NO1LOR-AEW-XX-XX-PP-A-0500
P03 April 2026 - KS

Lord Street, Manchester

Design and Access Statement

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Version History

Revision	Date Issue	Author	Checker
P01	14/11/25	KS	PBH
P02	02/02/26	BS	RC

01 Introduction

Introduction

1.1 Executive Summary

The following Design and Access Statement has been prepared by AEW in support of the Full Planning Application submitted by Enabl on behalf of Linear Living UK.

With a combined site area of 0.48ac / 0.19ha, the scheme proposes the demolition of all remaining existing structures and erection of a residential apartment development comprising 251 dwellings (Use Class C3), landscaping, highway works, and all other associated works.

The document has been prepared in accordance with national guidance and best practice. To distinguish between elements of Planning and Design we have subdivided the document into specific chapters. Together these chapters and associated supporting information provide an outline of site parameters and design response:

+ Assessment of the site and wider context
+ Evaluation of relevant constraints and opportunities and understand how this effects the development proposals
+ Evaluation of ecological, environmental and geography of the site
+ Outlines dialogue and consultation undertaken in formulating the proposals
+ Identify and prioritises the design principles arising and promotes a design solution
+ Considers the accessibility of the scheme to all users



AEW Architects

Introduction

1.2 The Design Team

The Client Team

Client / Developer:
Linear Living / Peak Properties

Main Contractor:
Linear Design and Construct

Project Manager:
Rihbell

The Consultant Team

Architect:
AEW Architects

Planning Consultant:
Enabl

Civil / Structural Engineer:
Civic Engineers

MEP:
Cad21

Sustainability:
Element Sustainability

Fire Consultant:
OFR Consultants

Building Control Support:
GJB Consult Ltd

Landscape Architect:
Re-form Landscape

Acoustic Engineer:
Sol Acoustics

Highways Engineer:
Curtins



Introduction

1.3 Planning Context

Planning History
Planning permission was granted on the Application Site in 2016 for a 16no. storey building with 192no. apartments. An NMA was then submitted and consented in 2023 to include a second stair following the introduction of the Building Safety Act. The previous scheme was approved under the following consents:

Planning Reference: 138553/NMC/2023
Non material amendment to planning permission 124193/JO/2019 to amend condition 2 (Approved drawings) to insert an additional internal staircase and AOV, amend number of car parking spaces, remove sub basement and change the commercial space to residents amenity space.

Planning Reference: 113914/FO/2016
Erection of a 16 storey building to form 192 residential apartments (Use Class C3a) together with ground floor commercial unit (172m²) (Use Class A1, A2, A3 or B1) with associated vehicular access from Fernie Street, car parking and hard and soft landscaping following demolition of existing buildings

Planning Reference: CDN/19/0182
Discharge of Condition 5 (CMP) and 6 (Local Labour) attached to planning permission referenced 113914/FO/2016

Demolition and Site Clearance:

Reference: DM/19/00322
Manchester Building Control letter dated 14th Febuary 2019

Reference: 142602/LE/2025
Delegated officer report from Manchester Planninf dated 10th June 2025





Introduction

1.3 Planning Context

Review and Feedback

AEW undertook a review of the previous scheme and made a series of suggestions for changes to bring the scheme forward in compliance with current Building Regulations (particularly inline with Approved Document Part B), whilst looking to retain the design integrity of the scheme

The suggested changes were presented to Manchester City Council Planning team on 04/06/2025. The feedback was as follows:

+ Supportive of a scheme coming forward
+ Supportive of the changes to bring the scheme up to current standards inline with the introduction of Building Safety Act
+ Clear that the delivered scheme would need to be of a very high quality
+ Supportive of the potential for the Client to look at a new scheme.

Following the pre-application meeting, a few issues had been identified determining the need for a potential redesign of the scheme. These are as follows:

Generally

+ Emergence of Strangeways and Cambridge SRF joint commission by Manchester City Council and Salford City Council.
+ Adjacent planning consents along Cheetham Hill Road since 2016
+ Ensuring that the scheme offered the best quality product to the market inline with current trends and functions

Title Plan

+ The consented building doesn't fit within the ownership boundary established by the Client
+ The basement would need to be amended to suit ownership boundaries
+ Over-sailing agreements would be required

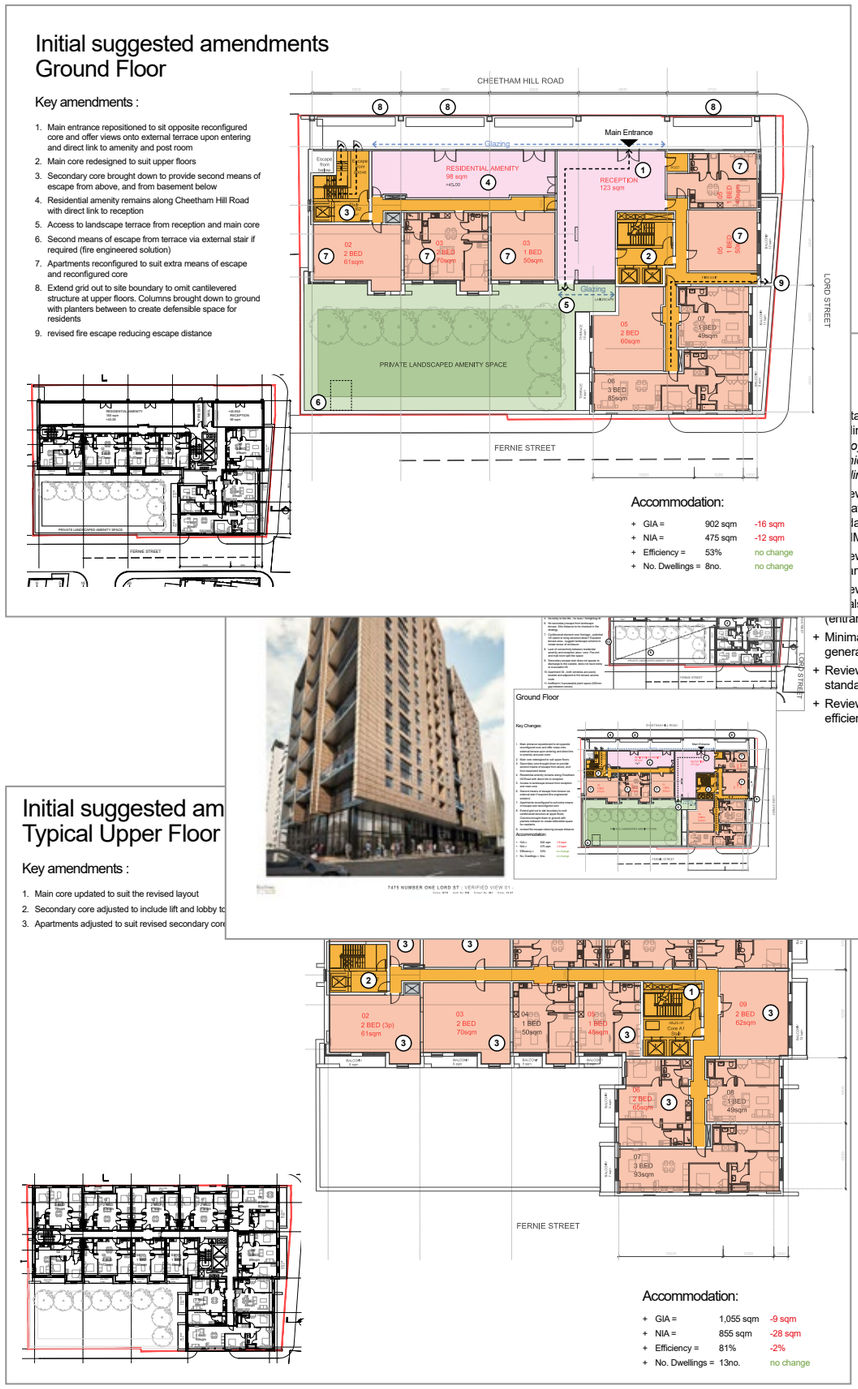
Planning Comments from the Council

+ CLEUD agreed
+ LPA want quality of design
+ LPA have not agreed to materiality and would likely request a solid sandstone rather than the aerolite
+ LPA suggested that parking could be reviewed due to the quality of public transport network, policy change and adjacent schemes consented without parking provision
+ LPA welcomed the opportunity to review the scheme to consider more relevant trends and functionally to address needs of current and future residents.
+ LPA suggested that they would be open to design changes to make it more 'current' suggesting that in its current form it may appear dated.

Consented Scheme Design issues

+ Lack of plant space may reduce parking
+ Structural grid is structurally inefficient which would drive up complexity, material quantity and cost
+ Client concerned over the building not being current design expectations
+ Concern over proximity to the boundaries generally in terms of retaining pavements, roads and proximity to fuel tanks.
+ Build-ability issues given proximity to boundaries
+ Fire strategy review by Fire Engineer requires a number of visible adjustments to facade including stair core to the roof which will impact the planning consent
+ Concerns over effect of building regulation changes on design (Part B,F,L,O focusing on Fire strategy, U-value's & overheating)
+ Concerns the scheme didn't meet the performance requires of the adopted Places for Everyone which has become a compulsory design standard and therefore current design could not or would not meet the performance requirements

Following review of the scheme and the feedback received, the Client advised the Consultant team it was their considered preference to explore alternative options for a new and refined approach to the site



02 The Site and Local Context

The Site and Local Context

2.1Site location

The site benefits from excellent transport links, including convenient car and bus routes to and from the city centre. Manchester Victoria Station is within walking distance, providing access to the extensive Metrolink network and National Rail connections.

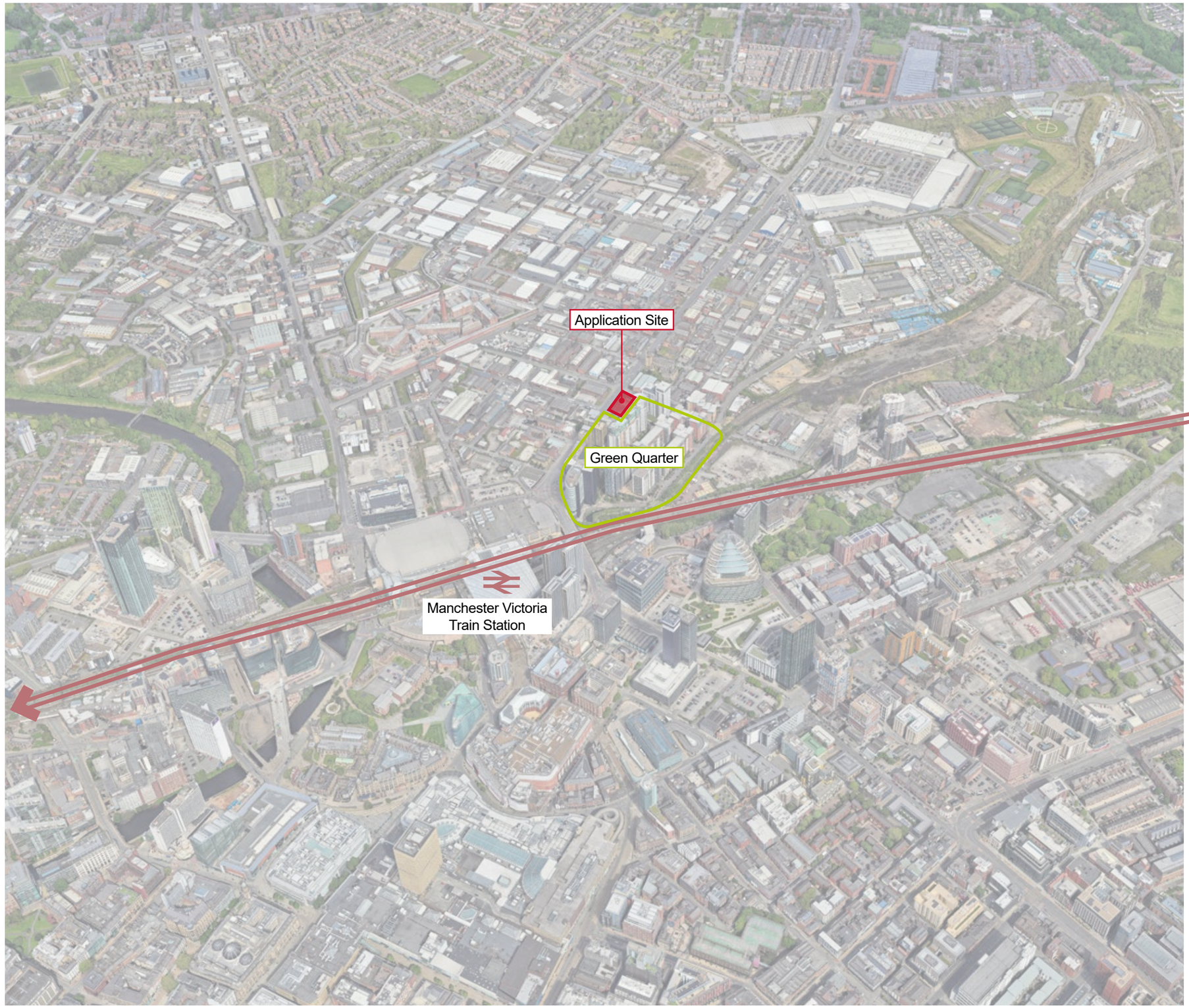
To the east lies the Green Quarter, an established mixed-use neighbourhood comprising residential buildings, restaurants, and local businesses. Angel Meadow Park is situated to the south-east, offering accessible green space, while the emerging Victoria North district to the north is set to deliver significant new residential and commercial development.

The area north of the site consists predominantly of low-rise light industrial and commercial buildings, with key local landmarks such as the Manchester Jewish Museum and Manchester Fort Shopping Park located further along Cheetham Hill Road.

To the west and south, the context is defined by a mix of low- and mid-rise commercial properties occupied by local businesses, including the former Women's and Children's Hospital and the Grade II listed former synagogue.

The River Irwell lies to the east of the site and is identified within the Strangeways and Cambridge Strategic Regeneration Framework (SRF) as a future area of enhanced public realm and environmental improvement identified as joint commission between Salford City Council and Manchester City Council.

The site is under the jurisdiction of Manchester City Council and pre-application advise has been sought and planning submission will be made in early 2026



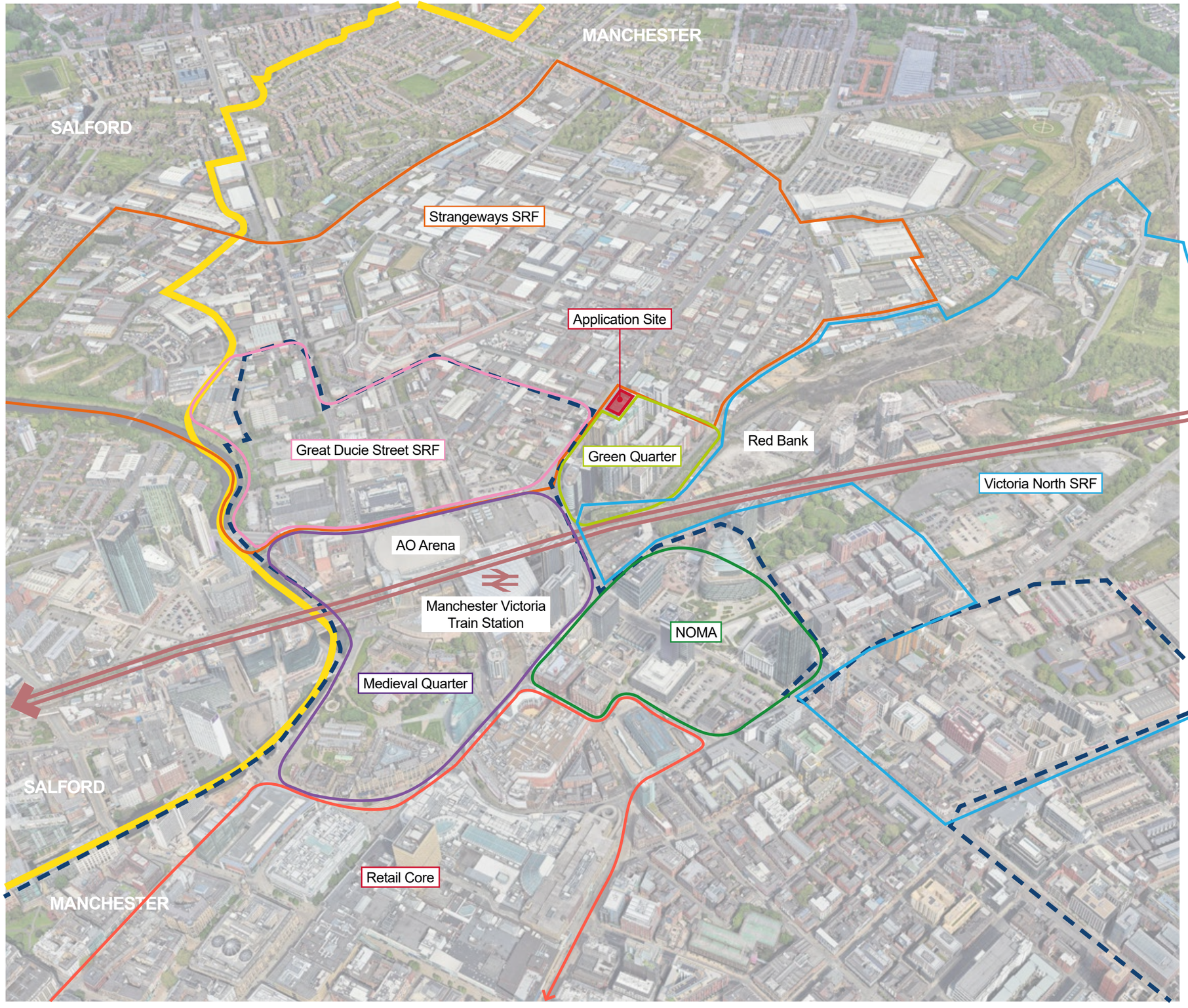
The Site and Local Context

2.2 Strategic Regeneration Framework

The site is located between a number of Strategic Regeneration Frameworks (SRFs) as shown on the diagram to the right. The site is located in Cheetham Hill, Manchester on the edge of the city centre boundary.

The site borders the Strangeways SRF, which aims to introduce new homes, parks and public spaces and also the Victoria North SRF with new ongoing residential schemes in development. It is also adjacent the Green Quarter which is a built-up residential area with quality public realm which is broken up by the site.

The site is considered a gateway site, immediately adjacent to the busy Cheetham Hill Road leading to the city centre and on the cusp of the residential / employment areas.



Key

- Manchester / Salford boundary
- City Centre boundary
- Green Quarter
- Medieval Quarter
- Retail Core
- NOMA
- Strangeways SRF
- Great Ducie Street SRF
- Victoria North SRF
- Site Boundary

The Site and Local Context

2.2 Strategic Regeneration Framework

Strangeways SRF Summary

The Strangeways and Cambridge SRF is a joint Manchester–Salford plan to guide regeneration of the area north of the city centre over the next 20–30 years. The framework aims to transform a largely industrial area into a mixed-use, well-connected, green neighbourhood, while managing flood risk and supporting existing communities. It proposes:

+ Up to 7,000 new homes and 1.75 million sq ft of commercial space.
+ A major new 60-acre urban park (“Copper Park”) to improve green space and manage flood risk.
+ Better connectivity, public realm, and sustainable design.

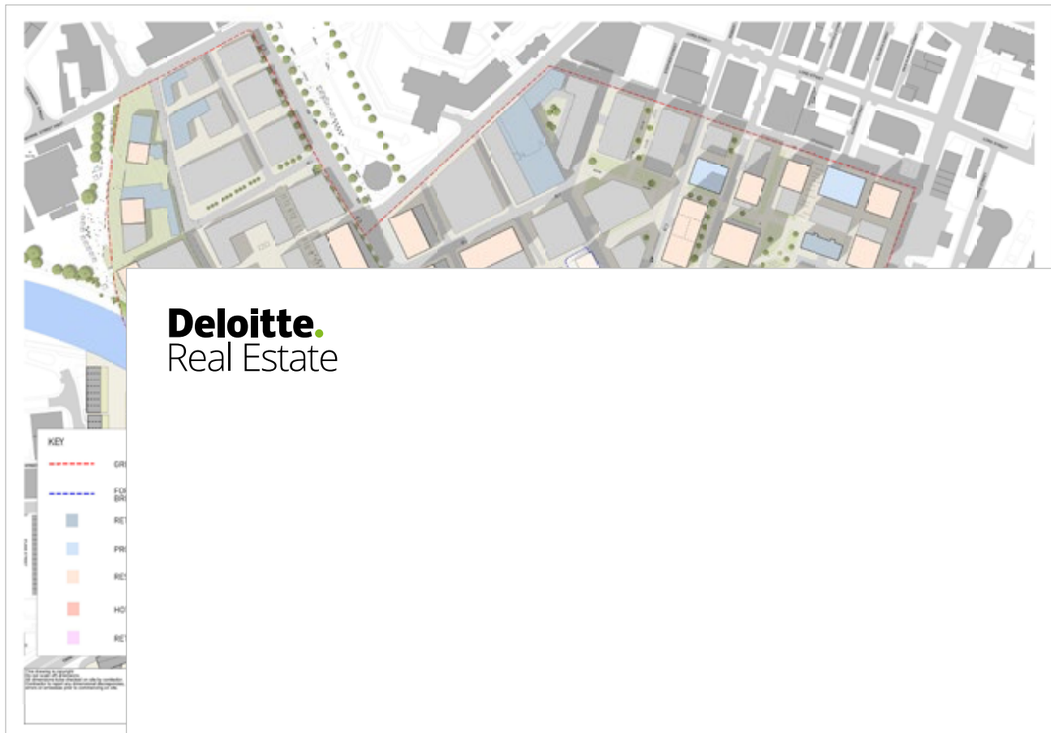
Great Ducie Street SRF Summary

The SRF (published in November 2018) sets out a long-term strategy for transformation of the area. The following principles were extracted from the SRF and used to drive the scheme’s design:

+ Create a mixed-use neighbourhood, combining residential, commercial, and educational
+ Create a strong sense of place and community.
+ 50% residential use within the area, and a significant uplift in commercial floorspace.
+ High design quality and architectural diversity
+ Improved public realm
+ Promote sustainable development

Figure 2.2: HMP Manchester Estate, Listed and Non-Listed Structures





Strategic Regeneration Framework for Strangeways and Cambridge

Consultation Draft

Date: February 2025

POWERED BY LEVELLING UP
GREATER MANCHESTER DOING THINGS DIFFERENTLY
Funded by UK Government

