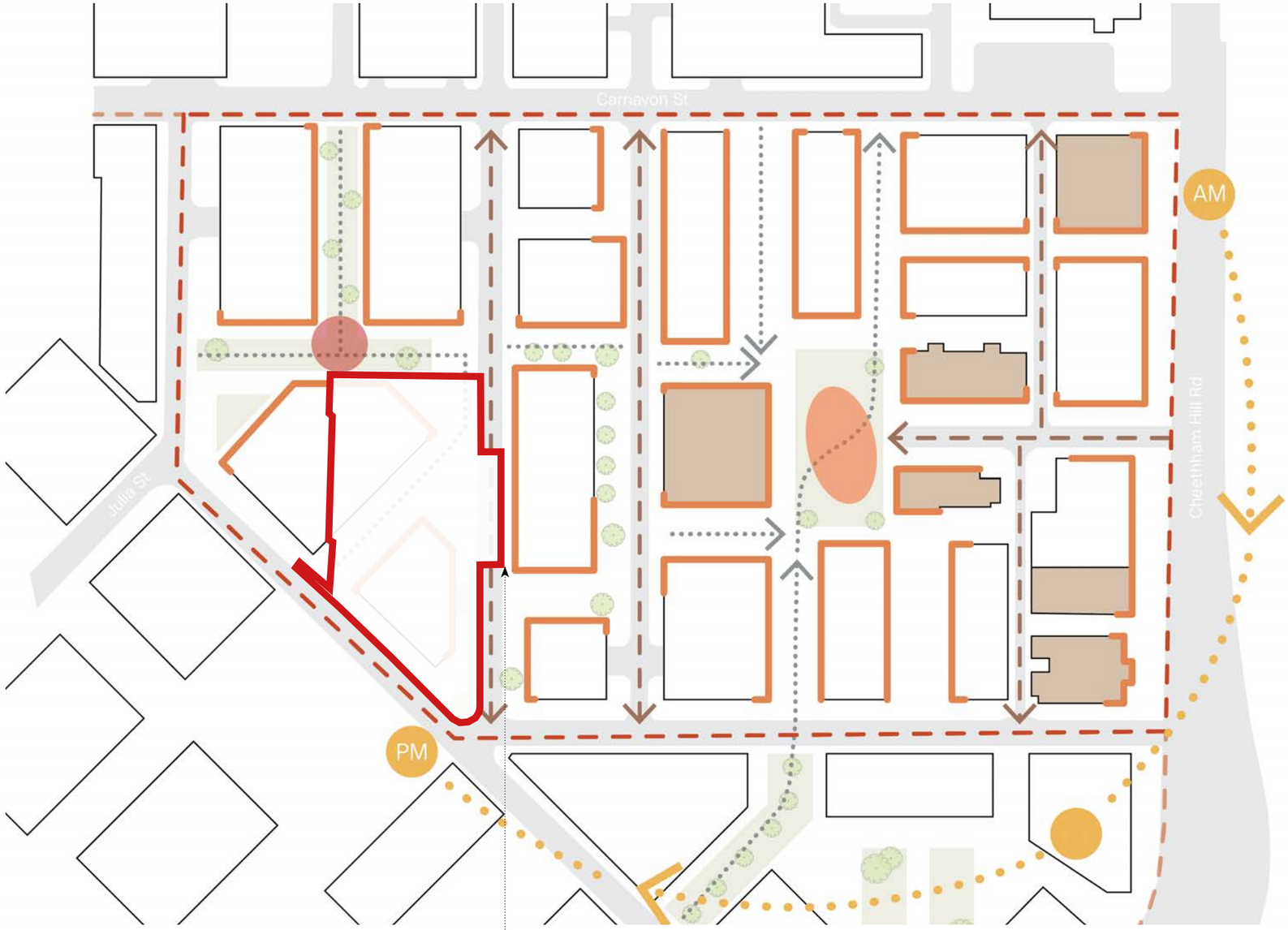


Diagram illustrating the masterplanning principles for *Zone 6: Park Place*, as proposed within the *Great Ducie Street SRF*.

Surrounding Land Uses: SRF

The SRF sets out a vision for a mixed-use neighbourhood built around a strong sense of place and community.

The SRF expands commercial activity, while introducing new residential uses and supporting higher-density development.

Park Place is intended to provide a transition between the established commercial activity to the north and the more varied mix of uses proposed to the south.



Plan indicating surrounding land uses, as proposed by the *Great Ducie Street SRF*.

Contextual Massing: SRF

The SRF proposes that the site should accommodate two buildings of different heights:

- One building of 6 and 10 storeys;
- One building of 11 to 15 storeys at the Robert Street and Dutton Street junction.

On the opposite side of Dutton Street, the SRF proposes an increased height up to 29 storeys. The former Boddingtons Brewery residential development is currently under construction and consists of buildings up to 26 storeys high.

The buildings heights suggested within the SRF provide a guide for the height of proposals on the individual plots As such, the SRF will form a material consideration in the determination of forthcoming planning applications.

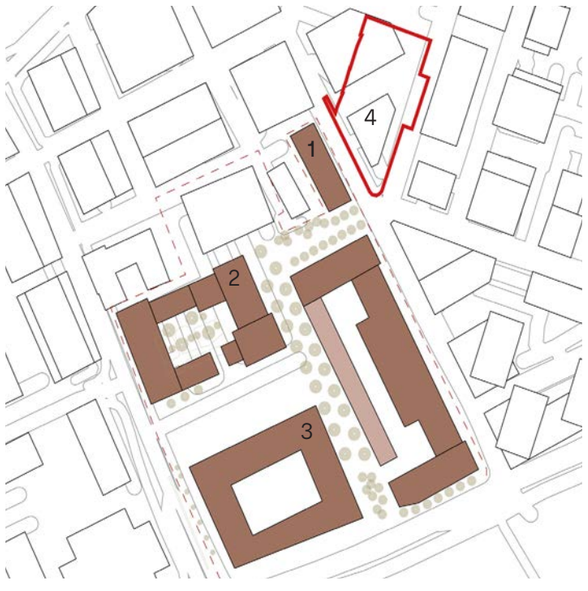


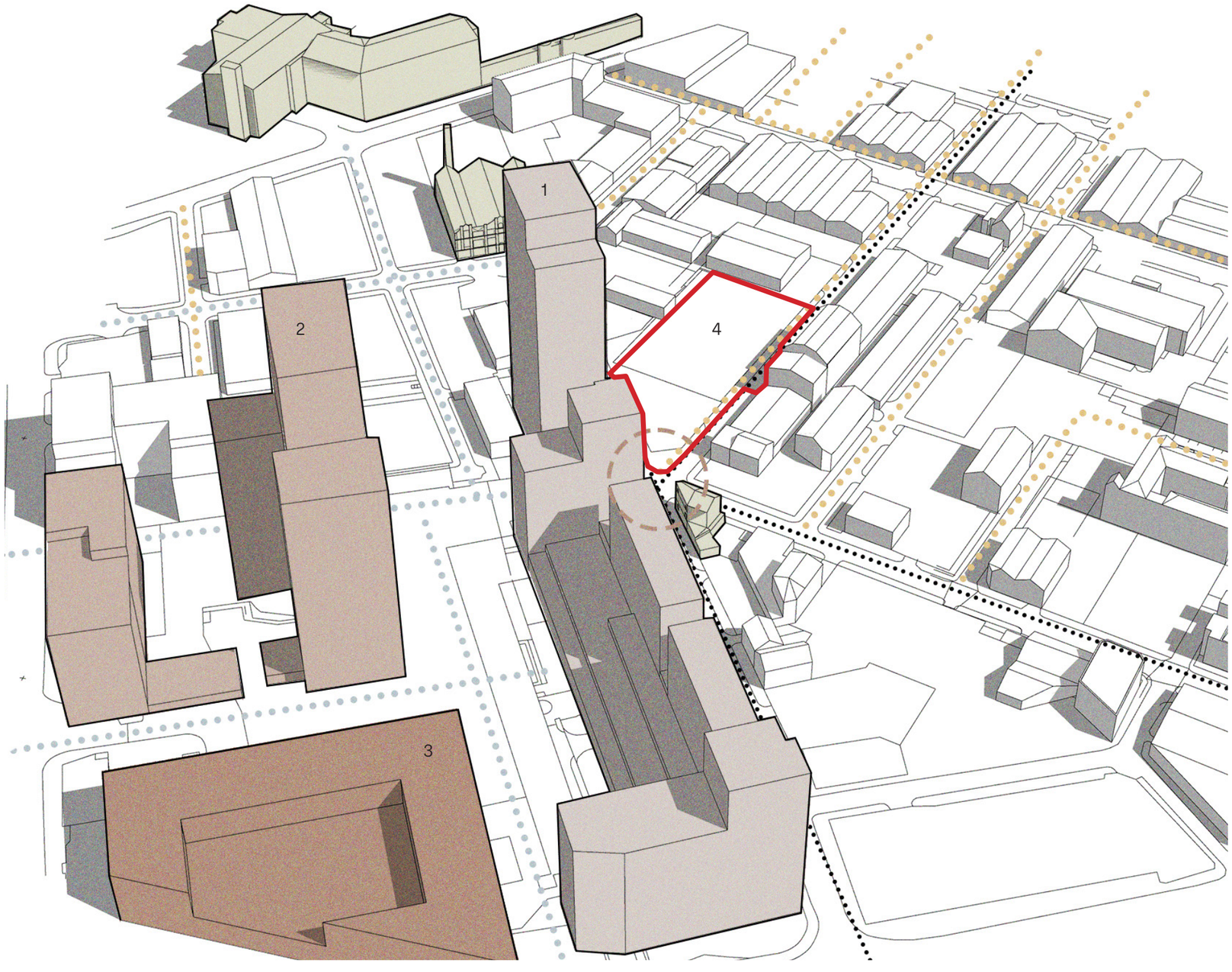
Plan indicating surrounding building heights, taken from the *Great Ducie Street SRF*.

Former Boddingtons Brewery site

There are a number of large new buildings, either under construction or recently completed, on the former Boddingtons Brewery site. These new buildings are a significant departure from the low-rise light industrial units which have characterised the area to date.

1. *Old Brewery Gardens*
2. *Former Boddingtons Brewery site*
3. *The Manchester College*
4. *Site*





Former Boddingtons Brewery site

1 - Old Brewery Gardens - 118831/FO/2018

The application was approved in February 2019 and consisted of two residential buildings ranging from 12 to 26 storeys, providing 556 residential units and approx. 3000sqm. floorspace. This development is currently under construction.

2 - Former Boddingtons Brewery site - 137941/FO/2023

The development is the erection of two buildings (part 29, 25 and 20 storeys and 12 storeys) to create a mixed-use development comprising 505 residential apartments and commercial use provided at the ground floor level with wider public realm works.

3 - The Manchester College

Part of the former Boddingtons Brewery site. This development has been constructed.

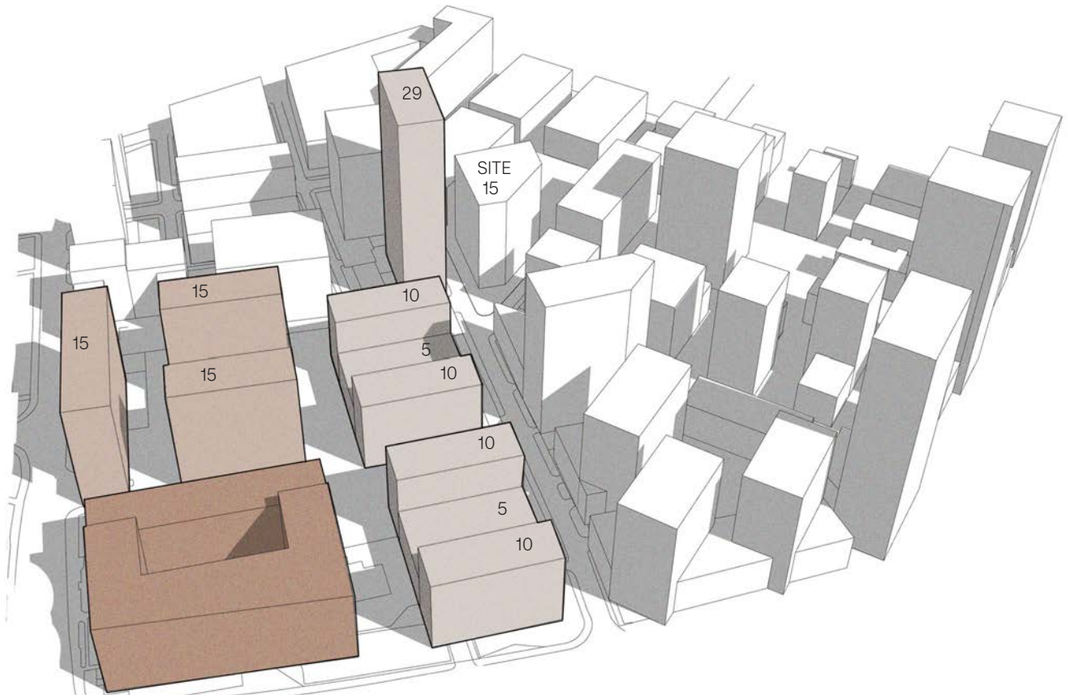
4 - Site



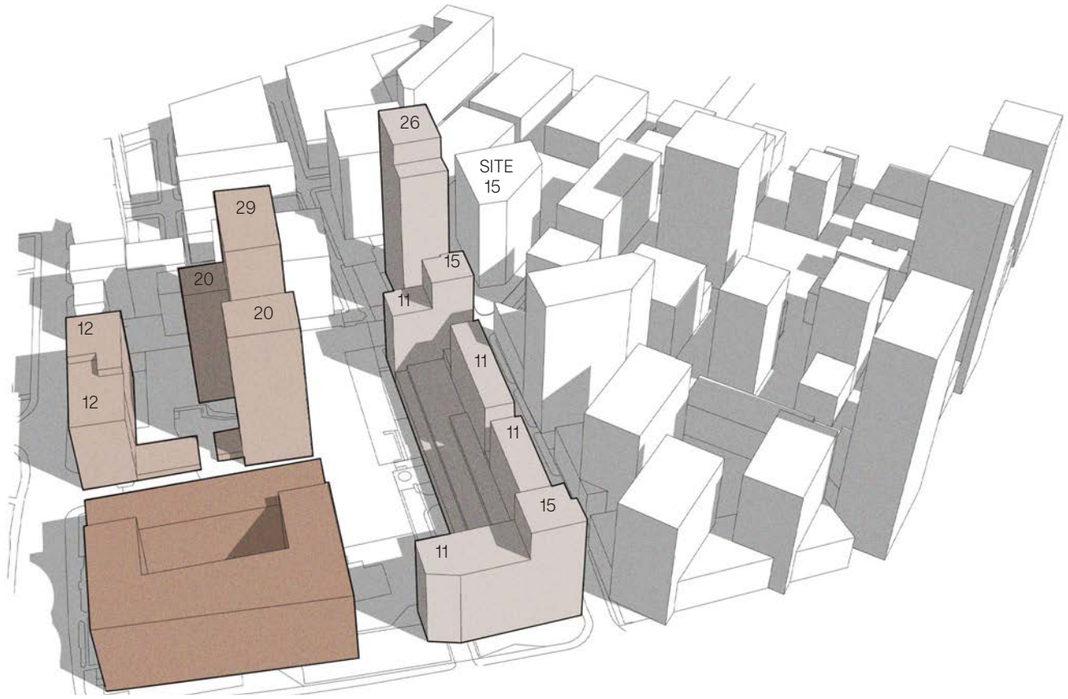
Image of the Old Brewery Gardens development under construction, image by Domis Construction

Emerging Developments - Approved Building Height

Great Ducie Street SRF - Proposed building heights



Heights of approved schemes



There are two schemes currently under construction to the immediate southwest of the proposed site:

- Old Brewery Gardens (118831/FO/2018): Buildings ranging from 12 to 26 storeys;
- Former Boddingtons Brewery Site (137941/FO/2023): Blocks rising to 20 to 29 storeys, alongside secondary buildings of 12 storeys.

The majority of the buildings within these two developments introduce greater height and massing than was proposed within the Great Ducie Street SRF - the average building height rises by roughly 5 storeys. in comparison to the SRF.

Public Realm & Landscaping

The landscape proposal looks to anchor its position in the wider masterplan through the delivery of a vibrant piece of public realm, as well as providing roof terraces for residents.

The new square in front of the building will provide a welcoming space to dwell, and help people to orientate themselves within the neighbourhood.

Key frontage

Existing building

Under construction / recently constructed

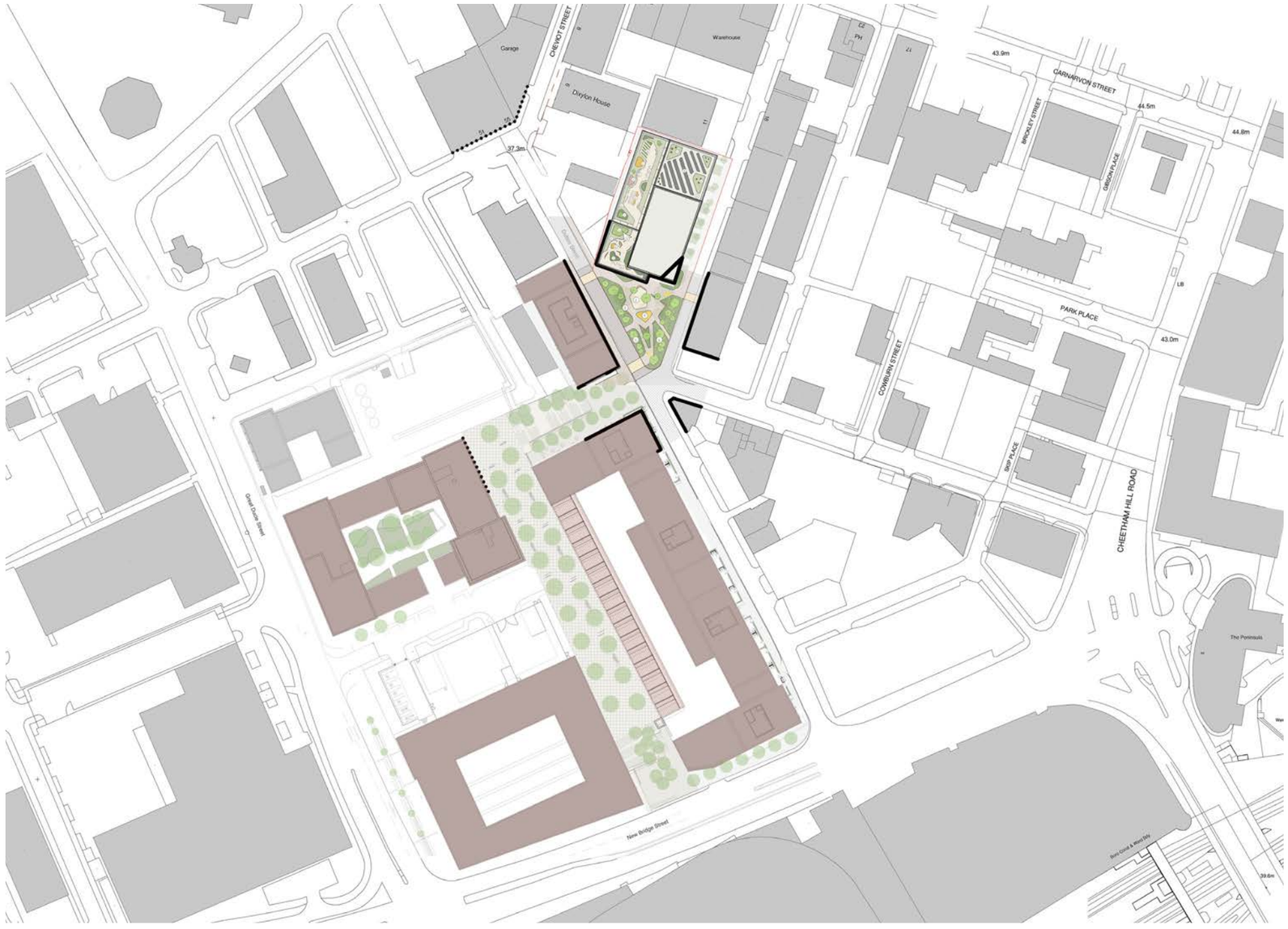


Image showing the new public realm and landscaping proposed by both this scheme, and the former Boddingtons Brewery Site.

Historic Architectural Character

This materiality study was carried out to understand the historic architectural character of the surrounding area.

The key characteristics are as follows::

Materiality:	Red brick, stone, faience tiles, terracotta
Detailing:	Decorative stone and brickwork at window heads, window reveals and cornices. Dark, contrasting window frames. Decorative stone mullions, expressed keystones and tracery around window opening.
Expression:	Variation in facade depth with expressed and recessed elements. Deep window reveals add further depth to the facade.
Decoration:	Decorative brickwork, terracotta freizes and faience tiles.

1. *Gothic pointed arch window*
2. *Dutch gable*
3. *Stone arch with exaggerated keystone*
4. *Window reveal with contrasting brickwork*
5. *Segmented arch*
6. *Metal railings*
7. *Dentil course brickwork*
8. *Stone banding*
9. *Window tracery*
10. *Faience tilesStone mullion*
11. *Terracotta frieze*

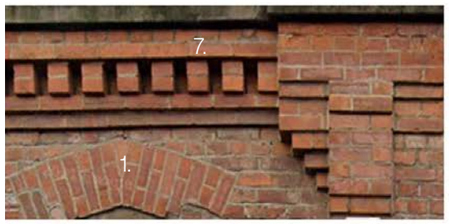




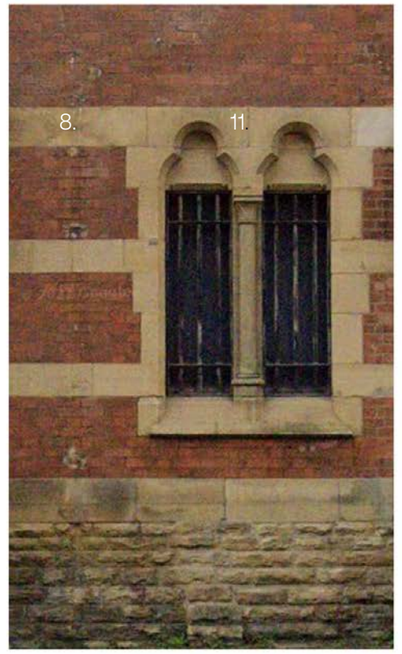




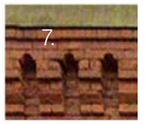












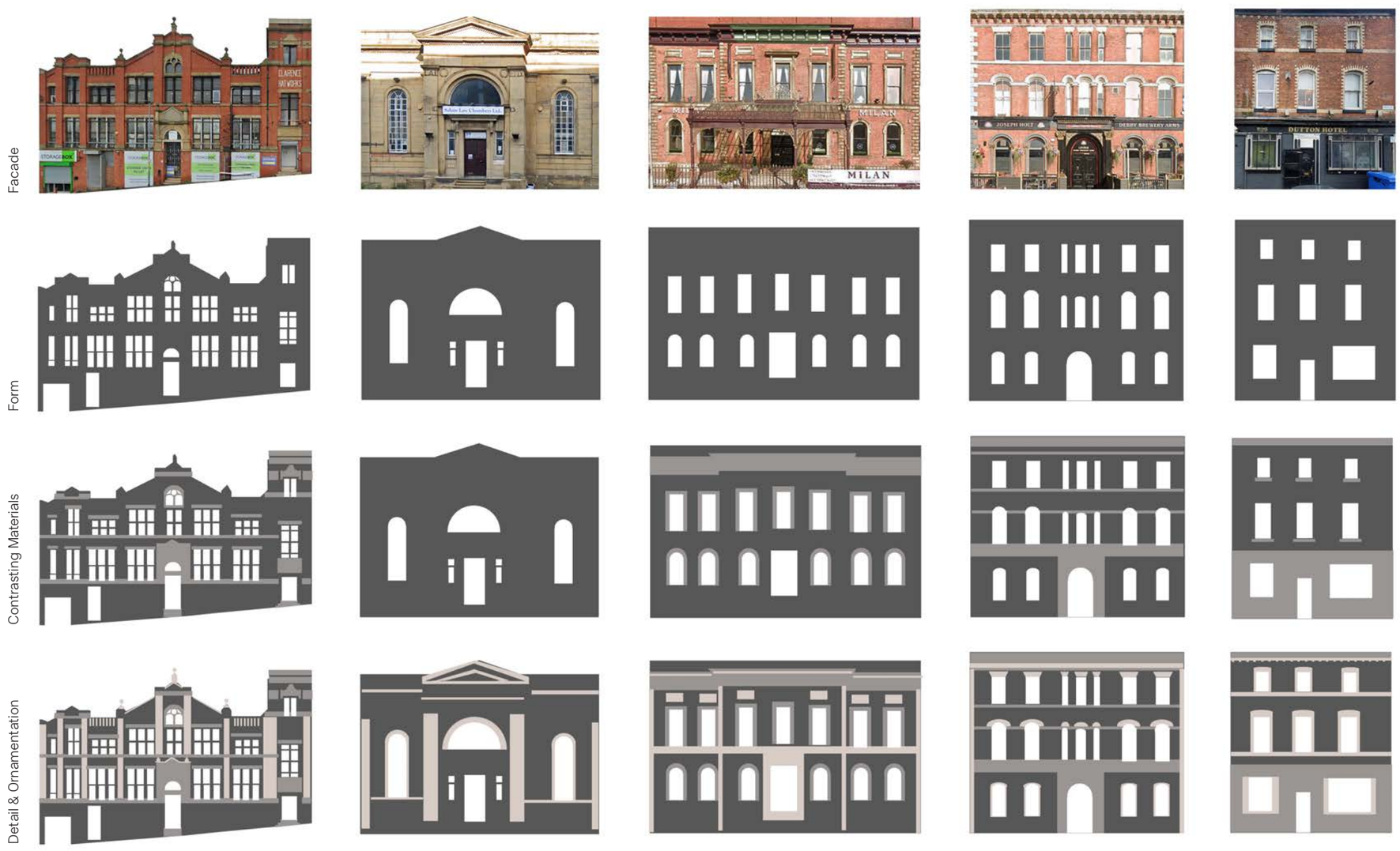


Historical Building Analysis

This elevation study was carried out to understand the facade composition of historic buildings in close proximity to the site. This analysis has informed the form, proportion and detailing of the proposed building.