Salford City Council

MANCHESTER CITY COUNCIL

February 2025

Deloitte. Real Estate

Great Ducie Street Strategic Regeneration Framework

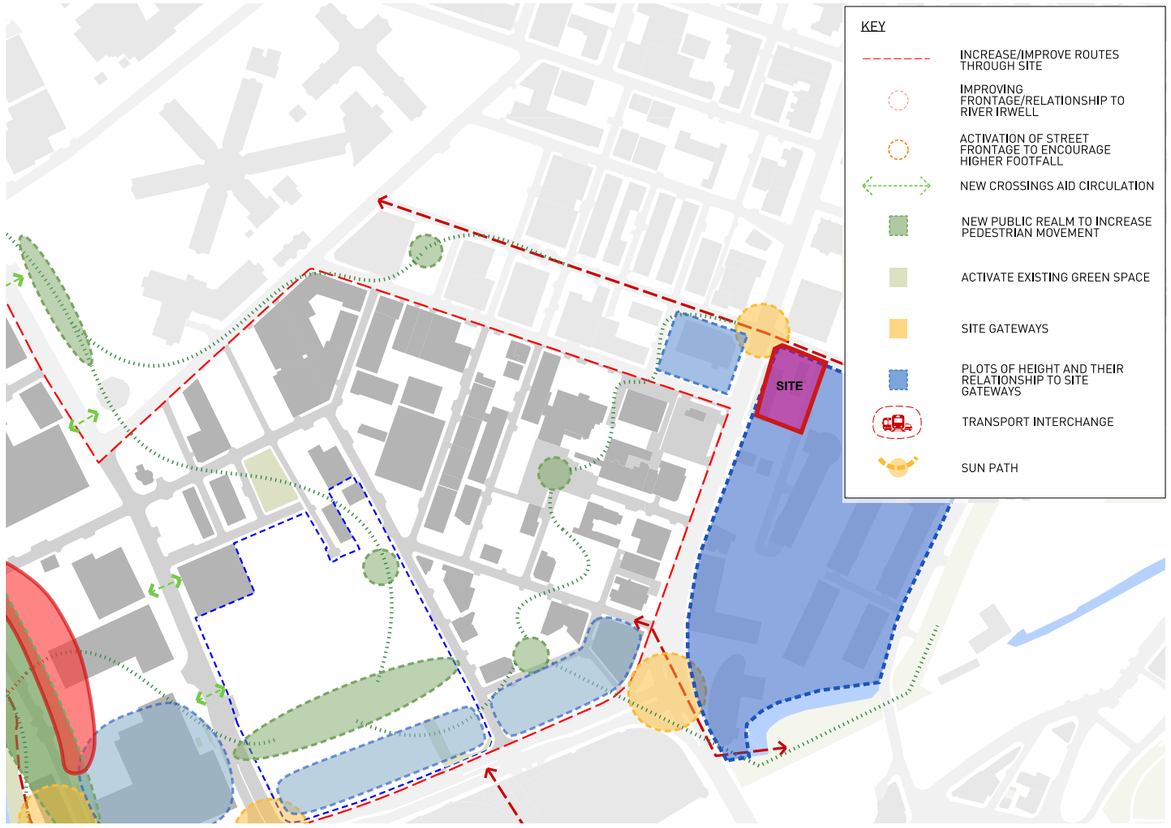
November 2018 - FINAL

The Site and Local Context

2.2 Strategic Regeneration Framework

Building Heights within the SRF

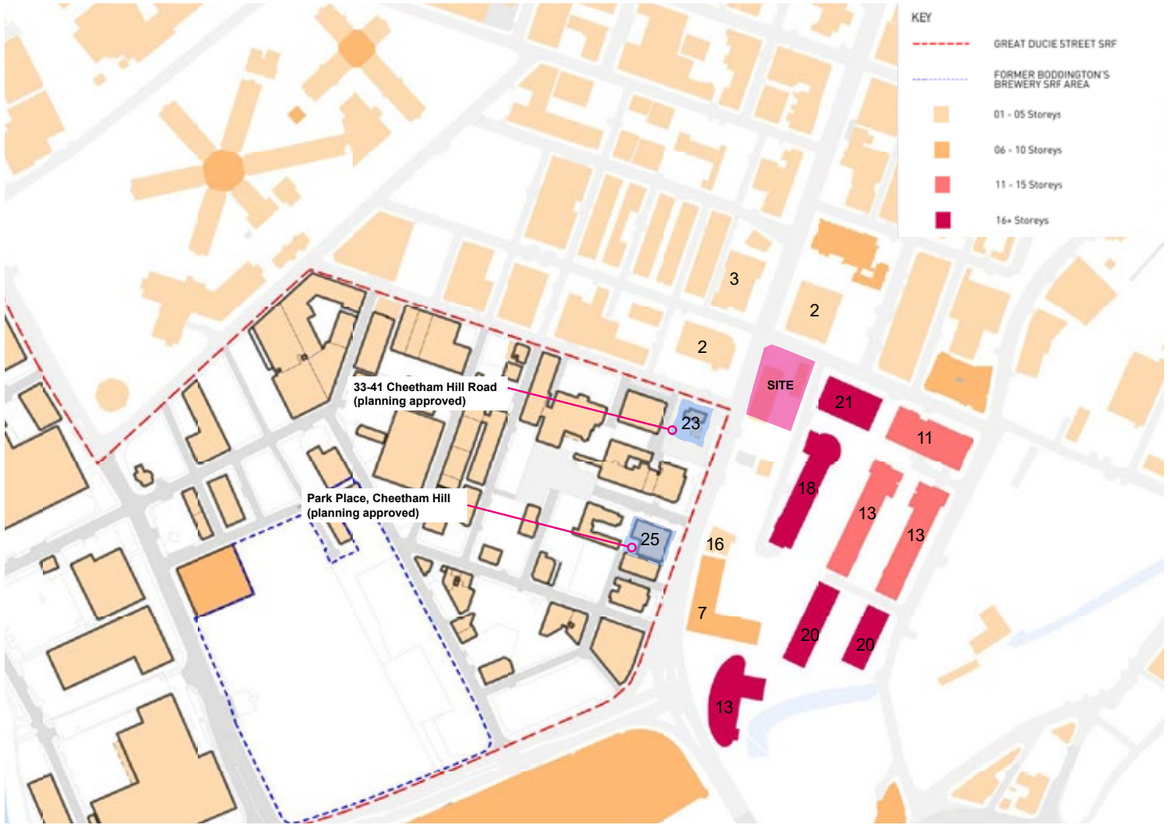
The site is positioned just outside of the Great Ducie Street SRF, right next to an identified gateway to the North of Cheetham Hill Road. It sits within a plot that is identified as a proposed building of height that is located outside of the SRF boundary.



Extract from Great Ducie Street SRF (page 66)

The below extract further demonstrates the buildings of height within the identified plot that our site sits within. Two consented schemes opposite the application site are also proposed to be buildings of height.

"Within this first phase of development, the SRF and associated masterplan identifies the opportunity to deliver height and density including a significant amount of residential accommodation." *Extract from Great Ducie Street SRF (page 81)*



Extract from Great Ducie Street SRF (page 50)

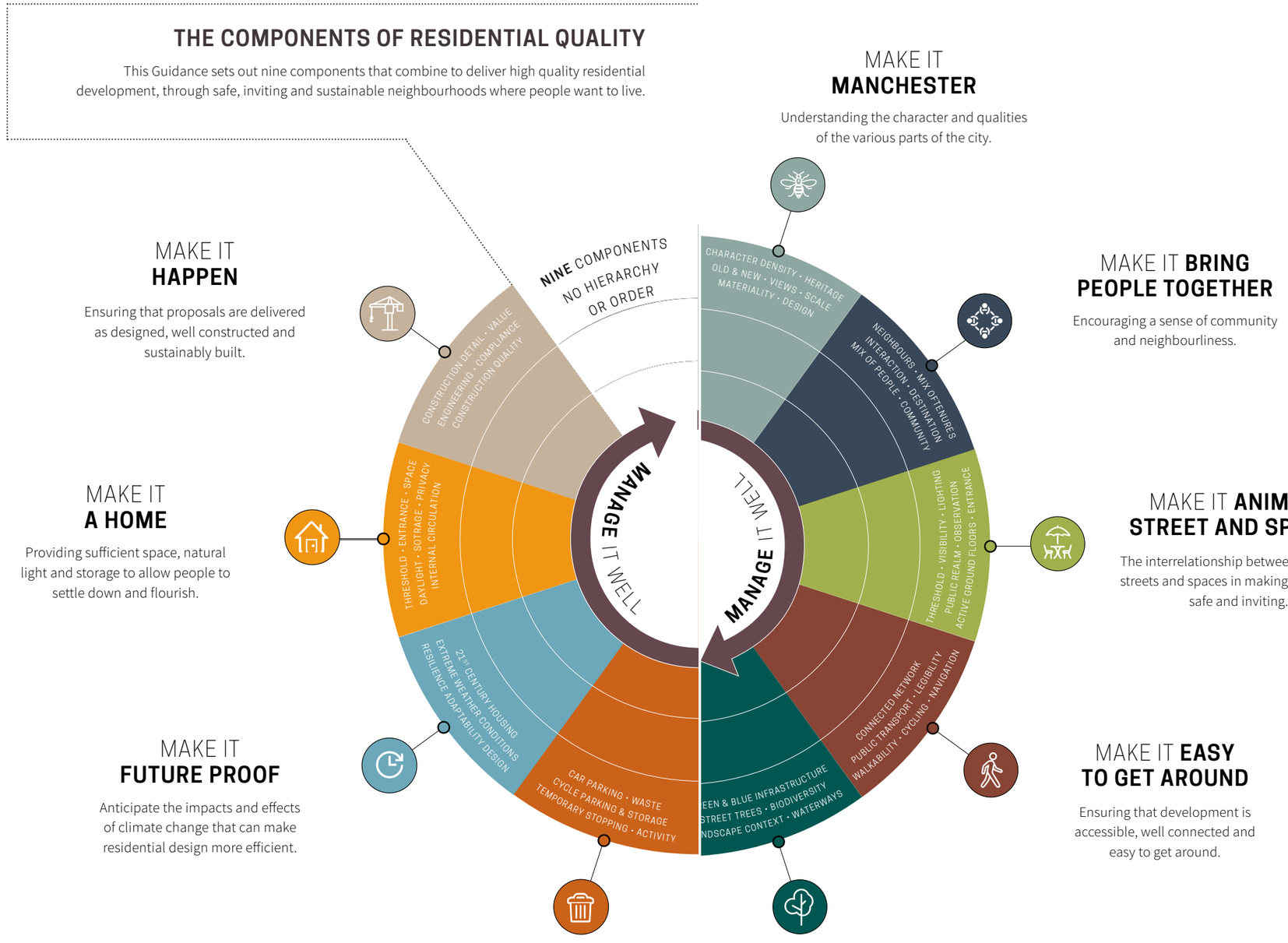
The Site and Local Context

2.3 Relevant Guidance

Manchester Residential Quality Guidance (MRQS)
Manchester is undergoing a very large scale of residential growth and densification. The MRQG was developed to ensure that as Manchester builds thousands of new homes it maintains high quality residential development, not just quantity.

The guidance is built around nine inter-related components/ themes which collectively define the “quality” it seeks, demonstrated in the adjacent diagram. Further specific standards / expectations the guidance refers to include:

+ **Internal space**: The MRQG expects dwelling units to meet the Nationally Described Space Standards (NDSS) as a minimum.
+ **Ceiling heights**: For habitable areas the guidance states that floor-to-ceiling heights of 2.5m are “strongly encouraged”
+ **Daylight / orientation**: It promotes Dual aspect dwellings, ensuring larger windows with sky-aspect and direct views is promoted.
+ **Amenity / outdoor space**: The document indicates that new homes should provide on-site private or communal amenity space, “fit for purpose” and related to the character of the area.
+ **Flexibility**: dwellings should be adaptable for future occupiers (e.g. families, older residents) rather than designed for one fixed use.



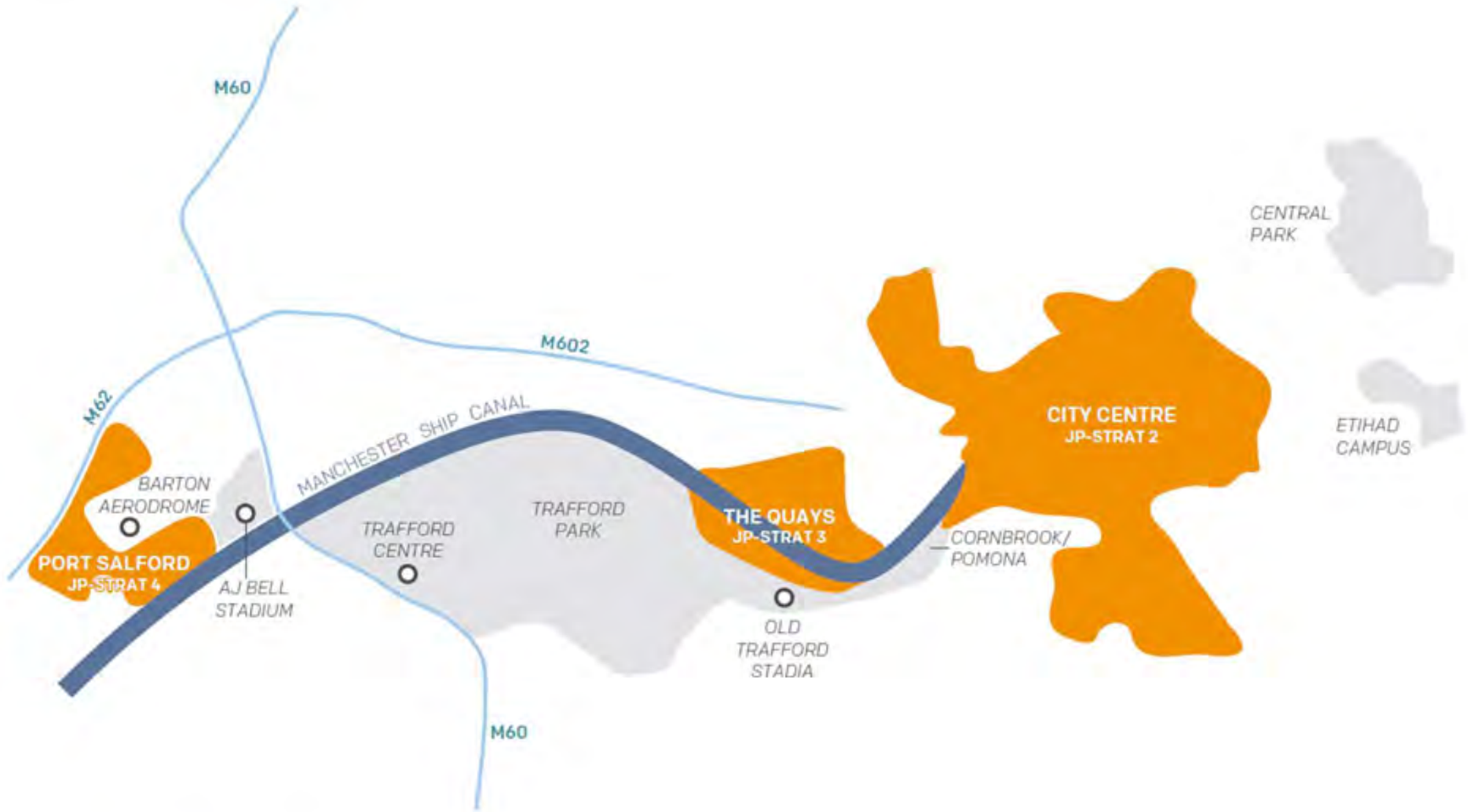
The Site and Local Context

2.3 Relevant Guidance

Places for Everyone (PfE)
Places for Everyone (PfE) is a long-term joint development plan for nine Greater Manchester districts — Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan.

The application site sits within the Plan's 'Core Area', which includes Manchester City Centre. The plan recognises this area as a key driver of regional growth, innovation, and investment, central to Greater Manchester's national and international competitiveness. The Core Area is expected to continue accommodating a significant proportion of the region's employment and housing growth up to 2039, supported by strong public transport links, high-quality design, and environmental improvements. The Plan sets out the following for the 'Core Area':

+ Focus economic growth in the city centre and surrounding quarters.
+ Deliver new housing within and around the city centre to support a mixed and vibrant community, encouraging a balance between market, affordable, and build-to-rent homes.
+ Promote high-density, mixed-use development that combines residential, commercial, retail, cultural, and leisure uses within a well-connected urban fabric.
+ Improve transport connectivity through major infrastructure projects (e.g. HS2, Metrolink expansion, walking and cycling networks) to ensure easy access within and beyond the Core Area.
+ Enhance the public realm with better streets, green spaces, river corridors, and active frontages to create a safe, attractive, and inclusive urban environment.
+ Encourage sustainable design and low-carbon development, including energy-efficient buildings and climate-resilient infrastructure.
+ Protect and promote the city centre's heritage assets, ensuring that growth respects and integrates Manchester's architectural and cultural identity.
+ Ensure inclusive access to opportunities, so that the benefits of city-centre growth extend to all Greater Manchester residents.



'Core Growth' Area - Extract from PfE (Page 55)

The Site and Local Context

2.4 Existing Site Plan

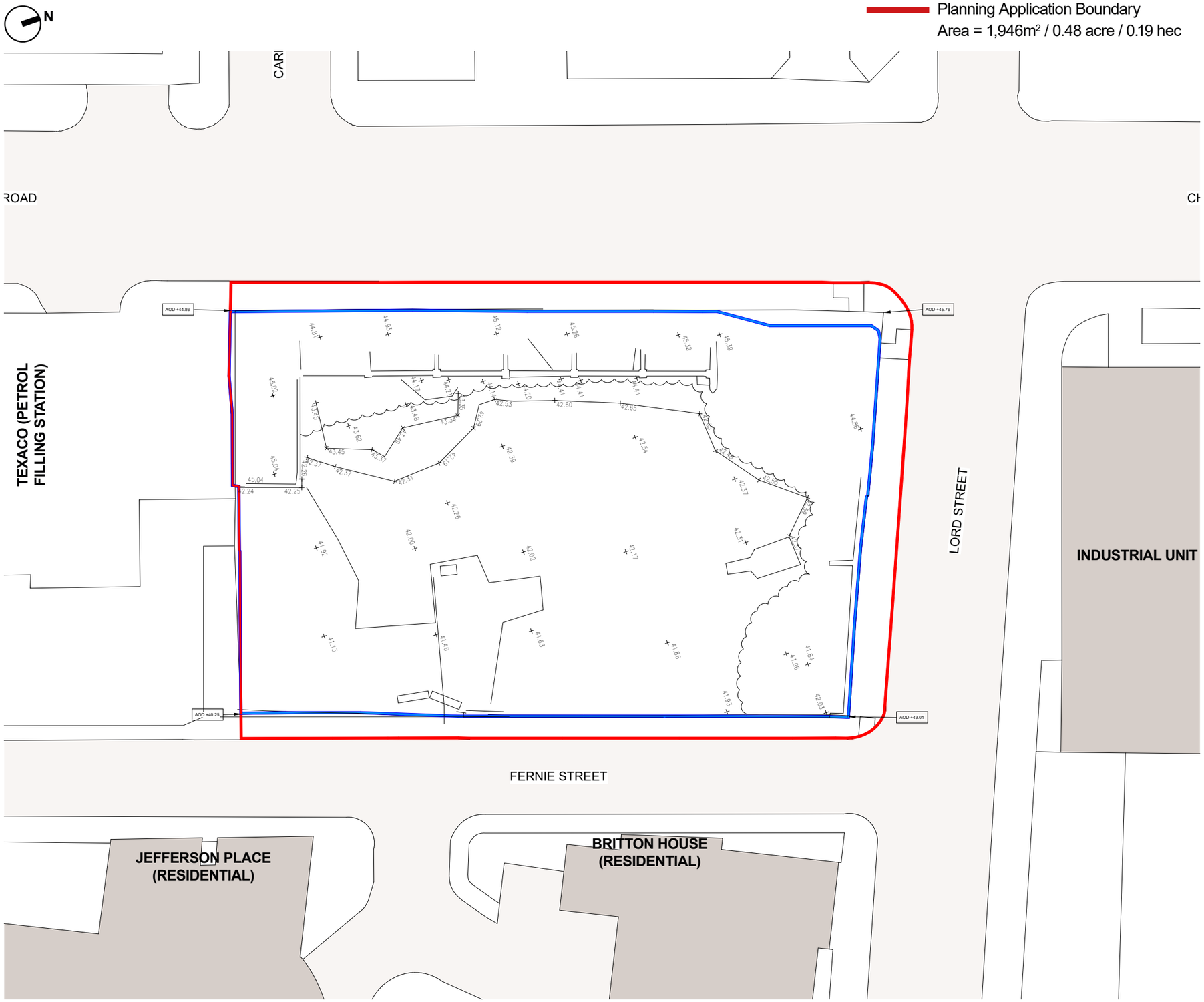
Site Address:
Land bounded by Cheetham Hill Road, Lord Street and Fernie Street, Cheetham Hill, Manchester M4 4EX

Existing Site Plan
The existing site is a currently a vacant plot of land enclosed by hoarding.

The site previously had retail / commercial units fronting Cheetham Hill Road and associated car parking and loading accessed from Fernie Street.

The buildings have since been demolished and remaining on site is a part-demolished section of building on the south-west corner and the remaining site is overgrown vegetation to the west and hardstanding.

There is a significant change in level on site, where the levels are largely consistent along Cheetham Hill Road but then drops around 4.6m towards Fernie Street (south) and around 3m towards Fernie Street (north).



The Site and Local Context

2.5 History of the Site

1909



+ Victorian grain established along key arterial routes
+ High density, low scale development of small plots
+ Understood to be mix of manufacturing and residential use

1956



+ Tethering of grain visible through partial demolition
+ Built form within site altered from original use
+ Primary road network still established

Present Day



+ Significant early C2000 redevelopment to east of site
+ Low scale, low quality light industrial buildings, interspersed by historic forms
+ Site now contains single storey garage

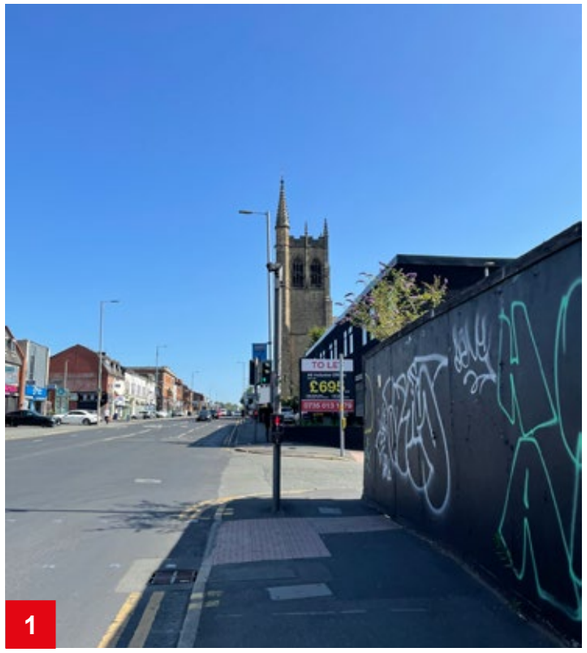
The Site and Local Context

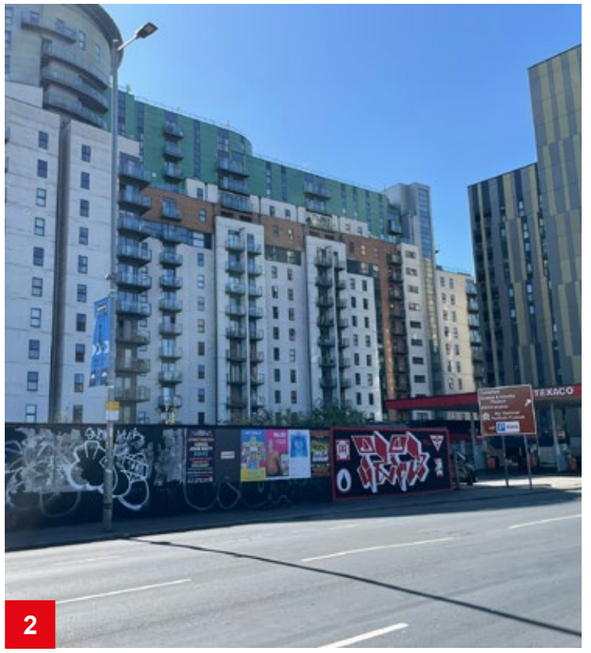
2.6 Site Images

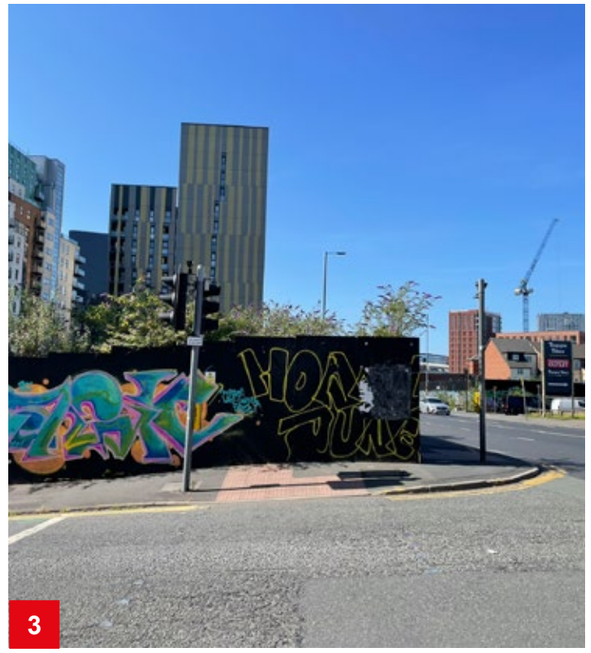
The following pages demonstrate photos of the existing site.

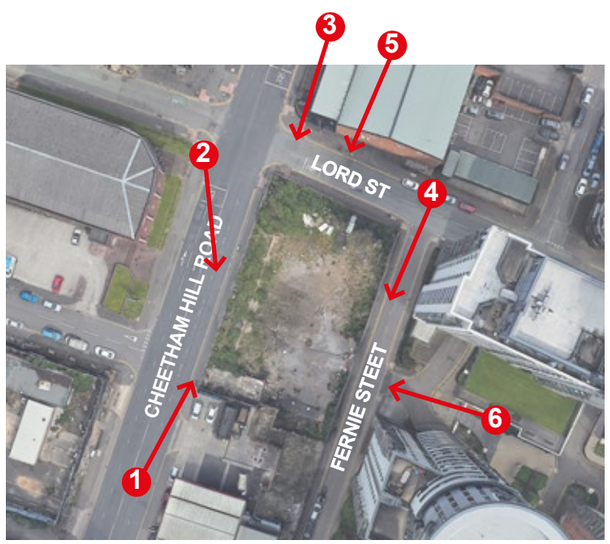
The site is currently enclosed by hoarding and we were unable to access the inside but the photos demonstrate the adjacent context and existing topography showing significant level changes across the site.

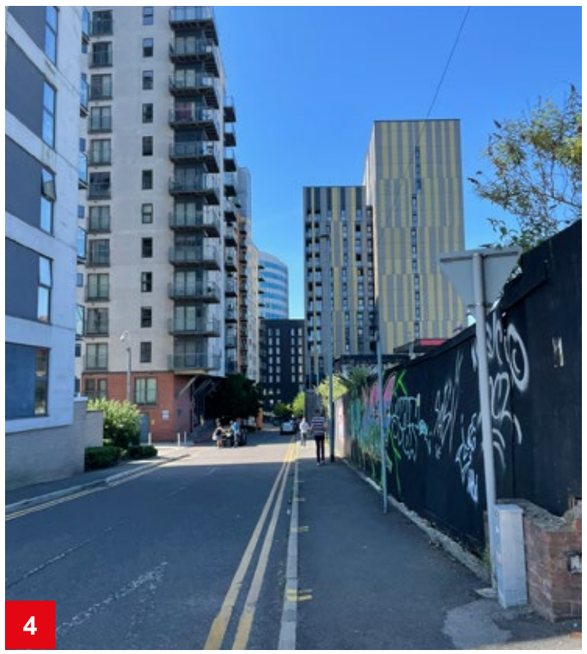
01 Viewing west from Wellington Street
02 Viewing north from Piccadilly
03 Viewing east from Wellington Street
04 Viewing south from Duke Street
05 Viewing south from Piccadilly
06 Viewing south from The Green Quarter

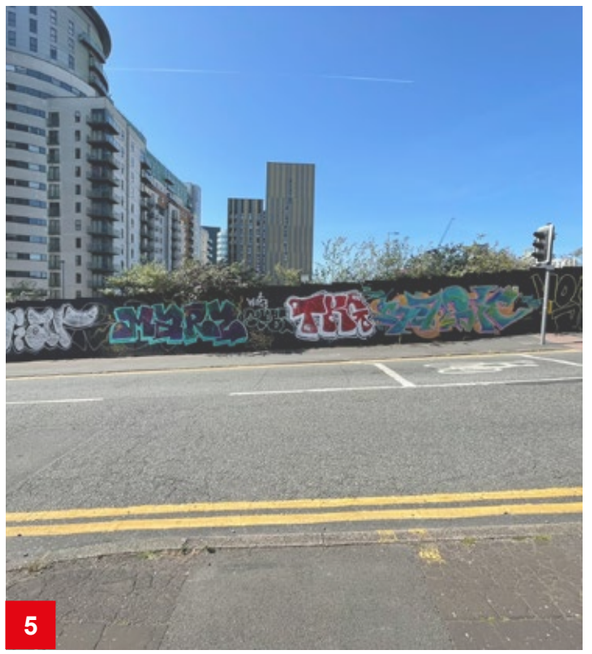


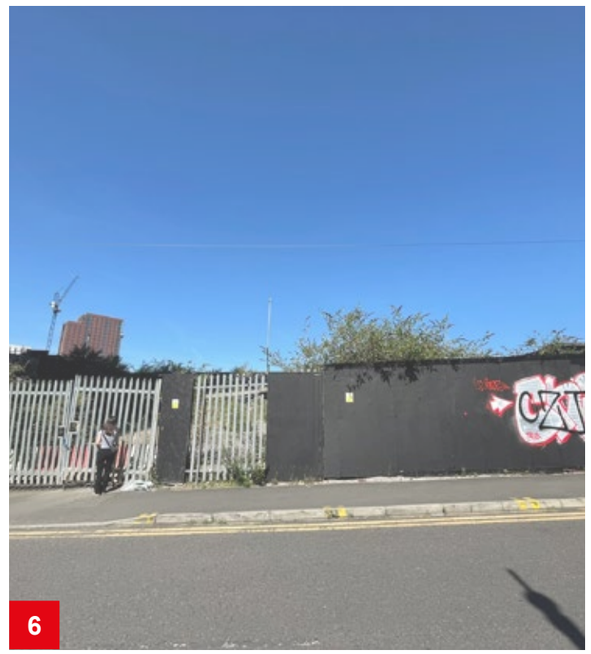








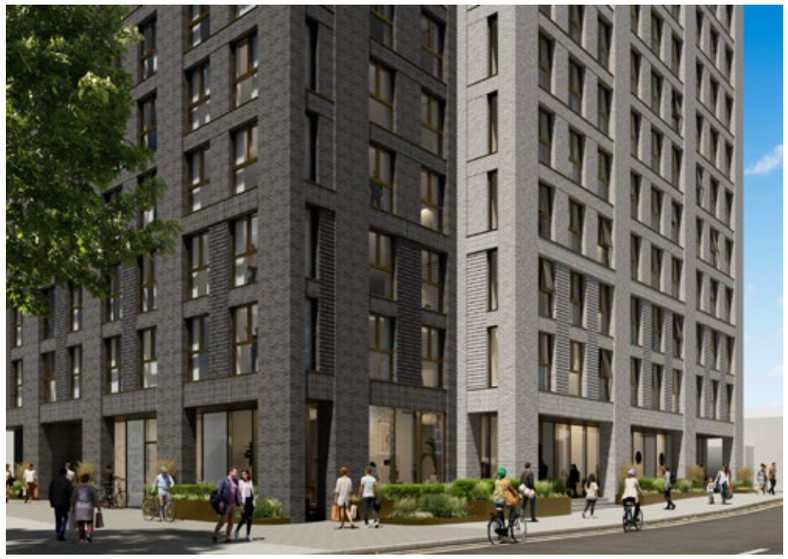




The Site and Local Context

2.7 Surrounding New and Emerging Schemes

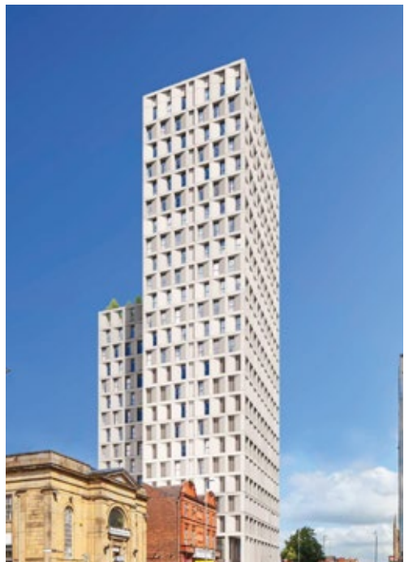
1 33-41 Cheetham Hill Road

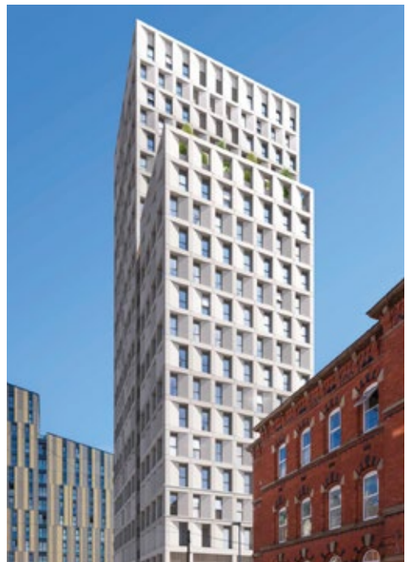




+ Stepped building form
+ Articulated corners
+ Colonnade at ground floor
+ Strong elevation grid
+ Stacked windows
+ Repetitive rhythm

2 One Park Place, Cheetham Hill Road







+ Stepped building form
+ Check detail between stepped heights
+ Colonnade at ground floor
+ Strong elevation grid
+ Repetitive rhythm

3 Victoria Riverside





+ Stepped building form
+ Articulated corners
+ Colonnade at ground floor
+ Strong elevation grid
+ Base podium with different treatment

The Site and Local Context

2.7 Surrounding New and Emerging Schemes

1 Waterhouse Gardens, Salford





+ Varying heights
+ Articulated corners and chamfered form
+ Colonnade at ground floor
+ Strong elevation grid
+ Base podium with different treatment

2 Brewery Gardens (former Boddington's)



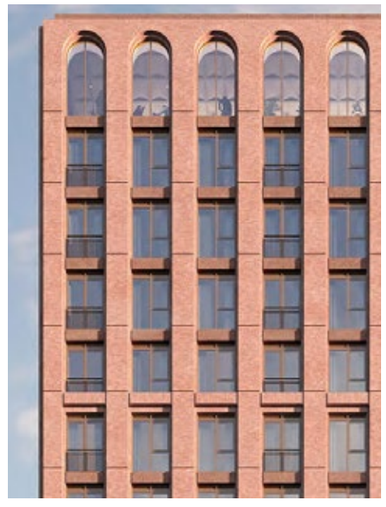


+ Varying heights
+ Stepped building forms
+ Different street level treatment
+ Arches with accent materiality

3 Sparkle Street









+ Vertical rhythm, grouped window bays
+ Horizontal banding to break up the elevation
+ Step in building footprint

The Site and Local Context

2.8 Emerging Context Precedent Analysis

As well as historic contextual analysis, we also explored the facade design of emerging schemes in and around the application site.

Key themes include:

+ Defined base course which is often expressed by the use of a colonnade rusticated with horizontal banding.
+ The facade design is rhythmic will repeating elements and modular symmetry.
+ Stacked window openings which follow a uniform grid arrangement
+ Increased horizontal banding at the top storey and roof level.
+ Materiality predominantly brick with feature coursing detailing.
+ Piers emphasise verticality and ground the elevation.

33-41 Cheetham Hill Road



One Park Place

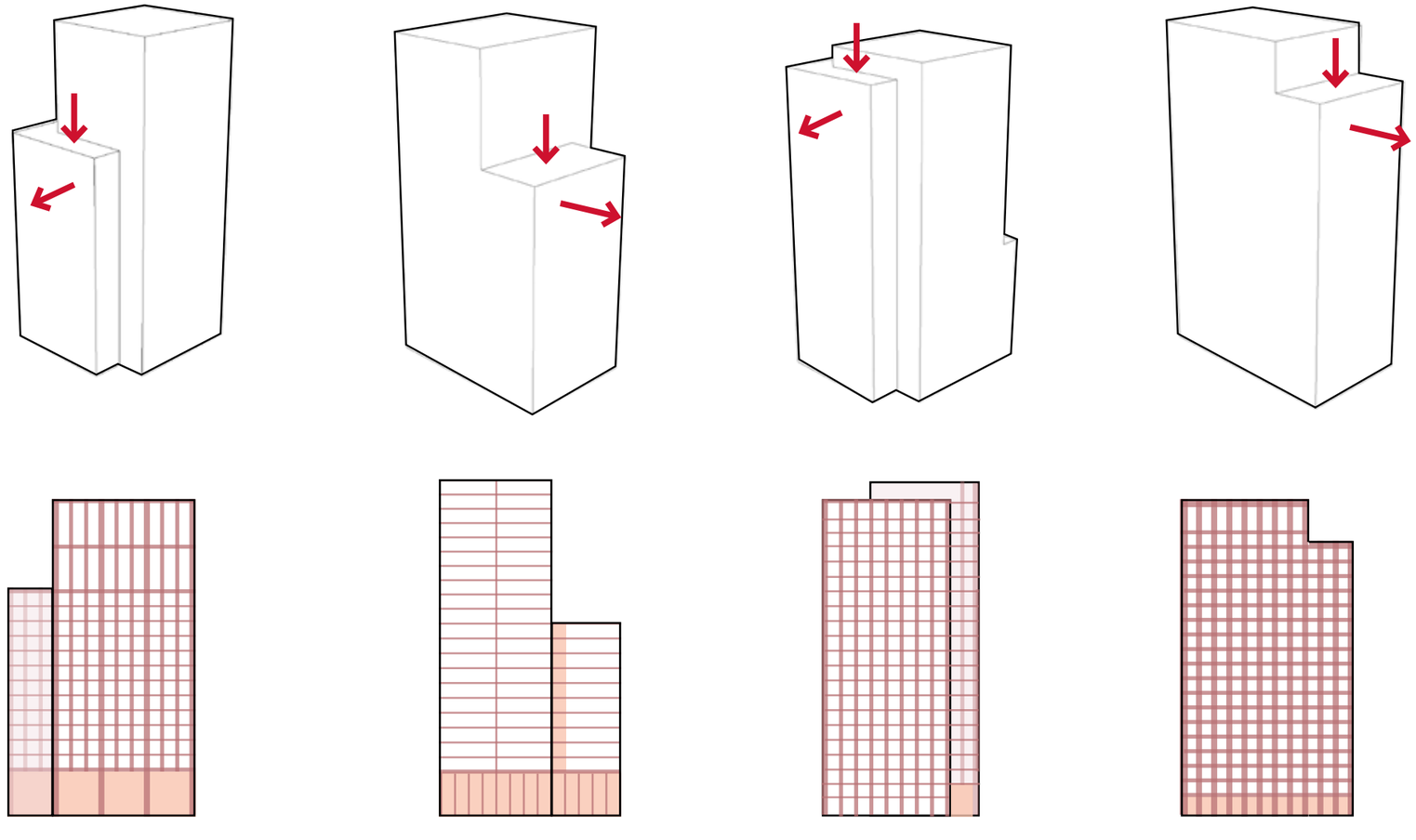


Sparkle Street



Old Brewery Gardens



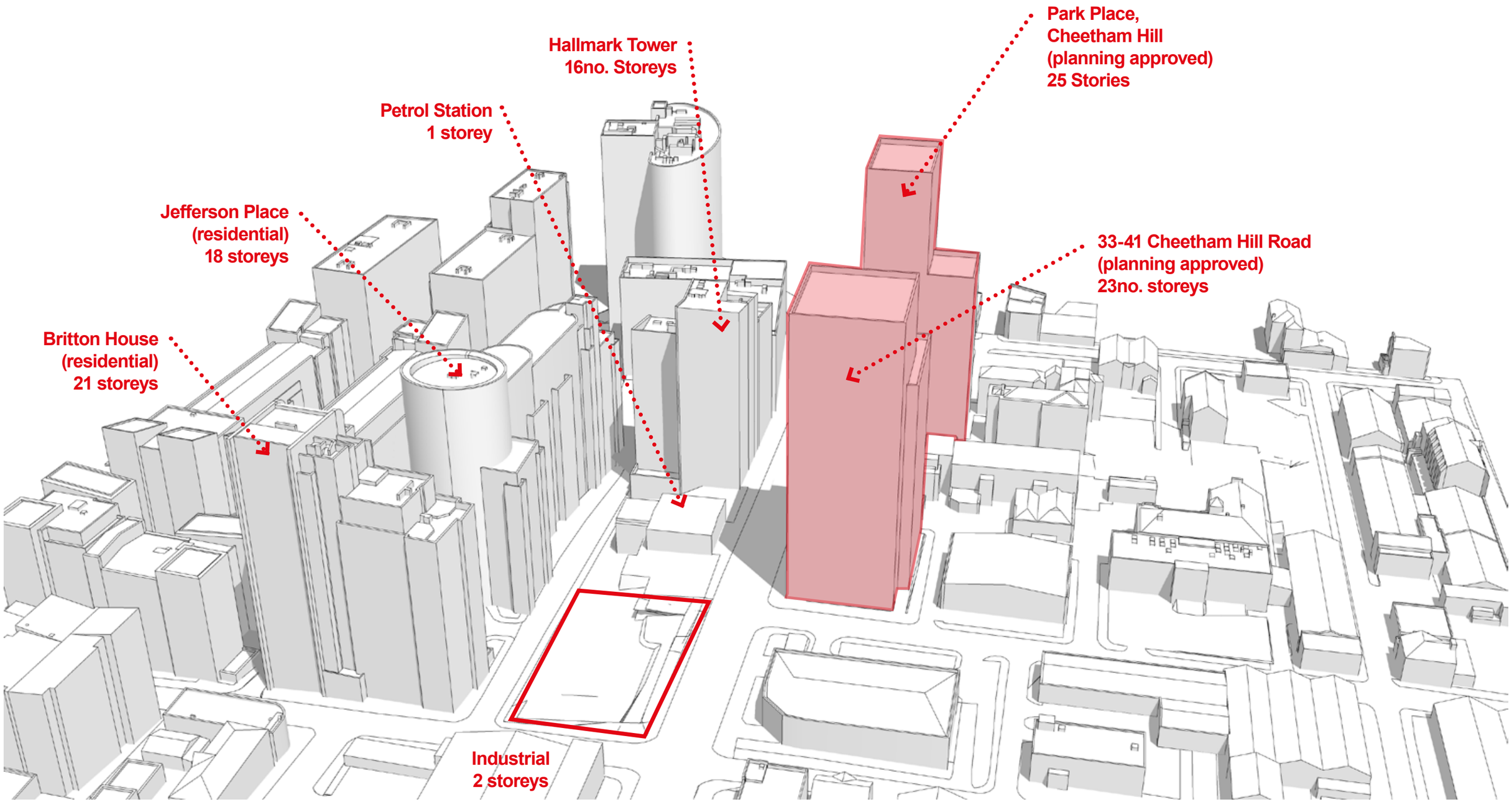


The Site and Local Context

2.8 Emerging Context Precedent Analysis

The planning approved building places height on the corner and is 16no. storeys but with an upper duplex and roof feature over this.

With the emerging heights the site is capable of a 24st. (G+23)



The Site and Local Context

2.9 Local Character

The area is of mixed architectural quality but with a notable concentration of historic 19th century buildings along Cheetham Hill Road.

These buildings reflect the rich history of the area and Jewish community shown in the quantity of synagogues. The extension of the Manchester Jewish Museum is evident of the opportunities for revival along Cheetham Hill Road. These buildings are all noteworthy for the use of brick with intricate detailing.





Manchester Jewish Museum *Grade II* Listed*



Cheetham Town Hall Annexe (Former) *Grade II Listed*



Cheetham Town Hall (Former) *Grade II Listed*



Knowsley Hotel (Derby Brewery Arms) *Grade II Listed*



Former Free Library *Grade II Listed*



Former Synagogue



Roman Catholic Church *Grade II Listed*



Former women's and children's hospital



Former Synagogue *Grade II Listed*

The Site and Local Context

2.9 Local Character

Materiality

Analysis of contextual materiality has highlighted the prominent use of rich, **earthy tones** through the use of **brick, stone** and **corten steel** around the site.

Material variation is established through the use of **detailing** either in the **same material** as the main construction or a **supporting second shade** of brick or stone.

The following tones are found locally. We propose that materials which compliment this pallet are incorporated into the emerging scheme.



Colour palette of local materials

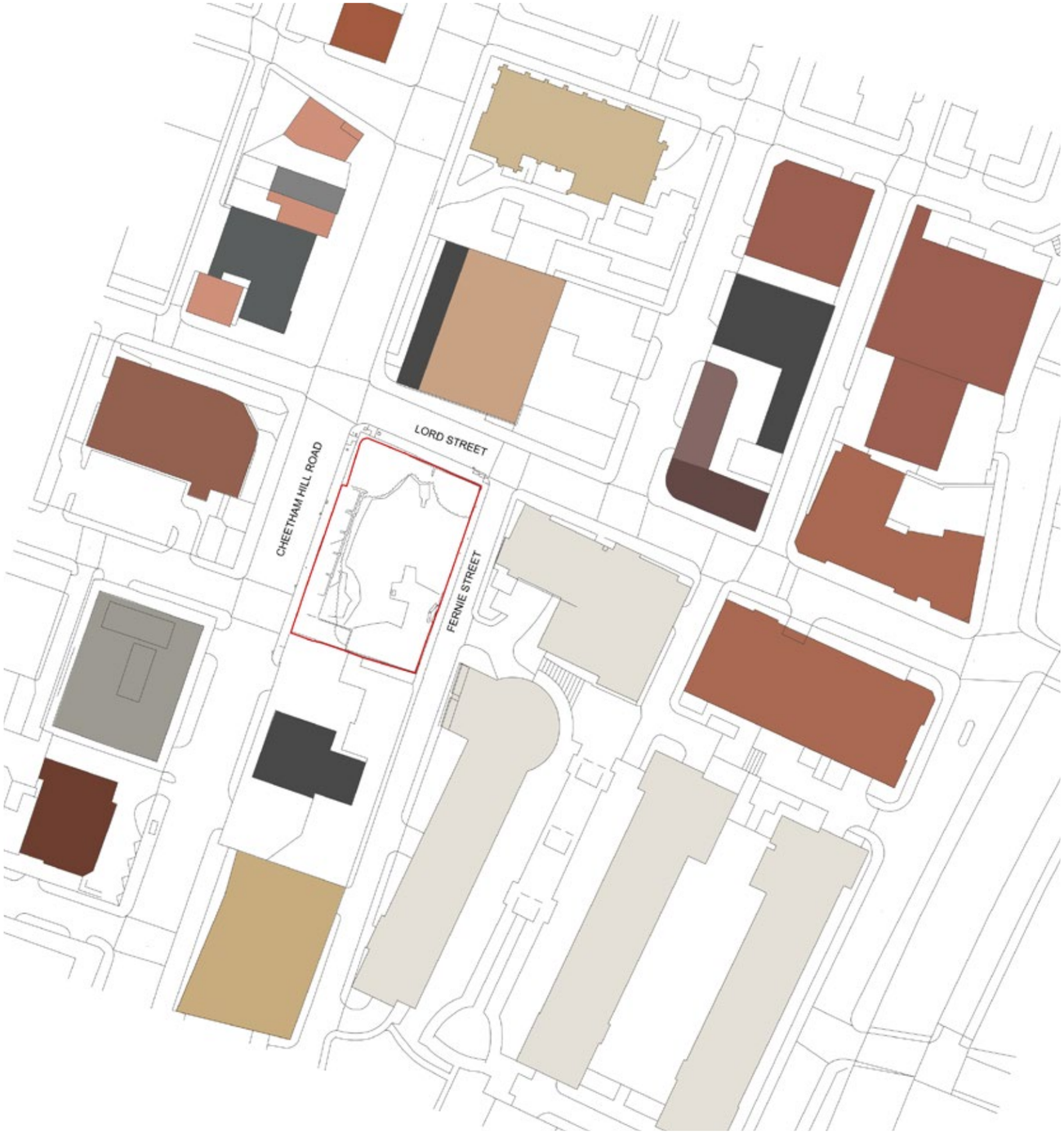
1 Modern materiality such a corten steel complimenting the historic material palette.