Facade and Materiality:

- Facades that express a base, middle and top to buildings and symmetrical composition;
- Material palettes typically feature a small selection of simple but high-quality external materials;
- Colours and tones of secondary materials (stone, terracotta and faience) are harmonised with the appearance of the primary brickwork;
- Horizontal bands created with contrasting materials such as stone;
- Brickwork piers give vertical expression and create depth
- Stone, terracotta and brickwork detailing provides ornamentation in facades;
- Window openings are predominantly rectangular, typically in a regular arrangement;
- Detailing and ornamentation signify key areas e.g. main entrances.



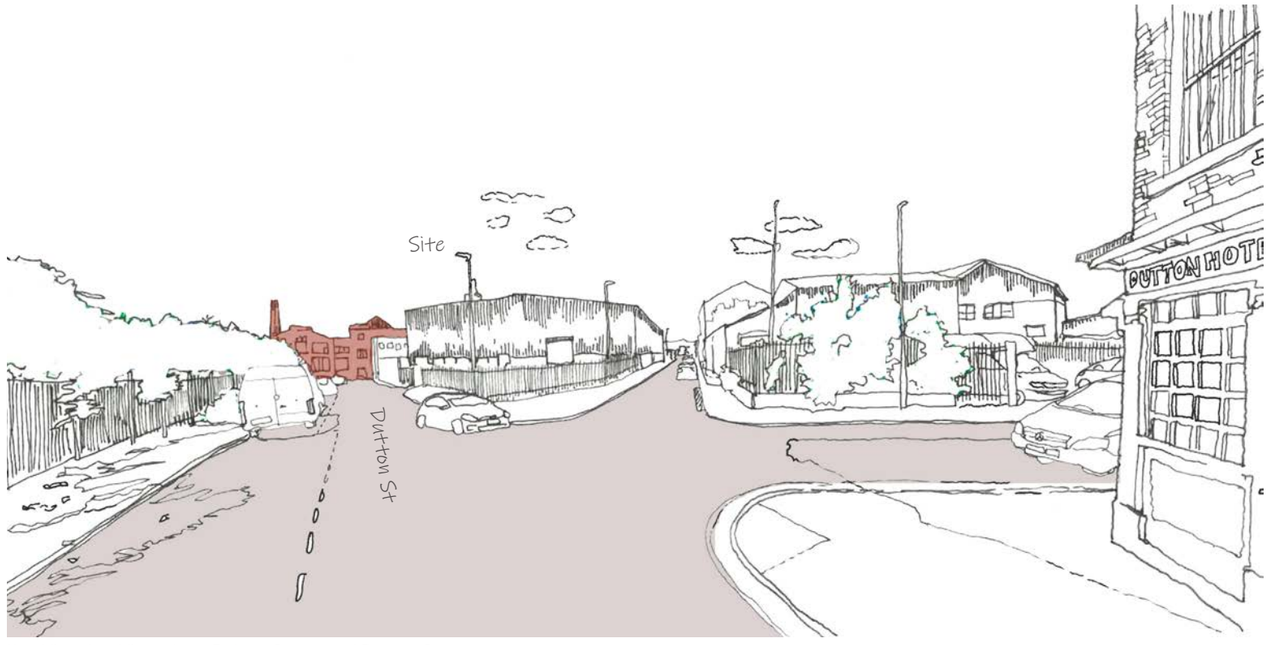
Clarence Hat Works | Former Synagogue | Former Cheetham Town Hall | Knowsley Hotel | The Dutton Hotel

Key Junction & Surrounding Context

Dutton Street fronts the site, and is a principal route towards the city centre. Park Street and Robert Street meet at the south corner of the site.

There is potential to create a new public space at this junction due to:

- The Robert / Park / Dutton Street junction being a key junction within the immediate area;
- The Great Ducie Street SRF proposes a route linking west to east, connecting this site to the wider city. This proposed route would terminate at this junction.



Key View 1: View along Robert Street and Dutton Street



Key View 2: View along Park Street and Dutton Street

Constraints and Opportunities

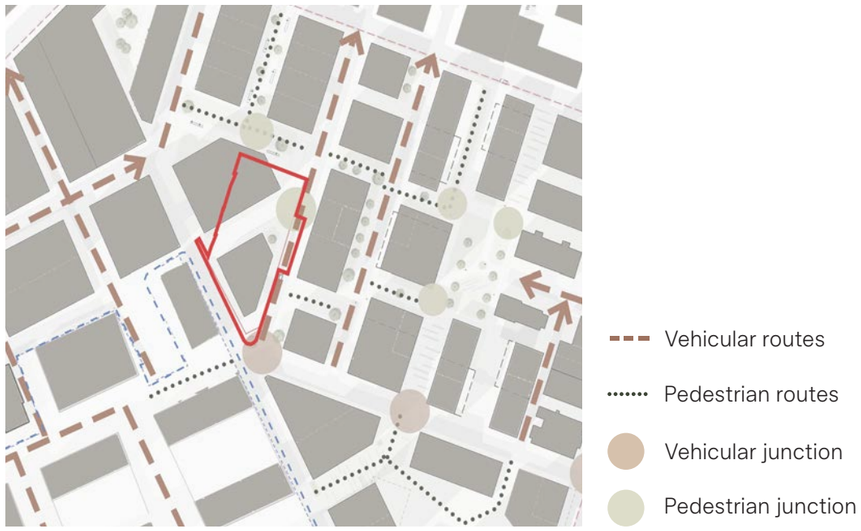
The site occupies a key nodal point within the SRF masterplan.

Key opportunities identified within the two SRFs:

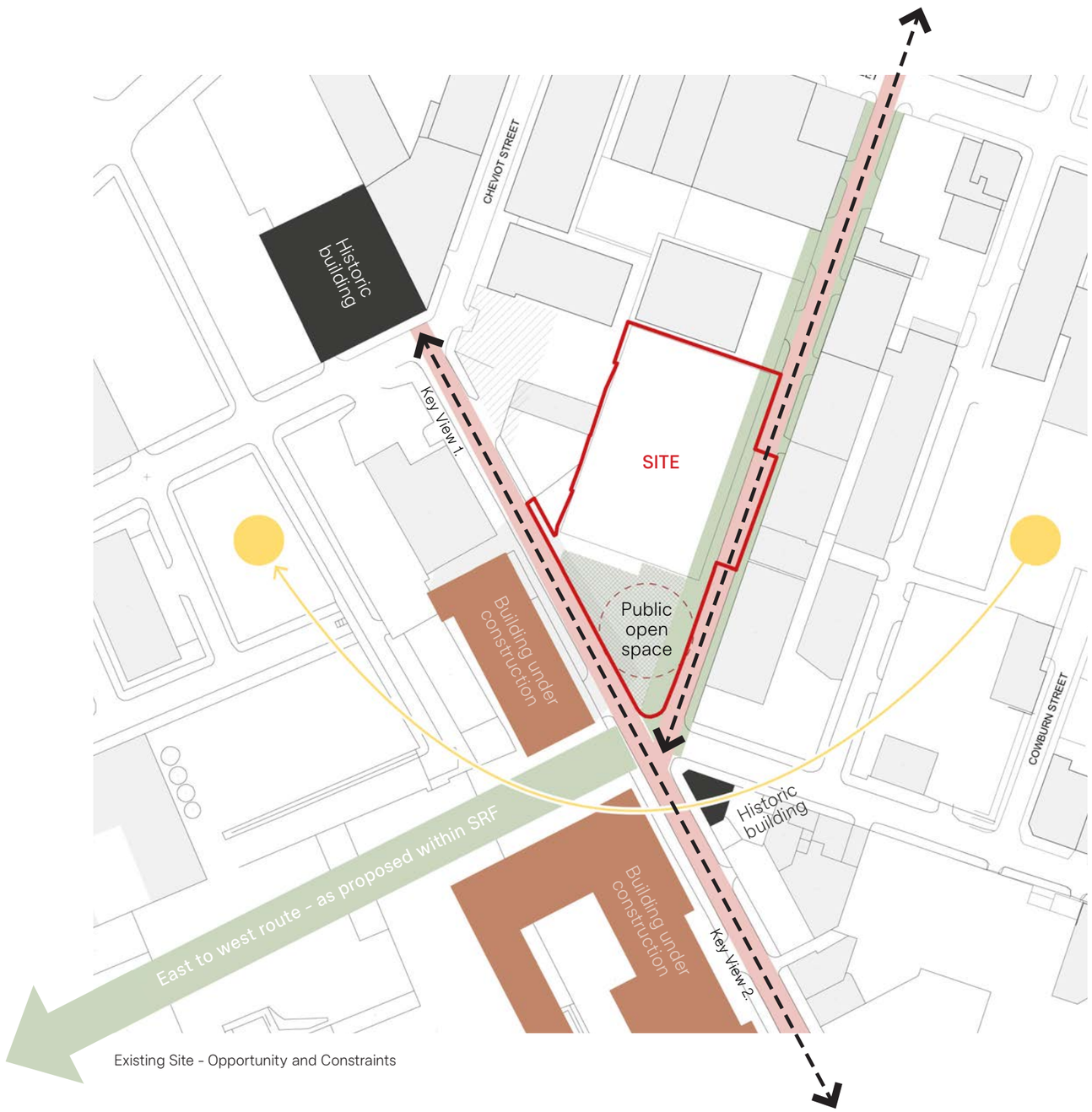
- Nodal point within masterplan;
- Strategic location for public realm;
- Increase residential density;
- Strengthen routes through neighbourhood (Dutton & Robert Streets);
- Nodal point within masterplan.

Key constraints identified:

- Tall buildings built opposite site and proposed nearby in SRF;
- Existing buildings close to site boundary;
- Overshadowing from adjacent developments.



Great Ducie Street SRF - Key Routes and Junctions



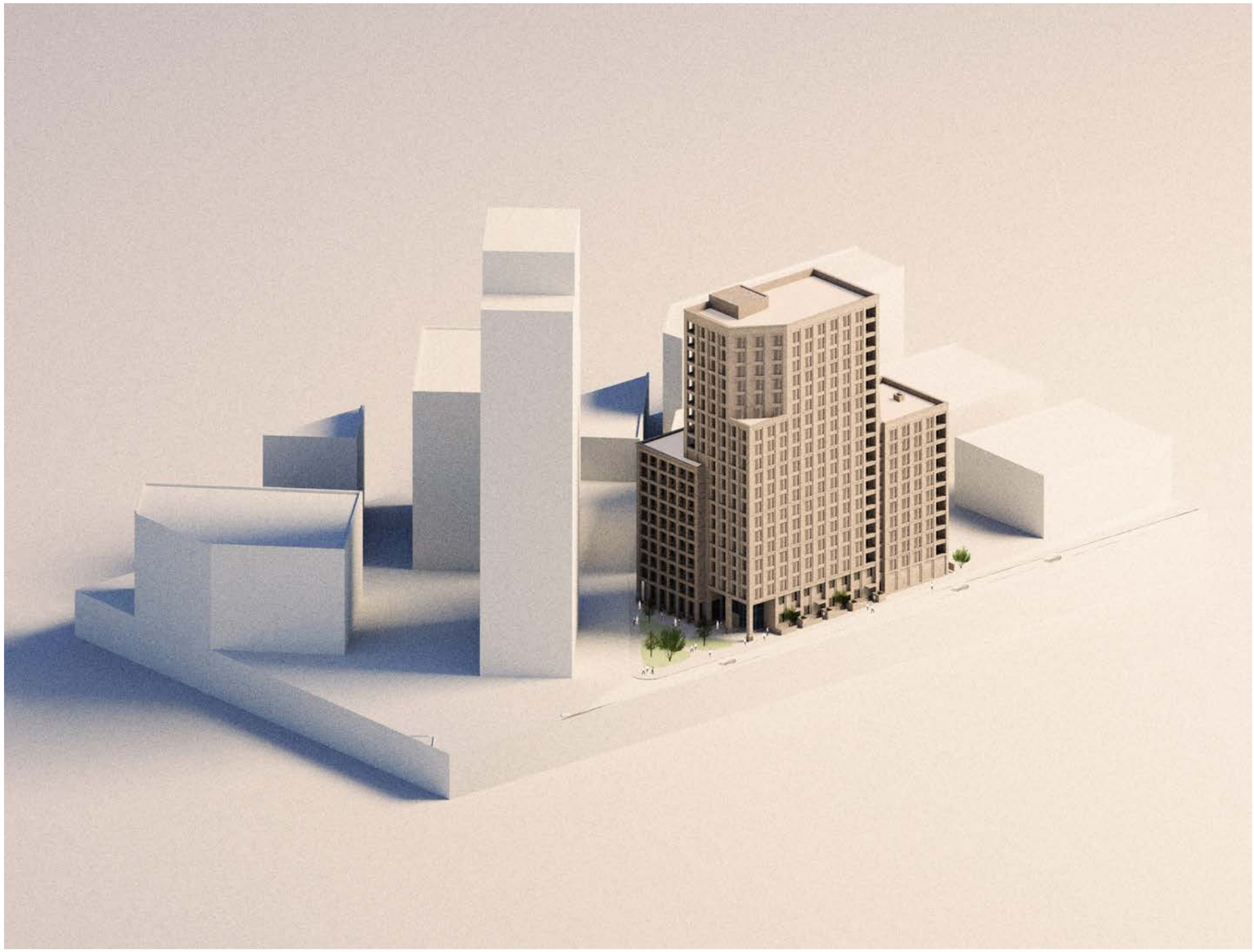
Existing Site - Opportunity and Constraints

03. DESIGN PROPOSAL

Scheme Overview

The scheme proposed on this site will provide:

- 189 high quality residential homes;
- Accessible apartments with 95% meeting M4(2), and 3.5% meeting M4(3) requirements;
- Active frontage to the ground floor, with direct access to a neighbourhood square;
- Direct access to Robert Street from private townhouses;
- Improved public realm and landscaping;
- Architectural approach that complements, respects and preserves the historic context;
- A building that celebrates the use of brickwork, with a variety of brick details used throughout the design;
- Land uses which activate the surrounding area during the daytime and into the evening;
- A high-quality, durable, and sustainable scheme that meets the needs of today and the future.



Render image showing the proposal and its surrounding context.

Public Consultation

Before submitting a planning application to Manchester City Council, the development team consulted local residents, businesses and stakeholders between 4th and 22nd of March 2026. The responses were compiled and reviewed.

Website

A dedicated website was launched which consolidates the key information on the proposal in a single, easily accessible location. The website enabled people to submit their views between 4th and 22nd March. The website broadened the potential audience, allowing for broader range of stakeholders to be engaged. The website is:

www.duttonpoint.co.uk

Postcard

A postcard explaining the proposals was distributed to 114 addresses in the immediate vicinity of the site.

Press release

A press release was also issued to a limited media list of local news and business press, to help ensure the consultation received adequate promotion.

DuttonPoint

We want to hear your views

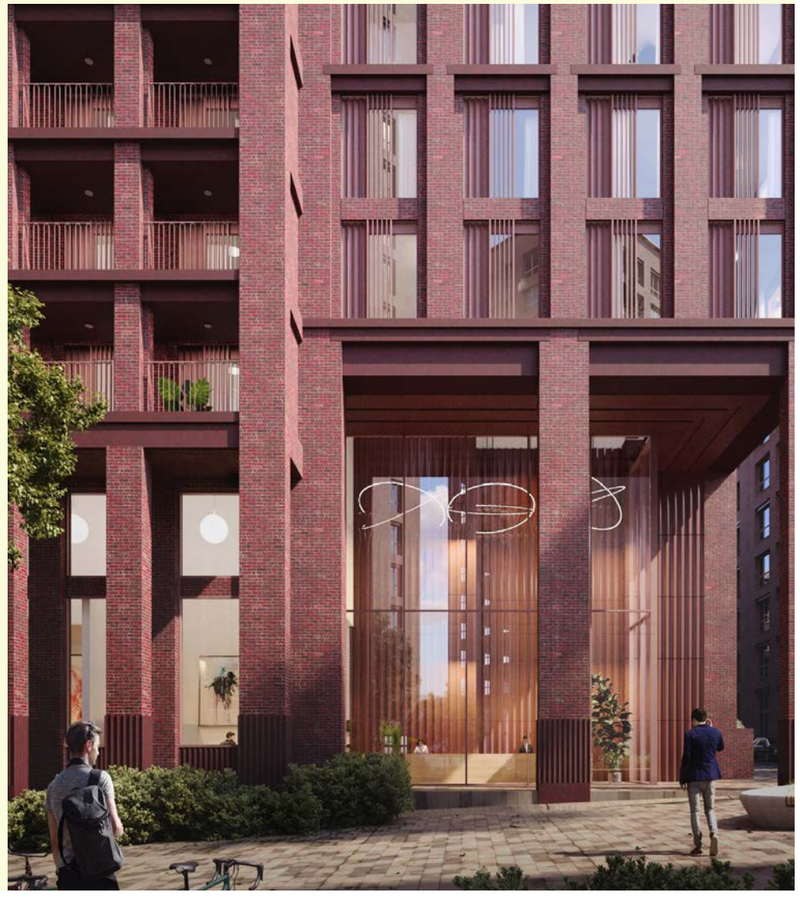
On our plans for new homes on Robert Street, Manchester

Rani Developments is looking to bring forward **Dutton Point**; a high-quality, sustainable development of new homes.

Located on the corner of Robert Street and Dutton Street, the proposed development aims to deliver **189 new homes**, thoughtfully designed with an emphasis on refined architecture and carefully detailed materials.

The homes would comprise a mix of 1- and 2-bedroom apartments and 2-bedroom townhouses, supported by high-quality landscaping and public realm that will create a series of distinctive outdoor spaces, enhancing everyday life and urban biodiversity.

Before submitting a planning application, we are keen to hear feedback from the local community and would welcome your views on the proposals.



Public Consultation Postcard

Massing Development

SRF as a starting point

The SRF has guided the development of the design in a number of ways:

- How the proposal sits within the site;
- The volume of development;
- How tall the proposal is;
- How the proposal relates to the wider Great Ducie Street SRF masterplan.

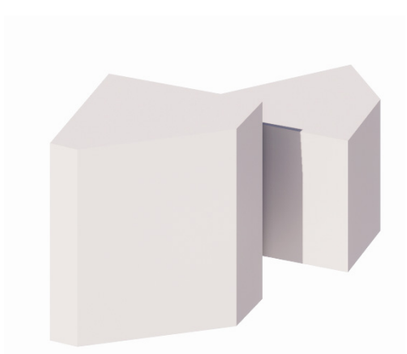
SRF volumes

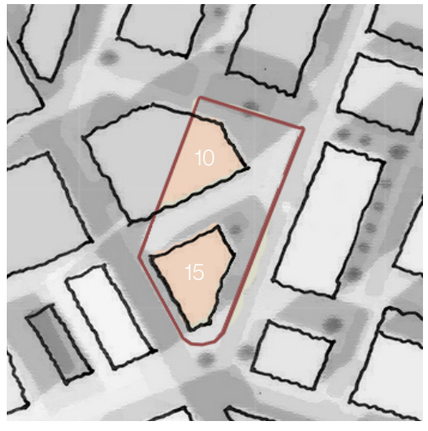
The Great Ducie Street SRF was used to generate three initial massing options :

1. The SRF baseline.
   Massing as shown in the SRF. The SRF does not account for existing plots and land ownership.

2. Oriented to site boundary.
   Massing is oriented to the site boundary, heights are as per the SRF.

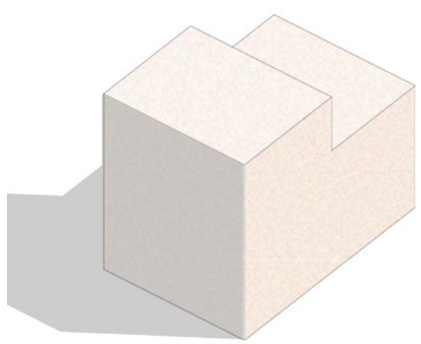
3. Occupying the full site.
   Massing is extended to the rear of the Dutton Street pavement line.

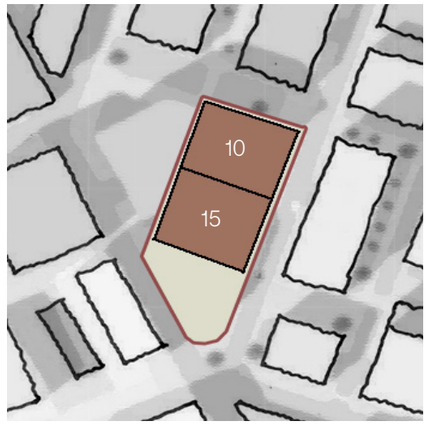




1. SRF baseline

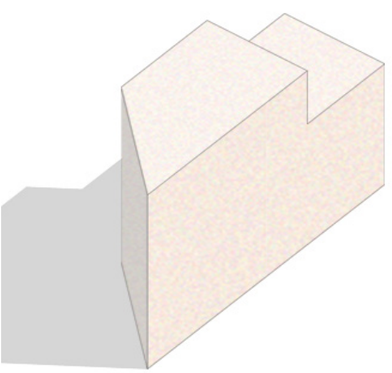
15 - 10 storeys
Resultant volume - 47,850 m³

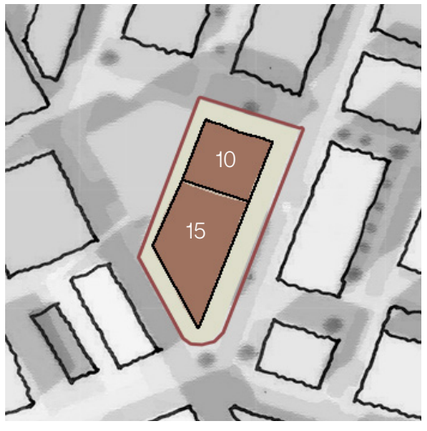




2. Oriented to site boundary

15 - 10 storeys
Resultant volume - 80,463 m³





3. Occupying the full site

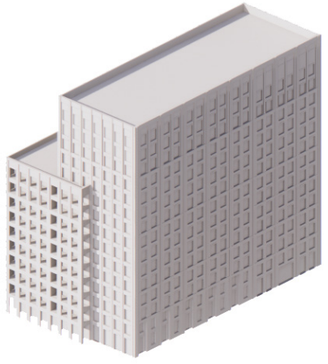
15 - 10 storeys
Resultant volume - 70,542 m³

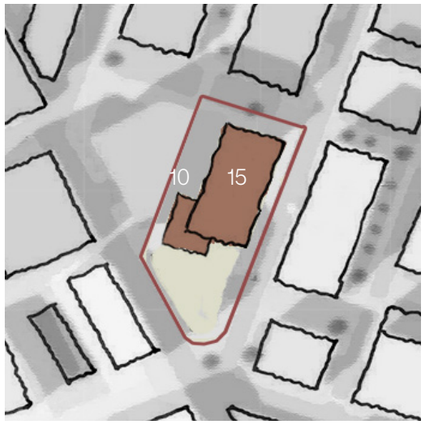
Massing Development

Further development of the massing

As the design evolved, the building form was deliberately pulled back from Dutton Street to create a new area of public realm. Pre-Application discussions further refined the arrangement of volumes on the site:

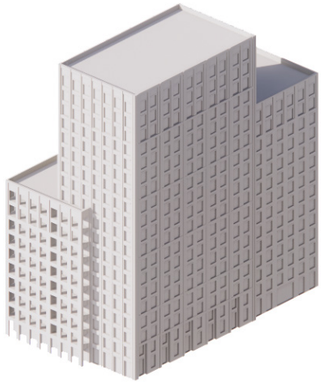
4. Baseline option.
   SRF heights used as a starting point. Volumetric heights were refined to respond more appropriately to the neighbouring Boddingtons development.
5. Proposed massing at Pre-application 30.10.25.
   Taller volume is broken down into 2 volumes to reduce its perceived size, one of 19 storeys and one of 14 storeys.
6. Proposed massing at Pre-application 13.02.26.
   Heights of the different volumes have been refined to give a more elegant proportion to the building. The stepping-down of storey heights establishes a balanced composition which is grounded in its context. Although the height of the tallest volume exceeds that indicated within the SRF, the volume is approximately 26% smaller than a fully maximised development (see stage 2) .