2 Red brick with feature stone sills

3 Lighter buff brick and stone. Feature window headings and vertical and horizontal banding

4 Light coloured render of The Green Quarter paired with red brick to complimenting the earthy tones of surrounding buildings.

5 Prominent bronze coloured facade of Hallmark Tower













The Site and Local Context

2.9 Local Character

Elevational Analysis

In addition to local materiality, we are keen to understand the distinctive character of the area by reviewing detailing, bonds and proportions of the historic context along Cheetham Hill. The below diagrams / bay studies show a consistent approach to elevation design across precedent buildings within the vicinity of the site.

Defined Plinths	Vertical Piers	Horizontal bands with feature detail a key junctions / ridge lines	Stacked windows / verticality	Detail around entrances	Detailing around openings and between floors
					
					
					

The Site and Local Context

2.10 Site Observations

The site has numerous opportunities and constraints as demonstrated by the diagram to the right.

1. Cheetham HIll Road is a busy road which presents noise concerns but also allows potential the scheme to add to the existing streetscene

2. Lord Street is less busy than Cheetham Hill Road but is still a key elevation which needs to be considered, it connects back to Victoria North where there are a lot of new developments

3. Fernie Street is an even quieter road, the adjacent existing residential schemes back onto this street, so it could be considered a more ‘back of house’ elevation

4. Potential for new active frontages onto Cheetham Hill Road and Lord Street to animate the street scene

5. Significant level changes across the site, the arrowheads demonstrate the low points - this needs to be carefully considered with the proposals

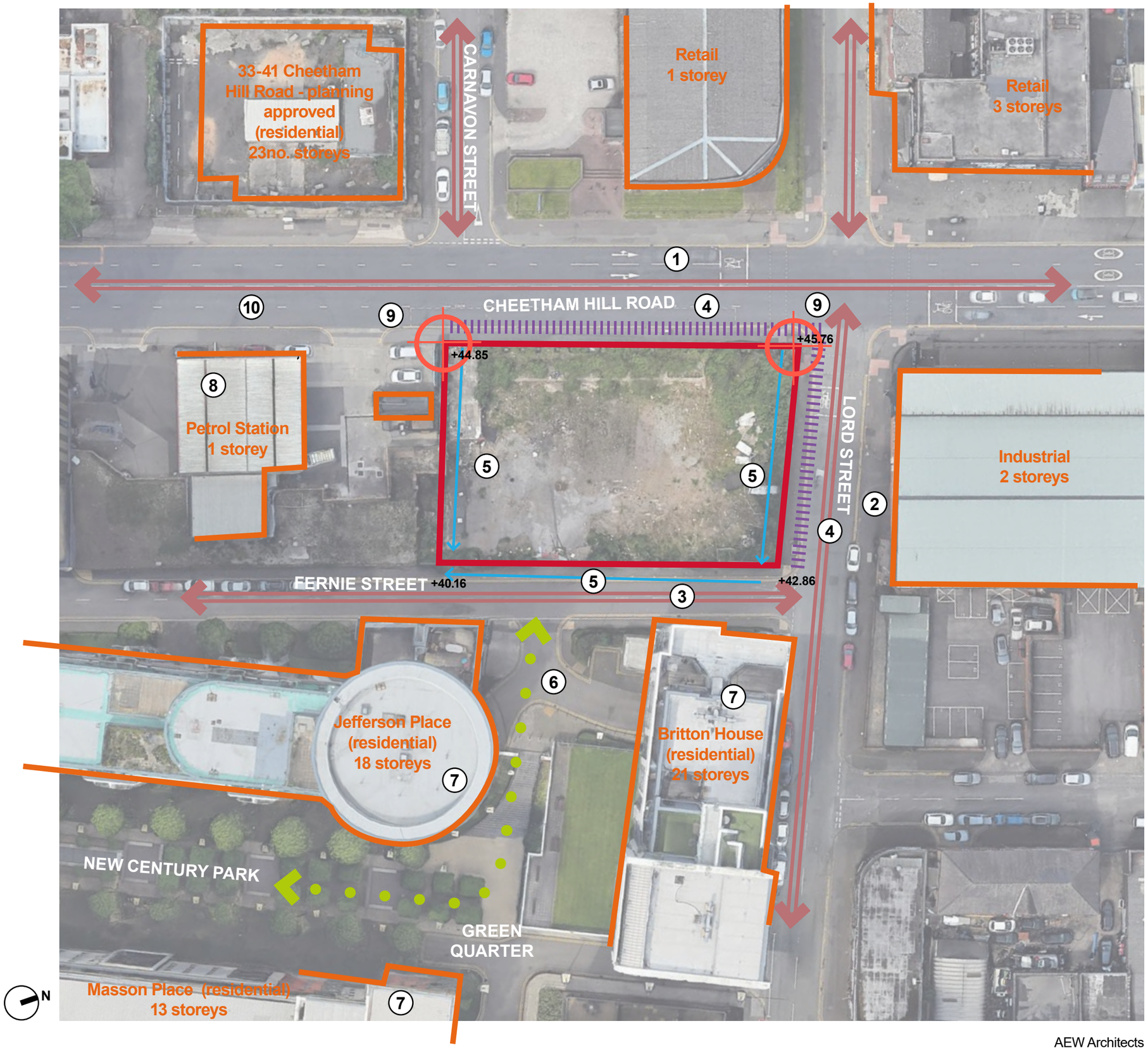
6. Existing pedestrian route through public realm, leads directly to the site.

7. Adjacent building heights, the site sits within an area of tall buildings and borders

8. Neighbouring petrol station with fuel tank to adjacent boundary

9. Key views on focal corners

10. Permiability of the block is poor



03 Design Response

Design Response

3.1 Site Response

Following the initial pre-application meeting, review of the existing building design and review of the ownership and consented scheme boundaries, it was determined that a new scheme from the consented scheme should be explored.

After analysing the existing site constraints and opportunities, initial thoughts on the new scheme were explored as demonstrated by the diagram on the right.

These thoughts were as follows:

+ ‘Square’ footprint design to minimise internal circulation / improve user experience and give a more contemporary feel.

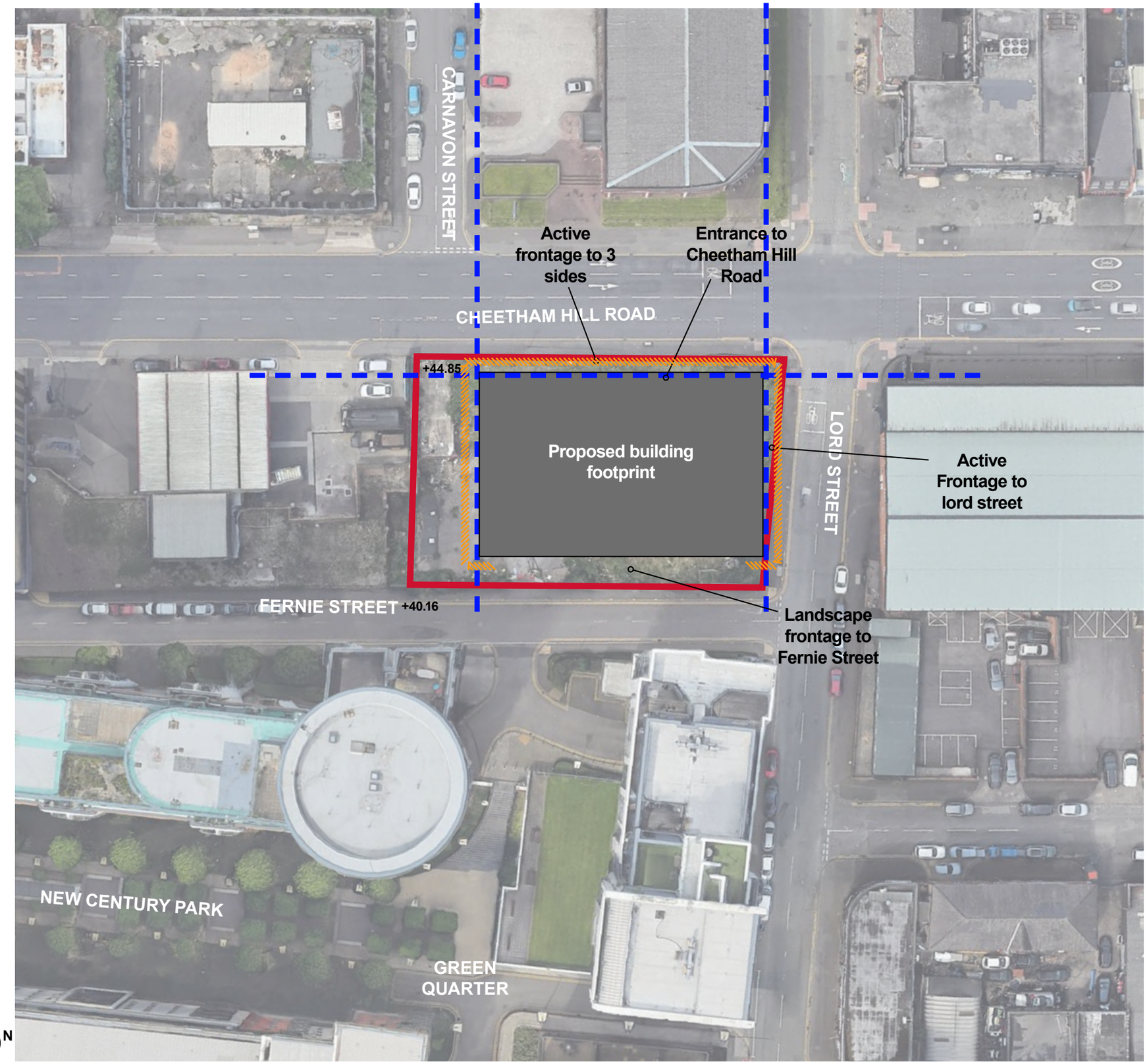
+ Building form set off by c. 10m from the petrol station to avoid the tank within the petrol station

+ Potential for a new public realm within the set back area to provide high quality accessible green space for the benefit of residents

+ Building fronts Cheetham Hill Road and Lord Street which are key elevations for animating the streetscrene

+ Potential access to the building, main entrance from Cheetham Hill Road and back-of-house service entrance to Fernie Street

+ Proposed building line ties in with adjacent building site lines



Design Response

3.1 Site Response

The initial proposal is to activate as many of the façades as possible and address the key streets of Cheetham Hill, Lord Street and Fernie Street.

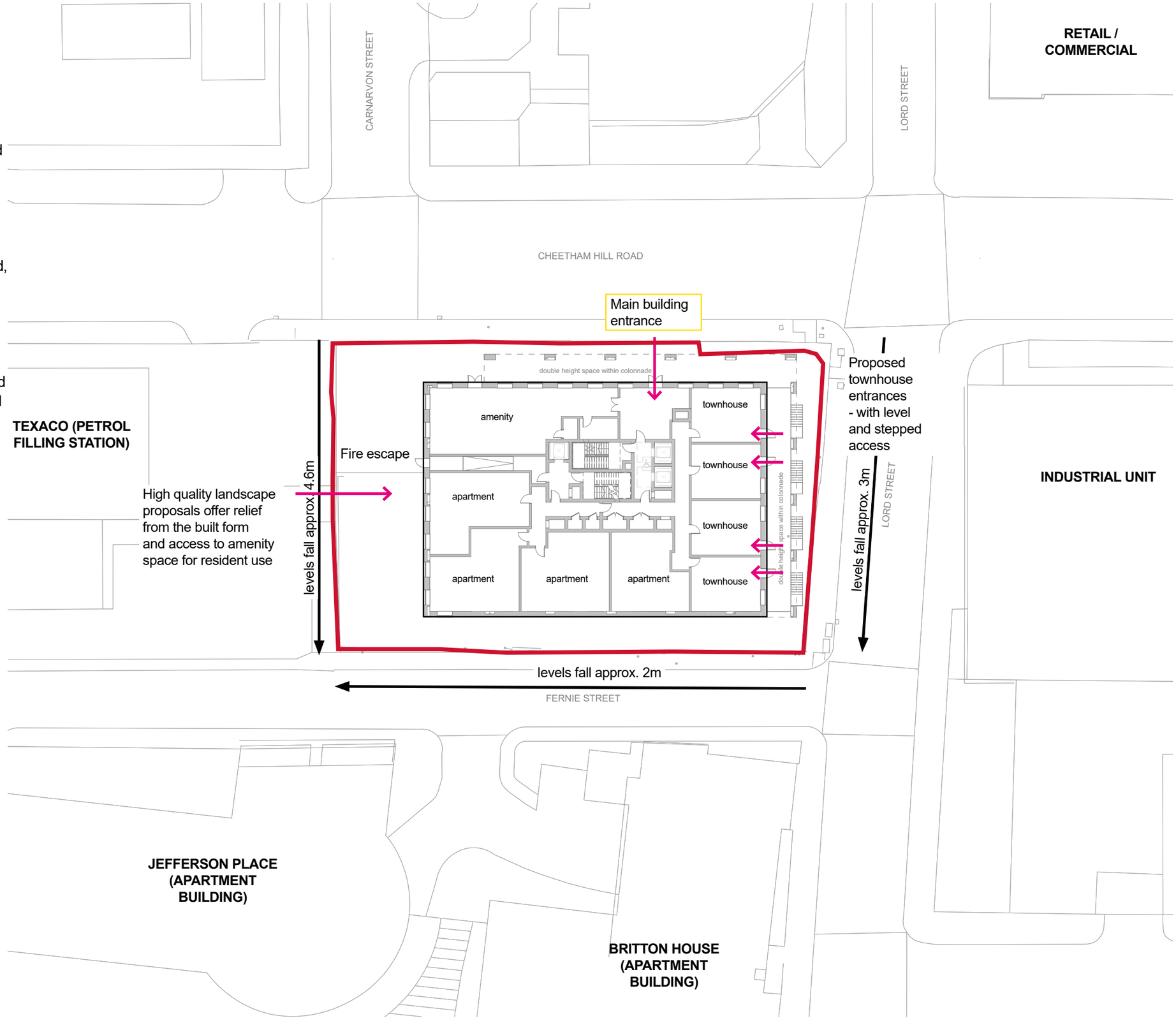
The building is set back from the petrol station to the south, allowing for private residential amenity and landscaping

The main entrance to the building is on Cheetham Hill Road, identified as the primary route to the building where the ground floor level is consistent with the road.

To activate the Lord Street facade, townhouses are introduced to engage with the street and provide active frontage. Level access is provided internally from the shared primary main building entrance on Cheetham Hill Road and stepped access proposed as you move down Lord Street and the levels drop.

Along Fernie Street where the existing levels are lower access is provided to the basement level.

Shared reception and amenity space are proposed at ground floor to create a welcoming and functional entrance area into the scheme and provide activity at street level.



Site Ownership Boundary. Client to confirm AEW interpretation of red line boundary is correct.

Refer to AEW drawing *14374-AEW-XX-SI-DR-A-0012-S2-P01-Topo Survey and Consented Scheme Overlay* for reference

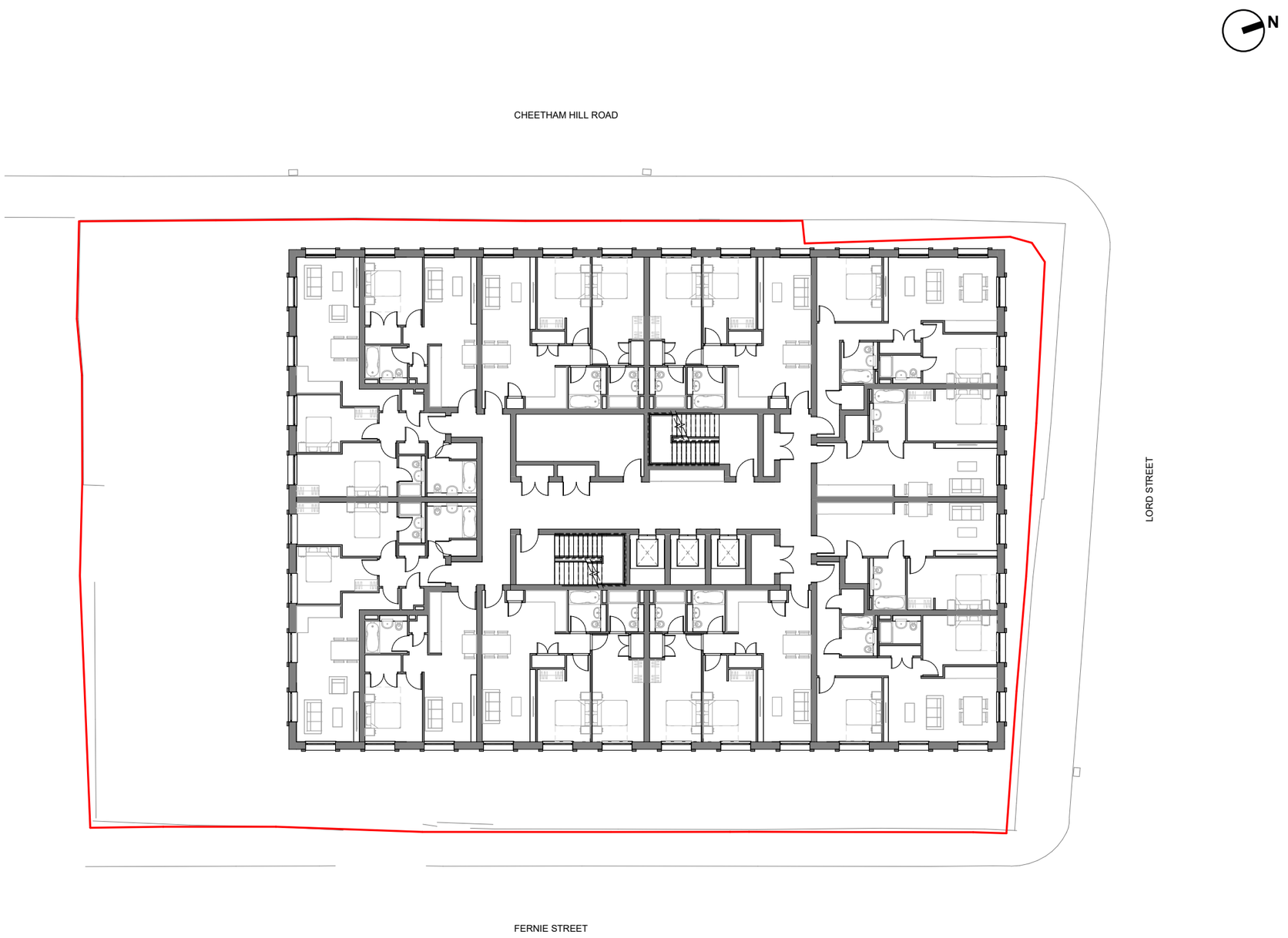
Design Response

3.1 Site Response

The typical floor plan is developed to be repetitive in nature and accommodate a mix of apartment sizes, meeting the requirements of NDSS and M4(2) whilst also developing compliance with current Building Regulations.

A centralised core has is proposed to ensure no blank façades and apartments could be located around the perimeter of the building. This form is then repeated up the height of the building to achieve a suitable mix of apartments.

In conjunction with development of the massing a smaller floor plate is established at upper floors to reduce the mass and provide slenderness to the form of the building



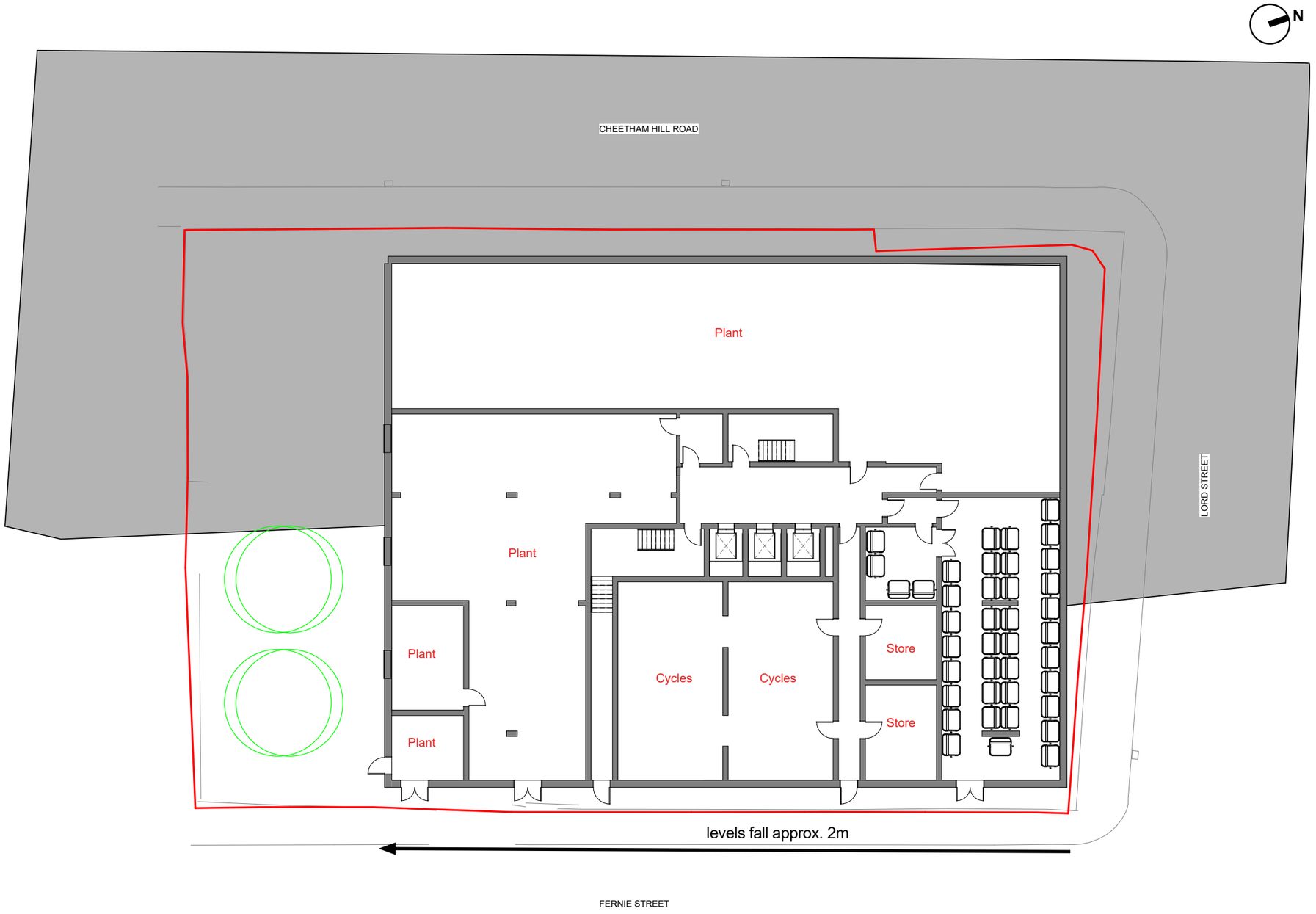
Design Response

3.1 Site Response

The basement is challenged by limited access options due to the existing topography of the site.

Providing suitable provision for refuse, bikes and plant rooms with access only from Ferne Street presents challenges due to the significant drop in level from the north to south (approximately 2m). We have endeavoured to overcome these issues by proposing integrated louvre walls to the facade to avoid disguise ventilation openings in the facade and develop an integrated proposal.

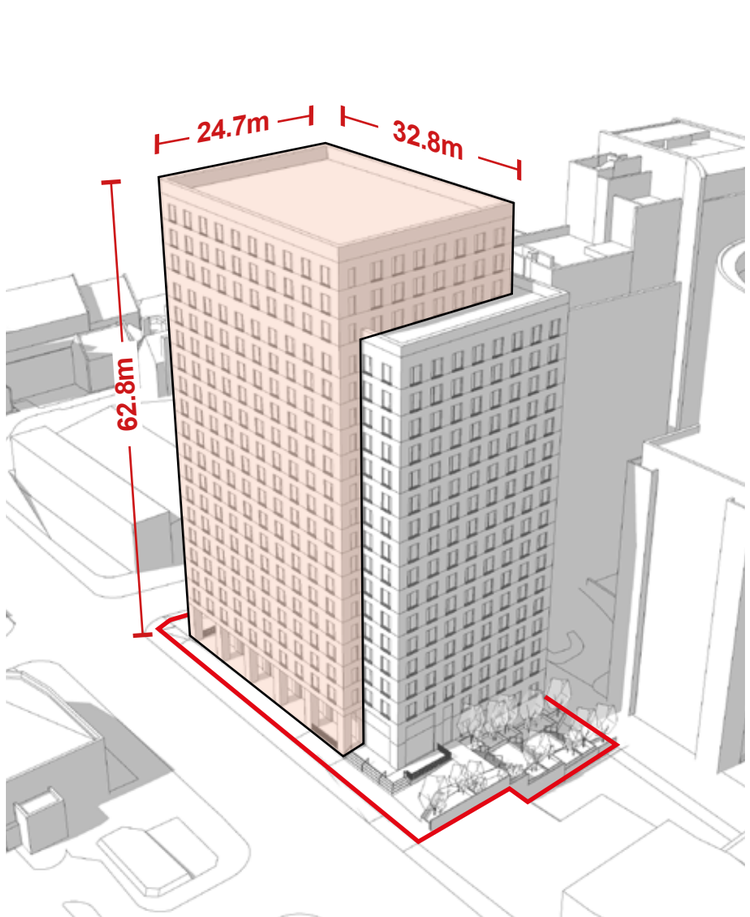
Waste collection is to be privately managed to reduce space requirement and plant spaces are to be developed with specialist MEP designers to facilitate sprinkler tanks and other critical life safety features.



Design Response

3.2 Massing Development

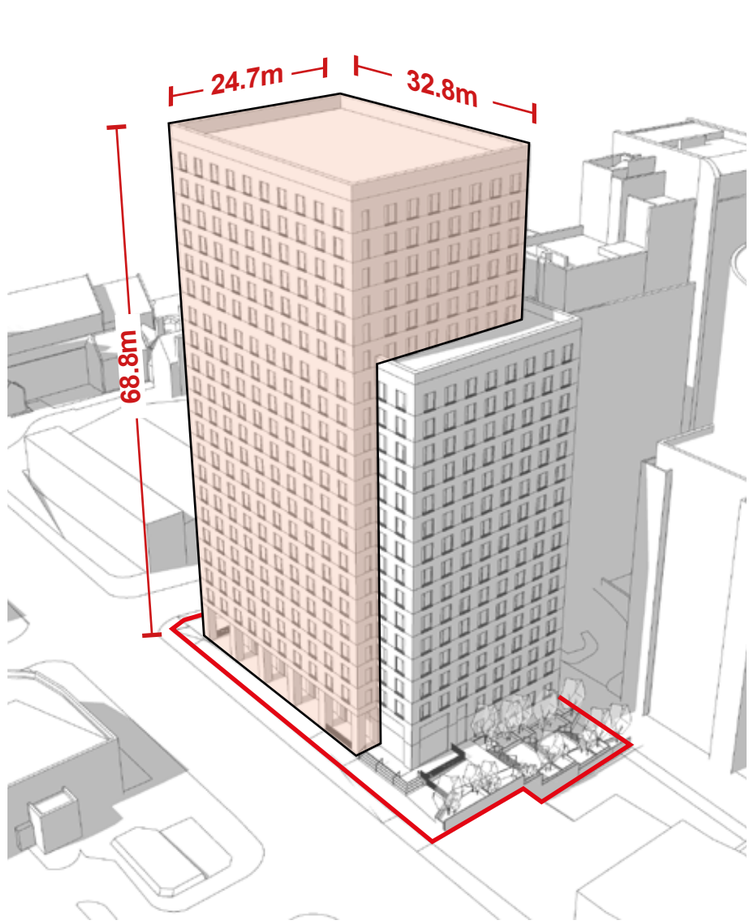
The massing development included a number of design iterations, with emphasis on creating a ‘slender’ form, following discussions with Manchester City Council, whilst aligning with the emerging context.



Massing as Presented at Pre App on 02.09.25

Overall building height at 20 storeys (ground + 19) and terrace level at 17th floor

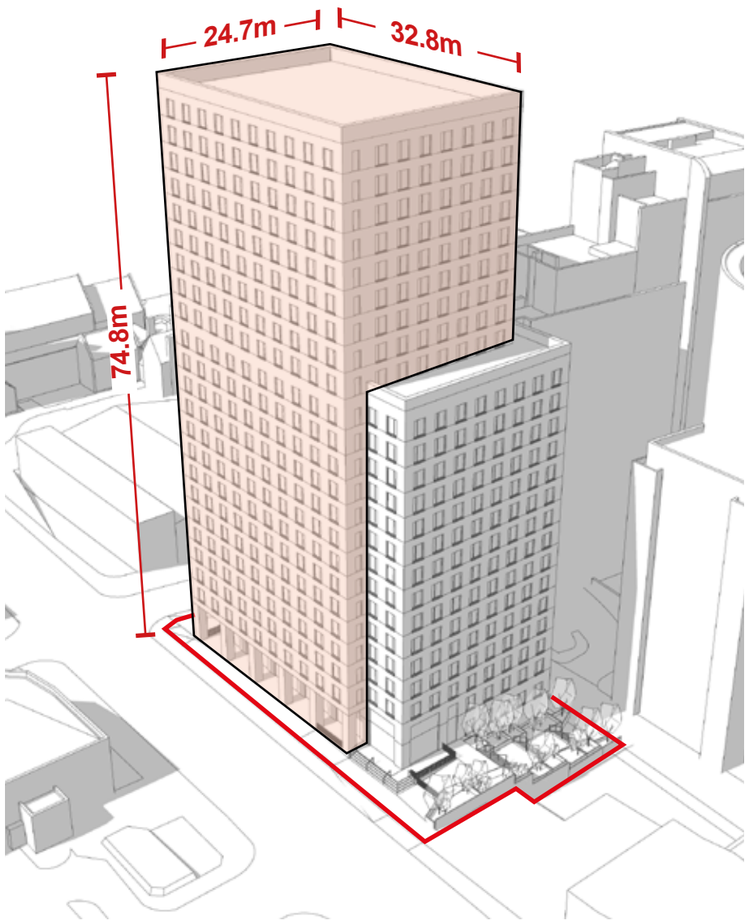
SLENDERNESS RATIO
Height / width = **1:2.5**



Revised Massing Presented on 05.09.25

Overall building height increased to 22 storeys (ground + 21) and terrace level lowered to 16th floor

SLENDERNESS RATIO
Height / width = **1:2.8**



Proposed Massing 14.10.25

Overall building height increased to 24 storeys (ground + 23) and terrace level lowered to 15th floor

SLENDERNESS RATIO
Height / width = **1:3.0**

The increased building height has proportionately increased the width to height ratio making the main tower a more slender form.

The reduced ‘shoulder’ height allows the tower to be more prominent

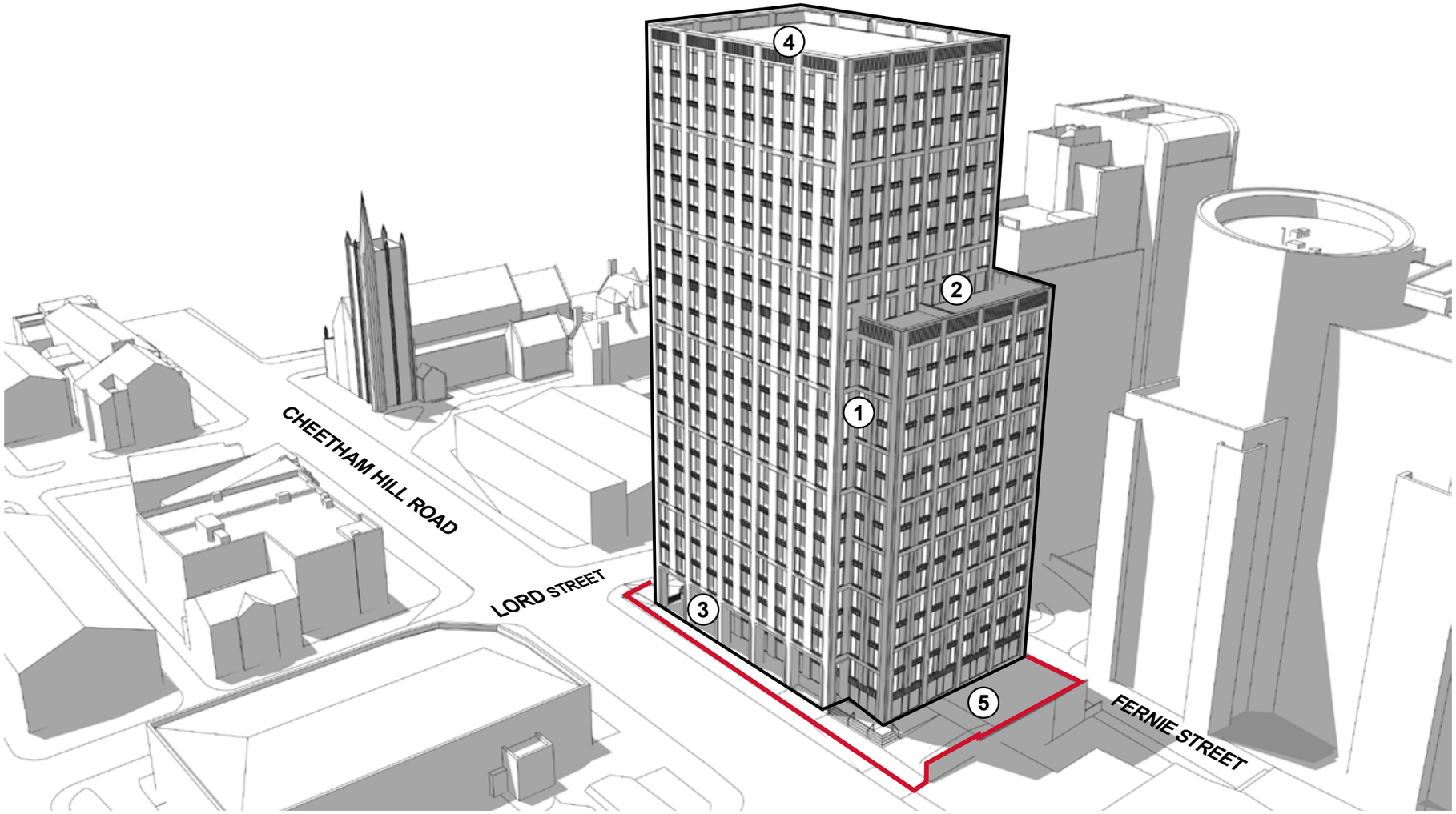
Design Response

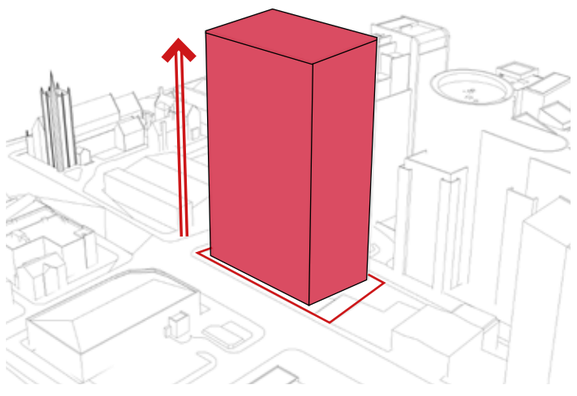
3.2 Massing Development

The proposed building height is 24no. storeys in total (ground + 23) from Cheetham Hill road, excluding a basement level to Fernie Street.

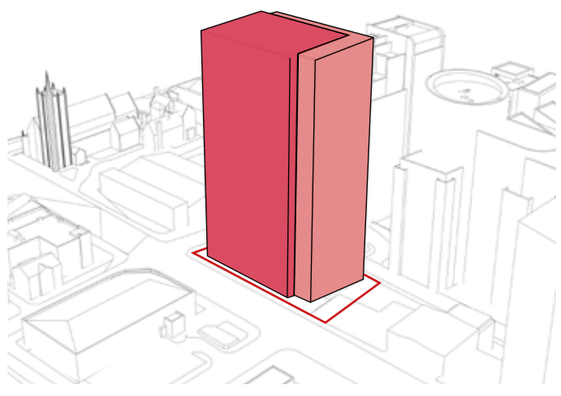
At ground and first floor the building steps back along Lord Street and Cheetham Hill road, creating an overhang with a colonnade, creating interest at street level.

1. Articulated corner - Setback in form at the corner of Cheetham Hill Road to break up overall massing and increase number of dual aspect apartments
2. Building form steps at 15th floor to create a communal roof terrace and private terraces for apartments at this level
3. Building form set back at ground and first floor to express colonnade, creating active frontages that contribute to the character of the public realm
4. Architectural ‘crown’ expressed to define the landmark building in the City skyline
5. Building footprint located to allow for opportunity for increased amenity / landscaping

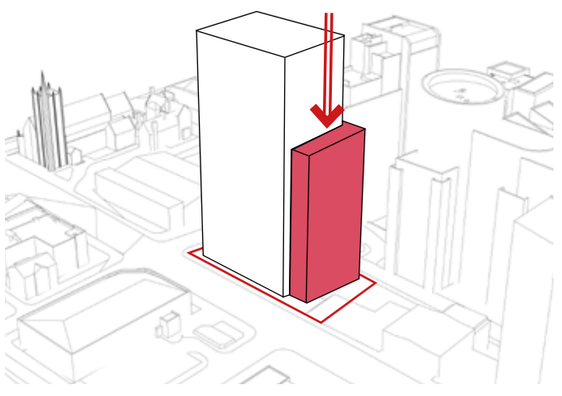




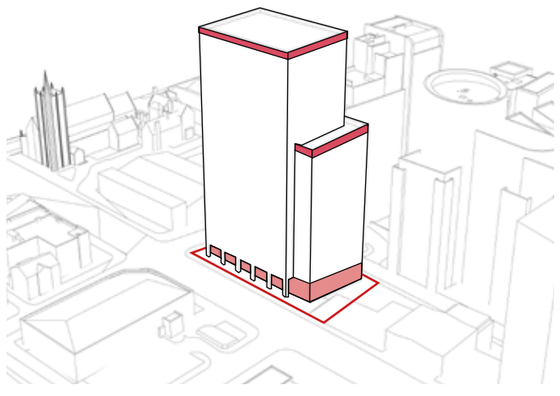
Initial footprint established within site boundary and extruded to 24 storeys to be in line with the emerging context



Building form shifted in plan to create interest and relief in elevation along Cheethem hill road increasing the number of dual aspect apartments.



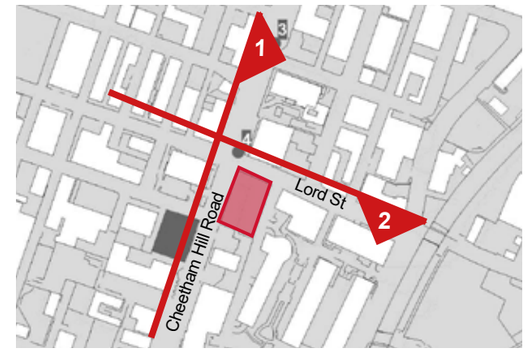
Form pushed / pulled to create a stepped form, creating a roof terrace at the 15th floor

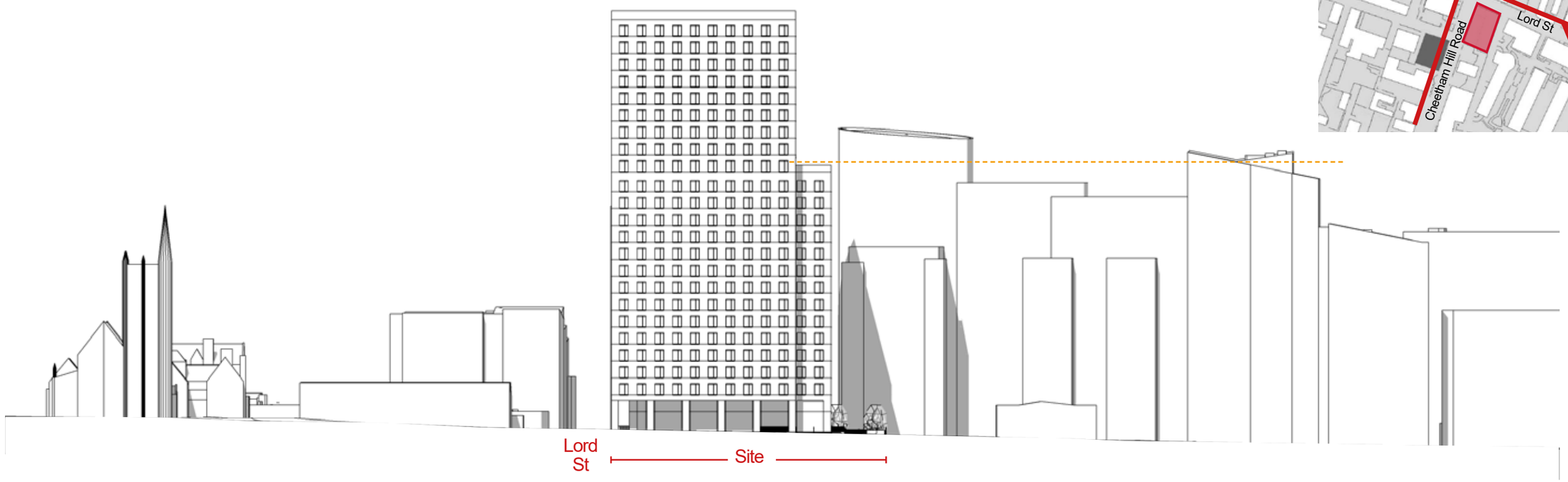


Active frontages pushed back at ground floor to create a colonnade. Architectural ‘crown’ expressed to define landmark building in the city skyline.

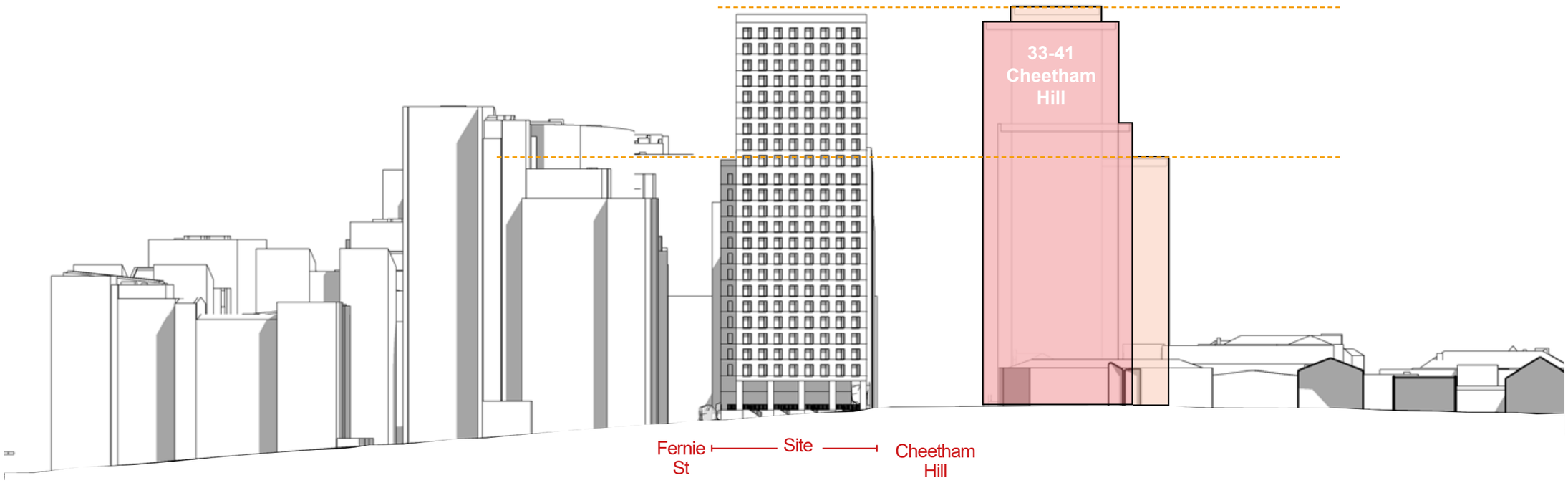
Design Response

3.2 Massing Development





Section 1 Lord St section demonstrating proposed massing in context



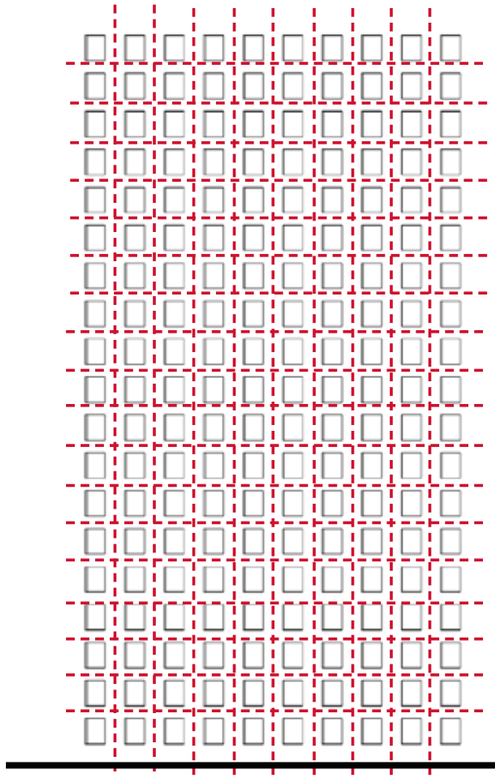
Section 2 Cheetham Hill Road section demonstrating proposed massing in context

Design Response

3.3 Elevation Development

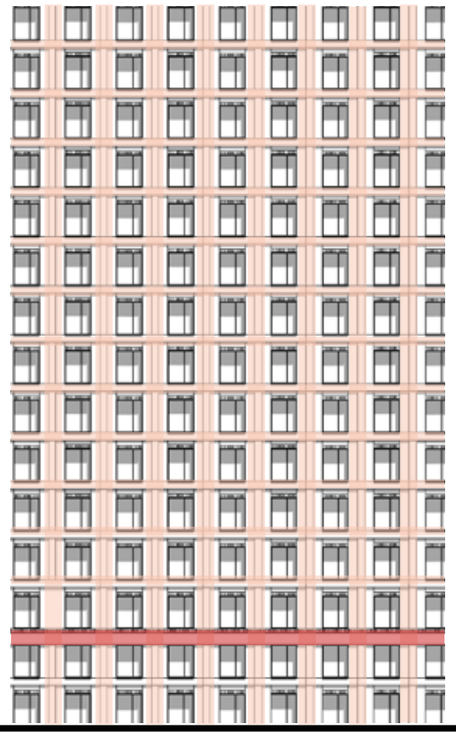
Elevation Principals

Informed by the contextual and precedent analysis, we have started to develop the elevation principles, exploring how facade treatment can contribute to the overall slenderness of the building.