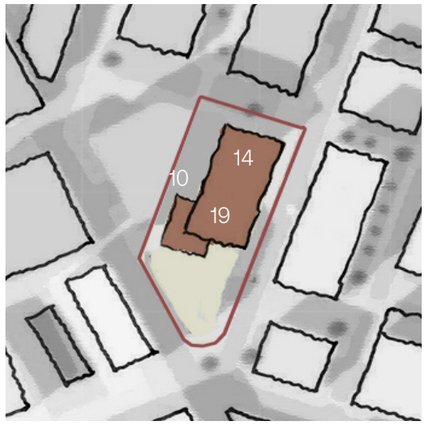




4. Baseline option

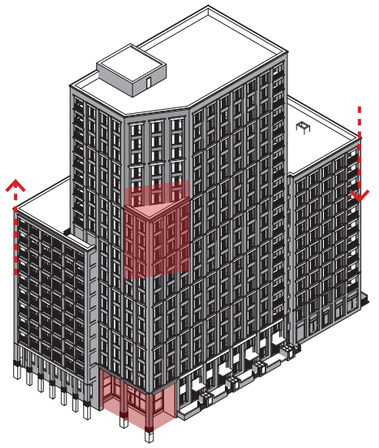
10 - 15 Storeys
Volume - 52,901 m^3

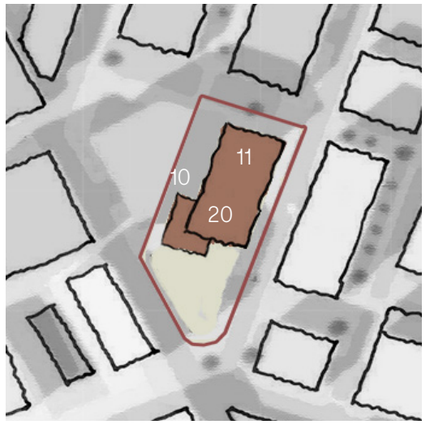




5. Proposed massing at Pre- Application 30.10.25

10 - 14 - 19 Storeys
Volume - 60,700 m^3



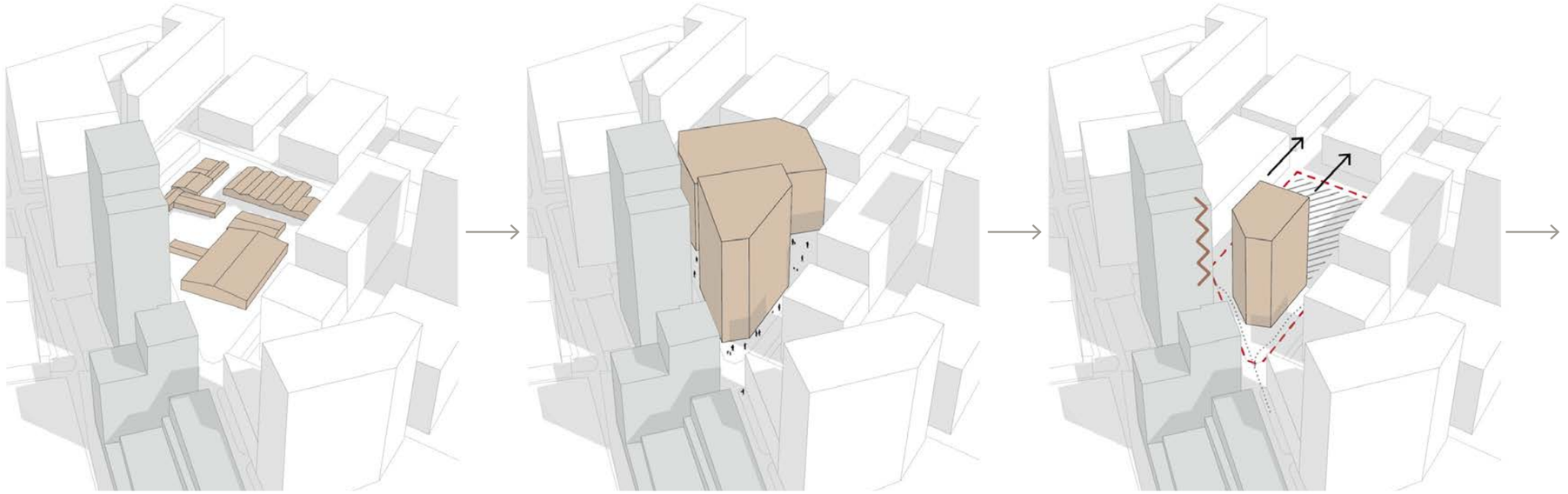


6. Proposed massing at Pre-Application 13.02.26

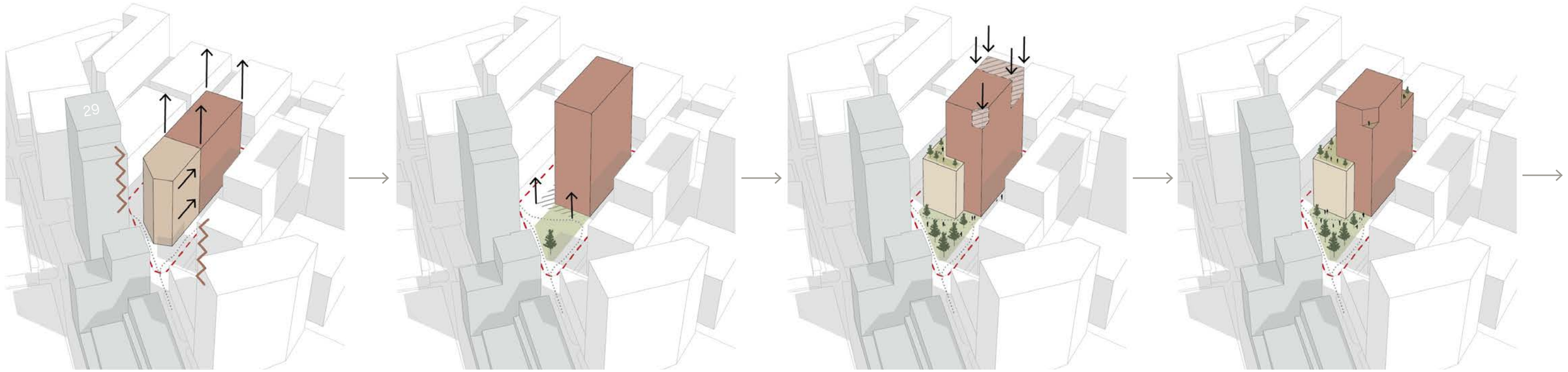
10 - 11 - 20 Storeys
Volume - 59,576 m^3

Massing Development

The massing of the proposal has developed through a number of key stages.



1. Existing buildings on the site
2. Proposed SRF massing on site
3. Filling the corner of plot, as per the SRF



4. Setting the building back from the taller, 29 storey building opposite
5. Large square provided to the prominent site corner
6. Mass broken down into 3 volumes. Chamfer added to make proportions of the tallest volume more elegent.
7. Roof top terraces created and views out from the building

Finalised Massing

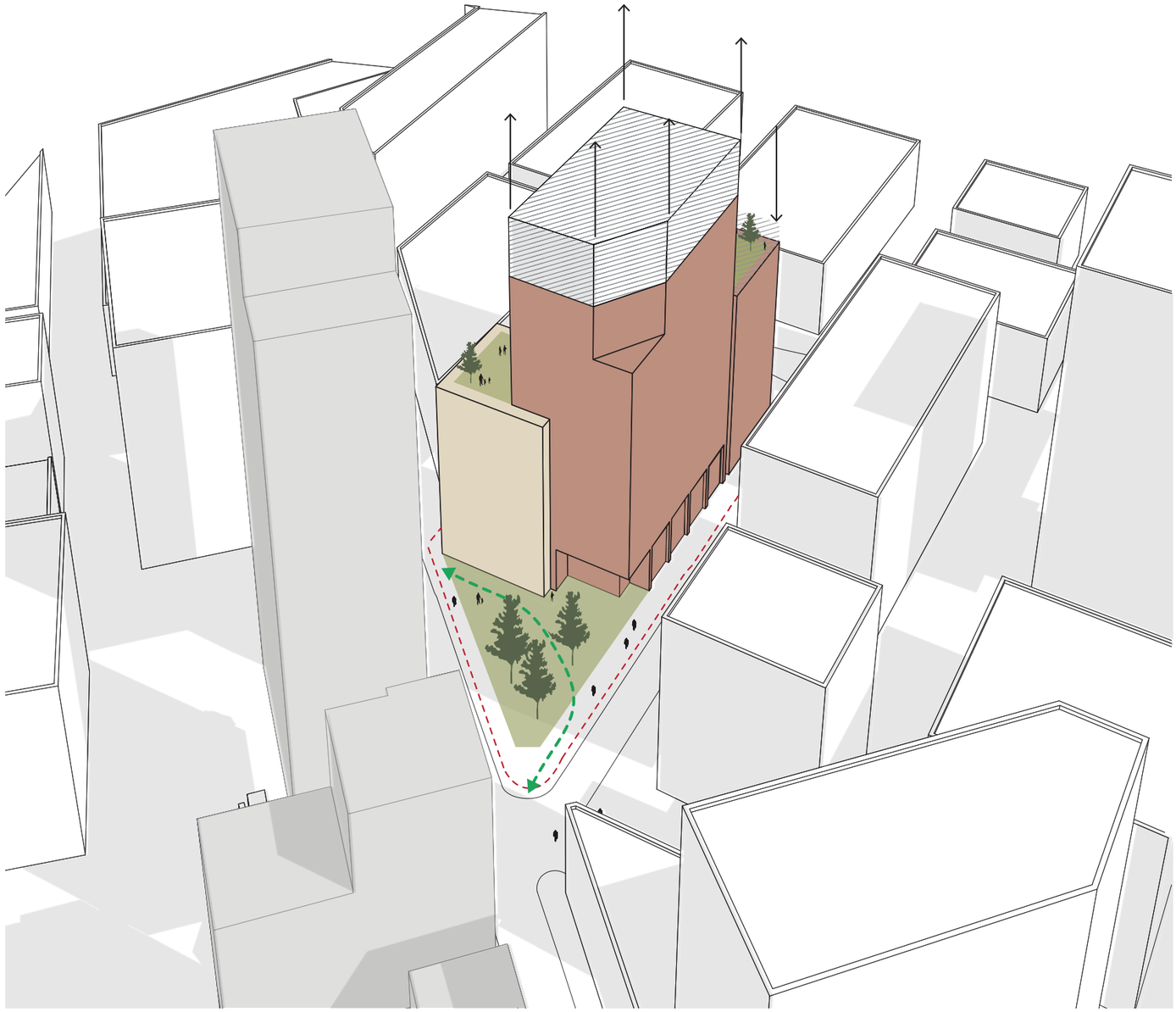
The final, proposed massing is expressed as three distinct elements:

- A 19 (plus ground) storey landmark block that anchors the corner and aligns with the emerging Boddingtons context;
- An 11 storey rear block that steps down to reduce visual impact.
- A 10 storey volume addressing the square.

The chamfered corner of the tallest block introduces an architectural gesture, softening the overall mass and enhancing townscape interest.

The building line is deliberately set back from Dutton Street, creating a new landscaped public square.

This public space forms a key node within the wider masterplan, strengthening connectivity and offering a clear landmark and sense of place.



8. The proposed building consists of three volumes of different heights

Design Principles

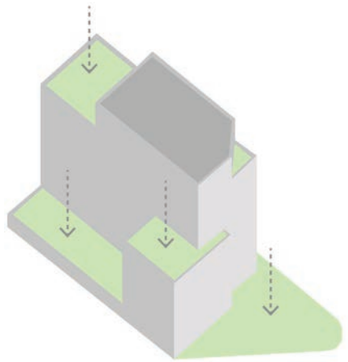
With a basic massing established, 6 key design principles were established to guide the next stage of the design process.

The diagrams opposite illustrate these 6 key design principles.



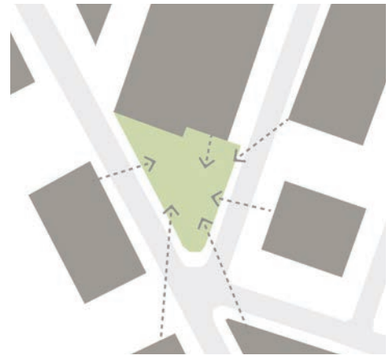
1. Facade Hierarchy

The building facade composition will be split into base, middle and top. This will be expressed by double height spaces, window configuration and materiality.



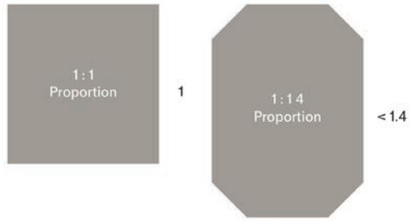
2. Green Space and Amenity

The building massing has been stepped to create green space and amenity spaces.



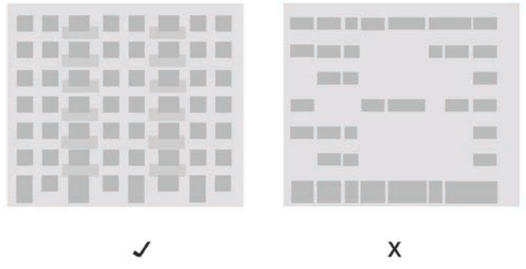
3. New Public Realm

The building is set back from the street edge and new public realm will be created on a key junction.



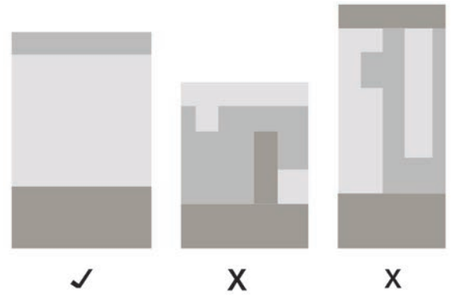
4. Tall Building Proportions

The proportions of the tall building will be designed (in both plan and elevation) to achieve a slender appearance.



5. Windows and Openings

Windows will be arranged in a regular rhythm, and reinforce the appearance of the base, middle and top. Windows will not be arranged randomly.



6. Complementary materials strengthen composition

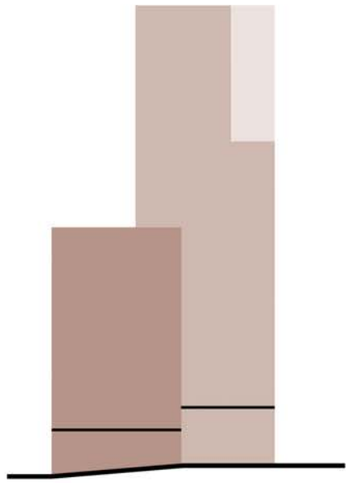
The placement of building materials will reinforce the facade composition, and add depth through the addition of secondary elements.

Elevation Hierarchy Principles

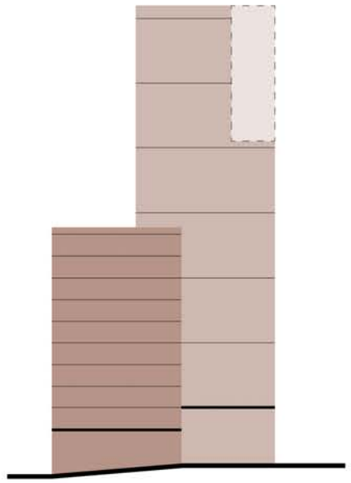
The composition of the elevations has been developed in three stages:

1. Expressing 3 distinct volumes, each with their own defined double height base;
2. Reducing the density of horizontal grid lines for the taller element;
3. Adding vertical rhythm.

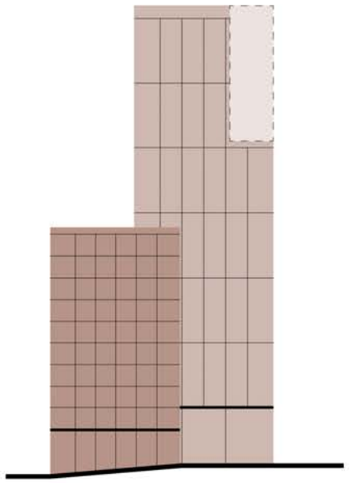
This established a guide to inform window placement, material hierarchy, material application, banding, recesses and shadow.



1.

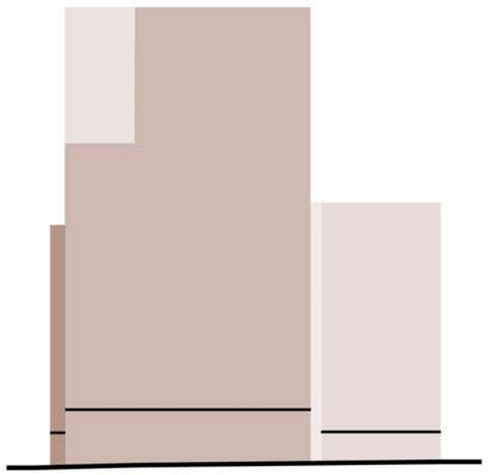


2.

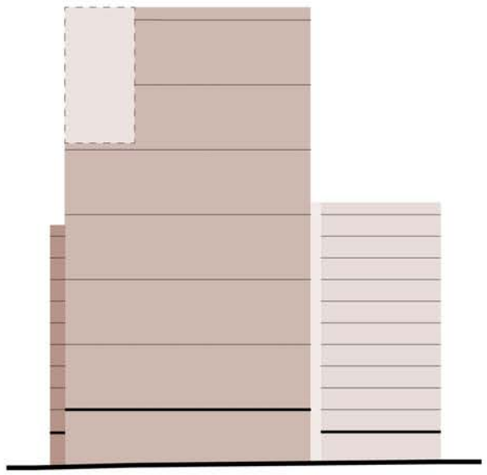


3.

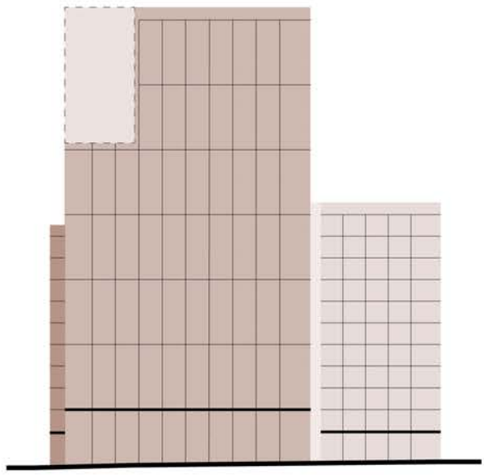
South Elevation



1.



2.



3.

East Elevation

Material precedents

The proposed materiality seeks to reference the existing brick, stone and ceramic detailing identified on the historic buildings in the surrounding area. The proposal would not seek to copy these details however, rather reinterpret them in a contemporary manor appropriate to modern methods of construction.

The precedent images opposite illustrate examples where this has been achieved successfully.



Examples of Architectural detailing and tones from nearby historic buildings



Contemporary precedent images

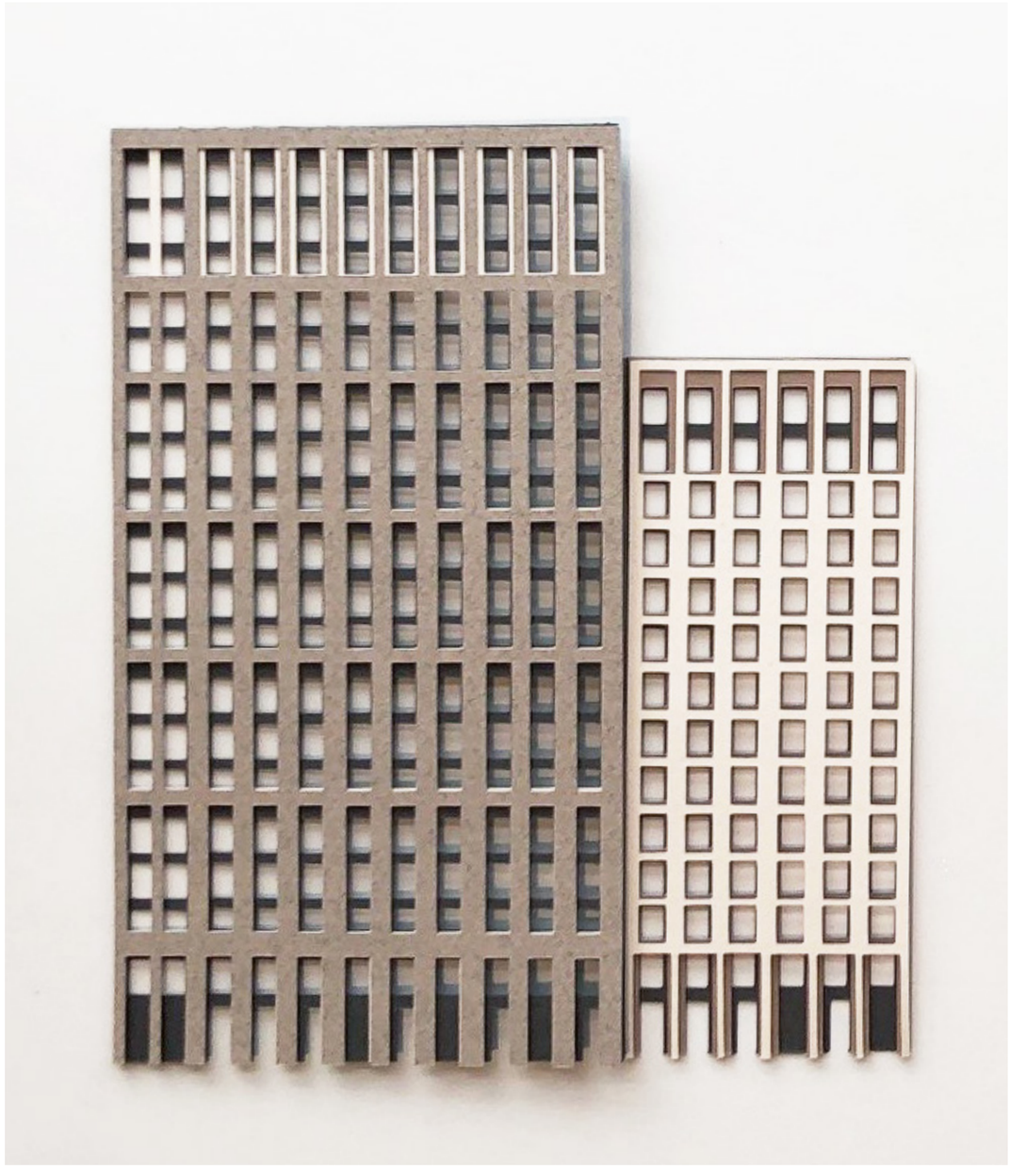
Elevation Development

The elevations have been developed following the design principles set out on the previous pages:

- Step-backs, folds and breaks subdivide the building into smaller volumes;
- The emphasis of vertical proportions through the composition of the piers, recesses and windows.
- Horizontal banding to articulate volumes of the building;
- Differentiating the building's base and relationship with the street;
- Deep recesses and overhangs provide depth and interest.



Sketch elevations used to investigate splitting the building volume and express verticals.



Early-stage study exploring concepts for form, volume, and material treatment.

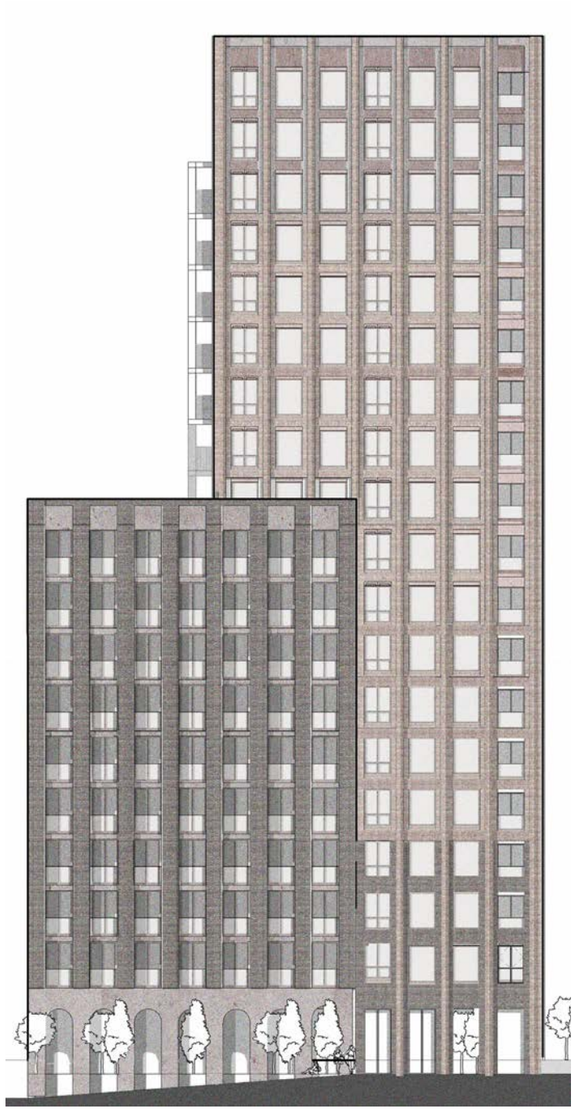
Elevational Order & Composition

The elevations are defined by the composition of three distinct volumes. These distinct volumes will be:

- Different heights in response to the adjacent context;
- Separated through changes in facade materials and recesses;
- Differentiated through varying window configurations.







Concept elevations describing the principle to express the building as two distinct volumes.

Bay Studies

The facade design has been tested and developed through several iterations to refine the composition of elements, materials and tones.

The diagrams opposite have been used to test out different combinations of:

- Window proportions;
- Fenestration rhythm;
- Facing materials;
- Material colour and language;
- Brickwork detailing.



Elevation studies; typical windows and facade bays

Material Palette

The proposed material palette references the predominant materials and tones of the neighbouring listed buildings. The use of brick as the primary material continues the site's association with masonry, with the *Fancy Brick Manufactory* formerly sited nearby.

The main facade is predominantly composed of red brickwork and cast stone elements. The tones of red reference the historic fabric of the area.

Layering of the facade is created through the use of secondary elements including recessed brickwork, aluminium panels, architectural metalwork and ceramic panels. These finer, secondary elements are used to emphasise a more human scale at street level.

Fluted elements are used as a counterpoint to the perceived weight of the brick and cast stone facade. The fluted form is a recurring motif across the decorative elements.

1. *Brickwork pier*
2. *Cast stone window head*
3. *Recessed brickwork*
4. *Cast stone window head and banding*
5. *Metal balcony balustrade*
6. *Fluted ceramic panel*
7. *Cast stone banding element*
8. *Fluted wet cast stone plinth*
9. *Soldier course window head*



Render exploring the composition of elements, scale of features, materials and tones

Bay Studies

These studies build on the material palette study on the previous page. The images show the proposed composition of two different typical bays on the facade.

Facade articulation is achieved by:

- Variations in facade depth;
- Use of different materials;
- Composition of elements;
- Window configurations.