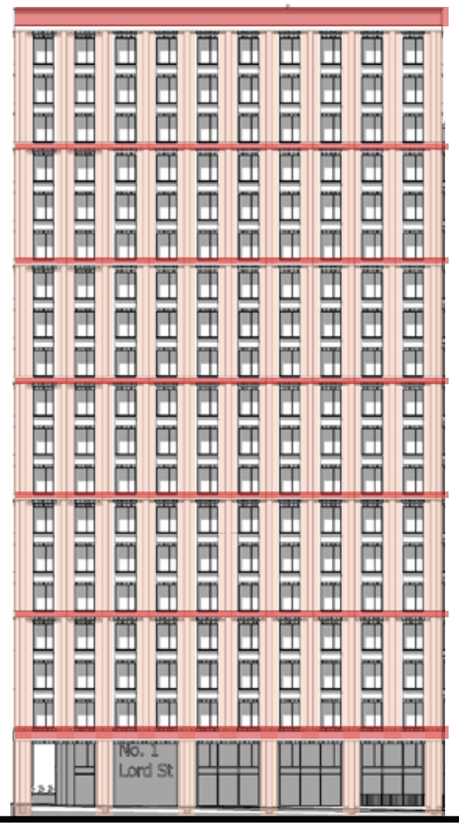
Initial Development

1. Stacked window arrangement and rational grid



Concept Development

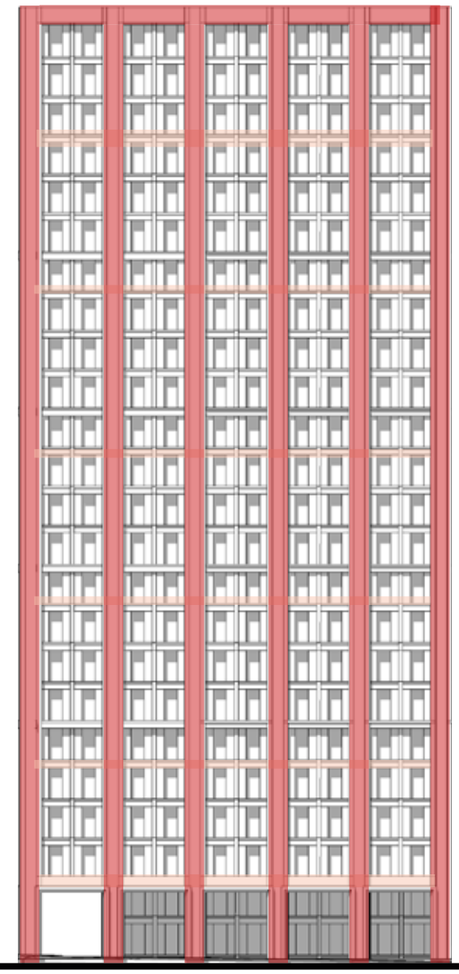
2. Introduced horizontal banding at each floor level with windows spanning single story. It was felt this did not express verticality



Concept Development

3. Vertical banding introduced to embrace and visually elongate the buildings height

   Horizontal banding was increased to every three storeys to further emphasise slender form but it was felt the horizontal banding was too dominant



Current Design Intent

4. Vertical banding becomes the dominant feature to elongate and emphasise slender form. Horizontal banding become secondary and span every fourth floor. The impact of this is further accentuated by the increase in overall storey height.

   Dominant vertical piers continue to ground to further define colonnade

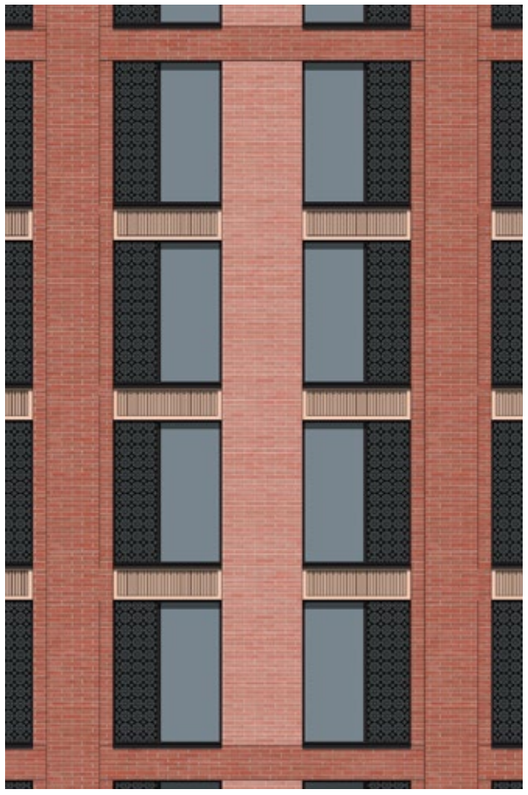
Design Response

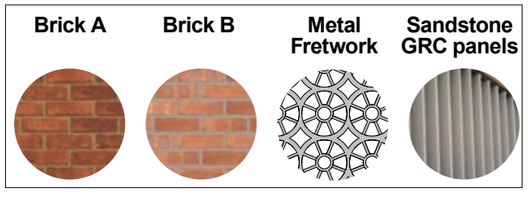
3.3 Elevation Development

Bay Study Development

A range of elevation options were explored with the aim of simplifying the materiality and colour palette in response to the Pre-App discussions with the council. Option 3 emerged as the preferred approach, incorporating a single brick tone complemented by a feature panel in a matching tone, however materiality was to be reviewed further.

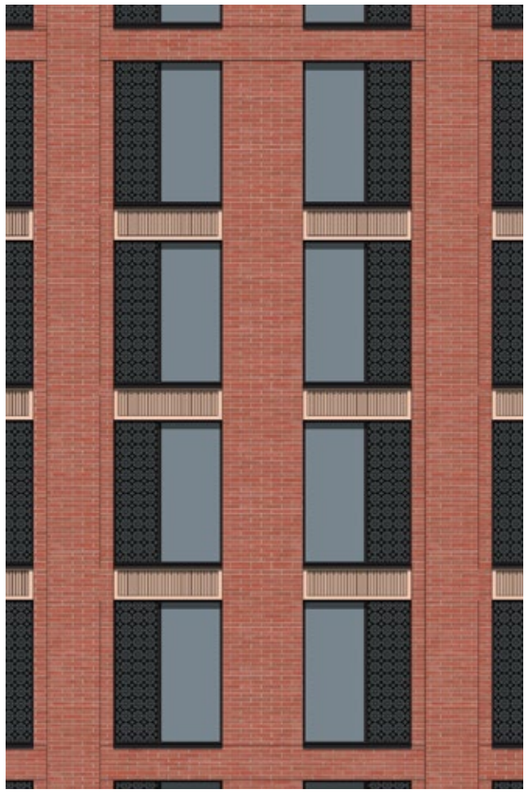
Option 1

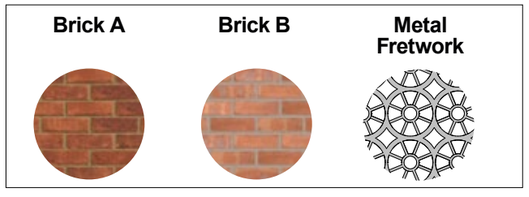




Option 1 consisting of two brick tones to the primary tower and a contrasting sandstone GRC panel between windows

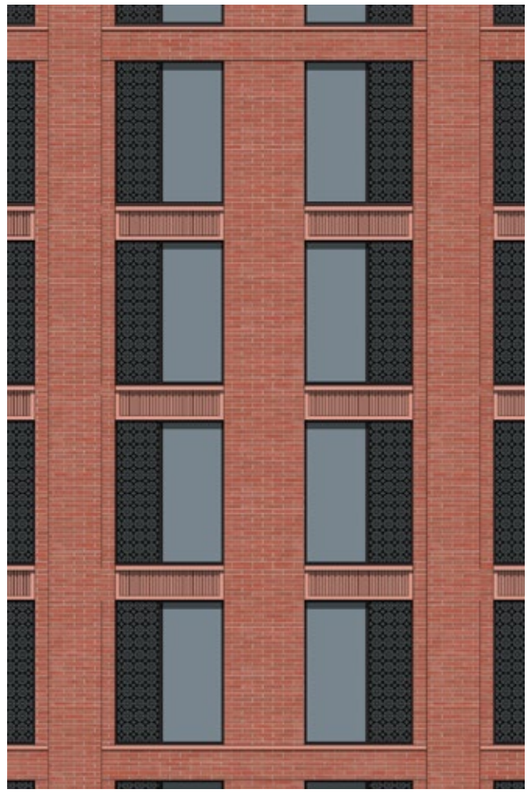
Option 2

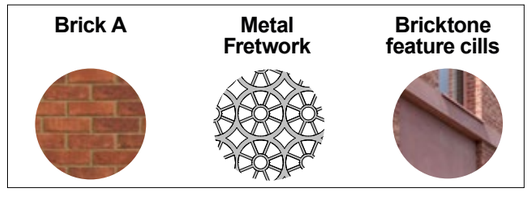




Option 2 look at simplifying the materiality / colour palette by reducing the elevation to a single brick tone, whilst maintaining the contrasting sawtooth panel between the windows

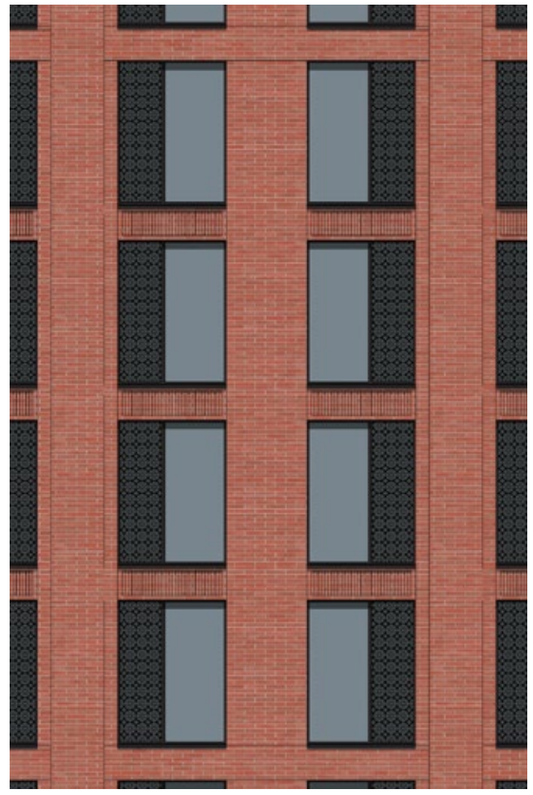
Option 3

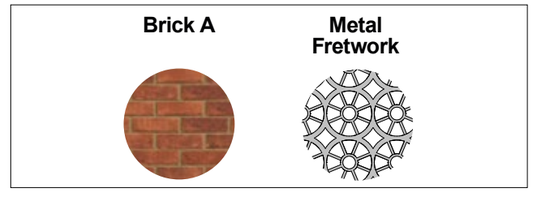




Option 3 looks at maintaining the simplified colour palallete but reintroducing the GRC features in a brick tone, extending these to form the window cills

Option 4





Option 4 looks at simplifying the materiality palette with sawtooth brick detailing between windows in matching facing brick

Design Response

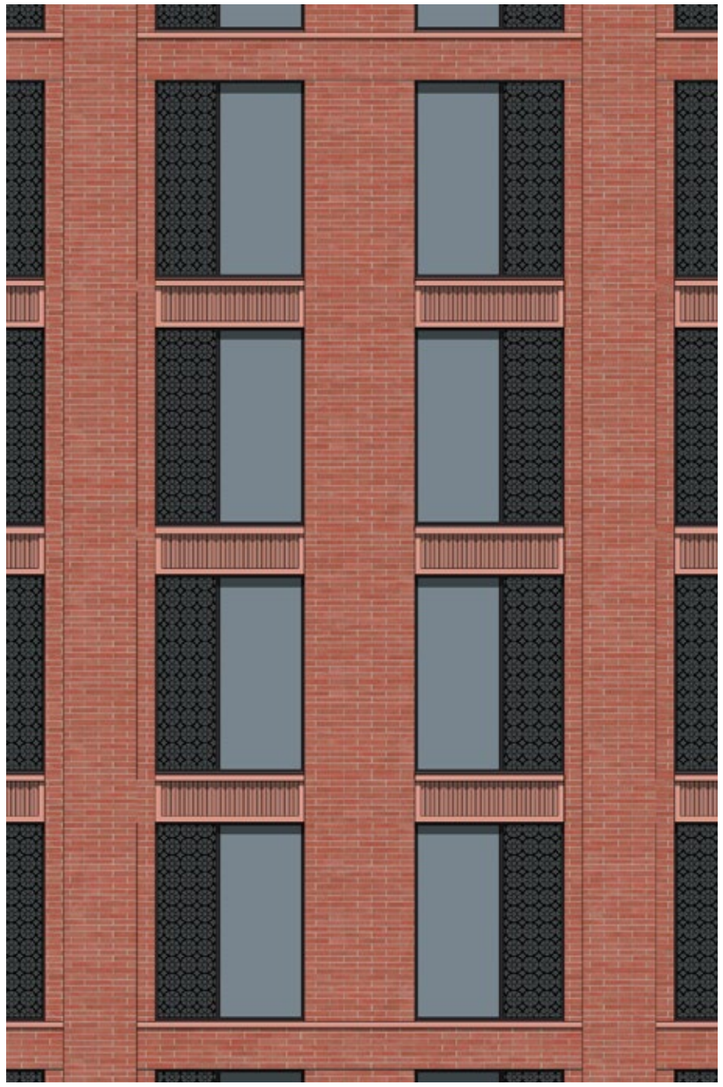
3.3 Elevation Development

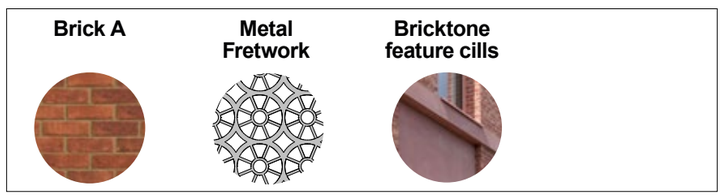
Bay Study Development

Further developing the bay study to reduce the palette of materials develops the initial proposals into a feature sawtooth panel of brickwork construction with deep feature cill below window match.

By utilising the alternative brick tone below the windows, it maintains interest and highlights the feature in a more suitable way and reduces the complexity of the facade. In addition, this keeps the vertical feel to the facade, maintaining strong piers of single tone brick in projection and between windows.

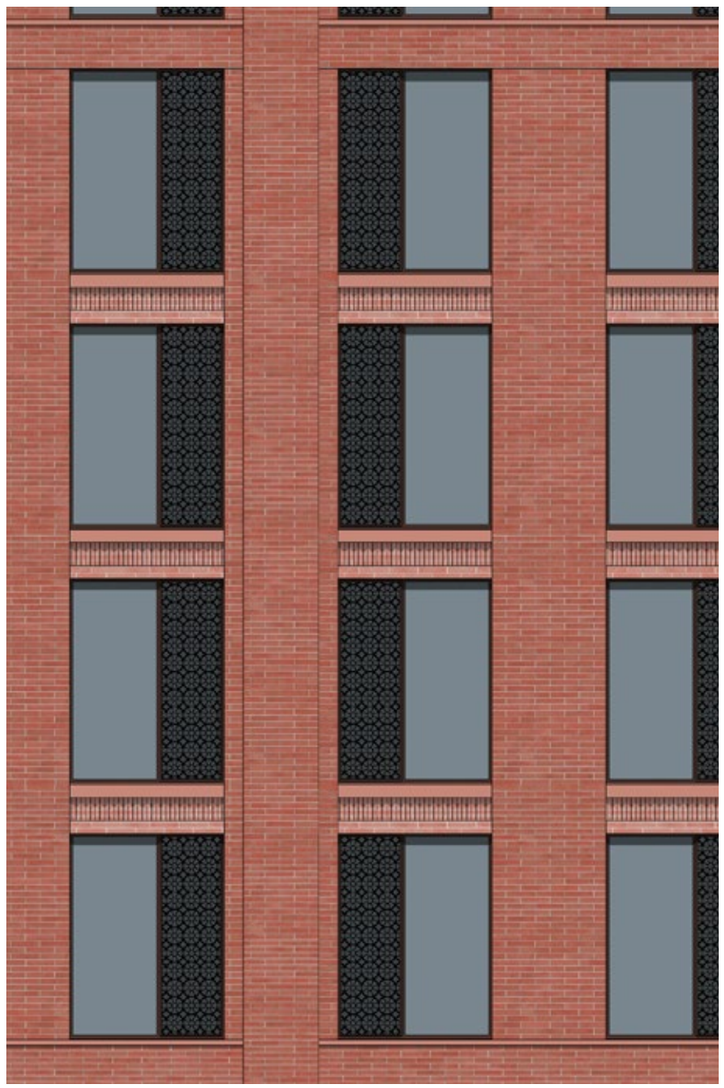
Option 3

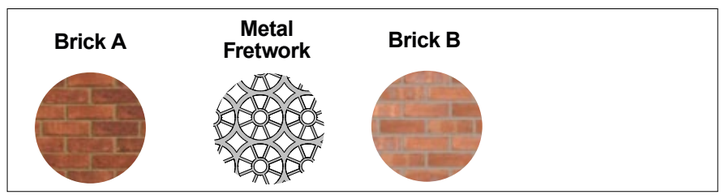




Option 3 looked at maintaining the simplified colour palette but reintroducing the GRC features in a brick tone, extending these to form the window cills

Developed Option

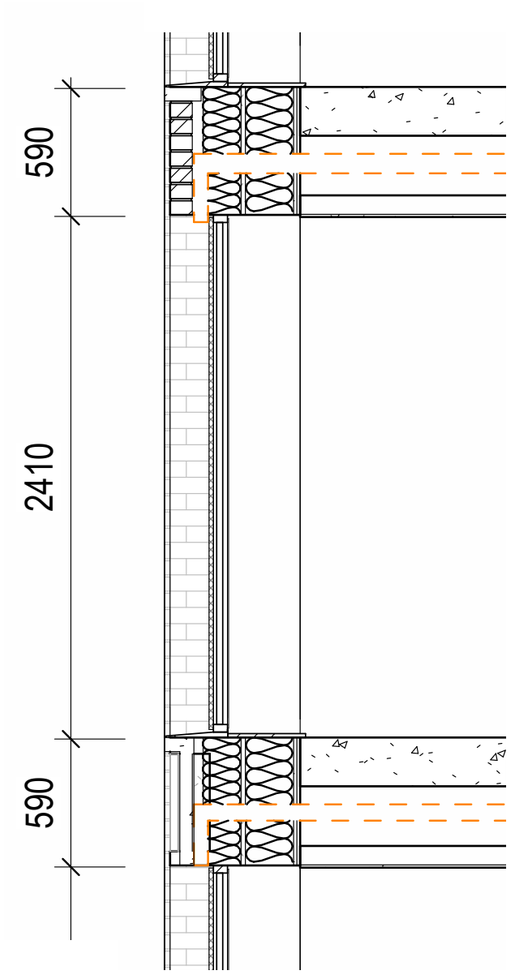


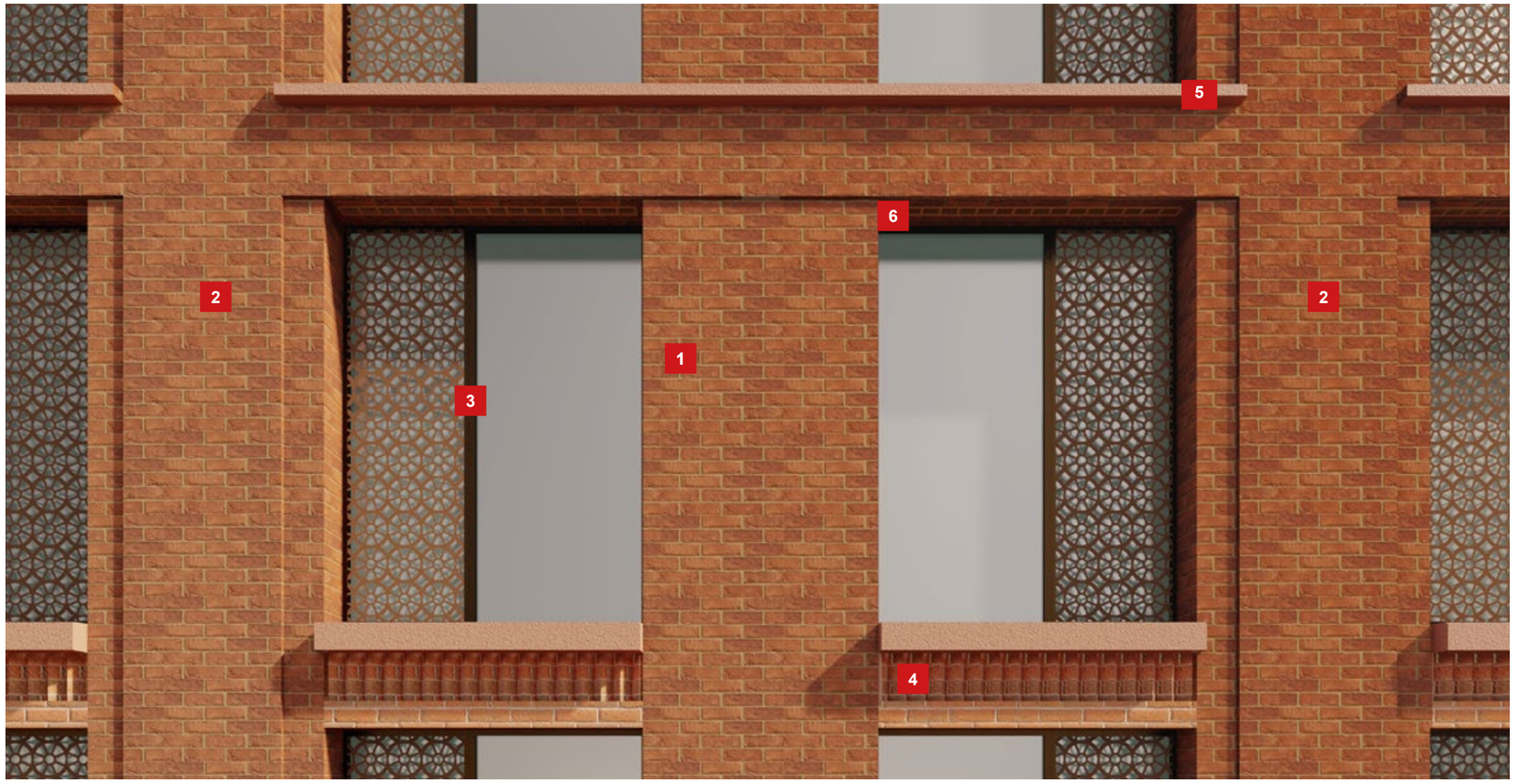


Developed Option looks at maintaining the simplified colour palette but introduce features cills in a brick tone, with sawtooth brickwork in lightly contrasting brick between windows.

Design Response

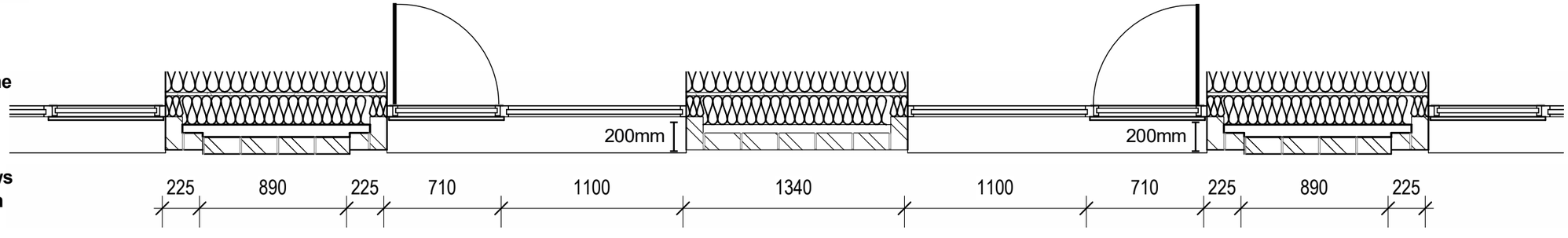
3.3 Elevation Development





The facade verticality is critical to the slenderness of the scheme, however, key details and handing of windows provide some variety to the elevations rather than being completely repetitive.

Brick reveals and full height opening windows behind fretwork are keep features installed in the design



1 Stretcher bond brick (Brick A)

2 Stretcher bond brick with 25mm projection running horizontal and vertical (Brick A)

3 Slim PPC window frames in bronze colour. Fixed fretwork panel with openable panel behind. Fretwork pattern to take precedent from local character. Colour to match windows

4 Sawtooth brickwork feature panel in alternative to main brick face between windows, projecting feature cill bellow window in colour to match brick panel

5 Feature window cill to run horizontal, spanning two windows. Colour to match brick tone.

6 Soffit ventilation. Colour to match windows

Brick A



Metal Fretwork
in Bronze



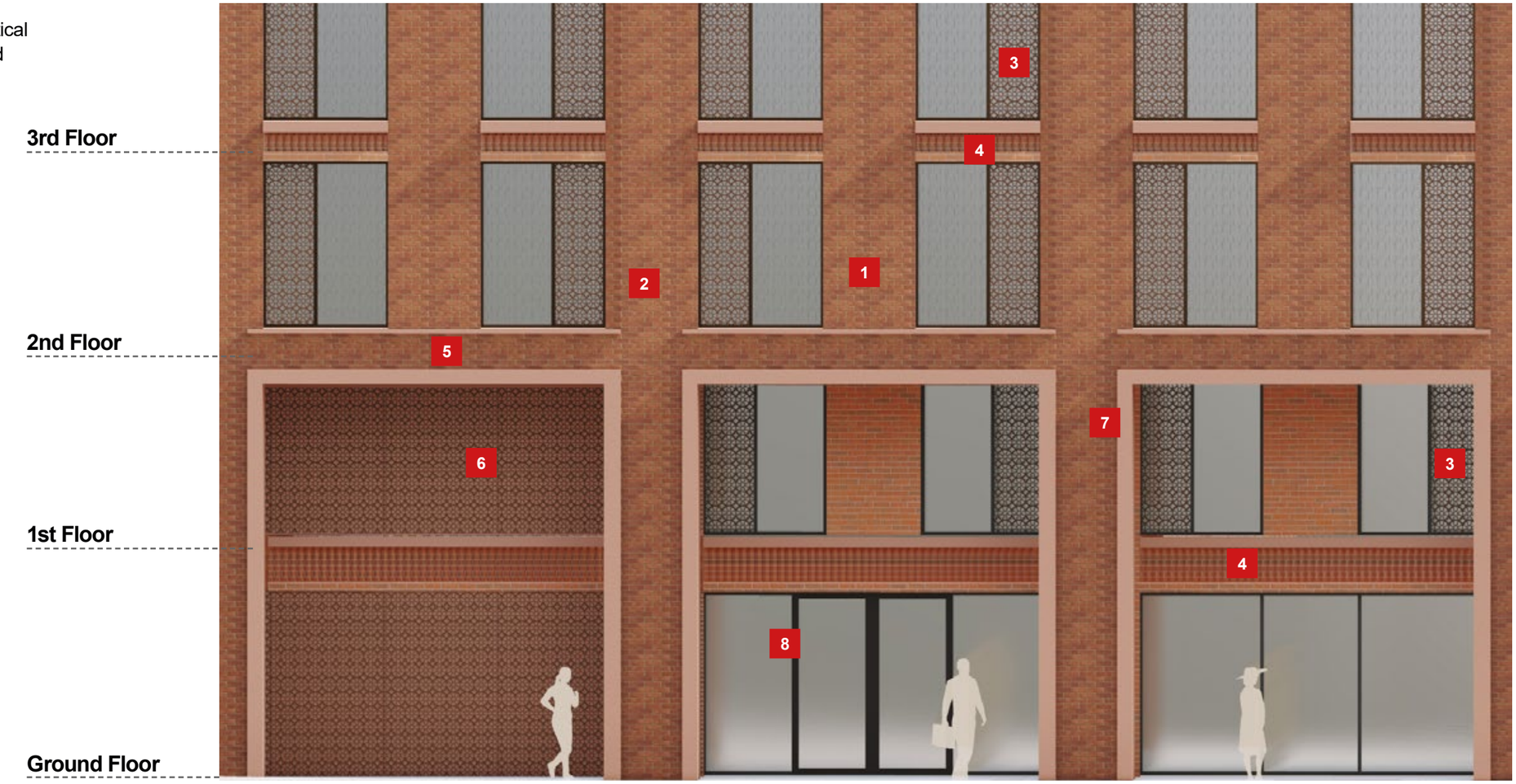
Design Response

3.3 Elevation Development

Building Entrance

The way that the building addresses the street is critical to the building's success in terms of functionality and the way it presents to the emerging context.

Setting the lower two floors back on the Cheetham Hill Road and Lord Street elevations allowed some relief to the back edge of footpath and creates a more attractive and approach to the main building entrance that also offers shelter to people entering the building



1 Stretcher bond brick (Brick A)

2 Stretcher bond brick with 25mm projection running horizontal and veritcal (Brick A)

3 Fixed fretwork panel with openable panel behind. Fretwork pattern to take precedent from local character. Colour to match windows

4 Sawtooth brickwork feature panel in alternative to main brick face between windows, projecting feature cill bellow window in colour to match brick panel

5 Feature window cill to run horizontal, spanning two windows. Colour to match brick tone.

6 Embossed anodised fretwork rainscreen cladding

7 GRC goalpost to colonnade. Colour to match brick tone

8 Curtain walling with glazed sliding doorset (main entrance) to entrance / reception area

Brick A



Metal Fretwork
in Bronze



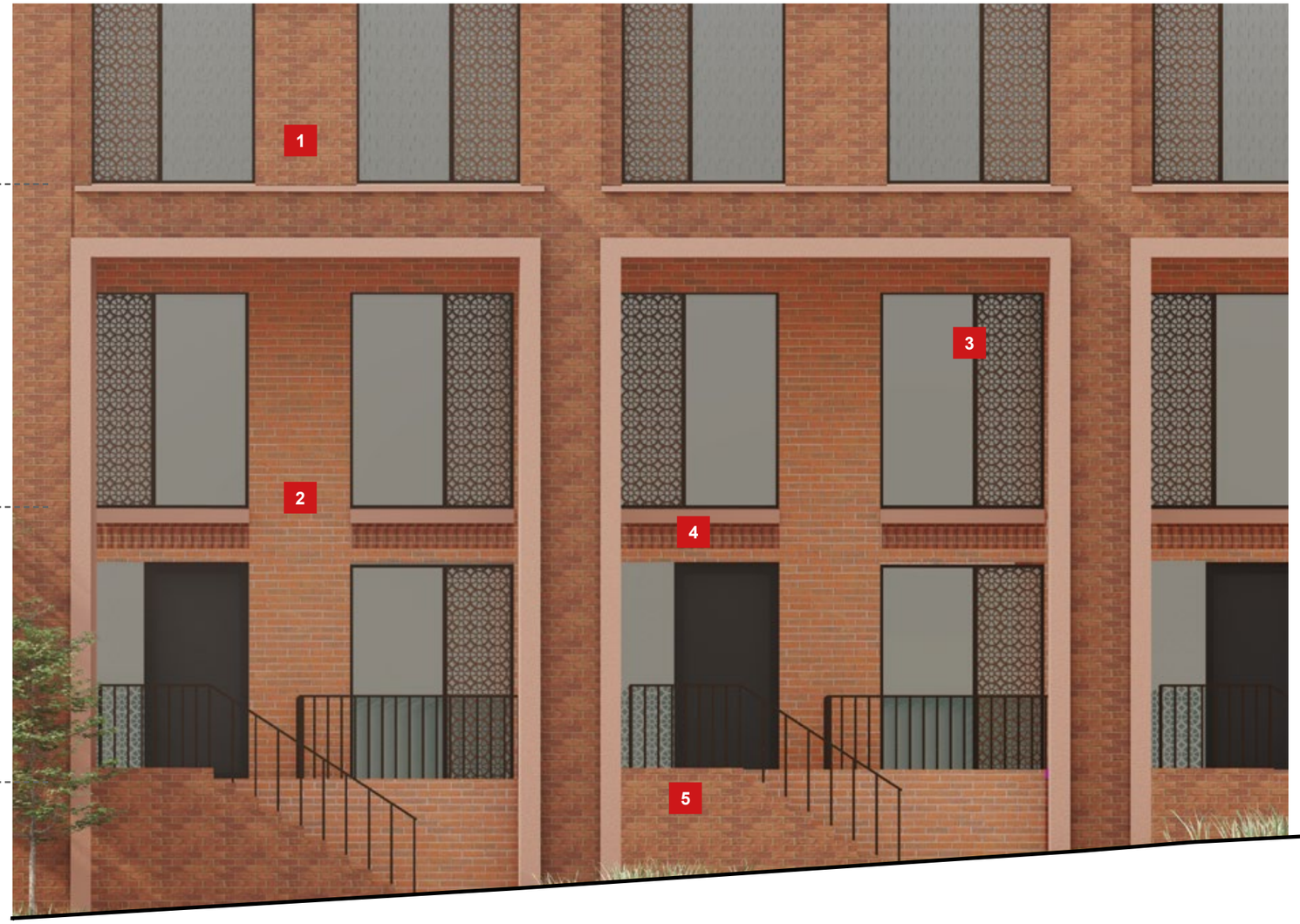
Design Response

3.3 Elevation Development

Townhouse Bay Study

Providing active frontages is key to addressing the existing context and provides an opportunity to interact with the surrounding and emerging context at ground floor

Providing private access to duplex town houses units within the scheme allows a diverse choice of housing types and provides the units with some private amenity space to the front of the units.



1 Stretcher bond brick (Brick A)

2 Stretcher bond brick (Brick B)

3 Fixed fretwork panel with openable panel behind. Fretwork pattern to take precedent from local character. Colour to match windows

4 Sawtooth brickwork feature panel in alternative to main brick face between windows, projecting feature cill bellow window in colour to match brick panel

5 Private townhouse steps (Brick A) with metal railing to match window frames

Brick A



Brick B



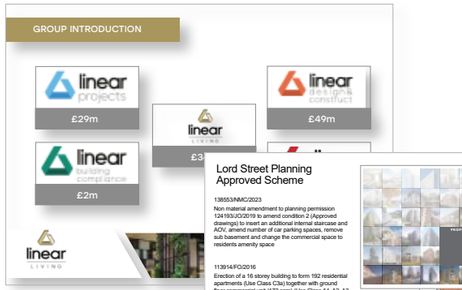
Metal Fretwork
in Bronze



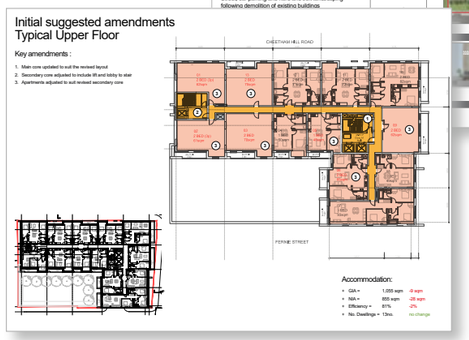
Design Response

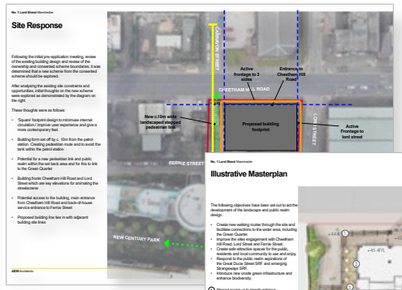
3.4 Pre-application Consultations with Manchester City Council

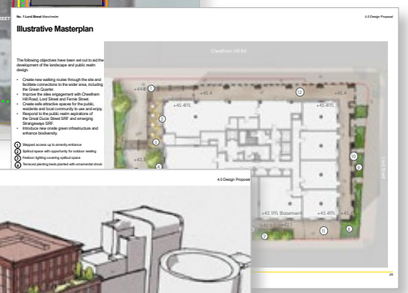
AEW undertook a number of pre-application meetings with planning officers from Manchester City Council (MCC). A summary of each meeting and the content shared is captured on this page, including any key feedback, which informed the development of the proposals.

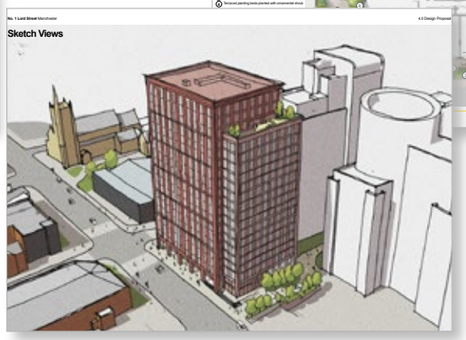


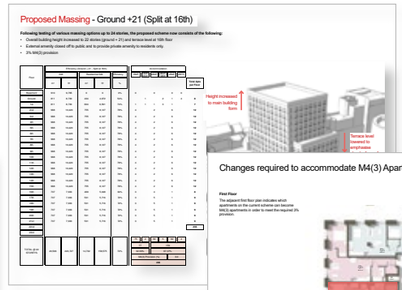




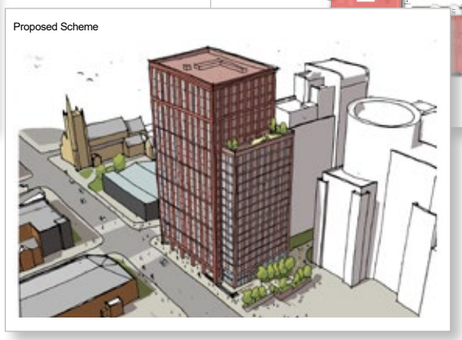


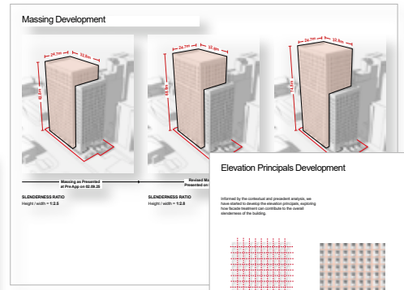


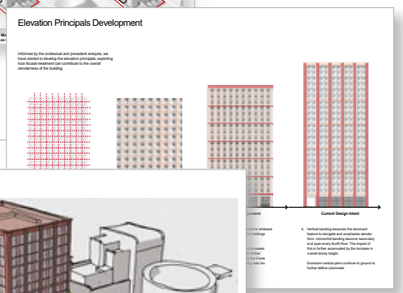


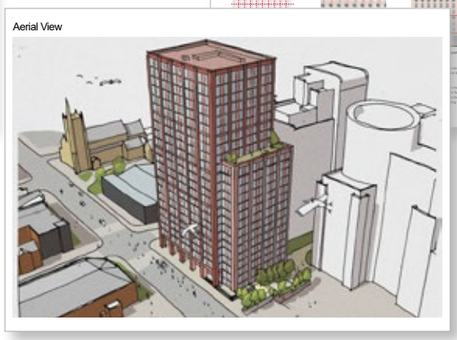












Initial Pre-app Discussion
09.06.2025

+ Discussed the former planning 2016 planning application and 2023 amendments and how this would need to be changed to suit current market demand for quality
+ Changes would also be required to meet current building regulations and other requirements for NDSS.

Feedback
+ Supportive of a scheme coming forward
+ Supportive of the changes to bring the scheme up to standard
+ Clear that the delivered scheme would need to be of a very high quality
+ Supportive of the potential for the client to develop a new scheme.

Following this feedback the decision was taken to look at a new approach for the site.

Pre-app Meeting 01
02.09.2025

+ Explore and analyse building heights explore context of existing and emerging schemes
+ Presented initial scheme which demonstrated overall building height at 20 storeys (ground + 19) and terrace level at 17th floor
+ External amenity open to public to provide link through to Green Quarter
+ No M4(3) provision

Feedback
+ Overall approach to the scheme was welcomed but it was felt that there could be greater emphasis on creating a slender form.
+ In order to achieve this, it was suggested that the overall building height could be increased and the ‘shoulder’ lowered.
+ Requirement for 3% M4(3) apartments
+ Landscape link not desirable, preference for external amenity space to be for private resident use only

Response to Pre-app feedback
05.09.2025

+ Overall building height increased to 22 storeys (ground + 21) and terrace level lowered to 16th floor
+ External amenity closed off to public and to provide private amenity to residents only.
+ 3% M4(3) provision

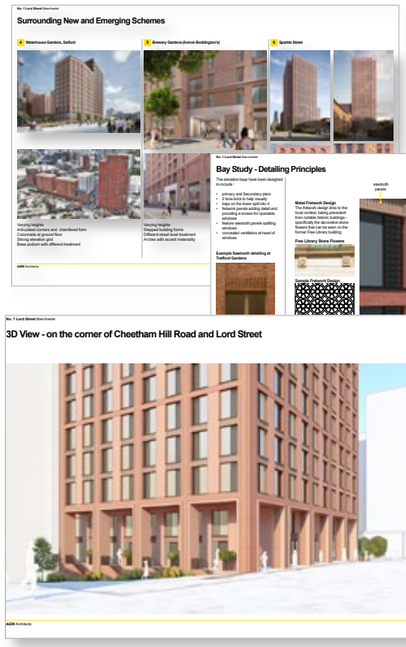
Feedback
+ Shoulder element is still too big and does not impact sufficiently on the overall massing
+ Further emphasis on creating a slender form for the central block

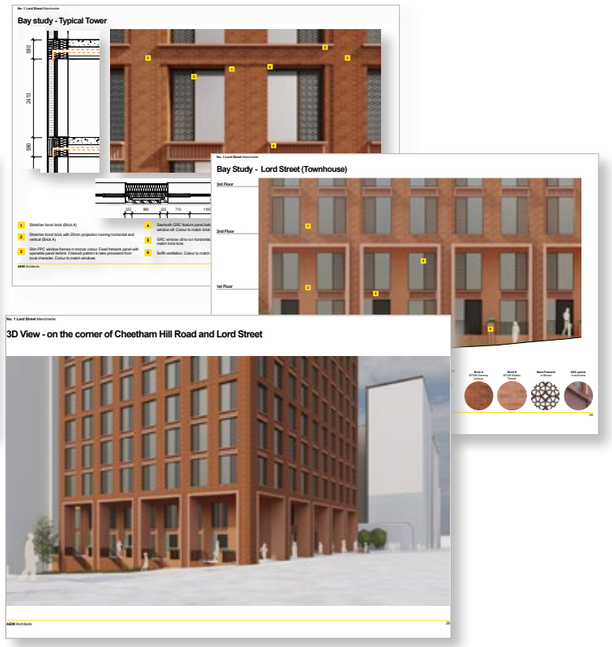
Response to further feedback
26.09.2025

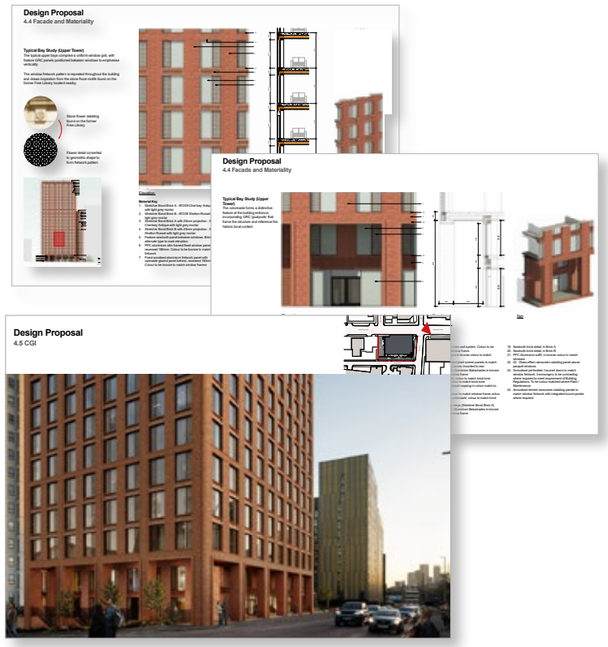
+ Overall building height increased to 24 storeys (ground + 23) and terrace level lowered to 15th floor
+ 3% M4(3) provision maintained
+ Initial elevation design development presented

Design Response

3.4 Pre-application Consultations with Manchester City Council







Pre-app Meeting 02
14.10.2025

+ Presented revised massing which demonstrated overall building height at 24 storeys (ground + 23) and terrace level at 15th floor
+ Presented initial concept elevations, indicating suggested materiality following site analysis

Feedback

+ Overall approach to the scheme, scale and massing was welcomed
+ Suggested exploring simplifying materiality and / or colour palette
+ Careful consideration to be taken around window design, including materiality and cill design.
+ Suggested site visit to House of Social

Pre-app Meeting 03
22.10.2025

+ Presented emerging design options following visit to House of Social

Feedback

+ Overall approach to the scheme, scale and massing was welcomed
+ Suggested exploring simplifying materiality and / or colour palette

Pre-app Meeting 04
22.01.2026

+ Presented final scheme design for submission to planning, including review of simplified elevational material palette following feedback from previous meeting

Feedback

+ Overall approach to the scheme, scale and massing was welcomed
+ Design adjustments and simplified material palette supported.

Design Response

3.5 Public Consultation

02.12.2025 - Public Consultation 01
Radisson Hotel, Cheetham Hill

Following positive discussions and development with Manchester City Council; AEW, Linear Living and Enabl were keen to engage with the Local Community and Local Councillors to present the ambitious designs for the developed scheme, completing the green-quarter and developing gateway scheme for Manchester.

AEW prepared several consultation boards with imagery, material palette, elevations, plans and supporting text to outline the rational for design and the development programme to delivering the scheme for occupation.