1. *Inset balcony*
2. *Decorative metal railing*
3. *Cast stone banding*
4. *Recessed cast stone element*
5. *Brick pier*
6. *Cast stone window head*
7. *Brick pier*
8. *Fluted aluminium panel*
9. *Vertical aluminium brise soleil*
10. *Vertically proportioned window*
11. *Large cast stone effect element above recessed entrance*



Loggia balconies - South Elevation



Typical Bays - East Elevation

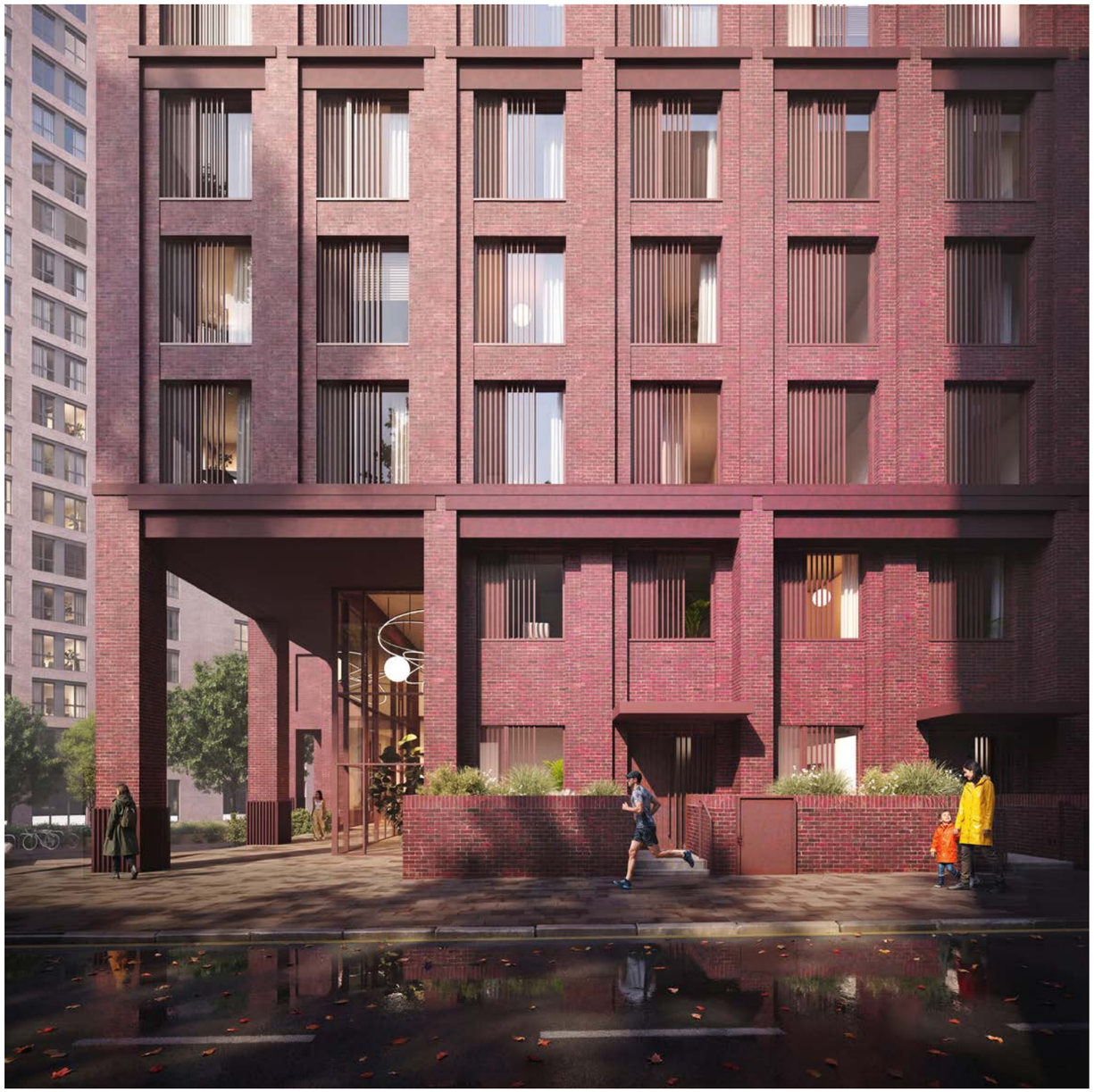
Main Entrance

The facade articulation and landscape design have been designed to highlight the entrance and create a sense of place at the base of the building.

The entrance will be demarcated by:

- Providing a double-height entrance bay;
- A large recess, so the entrance is stepped back from the rest of the facade;
- Double-height brick columns with cast stone plinths;
- Large fluted ceramic panels flanking the entrance;
- Fluted detailing at the column base, which relates to a more human scale.

There will be a residents amenity space along the ground floor, along the south west facade. This will animate the space adjacent to the new public square, and create an active frontage on the corner of Robert Street and Dutton Street.



Visualisation of the main entrance and townhouses, with a view along Robert Street

Approach and Active Frontages

The design promotes active frontage by including:

- Landscaping which creates a public open space, the 'neighbourhood forest garden';
- A main entrance to the building which is accessed via the public open space;
- Residents lounges which overlooks the public open space;
- Townhouses accessed via front doors onto Robert Street;
- A 'woodland garden' for residents in the rear courtyard.



Diagram illustrating the different spaces uses at ground floor

Landscape and Public Realm

1. Ground Level: Neighbourhood Forest Garden

The landscaping design is intended to activate the public space, providing a cafe / plant kiosk for local residents and passers-by to dwell, and providing space for local volunteer groups to enjoy the gardens.

2. Level 1: Residents Woodland Garden

Planting selection will create a year round interest through its form, structure and colour, attracting both people and supporting wildlife conservation. Lighting will enhance the landscape and ensure that it is accessible and usable throughout the seasons and into the evenings.

3. Level 10: Communal Roof Terrace

The small contained scale offers a unique opportunity to create something which is imaginative, vibrant and packed with energy, in contrast to the larger open spaces.

4. Level 14: Productive Roof Terrace

Rooftops provide an excellent opportunity for landscape services to mimic natural processes in an urban context, whether that be through productive growing spaces, rainwater harvesting, providing shade, renewable energy production or supporting local wildlife such as bees and nesting birds.



Landscape Architect's landscaping design for the site

Layout and Use

The proposed scheme provides purpose-built residential accommodation from level 01 to 19. In addition, there four are 2 storey townhouses on the ground and level 01.

Communal areas are provided on levels 0 and 10. These spaces provide facilities for residents, and can help foster a sense of community with interaction between residents. The level 10 resident's loungue faces directly onto the roof terrace.

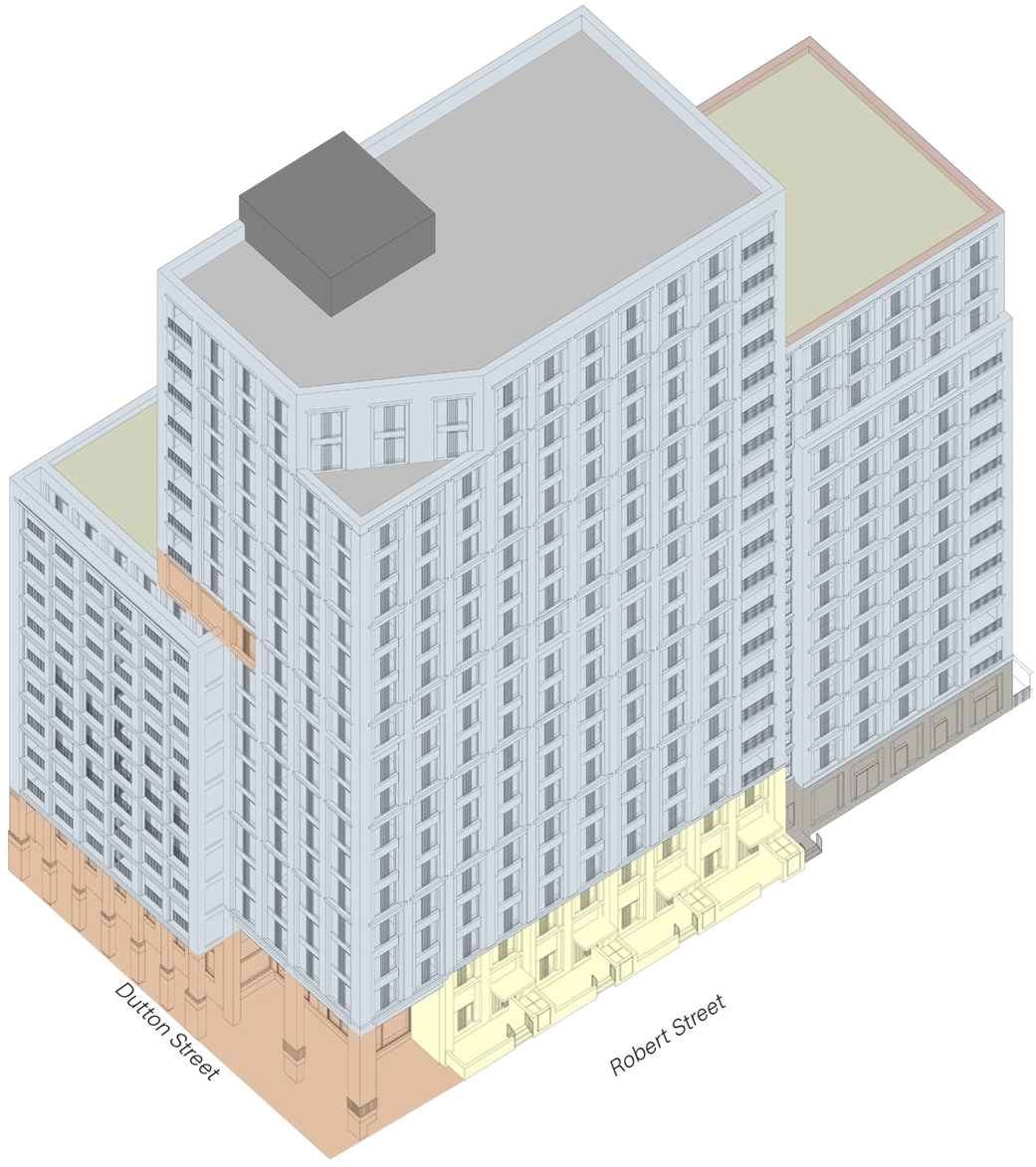
Landscaped roof terraces are provided for residents to use on level 10 and level 11. The landscaping design for these areas includes provision for:

- A communal planting kiosk;
- High quality planting at a range of heights and scales;
- Biodiversity areas;
- Communal seating areas. Refer to the Landscape Architect's proposal for further details.

Back-of-house functions (such as plant rooms, substation and refuse stores) are deliberately located on the north and west elevations. Locating these functions around the courtyard will maximise the street frontage to Robert Street and Dutton Street.

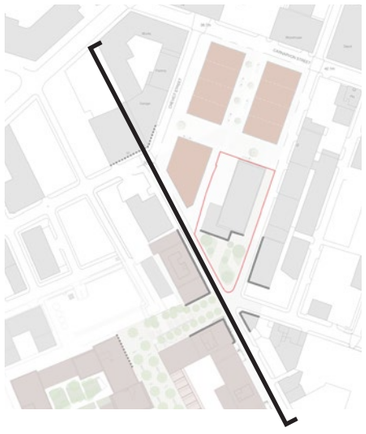
Diagram Legend

- *Apartments*
- *Residents Lounge*
- *Townhouses*
- *Landscaped Roof Terrace*
- *Back of house*
- *Roof*



3D aerial drawing of the building indicating layout of uses

Context Elevations - Dutton Street





Context Elevations - Robert Street Elevation

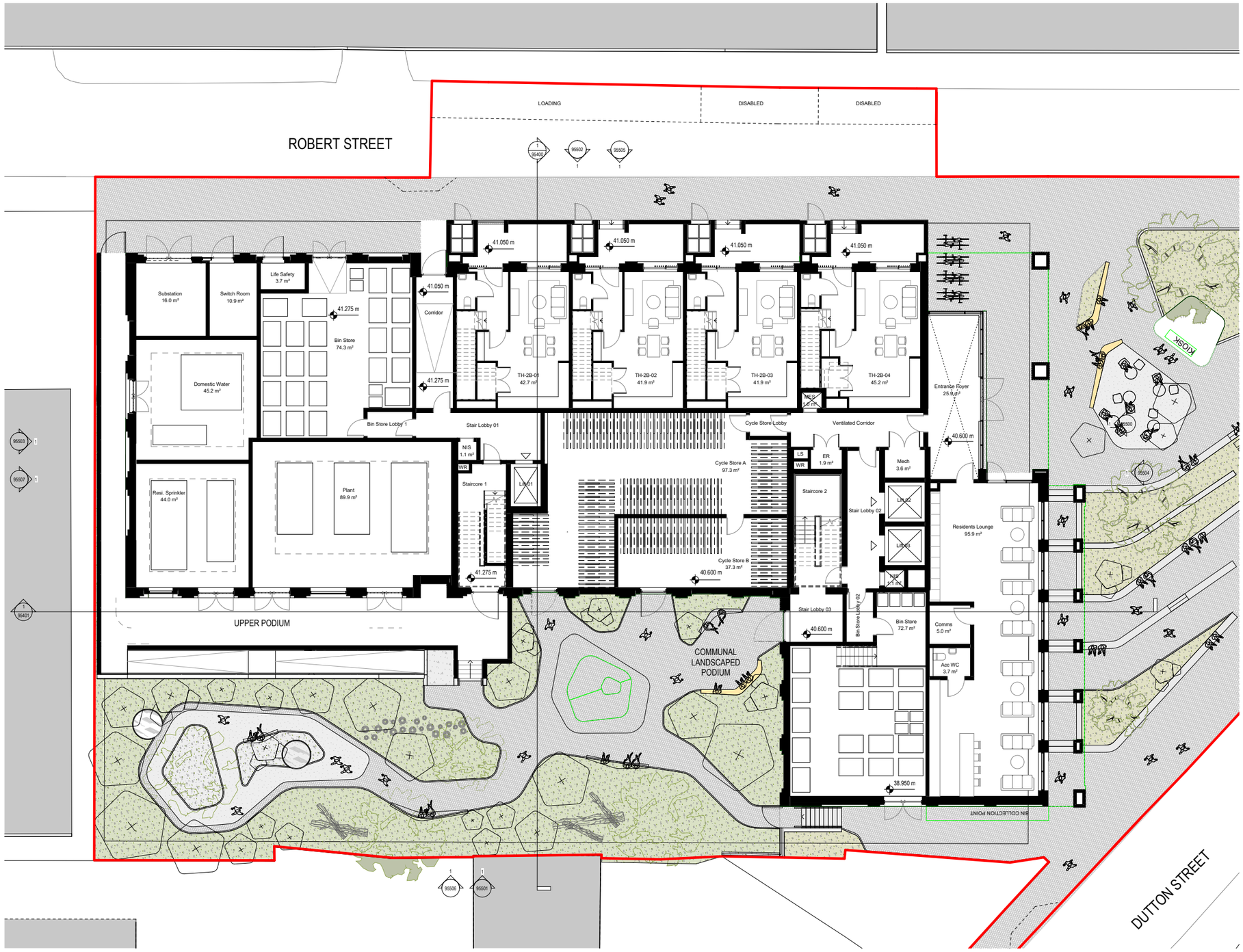




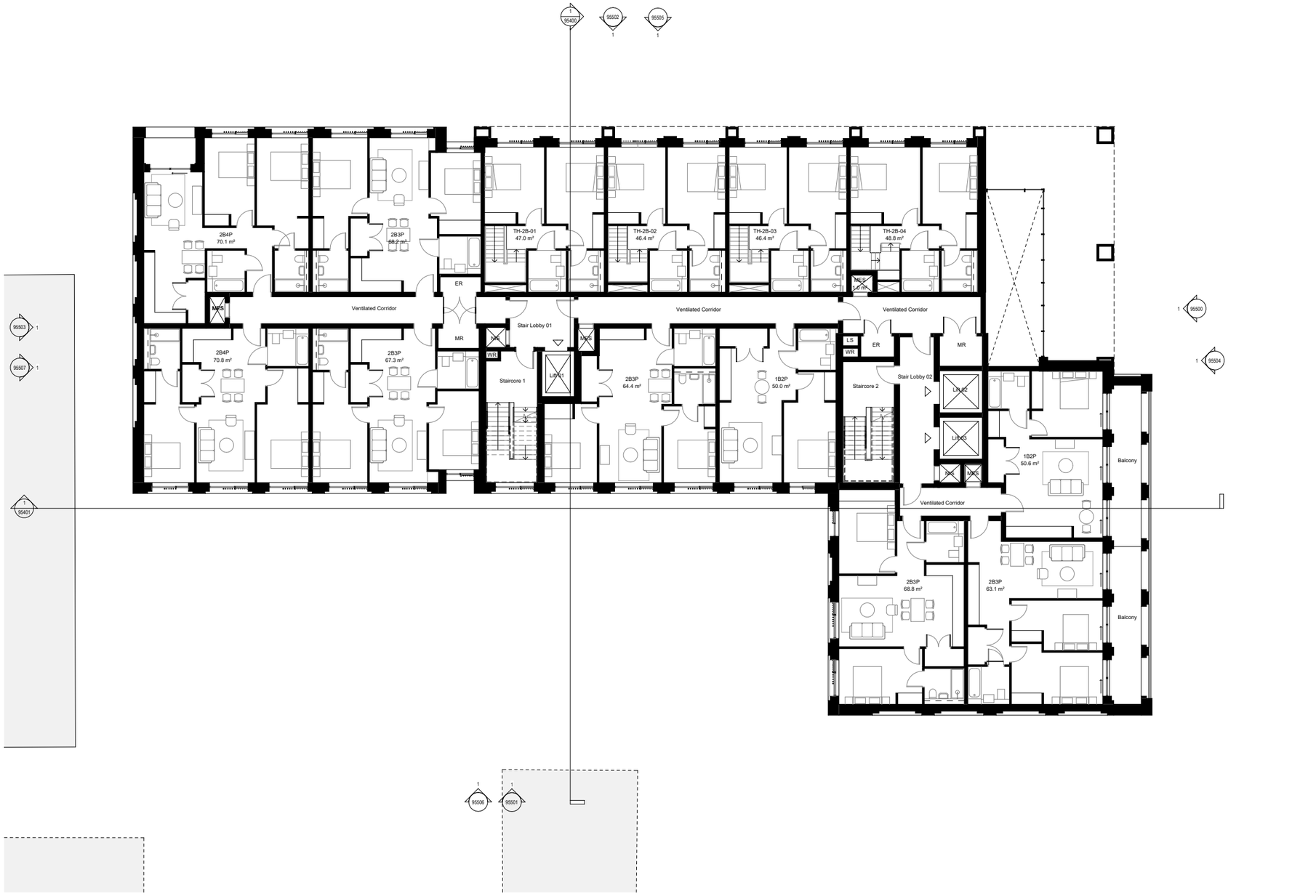
Site Plan


SOUTHALL STREET
CARNARVON STREET
CHARTER STREET
ONSLOW STREET
BRIDGEWATER STREET
JULIA STREET
NEWCOMBE STREET
DARTER STREET
FRANCIS STREET
DUTTON STREET
ROBERT STREET
PARBURY STREET
PARK PLACE
PARK STREET
COWBURN STREET
N

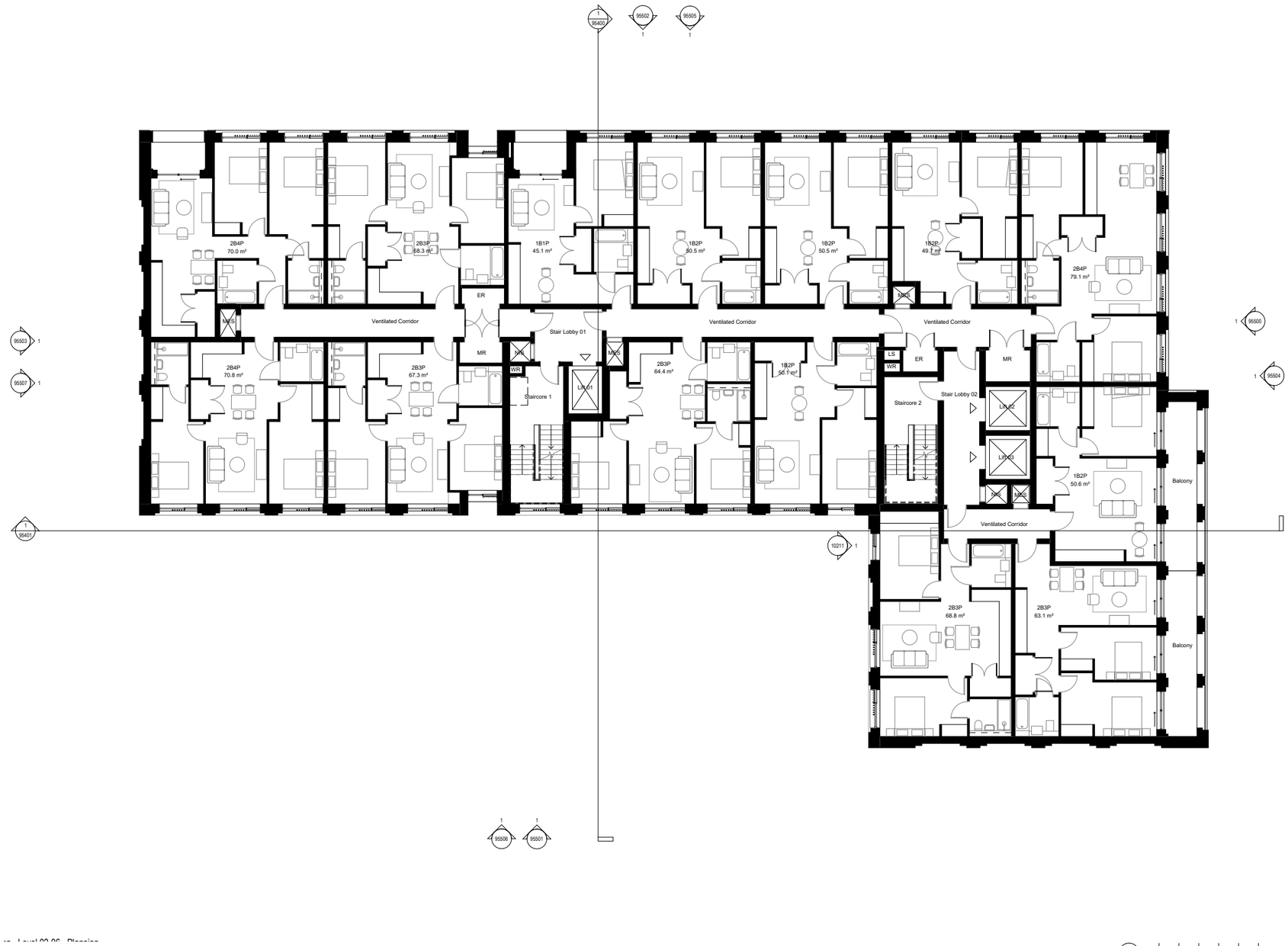
Ground Floor Plan



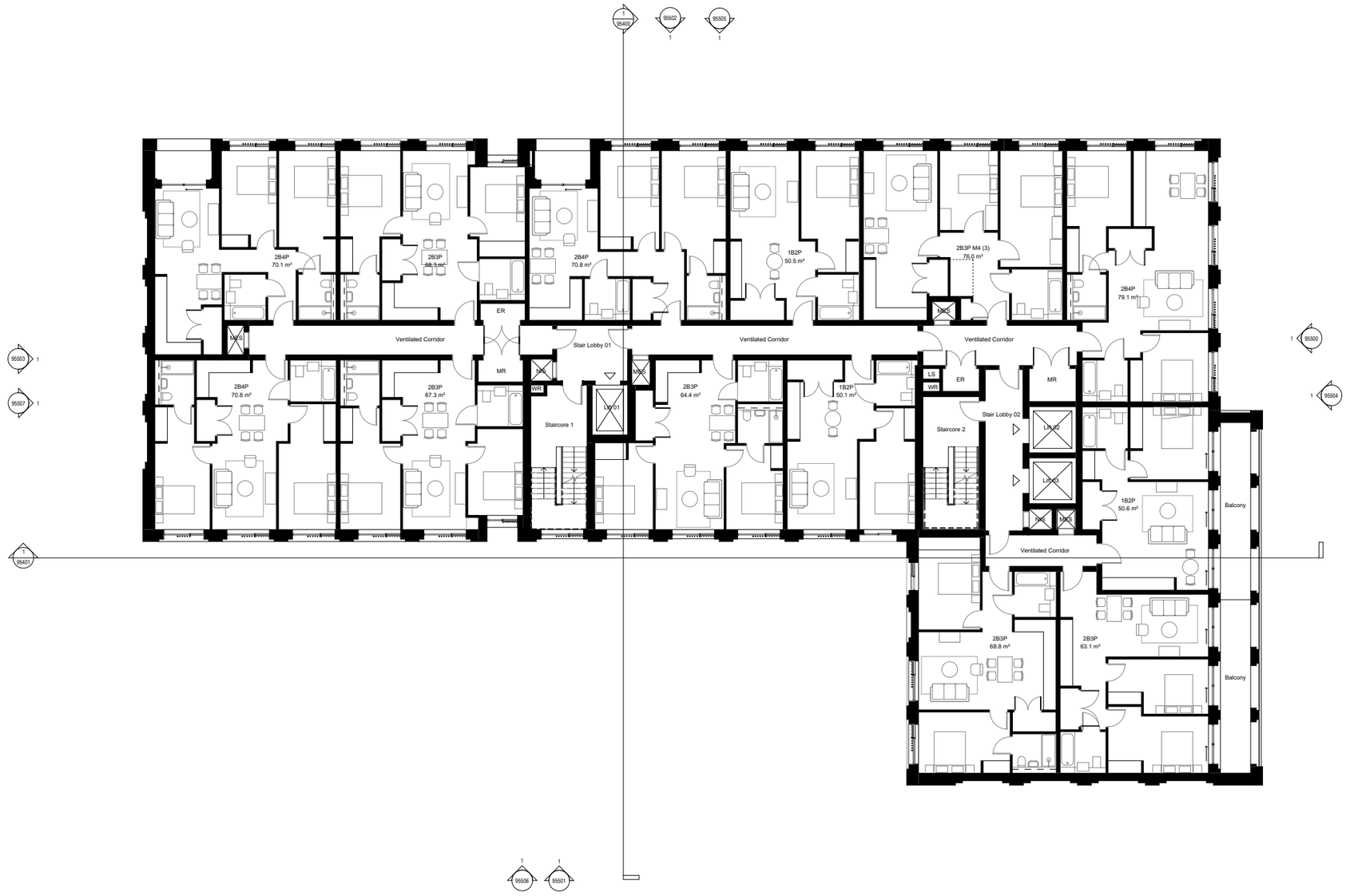
Level 1 Floor Plan



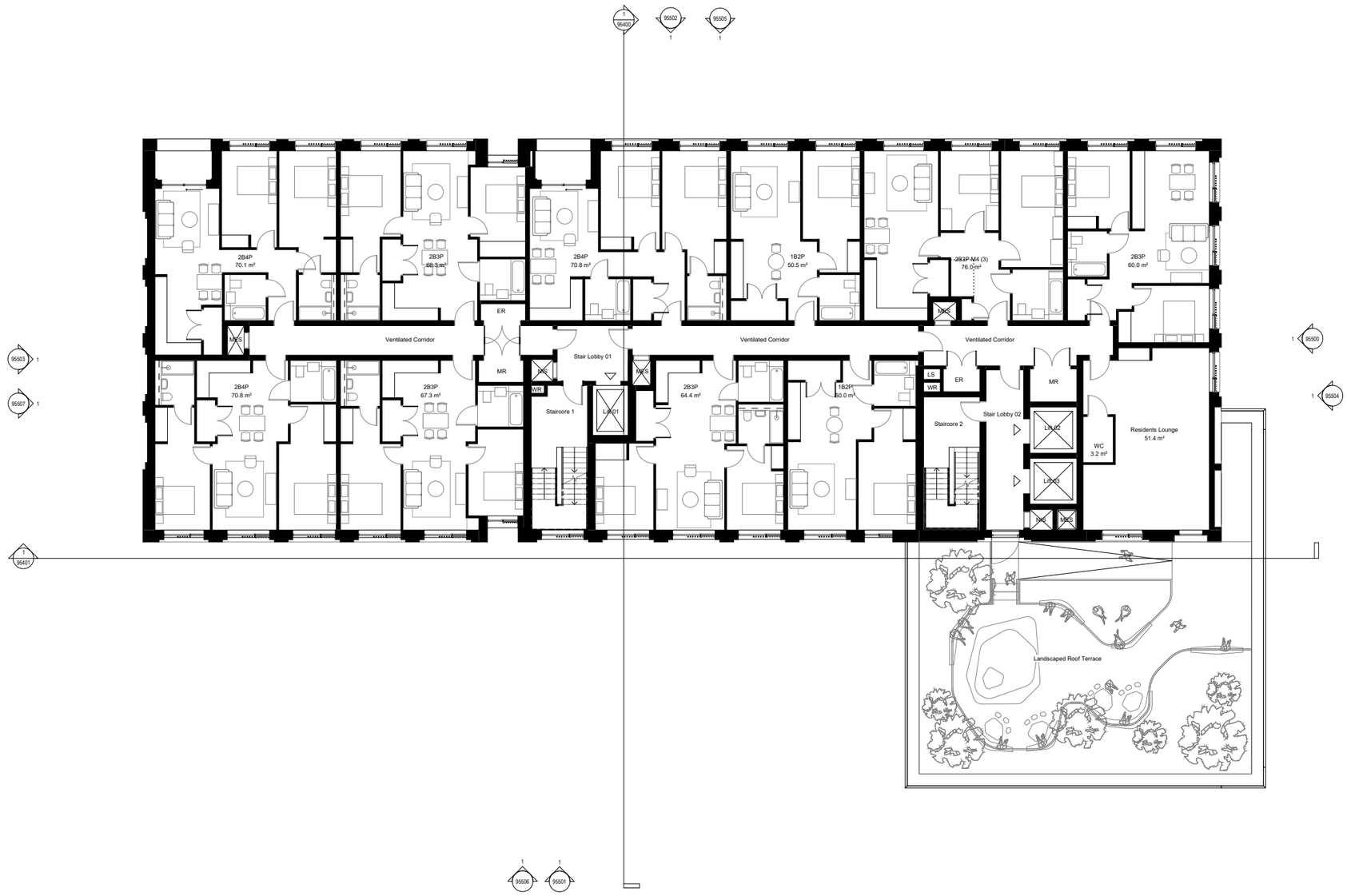
Level 2-6 Floor Plan



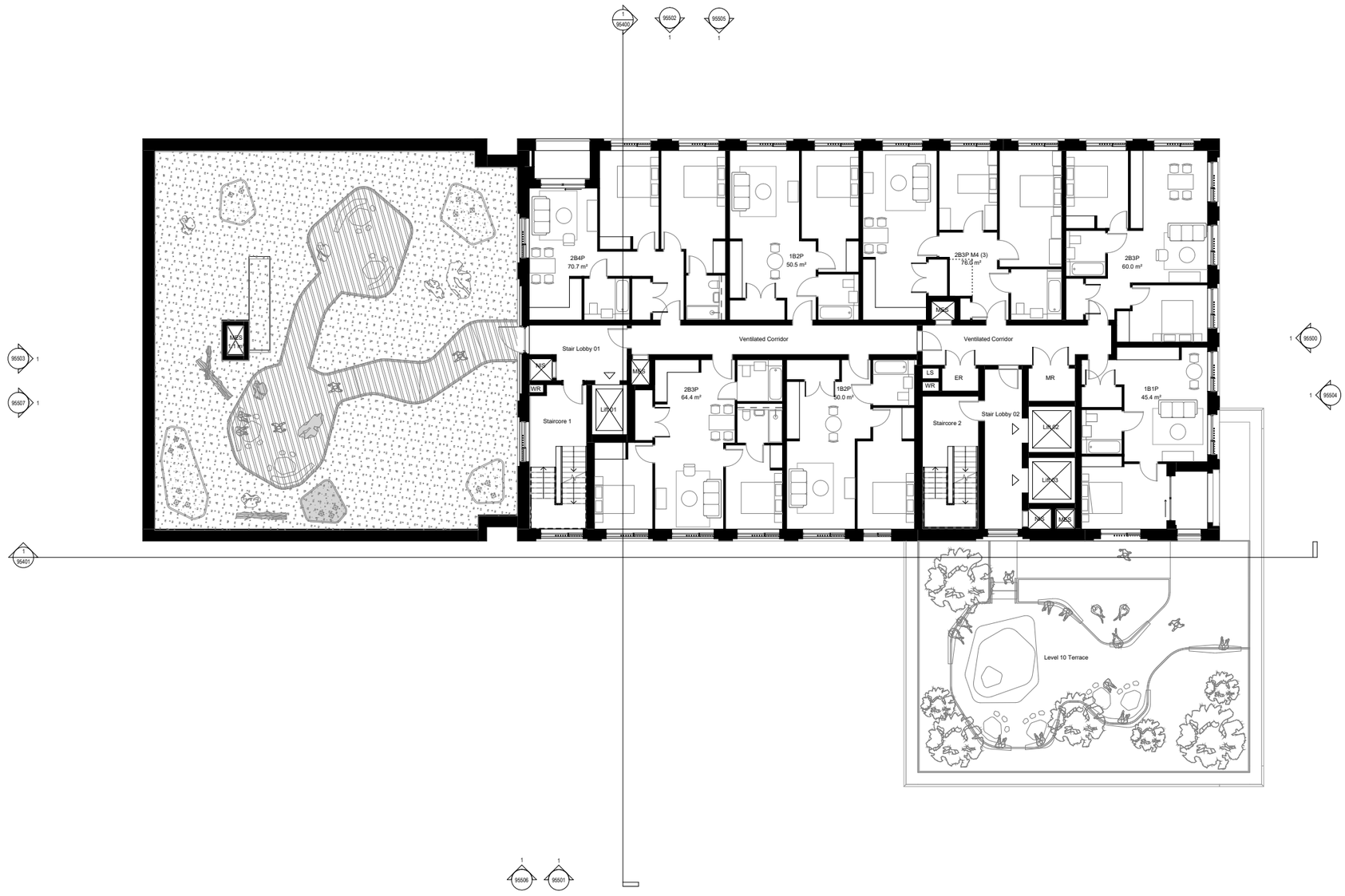
Level 7-9 Floor Plan



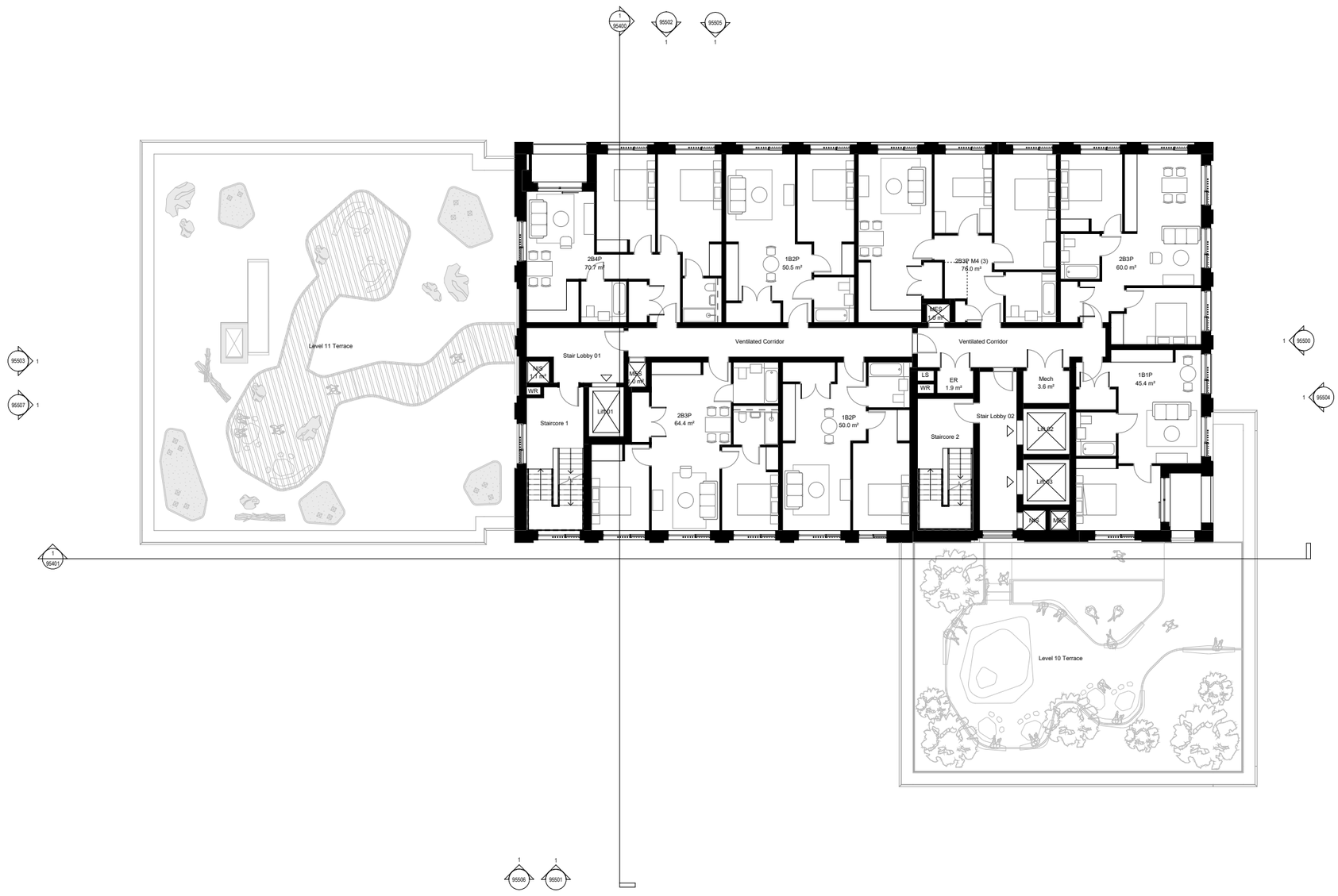
Level 10 Floor Plan



Level 11 Floor Plan

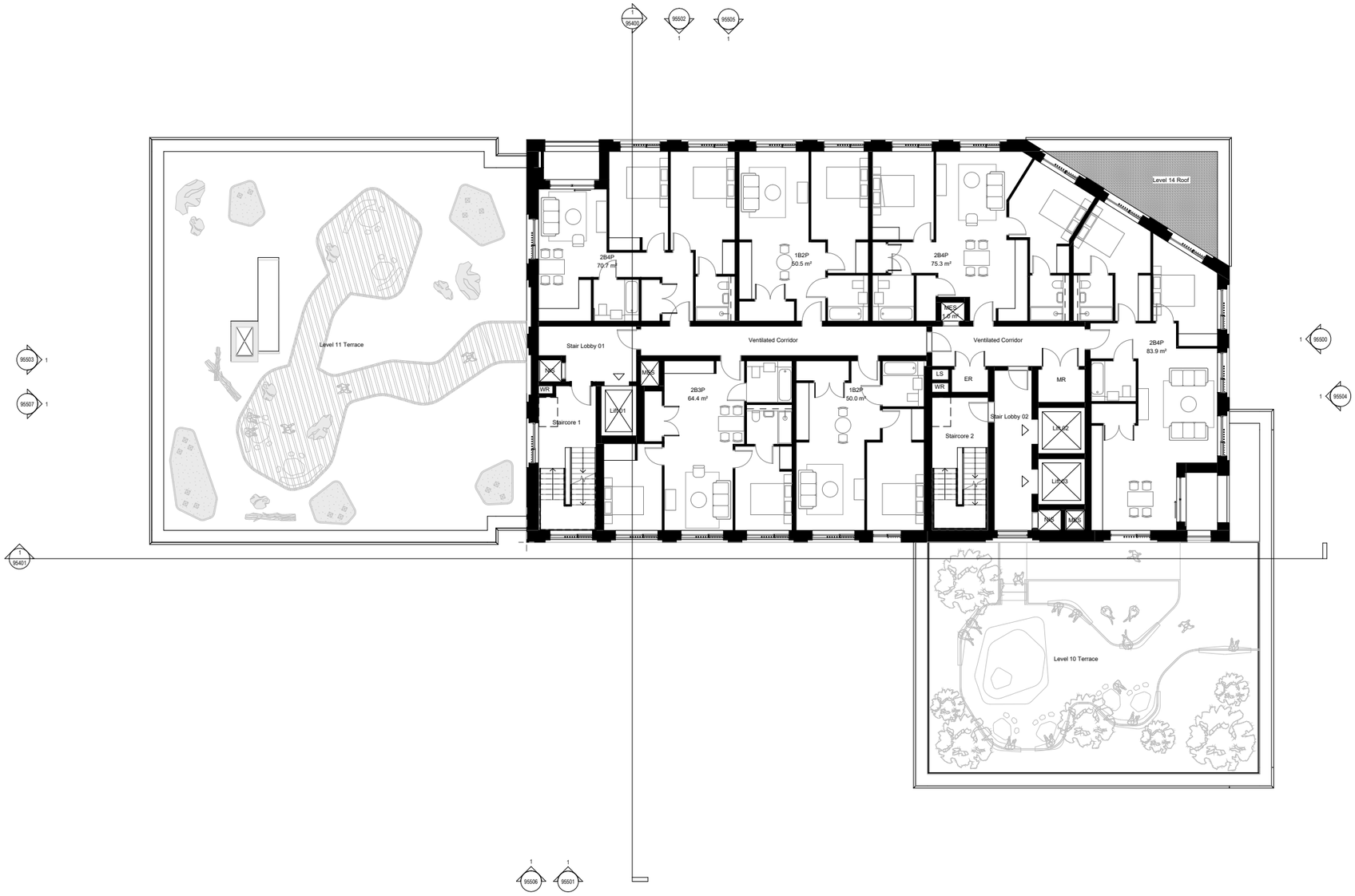


Level 12-13 Floor Plan

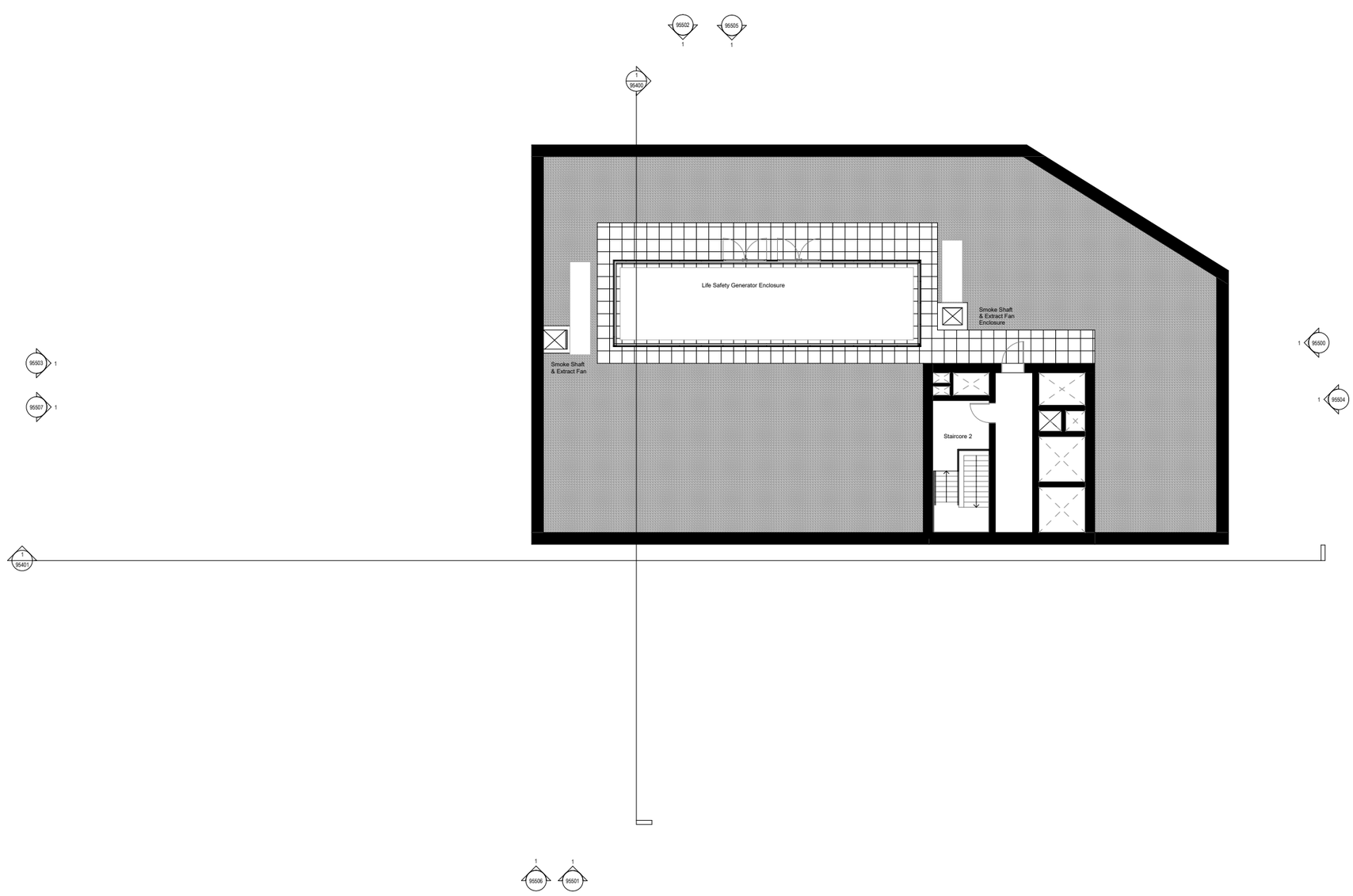


0m 5m 10 m

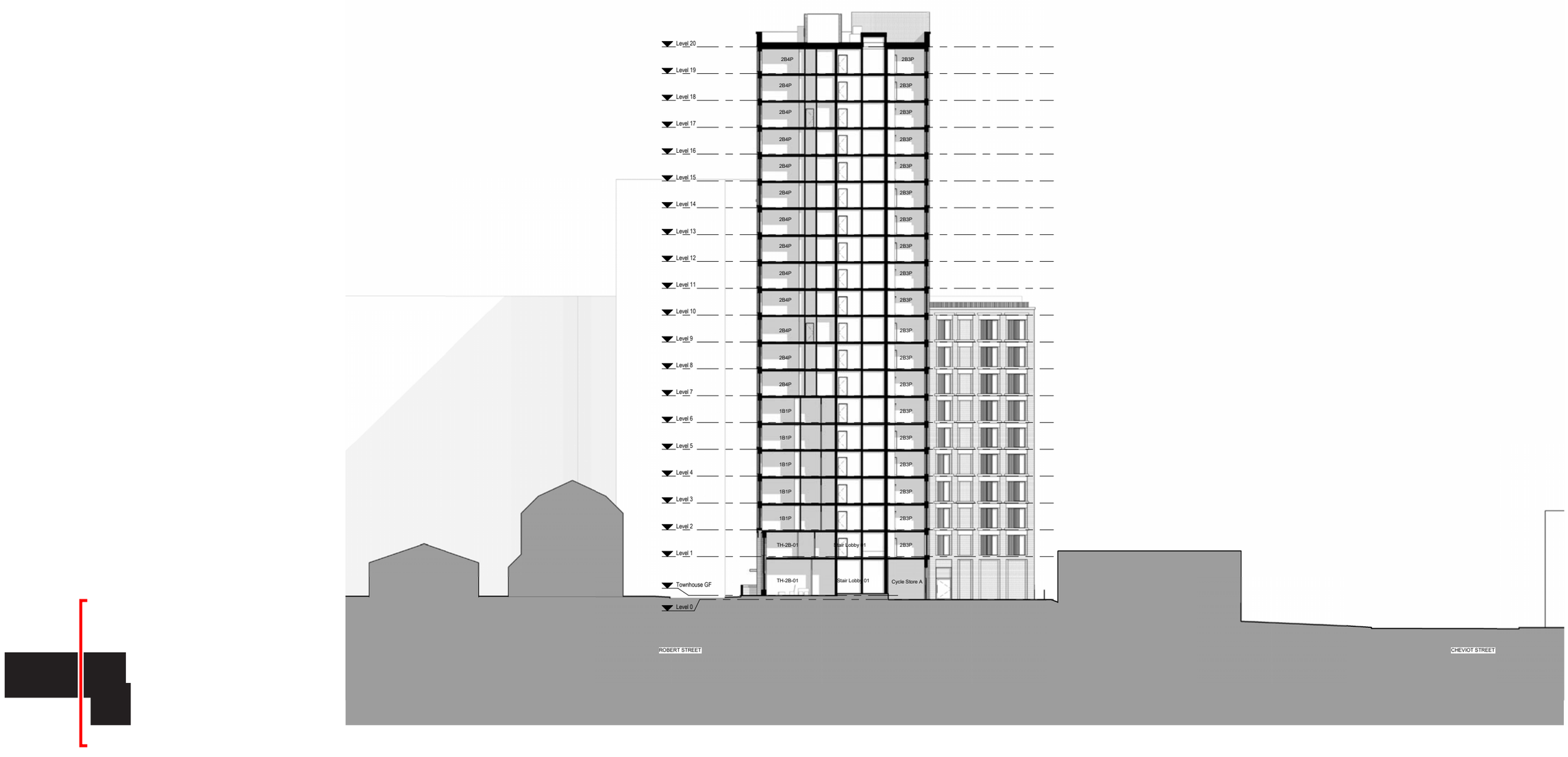
Level 14-19 Floor Plan



Roof Level Floor Plan



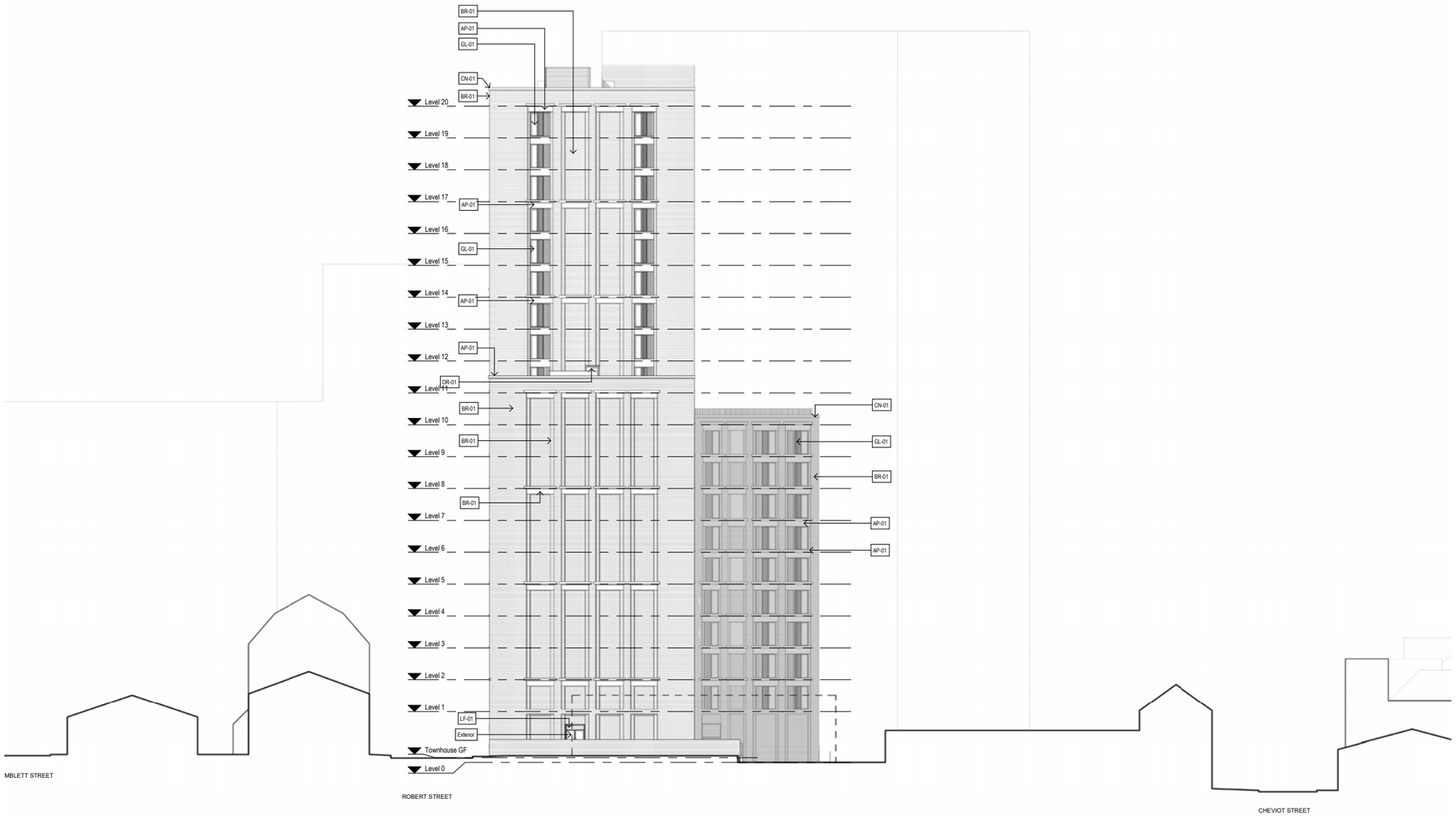
Section A-A


Level 20
Level 19
Level 18
Level 17
Level 16
Level 15
Level 14
Level 13
Level 12
Level 11
Level 10
Level 9
Level 8
Level 7
Level 6
Level 5
Level 4
Level 3
Level 2
Level 1
Townhouse GF
Level 0
2B4P
2B3P
1B1P
TH-2B-01
Stair Lobby 01
Cycle Store A
ROBERT STREET
CHEVIOT STREET

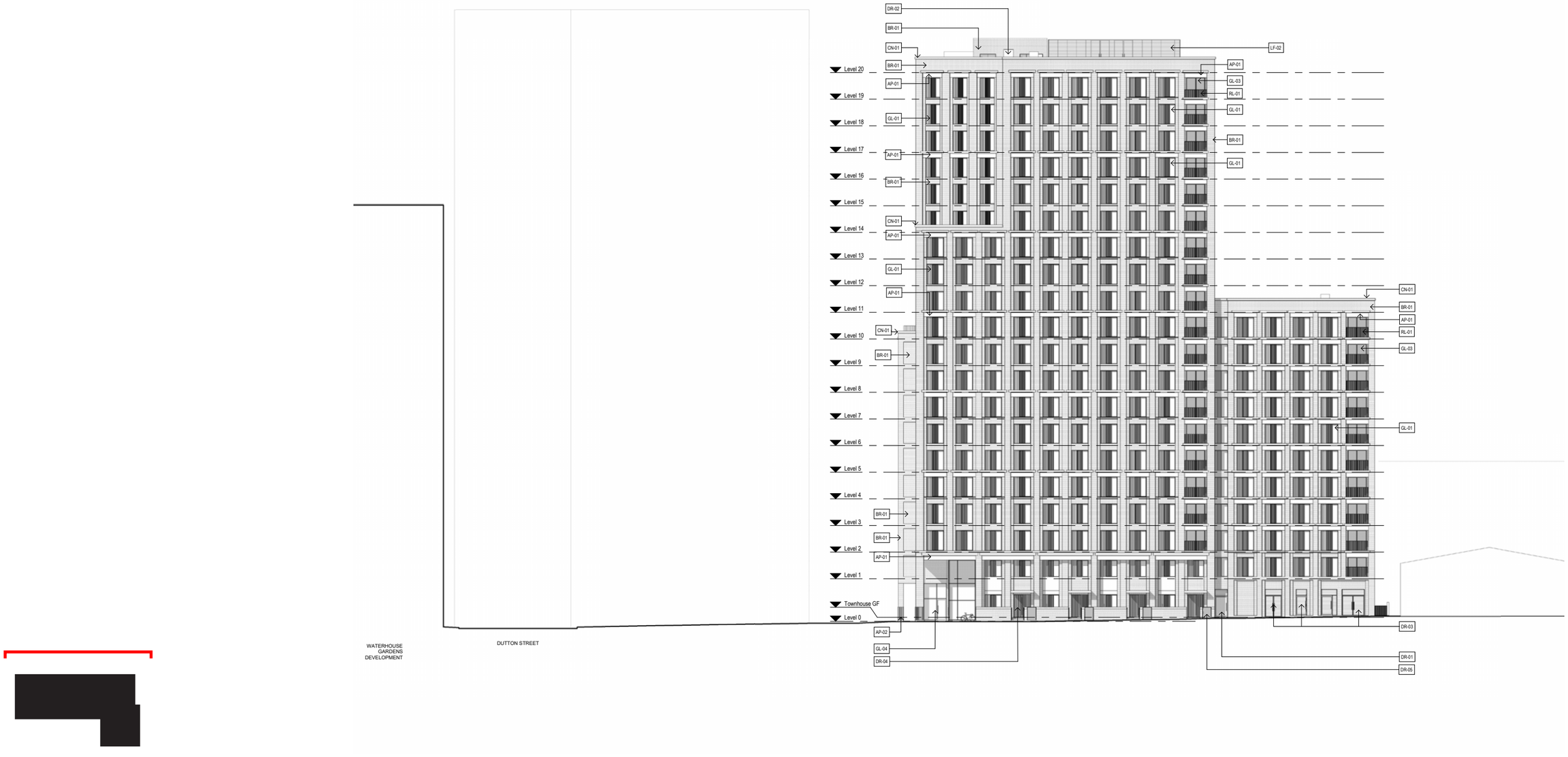
Section B-B


Level 20
Level 19
Level 18
Level 17
Level 16
Level 15
Level 14
Level 13
Level 12
Level 11
Level 10
Level 9
Level 8
Level 7
Level 6
Level 5
Level 4
Level 3
Level 2
Level 1
Townhouse GF
Level 0
2B3P
1B2P
Comms
DUTTON STREET

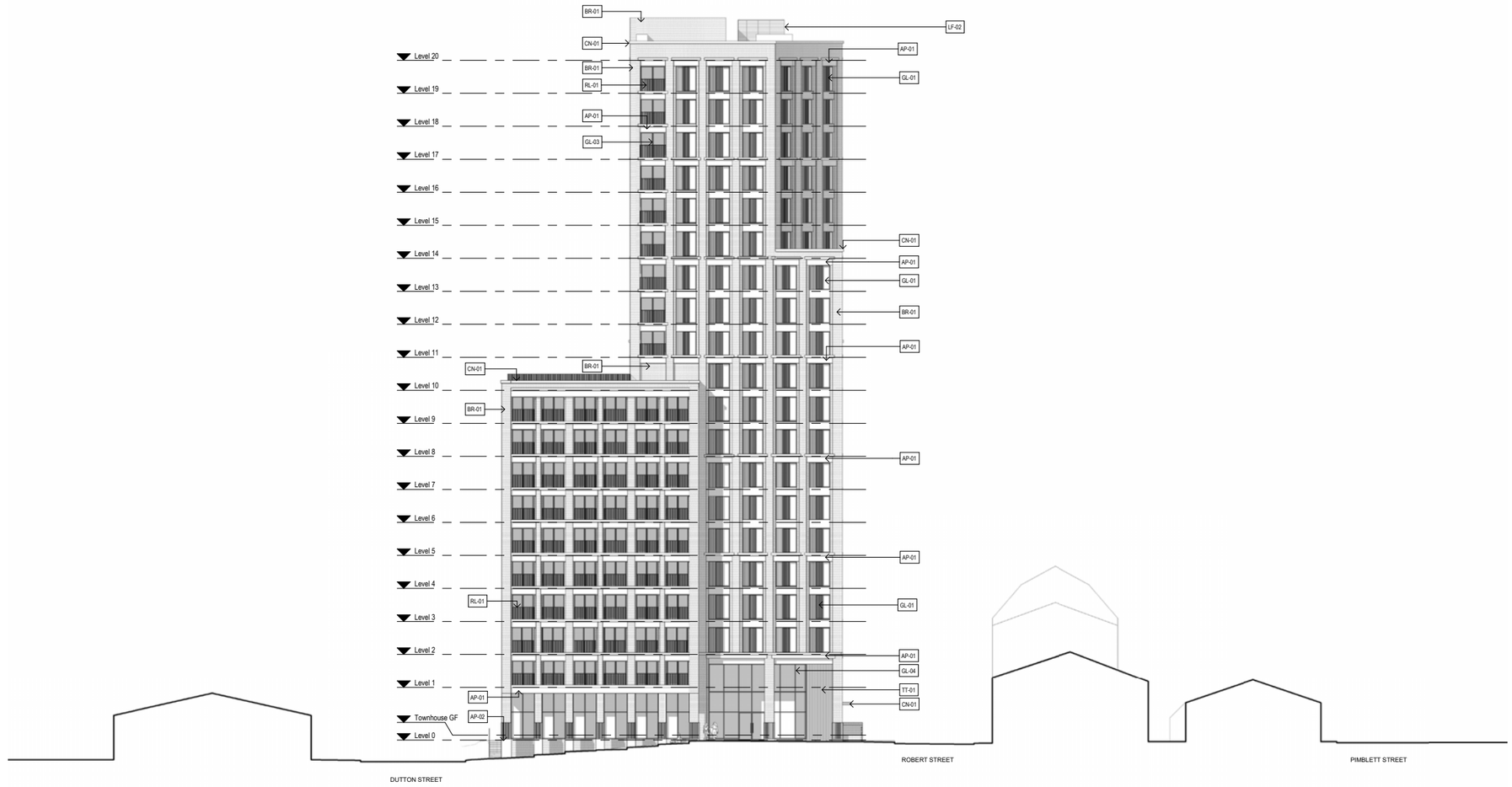
Elevation North



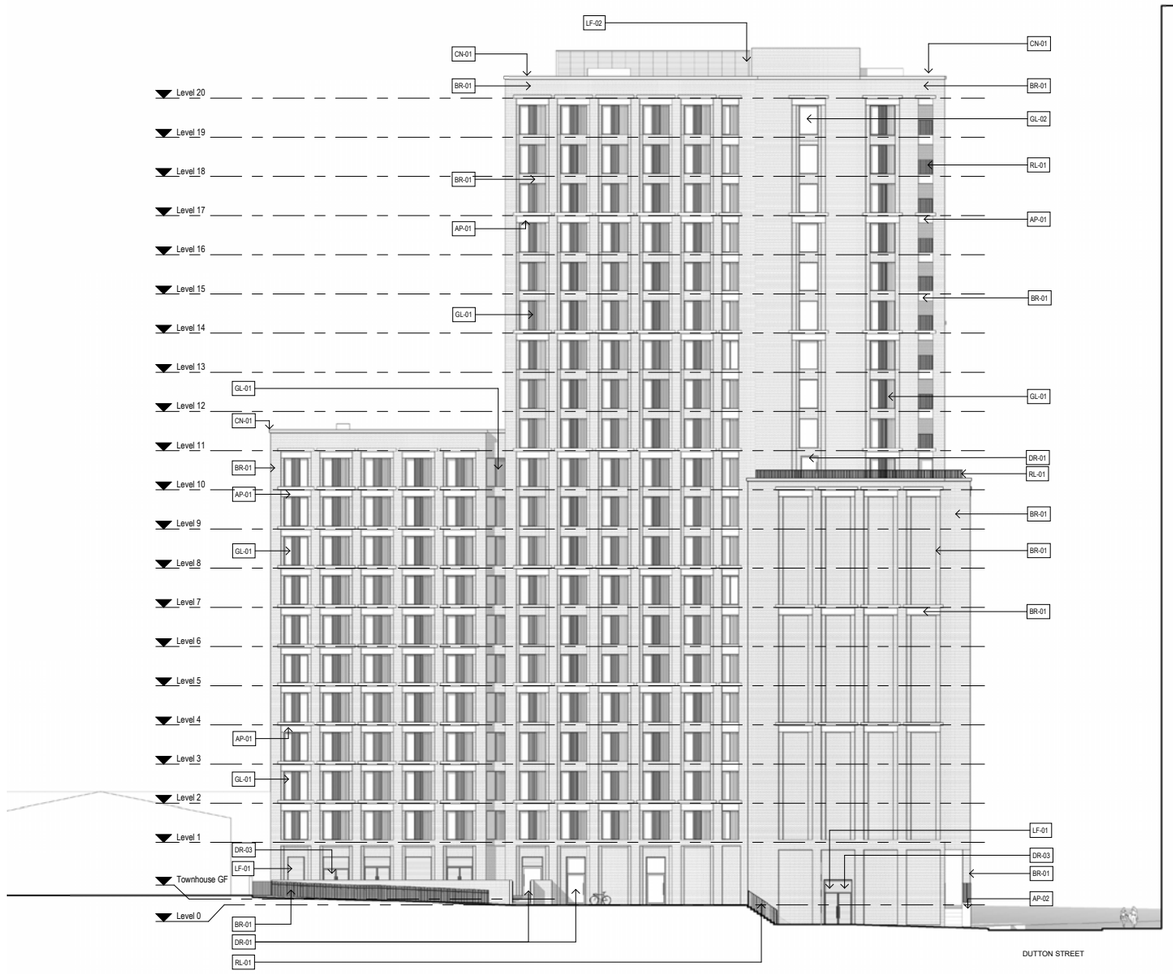
Elevation East



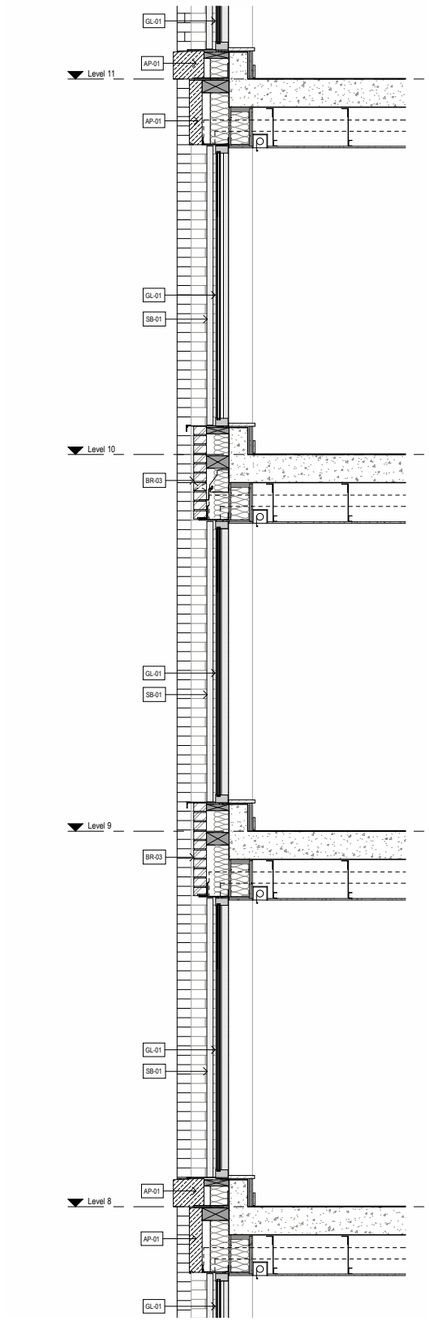
Elevation South

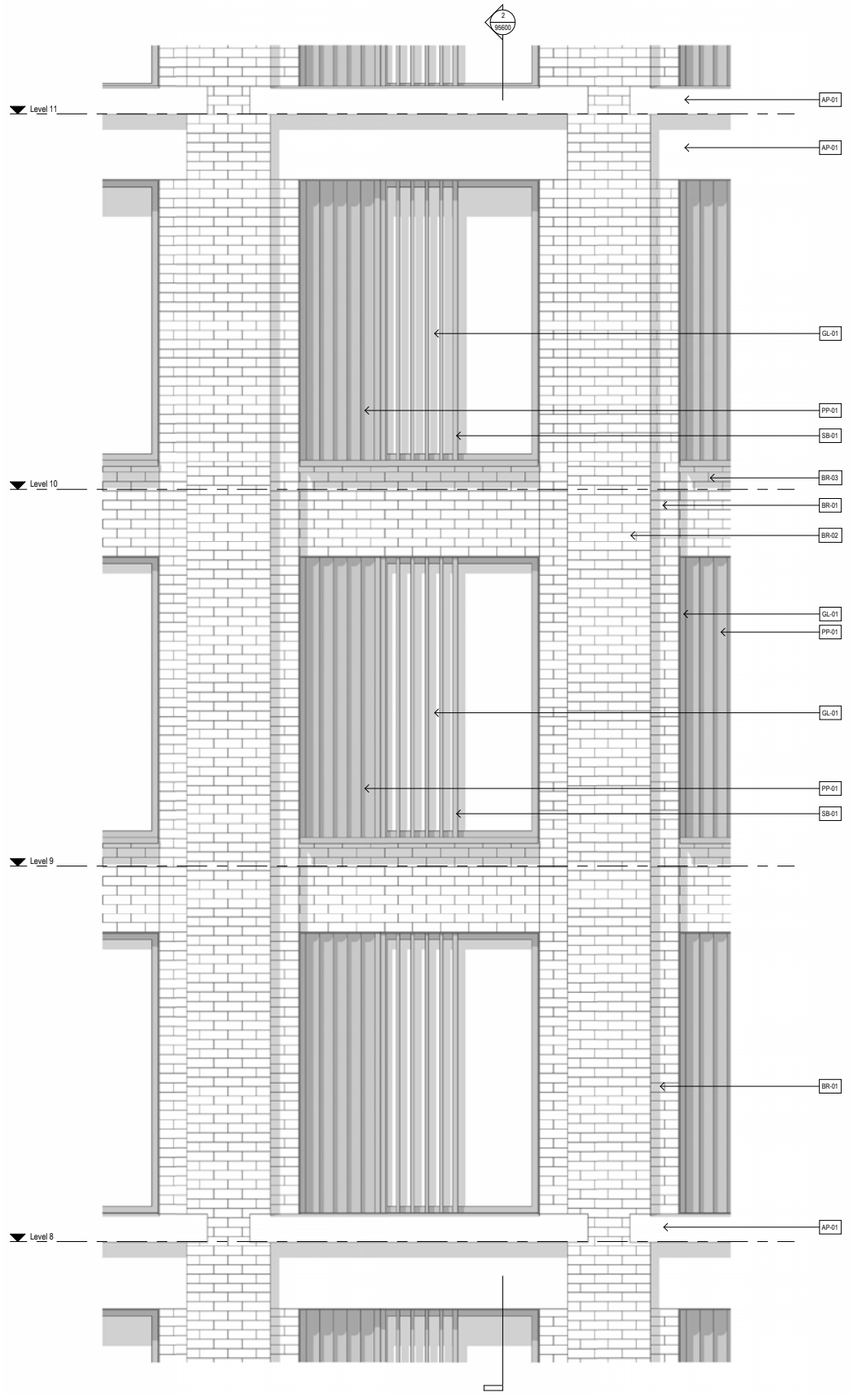


Elevation West



Facade Details - Typical Window

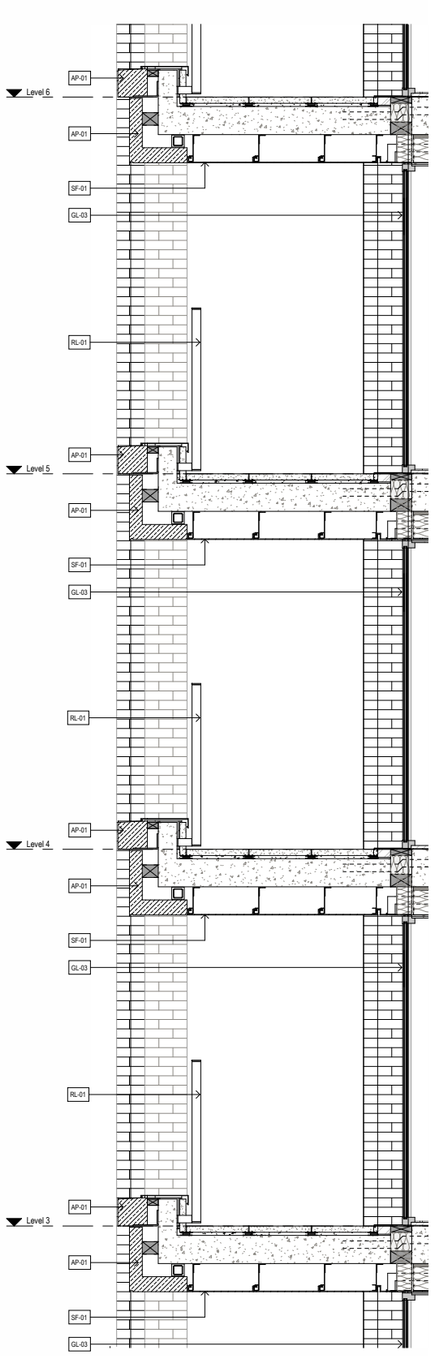


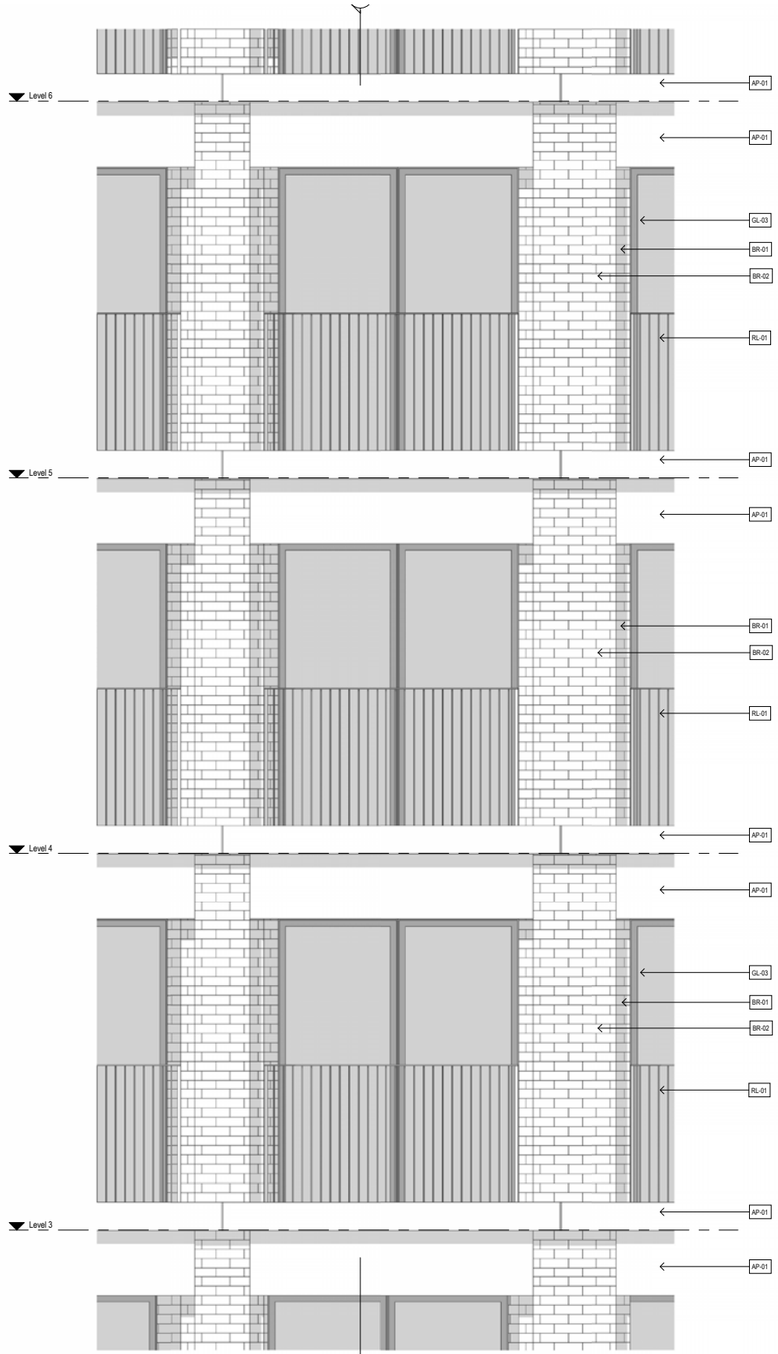


Legend: External Materials

BR-01: Facing masonry
BR-02: Masonry pier
BR-03: Facing masonry, recessed
BR-04: Facing masonry, soldier course
AP-01: Architectural precast banding
AP-02: Architectural precast plinth panels
CN-01: Anodised aluminium canopy
CP-01: Architectural precast coping
DR-01: Slim profile, aluminium framed glazed door
DR-02: Steel framed solid panel door
DR-03: Steel framed louvred door
DR-04: Slim profile, aluminium framed townhouse entrance door
DR-05: Steel gate to townhouse bin stores
GL-01: Slim-profile, aluminium framed window and decorative perforated p
GL-02: Slim-profile, aluminium framed Window
GL-03: Slim profile, aluminium framed balcony door
GL-04: Aluminium framed curtain walling
LF-01: Aluminium louvred screen with decorative perforated screen
LF-02: Louvred plant screen to roof level
RL-01: External PPC railing
PP-01: Decorative perforated aluminium panel
SB-01: Aluminium shading battens, integrated with window system
SF-01: Aluminium soffit cladding
SN-01: Integrated building signage, indicative location
TT-01: Terracotta tile cladding

Facade Details - Typical Recessed Balcony



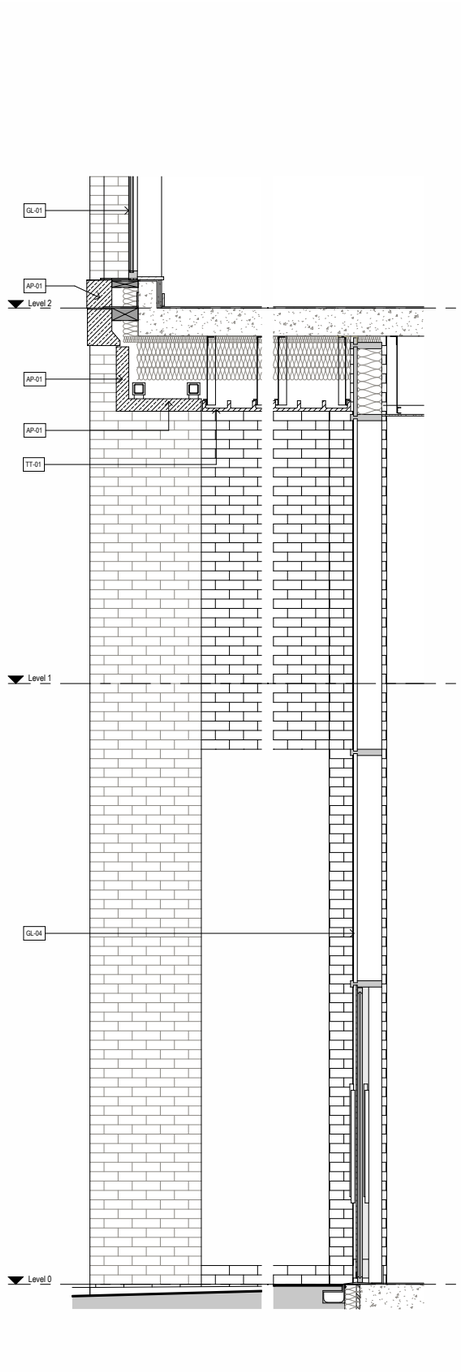


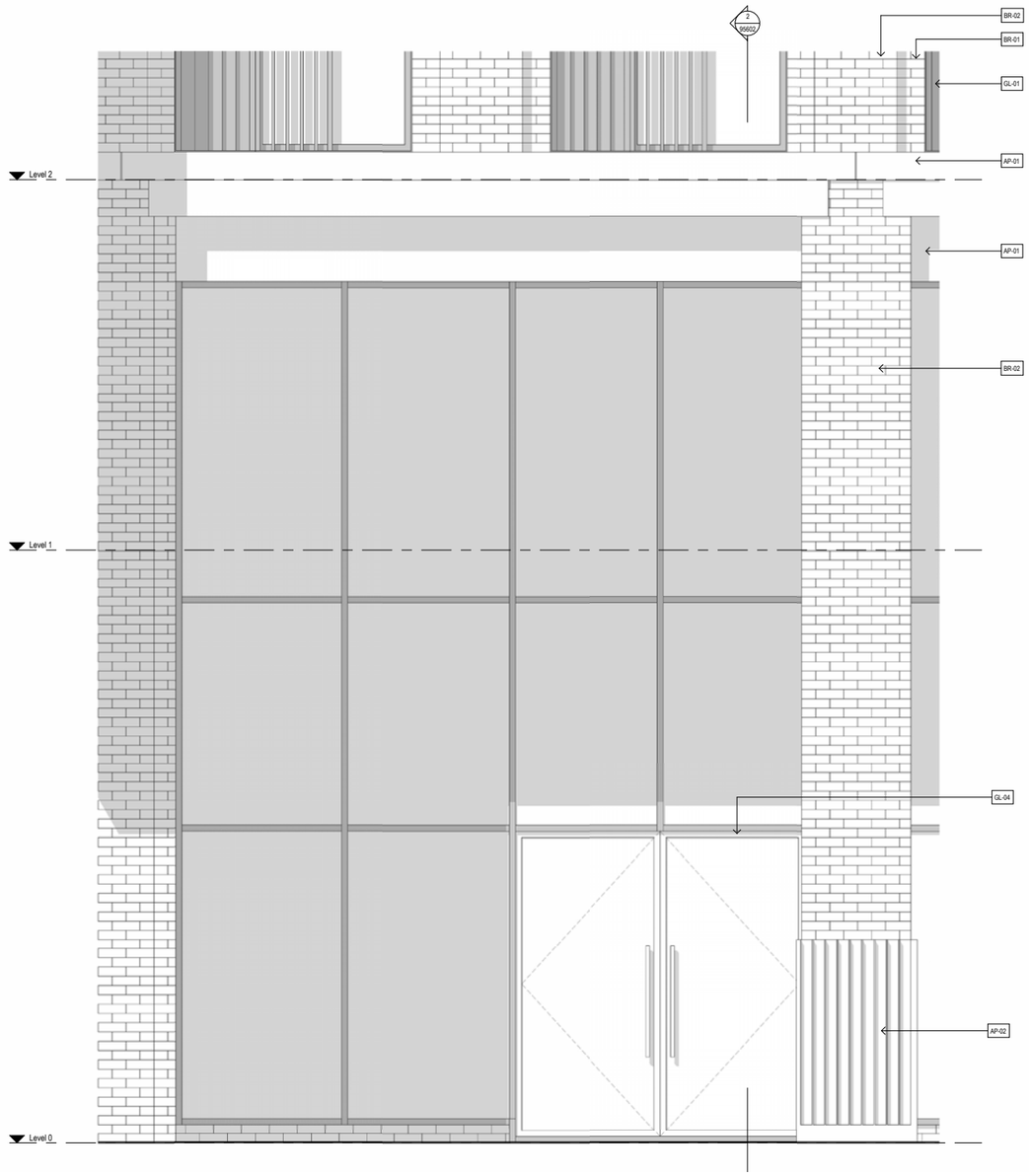
1 | Elevation
1 : 20

Legend: External Materials

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SF-01: Aluminium soffit cladding
SN-01: Integrated building signage, indicative location
TT-01: Terracotta tile cladding

Facade Details - Main Entrance

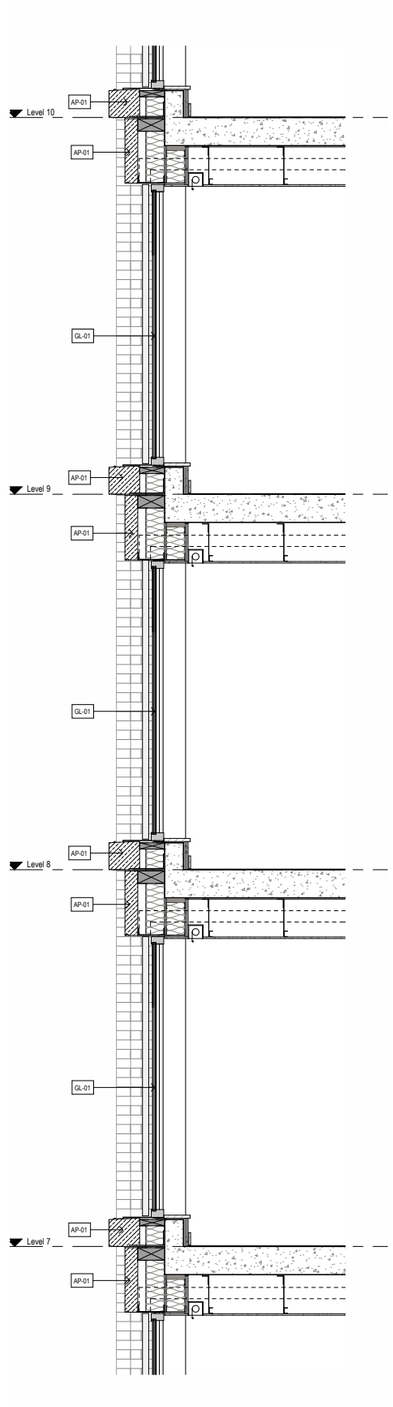


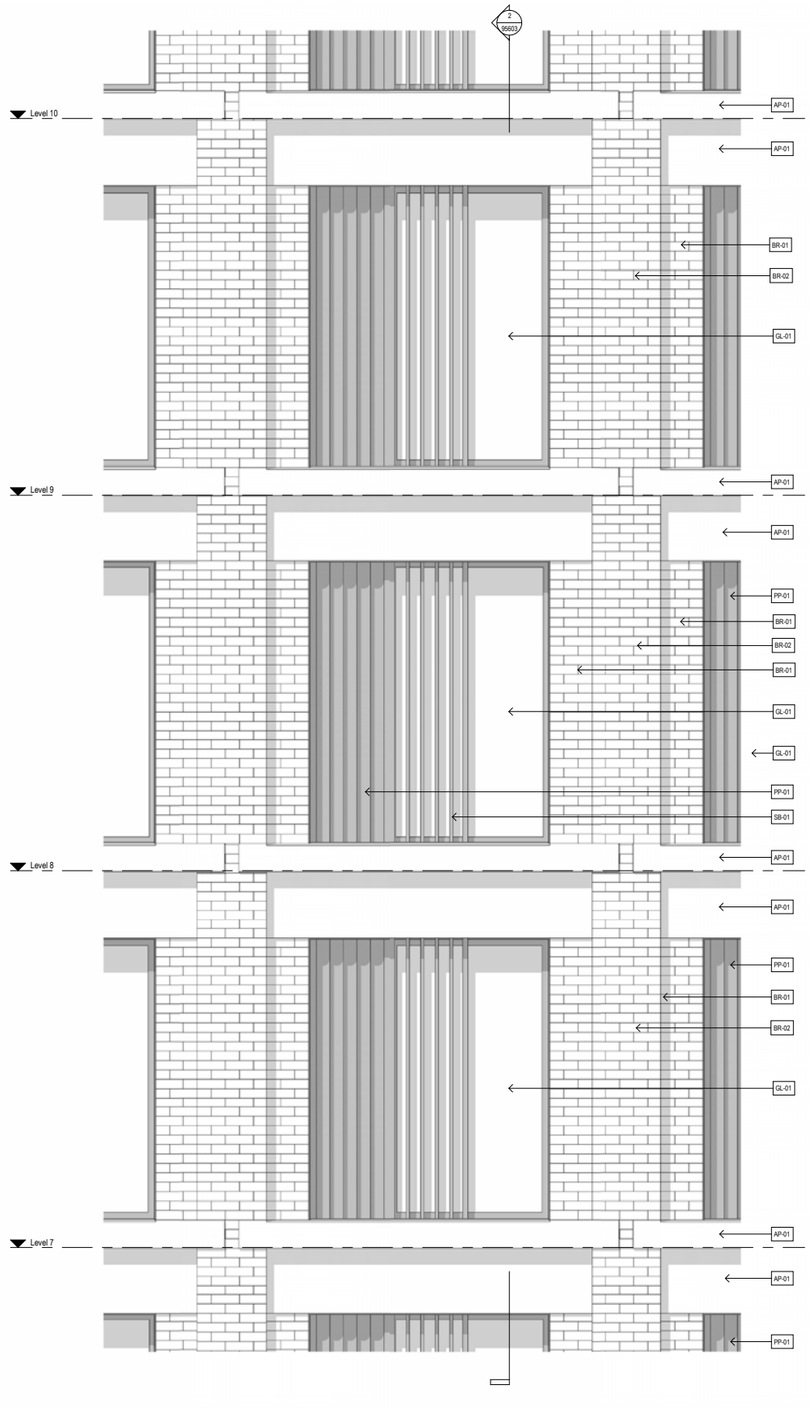


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SF-01: Aluminium soffit cladding
SN-01: Integrated building signage, indicative location
TT-01: Terracotta tile cladding

Facade Details - Lower Block Windows

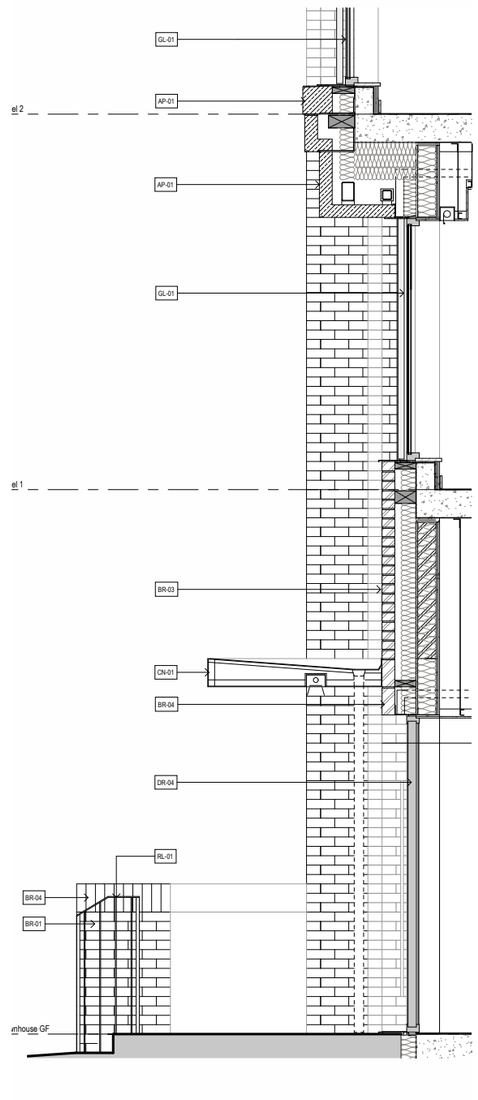


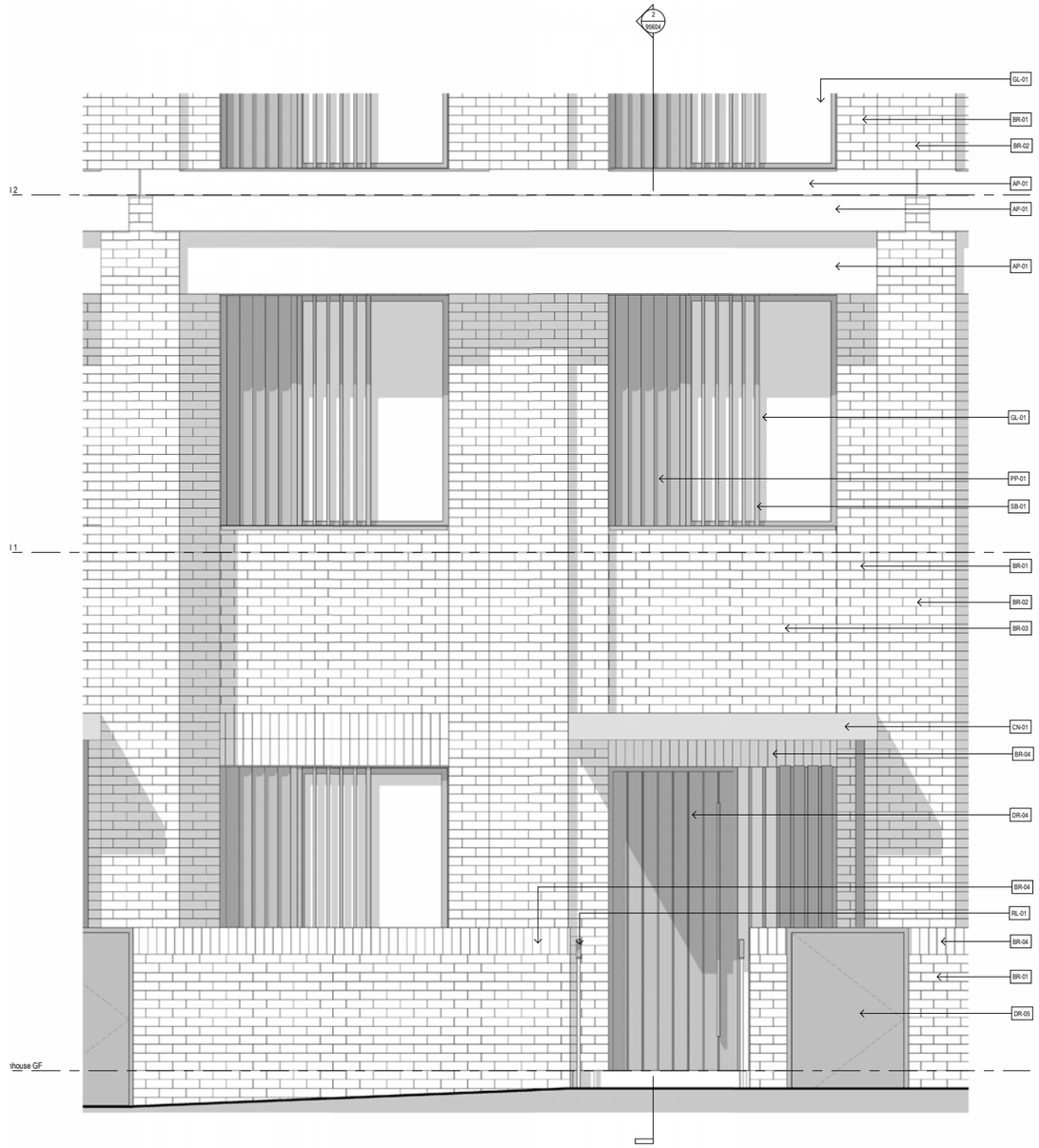


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SN-01: Integrated building signage, indicative location
TT-01: Terracotta tile cladding

Facade Details - Townhouse Entrance





Legend: External Materials

BR-01: Facing masonry
BR-02: Masonry pier
BR-03: Facing masonry, recessed
BR-04: Facing masonry, soldier course
AP-01: Architectural precast banding
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SF-01: Aluminium soffit cladding
SN-01: Integrated building signage, indicative location
TT-01: Terracotta tile cladding

Architectural Imagery



Visualisation of townhouse entrances
Robert Street

Architectural Imagery

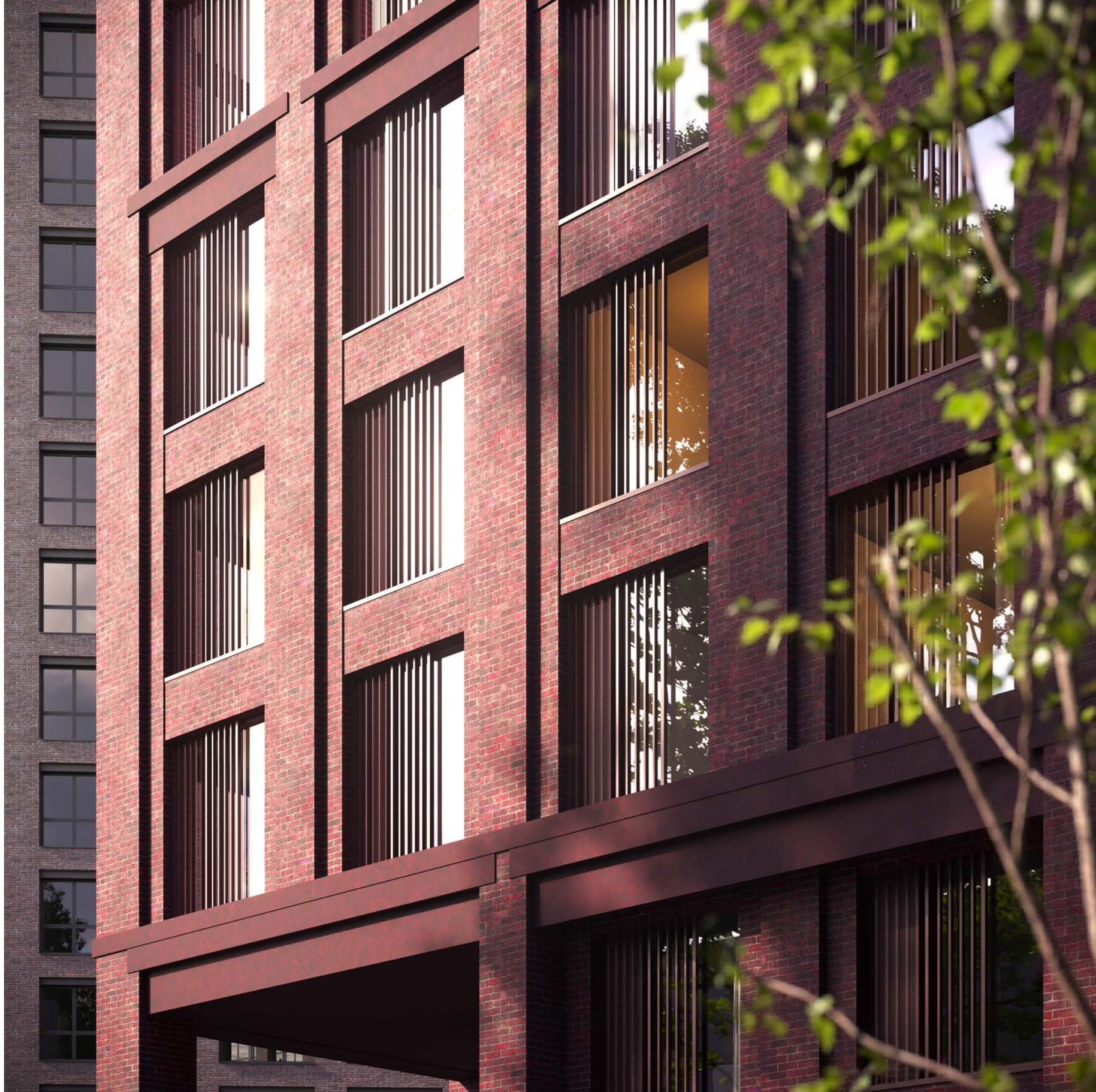
Visualisation of the view on approach
from Dutton Street during the day



Architectural Imagery

Visualisation of the view on approach
from Dutton Street during the night

Architectural Imagery



Visualisation of fenestration detailing

04. TECHNICAL CONSIDERATIONS

Sustainability Strategy

Approach

The low carbon design philosophy has been adopted and the approach is as follows:

Lean: reduce building's energy demand through "passive measures".

Clean: meet reduced energy demand in the most efficient way possible using "active measures".

Green: assess technical feasibility of incorporating low / zero carbon technology to further reduce CO2 emissions.

Please refer to the *Energy Strategy Report* by Ridge for further details.

The energy demand has been reduced by optimising the performance of the building fabric. Strategies used to achieve this include:

- Undertake a fabric-first approach;
- Optimise passive design;
- Maximise daylighting;
- Reduce air permeability;
- Use full electric servicing.

Lean: Reduce Energy Demand

Passive Design measures to reduce energy demand:

- Thermal Insulation - retain thermal energy;
- Air Tightness - high performance;
- Natural Ventilation - reduce ventilation loads;
- Natural Daylight - reduce lighting loads;
- Solar Shading - reduce overheating;
- Low Energy Fit Out - reduce energy use;
- Sub Metering - motoring energy use;
- Adaptation to Climate Change - future use.

Clean: Meet Demand Efficiently

Technologies to efficiently meet energy demand:

- Mechanical Ventilation Heat Recovery (MVHR);
- Demand operated systems;
- Variable speed drives;
- Power Management;
- LED Lighting;
- BMS Optimisation.

Green: Low or Zero Carbon Technologies

LZC Technologies with potential to be used in the development:

- Air Source Heat Pumps - these contribute towards decarbonising the grid and avoids reliance on natural gas;
- Solar PV Panels to be explored to provide on-site energy generation.

Fabric First Approach

Improvement in fabric performance and solar shading on a development can maximise the retention of heat in winter and reduce solar gains in summer. These actions will help combat the extremes expected as a result of climate change.

Based on initial thermal and energy assessments, the following target U-values are proposed:

- External walls 0.18 w/m²k
- Floors 0.15 w/m²k
- Flat Roofs 0.15 w/m²k
- Glazing 1.2 w/m²k
- Air permeability 3 m²/(h.m²) at 50Pa

All target U-values listed above improve over the U-value limits set by building regulations Part L 2021.

A target G-value of 0.6 is proposed for the glazing to control solar heat gains entering the building.

Part L 2021

Building regulations Part L 2021 requires roughly a 31% reduction in CO2 over the previous Part L 2013 targets.

As the Robert Street scheme improves on the 2021 Part L regulations by circa 6% therefore is a circa 42% betterment over the 2010 part L regulations.

Our strategy has sought to reduce the carbon emissions for the building using a lean, mean green approach, and these findings have been applied to the building.

Please refer to the *Energy Strategy Report* by Ridge for further details.

Specification of Materials

Materials are to be responsibly sourced. This includes all timber used on the project, which is to be 'legally harvested and traded timber' and sourced in accordance with the UK government Timber Procurement Policy.

Materials will be selected for their durability and resilience. Material efficiencies will also be maximised. The design team will assess all architectural detailing to ensure that materials are durable, robust and correctly detailed to prolong the building life span and minimise the need for replacements.

Energy and Ventilation Strategy

Building Ventilation Strategy

A mixed-mode ventilation strategy is proposed throughout the building. Natural ventilation is provided via windows to habitable rooms, assisted by mechanical ventilation & heat recovery (MVHR) units to counter space overheating and address acoustic considerations.

MVHR provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building.

For the majority of the day, openable windows will provide natural ventilation in bedrooms and living rooms. At night and during noisy periods, a low-voltage MVHR system will provide mechanical ventilation.

MVHR units will provide fresh air and heat recovery to habitable rooms. Heat Recovery reduces the required cooling & heating load, which will in turn reduces CO2 emissions that the development produces.

Heating & Hot Water

The development will feature an all-electric heating approach, therefore no gas-burning equipment will be used to generate heat within the building.

Electrically powered air source heat pumps (ASHP) will be used to provide hot water throughout the building. Air source heat pumps extract thermal energy from the surrounding air and transfer it into the water which is then distributed throughout the building. The use of an ASHP system contributes towards the decarbonisation of the national grid.

Metering

The project will incorporate sub-metering to monitor use of electrical energy, heating / cooling and water consumption. This can provide data on usage to building operators and occupants.

The apartments will be metered individually. The buildings as a whole will be bulk metered.

Energy monitoring of landlord and primary plant areas allow a real-life picture of energy use and carbon emissions to be developed and monitored.

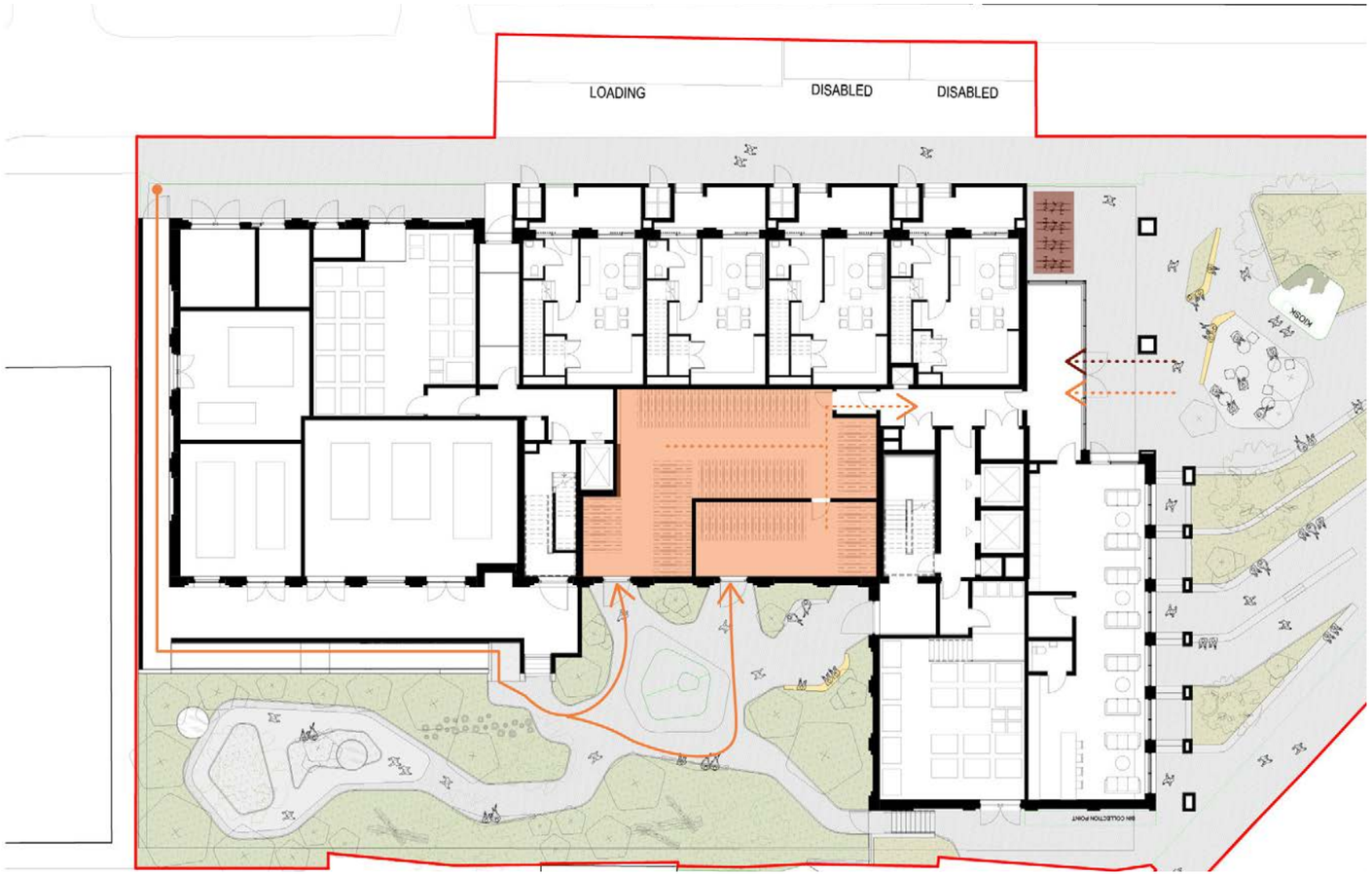
Bicycle Storage and Facilities

The residents' bike storage facilities will be accessed via the ramp into the courtyard.

Residential cycle parking will be provided at a rate of one space per unit, within two secure cycle stores. Cycle parking for visitors is provided outside the main entrance to the building.

The site is located within the Cycle Hire Scheme Zone, with bikes available to hire via a dedicated phone app. The nearest bike station is located approximately 300m away on Great Ducie Street.

Refer to documentation prepared by SK Transport for further information.



Residents bicycle storage

Visitor bicycle parking

Bicycle storage access route

Residents entrance route

Visitor entrance route

Security and Access Strategy

The proposal aims to promote security by:

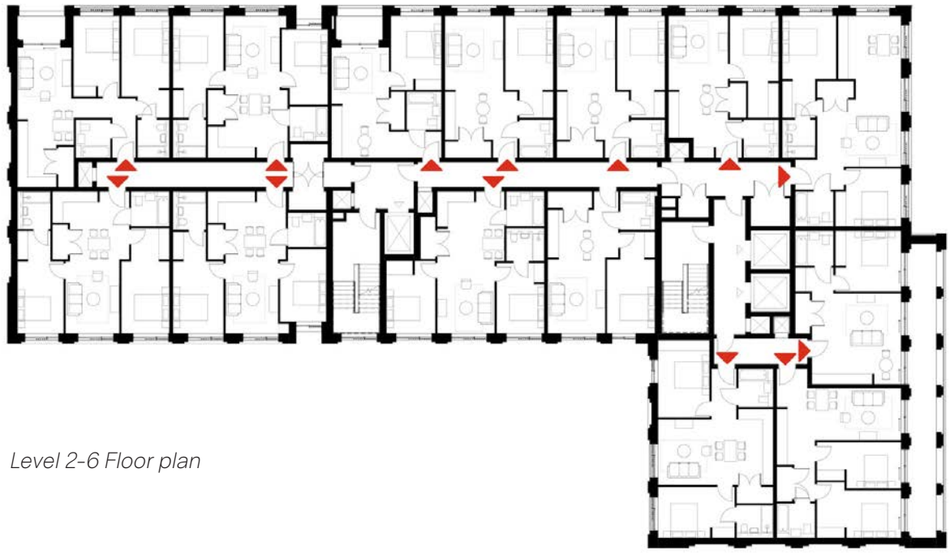
- Maximising passive security through overlooking;
- Improving pedestrian movement around the site;
- Upgrading lighting and infrastructure;
- Enhancing community engagement through active frontages and shared communal spaces.

The main entrance will be located on the south elevation, facing onto the juntion of Dutton St. and Robert St. The entrance's proximity to the public open space and residents' lounge will provide passive security.

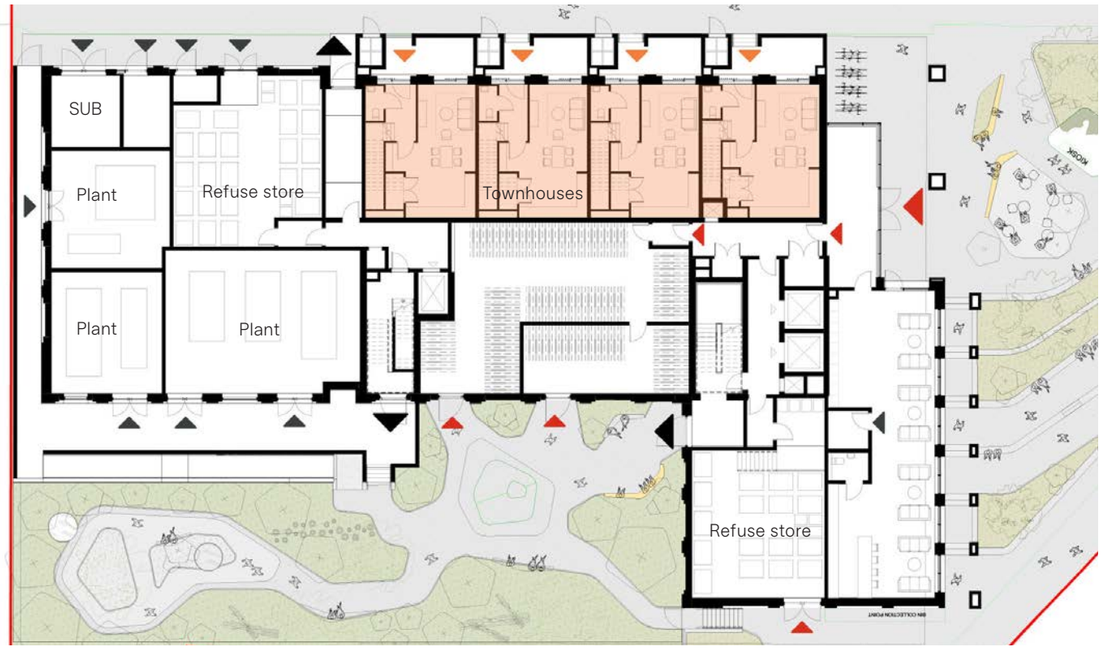
Residents will be able to use secondary private entrances via fob to gain access to core 1 and the bike store. Fob access is proposed for the internal access routes to core 2 and the bike store. The townhouses will each have their own private entrance off Robert Street.

The fire escape final exit from staircores 1 and 2 will be directly onto the courtyard.

- *Main Entrance for residents*
- *Secure access for residents*
- *Private townhouse entrance/ exit*
- *Authorised access only*
- *Fire exit only*



Level 2-6 Floor plan



Ground Level Floor plan

Servicing Strategy

Deliveries and servicing of the building will take place via a service zone located on Robert Street. This will be the primary location used for residential deliveries.

There are two refuse stores within the building, each with their own proposed refuse collection point:

- Refuse collection point 1 off Robert Street;
- Refuse collection point 2 off Dutton Street.

Dutton Street bin store has internal steps to allow access for bin collection route to exterior. It is proposed that the management team will move the bins to the respective collection points on the days of collection. It is proposed that the management presence on site will assist any residents with limited mobility.

Refer to documentation prepared by SK Transport for further information.

Plant rooms are located on the ground floor to facilitate easy, level access. Occasional servicing will be required for the substation which is located off Robert Street.

Substation, Switch Room & Life Safety

Refuse store

Refuse collection point

Servicing area

Plant Rooms

Servicing access

Refuse collection routes

Refuse movement routes



Facade Cleaning and Maintenance Strategy

The scheme proposes use of high quality and durable external materials. Using materials with long lifespans will reduce replacement needs and minimise maintenance.

Window Cleaning

Windows will be cleaned using three different access methods:

1. Pole wash;
2. Abseiling;
3. Balcony access.

1. Pole Wash

Ground to first floor levels will be cleaned via pole-wash from street level, where the perimeter of the building is accessible.

2. Abseiling

Provision is also made for abseiling access to the majority of facades for cleaning and maintenance. Davit arm anchor points will be provided from the roof levels. Safe landing spots will be available to the perimeter of the building.

3. Balcony access

Residents will be able to clean their own windows which face onto the internal balconies. The internal balconies are located on the south and east elevations.

Facade Maintenance and Repair

MEWP access is proposed for the south and east elevation along Robert Street. Scaffolding access is proposed in locations where MEWP access will not be possible and for more significant repairs. A Building Maintenance Unit (BMU) will be considered at detailed design stage.

Curtain Wall Panel Replacement

Curtain Walling is located only at ground floor. Panel replacement will take place directly from ground level via MEWP.

Ceiling Access

Residential areas typically have ceiling heights reachable by a standard step ladder or podium to carry out routine maintenance work or inspection.

Maintenance access to double-height ceilings in the entrance should be undertaken by competent persons by an elevated working platform.

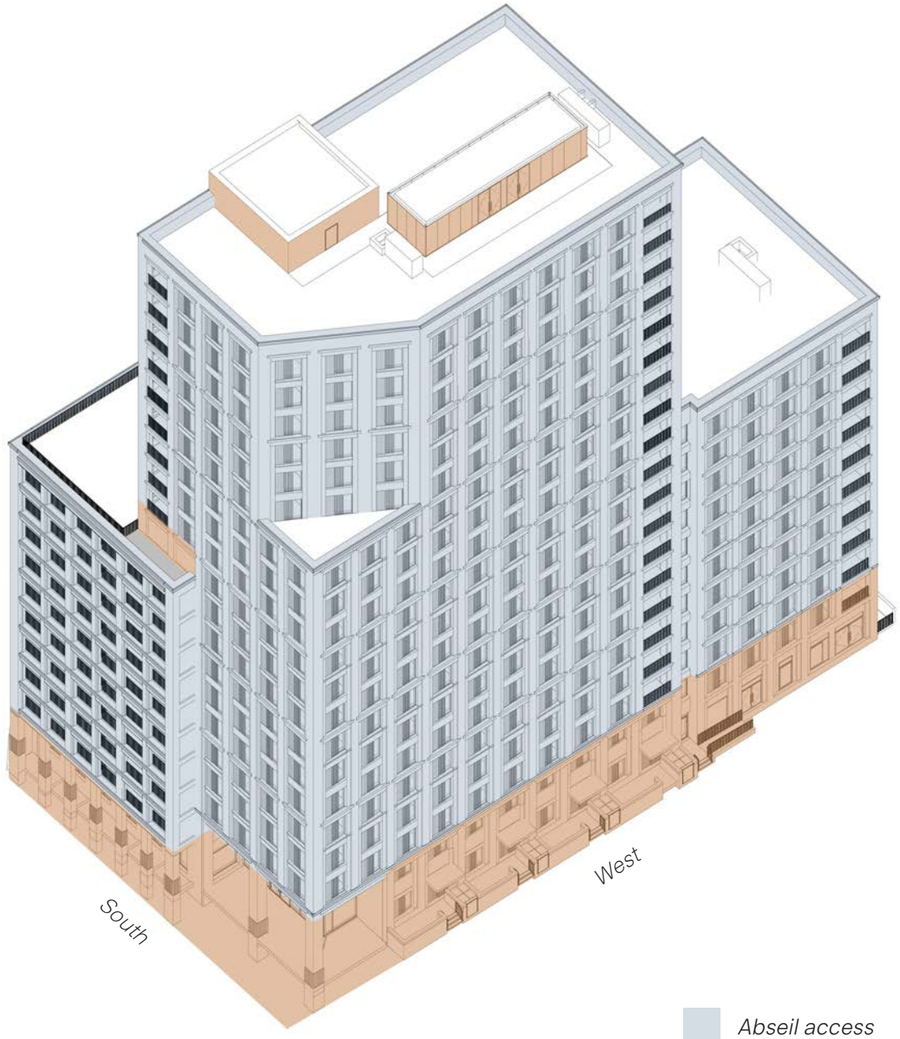
Plant Replacement

Plant rooms are located at level 0, replacement access will be from Robert Street. Generator and ASHP equipment at level 20 would require crane and road closure.

Roof Access

Access to the roofs will be as follow:

- Level 10 roof will be accessible to residents;
- Level 11 roof will be accessible to residents;
- Level 14 roof will not be accessible to residents;
- Level 20 roof will be maintenance access only, and will be served by stairs.



Facade cleaning diagram

Fire Strategy

Principle guidance documents adopted for the scheme are BS999 (2017), BS 9991 (2024) and associated British Standards. Refer to the Gateway 1 Fire Statement prepared by Orion Fire.

The building use is residential accommodation - with associated residents' amenity space, roof terraces, cycle stores, plant areas and substation.

The building is ground + 19 stories tall. The level 20 roof will be maintenance access only. The proposed height from the ground floor to the highest occupied floor is 58.9m.

A wet riser system and sprinklers are required throughout the building. Escape distances have been designed to comply with BS999 (2017), BS 9991 (2024).

All floors of the building are served by two cores, each with their own stair core and fire fighting lift. Each stair will have a wheelchair refuge at each level. Final exit from each stair core is provided by external doors directly onto the courtyard. Smoke extract risers are located within each protected lobby and shared corridors.

The fire service will be able to access the building from Dutton Street and Robert Street.

Fire service access point

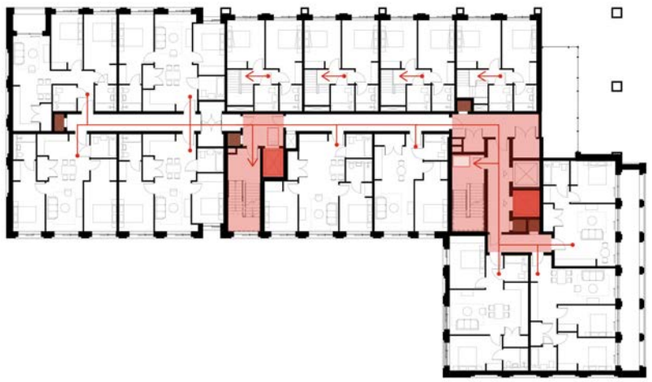
Escape routes

Protected stairwell / lobby

Smoke extract shaft

Firefighting lifts

Wheelchair refuge



Level 1 Floor plan



Level 7-9 Floor plan

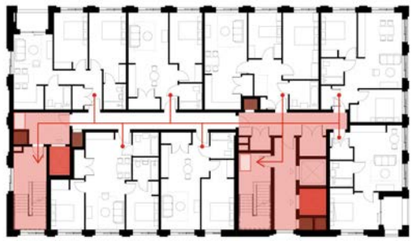


Ground Level Floor plan

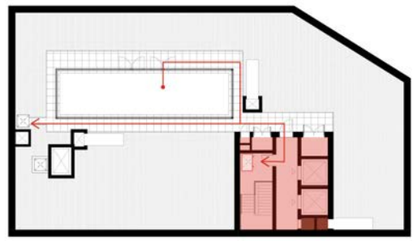


Level 2-6 Floor plan

Fire Strategy



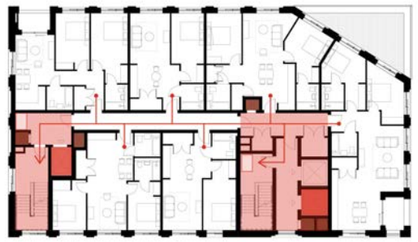
Level 12-13 Floor plan



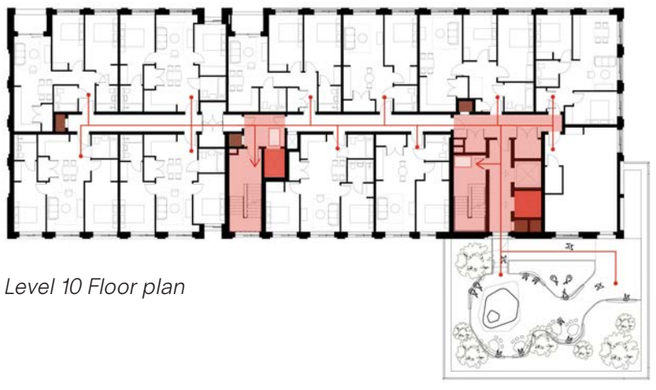
Roof plan



Level 11 Floor plan



Level 14-19 Floor plan



Level 10 Floor plan

Protected stairwell / lobby

Smoke extract shaft

Firefighting lifts

Wheelchair refuge

Escape routes

Accommodation Schedule

	Unit Types									Net Internal Area		Gross Internal Area		Ratio
	1B1P	1B2P	2B3P	2B3P M4(3)	2B4P	3B5P	3B4P	TH2B4P	Total	sqm	sq ft	sqm	sq ft	N:G
Block A														
Level 00								4	**4**	172	1,849	1,016	10,936	17%
Level 01		2	5		2				**9**	762	8,202	981	10,559	78%
Level 02	1	5	5		3				**14**	848	9,128	1,069	11,507	79%
Level 03	1	5	5		3				**14**	848	9,128	1,069	11,507	79%
Level 04	1	5	5		3				**14**	848	9,128	1,069	11,507	79%
Level 05	1	5	5		3				**14**	848	9,128	1,069	11,507	79%
Level 06	1	5	5		3				**14**	848	9,128	1,069	11,507	79%
Level 07		3	5	1	4				**13**	850	9,149	1,069	11,507	80%
Level 08		3	5	1	4				**13**	850	9,149	1,069	11,507	80%
Level 09		3	5	1	4				**13**	850	9,149	1,069	11,507	80%
Level 10		2	4	1	3				**10**	648	6,975	906	9,752	72%
Level 11	1	2	2	1	1				**7**	417	4,489	581	6,254	72%
Level 12	1	2	2	1	1				**7**	417	4,489	581	6,254	72%
Level 13	1	2	2	1	1				**7**	417	4,489	581	6,254	72%
Level 14		2	1		3				**6**	395	4,250	554	5,963	71%
Level 15		2	1		3				**6**	395	4,250	554	5,963	71%
Level 16		2	1		3				**6**	395	4,250	554	5,963	71%
Level 17		2	1		3				**6**	395	4,250	554	5,963	71%
Level 18		2	1		3				**6**	395	4,250	554	5,963	71%
Level 19		2	1		3				**6**	395	4,250	554	5,963	71%
Level 20												57	611	
Total	**8**	**56**	**61**	**7**	**53**			**4**	**189**	**11,992**	**129,078**	**16,579**	**178,454**	72%
Mix	4%	30%	32%	4%	28%			2%						

05. ACCESS

Access Statement

Introduction

This Access Statement explains the access strategy for the development. This has been developed from first principles, with an inclusive approach to allow easy, safe and secure access to all areas of the landscape and building.

The proposals have been designed with reference to the guidance provided in the Approved Document M (Volume 1 and 2, 2015 and Approved Document K (2013) of the Building Regulations.

Further progression of design details will reference best practice in inclusive design from resources such as BS 8300:2018 Volumes 1 and 2.

Building Description

The site is currently occupied by a 30-year-old warehouse building, which is being temporarily let to a padel court operator.

The proposed development is for a single building, comprised of elements rising to 10, 11, 14 and 20 storeys. The proposal contains 189 residential homes, together with associated residents' amenity space, cycle parking, substation, servicing and associated landscaping.

The design proposals endeavour to make the building as accessible as possible by:

- Providing step-free access via level thresholds at the building's main entrances;
- Ensuring the main entrance and circulation are AD Part M4(3) complaint;
- Providing refuges in the access stairs of both cores, in line with the requirements of AD Part B;
- Providing accessible toilets at ground floor level and adjacent to residents' lounges.

Approaches

The site is located in the Strangeways and Cheetham Hill area. Trinity Way, Great Ducie Street and Cheetham Hill Road are primary vehicle routes serving the area. The site sits at the junction of Dutton Street, Robert Street and Park Street.

Pedestrian approach

The main entrance to the building is provided from the south-eastern corner of the building. Extensive public realm works are proposed at the entrance to the site. Step free access from the street to the main entrance will be achieved through these works.

The public realm works at the front of the site provide access to the landscaped private courtyard and cycle store. Direct pedestrian entrances are provided for the units fronting Robert Street.

Public transport access

The site is located close to Manchester Victoria Station and within walking distance of Manchester city centre, making it well-connected to employment, leisure and transport links.

The site is located 300m from the bus stops on Cheetham Hill Road; and 350m from the bus stops on Great Ducie Street.

The nearest tram stops and train station to the site are located at Manchester Victoria, 500m from the site. Metrolink tram services and mainline train services at Victoria station connect the site to other areas of the city, the Greater Manchester region, and beyond.

Car Parking

The site is car free, the suitability of this is outlined in the Travel Plan and Assessment by SK Transport. Disabled parking bays will be provided along Robert Street as shown on the planning drawings.

Cores

The building has two circulation cores, which both serve all floor levels. Each core contains a stair and at least one lift.

Core 01 is adjacent the rear courtyard/west elevation and contains one stair and one lift. Core 02 is close to the entrance and reception, and contains one stair and two lifts.

Corridors at upper floors provide a link between the two cores, and allow people in the building a choice of routes out of the building.

Lift Design

All lifts are designed to meet Building Regulations Part M, being at least 1100mm x 1400mm. A circulation and waiting space is provided on all levels in front of each lift door, which achieves the minimum required 1500mm x 1500mm.

The detailed design of the lifts will fully meet the appropriate standards, including car entrance door clearance (at least 800mm wide), and the location of controls inside and outside of the lift being at suitable heights and set out from any corners.

Lifts are typically fitted-out to include voice announcements, as well as digital floor level indicators.

Stair Design

All stairs are designed to meet provisions of Building Regulations Part K.

Common Stairs

Staircases serving the apartments will be a minimum of 1200mm wide (structural width), with no more than 12 rises to a single flight. All stair treads are 250mm long, all stair riser heights are 150-170mm and all tread overhangs are no more than 25mm. Visual contrast of colour to 55mm of the tread and riser edges will be provided.

Landings meet Part K as required. Suitable handrails will be provided on both sides of the stairs. All handrails to stairs will meet Part K and will extend 300mm beyond the top and bottom steps and the handrails will continue around all the landings. They will turn down or inwards at their ends to avoid catching clothing. Common corridors are typically 1500mm wide.

Private Stairs

Staircases within two-storey townhouses will have flights at least 1200mm wide, with runs of no more than 12 steps to a flight. Provision is made for handrails compliant with building regulations.

Accessible Accommodation

The accommodation provided in the building is designed to include:

- 95% of homes meeting standard M4(2): Accessible & adaptable dwellings
- 3.5% of homes meeting standard M4(3): Wheelchair user dwellings
- 1.5% of homes meeting standard M4(1): Visitable dwellings

06. APPENDICES

Drawing Register

Document Issue Register **Project**: 1181 Robert Street **Series:** FI_Brochures		Date Month Year	11 1 24	14 10 25	30 10 25	16 1 26	2 4 26	10 4 26								
Document No.	**Document Title**	**Current**														
1181-TGA-XX-XX-RP-A-FI_10_10-00105	Scheme Overview	**P02**	P01	P02												
1181-TGA-XX-XX-RP-A-FI_10_10-00200	Pre-Application Brochure	**P01**			P01											
1181-TGA-XX-XX-RP-A-FI_10_10-00201	Pre-Application Report	**P01**				P01										
1181-TGA-XX-XX-RP-A-FI_10_10-0250	Design and access statement	**P02**					P01	P02								

Document Issue Register **Project**: 1181 Robert Street **Series:** 95_Planning			Date Month Year	26 5 23	23 6 23	6 7 23	13 7 23	24 7 23	29 9 23	16 1 26	30 1 26	25 2 26	26 2 26	30 3 26	2 4 26	10 4 26		
Drawing No.	**Drawing Title**	**Scale**	**Current**															
1181-TGA-XX-00-DR-A-95300	Level 00	1:100	**P11**	P01	P02	P03	P04	P05	P06	P07		P08	P09	P10	P11			
1181-TGA-XX-01-DR-A-95301	Level 01	1:100	**P10**	P01	P02	P03	P04	P05	P06	P07		P08		P09	P10			
1181-TGA-XX-ZZ-DR-A-95302	Level 02 - 06	1:100	**P10**	P01	P02	P03	P04	P05	P06	P07		P08		P09	P10			
1181-TGA-XX-ZZ-DR-A-95307	Level 07 - 09	1:100	**P05**						P01	P02		P03		P04	P05			
1181-TGA-XX-10-DR-A-95310	Level 10	1:100	**P10**	P01	P02	P03	P04	P05	P06	P07		P08		P09	P10			
1181-TGA-XX-11-DR-A-95311	Level 11	1:100	**P10**	P01	P02	P03	P04	P05	P06	P07		P08		P09	P10			
1181-TGA-XX-ZZ-DR-A-95312	Level 12 -13	1:100	**P04**							P01		P02		P03	P04			
1181-TGA-XX-ZZ-DR-A-95314	Level 14 - 19	1:100	**P09**		P01	P02	P03	P04	P05	P06		P07		P08	P09			
1181-TGA-XX-RF-DR-A-95320	Roof Level 20	1:100	**P05**						P01	P02		P03		P04	P05			
1181-TGA-XX-RF-DR-A-95321	Roof Level 21	1:100	**P02**											P01	P02			
1181-TGA-XX-XX-DR-A-95200	Site Plan	1:500	**P06**		P01		P02			P03		P04	P05		P06			
1181-TGA-XX-XX-DR-A-95202	Site Location Plan	1:1250	**P01**												P01			
1181-TGA-XX-XX-DR-A-95203	Existing Site Plan	1:500	**P03**								P01		P02		P03			
1181-TGA-XX-XX-DR-A-95203	Existing Site Plan	1:1250	**P01**								P01		P02			P01		
1181-TGA-XX-ZZ-DR-A-95400	General Arrangement - Section AA	1:200	**P06**		P01		P02	P03		P04		P05			P06			
1181-TGA-XX-ZZ-DR-A-95401	General Arrangement - Section BB	1:200	**P06**		P01		P02	P03		P04		P05			P06			
1181-TGA-XX-ZZ-DR-A-95500	General Arrangement - Elevation South	1:200	**P07**		P01		P02	P03		P04		P05	P06		P07			
1181-TGA-XX-ZZ-DR-A-95501	General Arrangement - Elevation West	1:200	**P06**		P01		P02	P03		P04		P05			P06			
1181-TGA-XX-ZZ-DR-A-95502	General Arrangement - Elevation East	1:200	**P06**		P01		P02	P03		P04		P05			P06			
1181-TGA-XX-ZZ-DR-A-95503	General Arrangement - Elevation North	1:200	**P06**		P01		P02	P03		P04		P05			P06			
1181-TGA-XX-ZZ-DR-A-95504	Context Elevations - South	1:500	**P03**									P01	P02		P03			
1181-TGA-XX-ZZ-DR-A-95505	Context Elevations - East	1:500	**P02**									P01			P02			
1181-TGA-XX-ZZ-DR-A-95600	Bay Study 01 - Typical Window	1:20	**P01**												P01			
1181-TGA-XX-ZZ-DR-A-95601	Bay Study 02 - Typical Recessed Balcony	1:20	**P01**												P01			
1181-TGA-XX-ZZ-DR-A-95602	Bay Study 03 - Main Entrance	1:20	**P01**												P01			
1181-TGA-XX-ZZ-DR-A-95603	Bay Study 04 - Lower Block Windows	1:20	**P01**												P01			
1181-TGA-XX-ZZ-DR-A-95604	Bay Study 05 - Townhouse Entrance	1:20	**P01**												P01			

Distribution																
Client	RAA Capital			●	●	●	●	●	●	●		●	●	●	●	●		
Main Contractor																		
Structural Engineer	Ridge																	
M&E Engineer	Ridge									●		●	●	●	●	●		
Principal Designer																		
Fire Engineer	Orion Fire									●		●	●	●	●	●		
Acoustic Consultant	Jameson Acoustics																	
Interior Designer																		
Landscape Architect	Land Studio									●		●	●	●	●	●		
Transport Consultant	SK Transport									●		●	●	●	●	●		
Planning Consultant	Zerum									●		●	●	●	●	●		
Heritage	Heritage Architecture																	
Local Planning Authority	MCC																	
Building Control																		
Cost Consultant	Zerum									●		●	●	●	●	●		
Ecology	ERAP											●	●	●	●	●		
Wind Analysis	GIA											●	●	●	●	●		
Daylight Consultant	GIA											●	●	●	●	●		

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