This was supported with local press advertisement, online consultation information and leaflet distribution to the local area arranged by Enabl.

The event took place during the afternoon and into early evening with the intent of capturing people within working hours, on their commute home or after early evening commitments, offering maximum flexibility for reviewing and commenting on the scheme. The location choice was adjacent to the proposed site which was visible from the space, so the scale and mass of the proposals could be understood with visual support.

Members of AEW, Enabl and Linear Living attended the event to present the scheme, comment on any observations and seek support for the scheme.

Despite strong advertising of the event, during the period of consultation there was limited attendance of the Local Community.

Discussing the reasons for this focused on the transient nature of Local Community and high levels of rental property adjacent to the site and therefore likely to not possess significant concern or opinion of the development. With the site having already received Planning Approval for similar scheme there was inevitable expectation of site's development given the established approval.

Refer to statement of Public engagement prepared by Enabl for further information



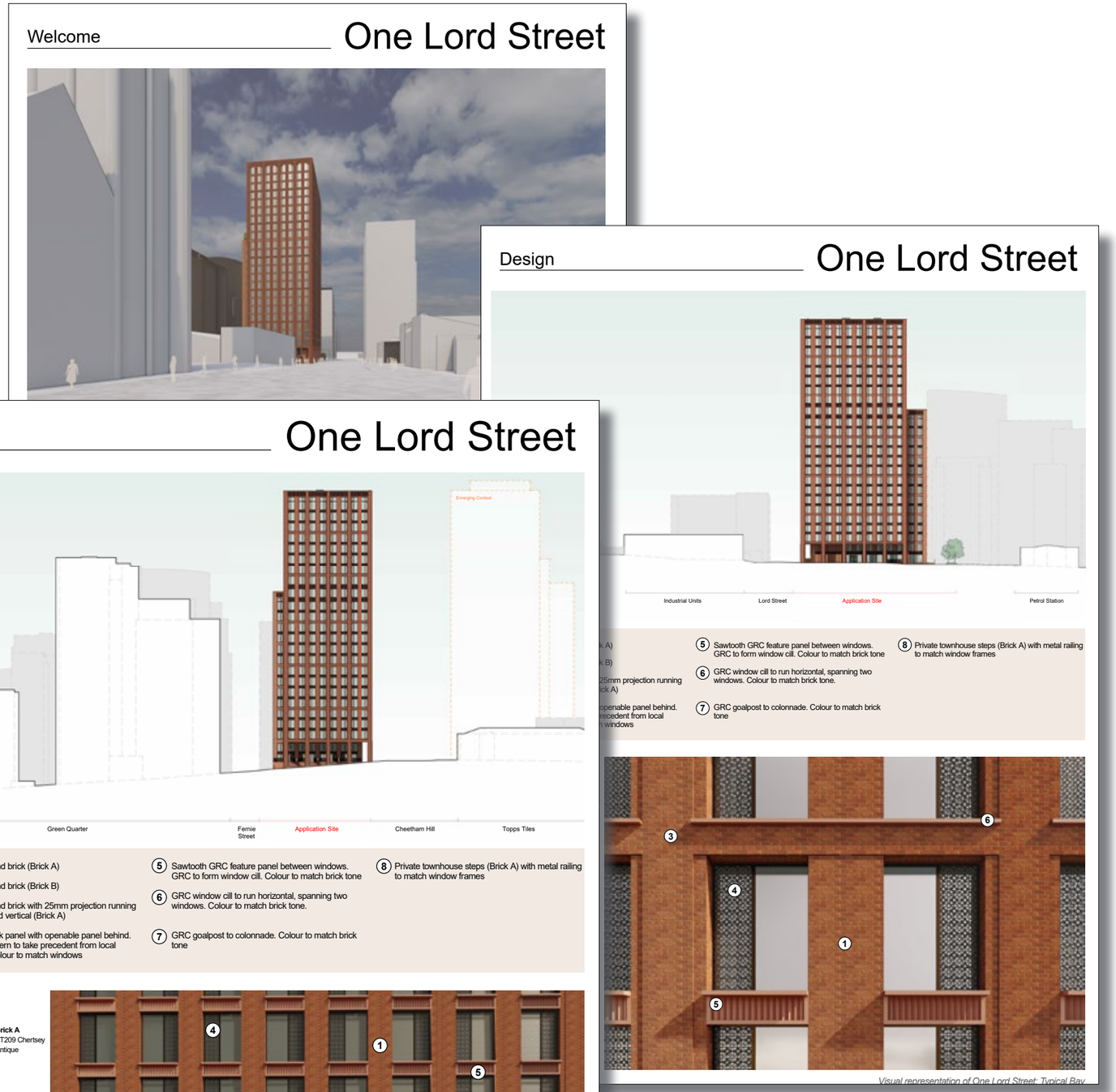
Design Response

3.5 Public Consultation

10.02.2026 - Public Consultation 02
Radisson Hotel, Cheetham Hill

After the first public consultation with minimal engagement from the community, the team arranged for a second public consultation to take place at the same location in February 2026.

Refer to statement of Public engagement prepared by Enabl for further information



Design Response

3.6 Other Consultations

AEW have coordinated with the Design Team and other Consultants to develop a fully considered scheme to respond to Planning Policy including Places for Everyone and emerging sustainability ambitions that present challenges to how people use and operate buildings.

Input and advice have been sought from stakeholders, specialist designers and assessors focusing on; Security, Acoustics, Sustainability, Wind, Overheating and Daylight assessments.

All of these aspects have fed into considerations of plan and facade approach, and measures have been incorporated into the design and emerging technical brief for the scheme.

Based on input received, AEW believe we have developed a scheme that is suitable for the current and emerging population of Manchester to meet the demand for high-quality housing.



CRIME IMPACT STATEMENT

251 no. DWELLINGS
LAND BOUNDED BY CHEETHAM HILL ROAD, LORD STREET & FERNIE STREET, CHEETHAM HILL, MANCHESTER, M4 4EX.

For: Linear Living Ltd
Version B: 28th November 2025
Reference: 2025/0294/CIS/01

designforsecurity

Produced by Greater Manchester Police
Copyright reserved by The Chief Constable

GREATER MANCHESTER POLICE

SOL ACOUSTICS

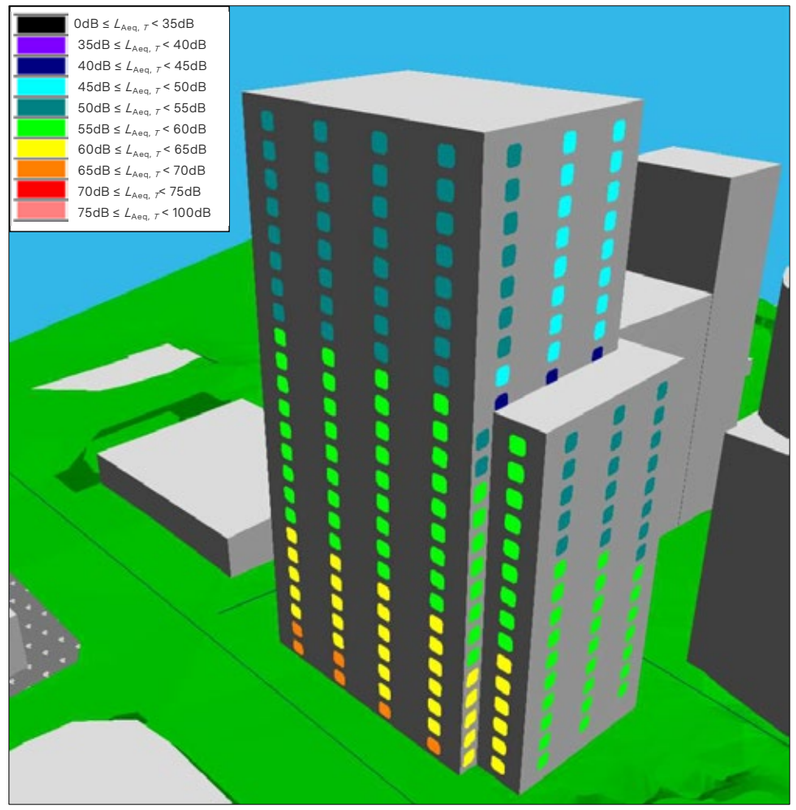


Figure 3: CadnaA 3D noise map

04 Design Proposal

Design Proposal

4.1 Site Arrangement

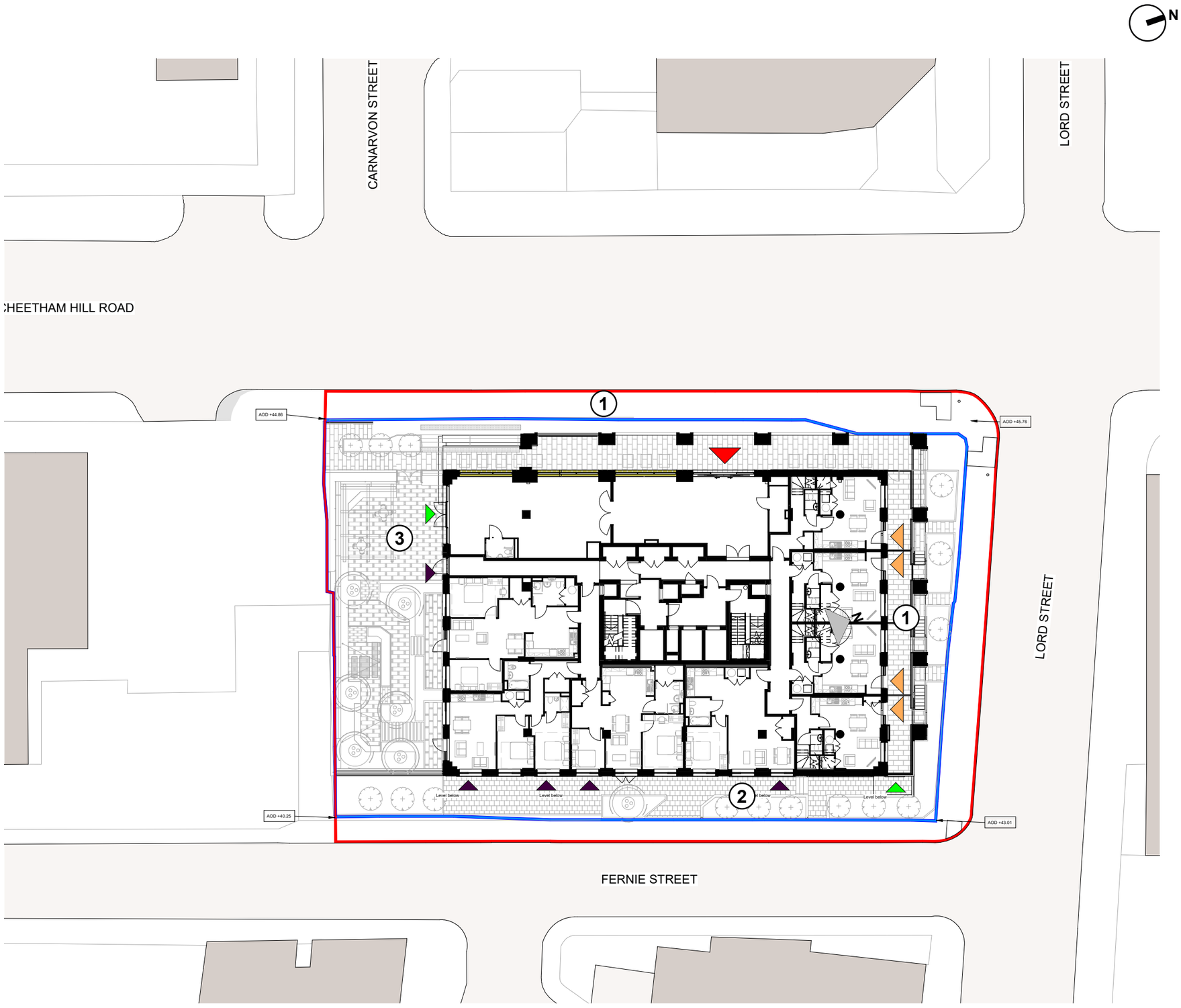
Proposed Site Plan

The building and landscape proposal has been informed by the following principals:

1. The building form is set back at ground level to create a colonnade, enhancing the active frontages along Cheetham Hill Road and Lord Street.

2. Fernie Street currently functions as a service road for adjacent properties. The proposal introduces a combination of high-quality architecture and landscaping along this elevation to create visual interest and improve the streetscape.

3. The proposal responds to the public realm aspirations of the Great Ducie Street SRF by introducing new on-site green infrastructure and enhancing biodiversity.



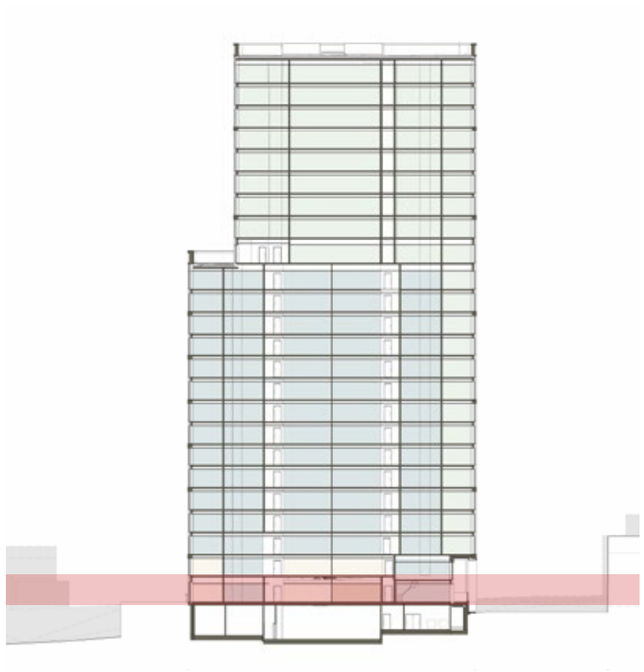
Design Proposal

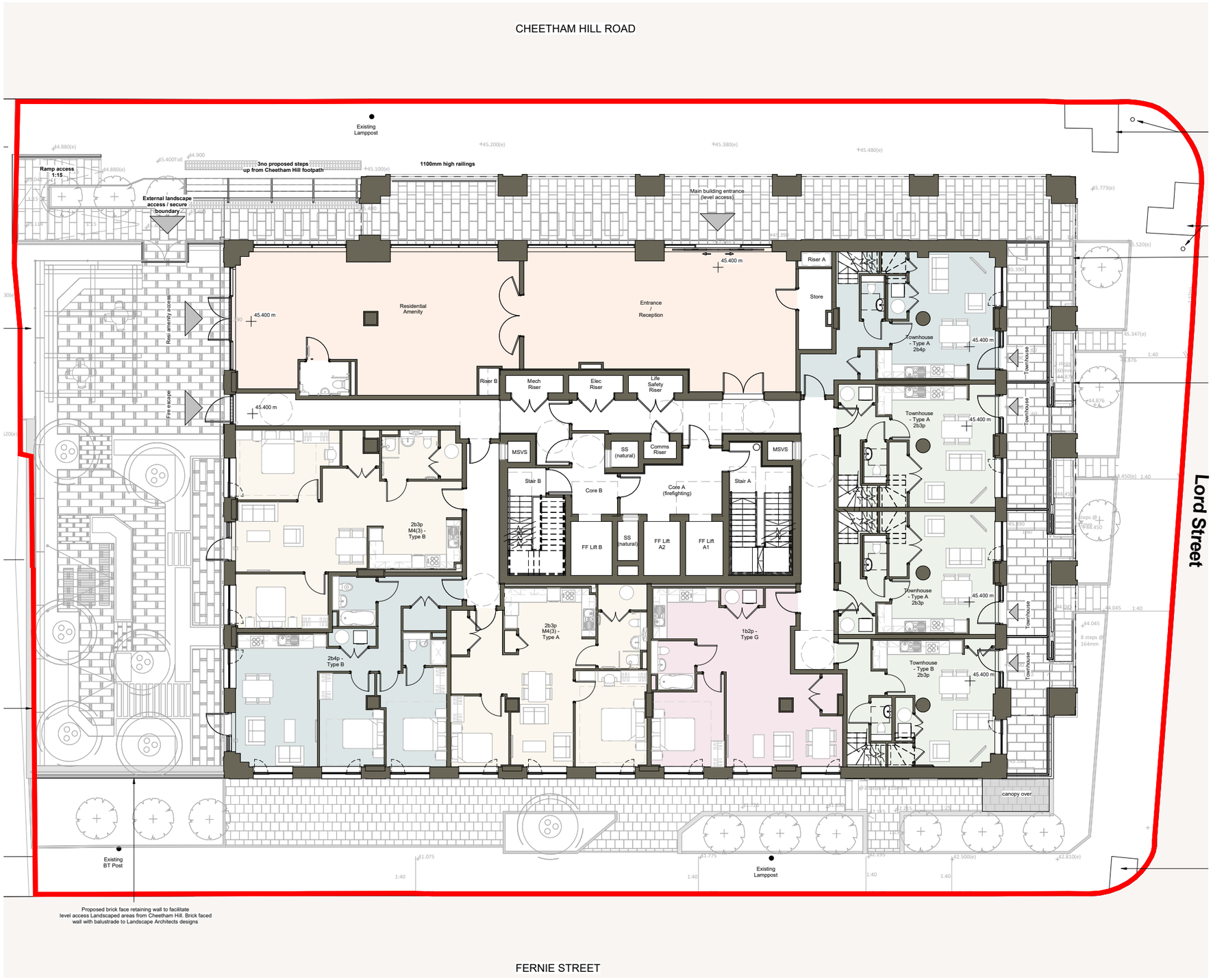
4.2 Proposed Layout

Proposed Ground Floor Plan

The building is set back on Cheetham Hill Road and Lord Street with an external double height colonnade along these sides, providing a covered area to the main building entrance and townhouse entrances.

The main entrance to the building is from Cheetham Hill Road, where there is a reception area and residential amenity space and direct access to the circulation core in the centre of the building. There are four duplex townhouses fronting Lord Street and the rest of the plan accommodates four single storey apartments, including 2no. M4(3) Wheelchair Adaptable apartments.





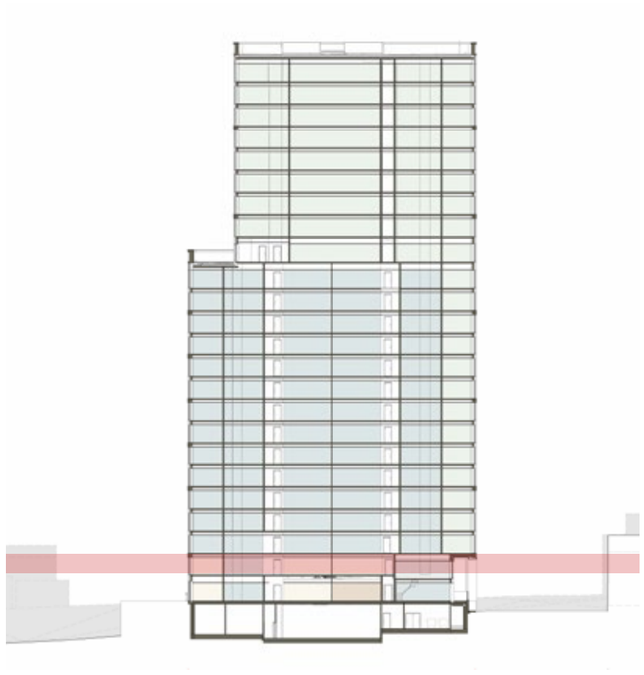
Design Proposal

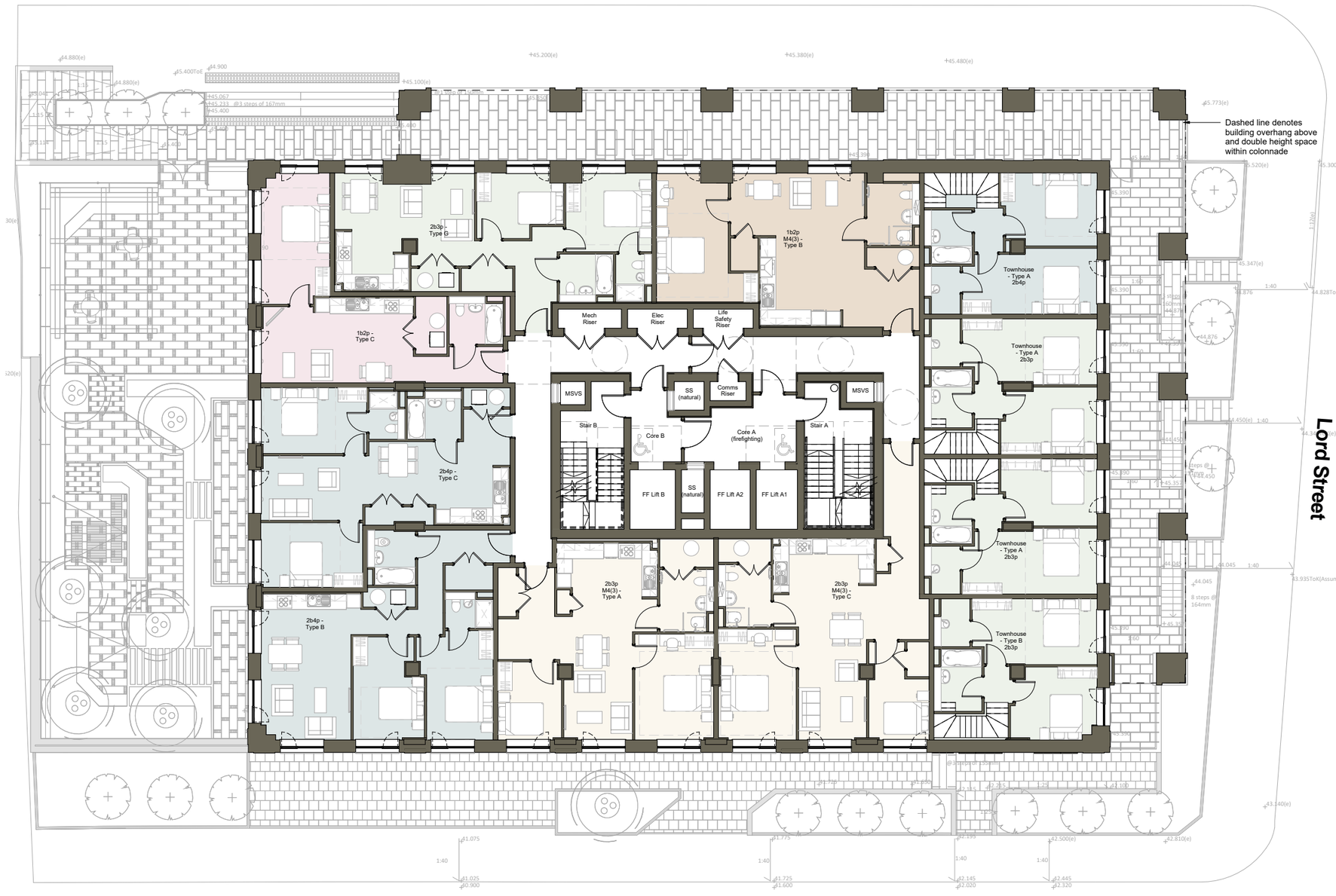
4.2 Proposed Layout

Proposed First Floor Plan

The building continues to be set back on Cheetham Hill Road and Lord Street at first floor to form the colonnade.

The first floor comprises the top storey of the townhouses, as well as 7no. apartments that are accessed from the central core. These apartments include 3no. M4(3) Wheelchair adaptable apartments.





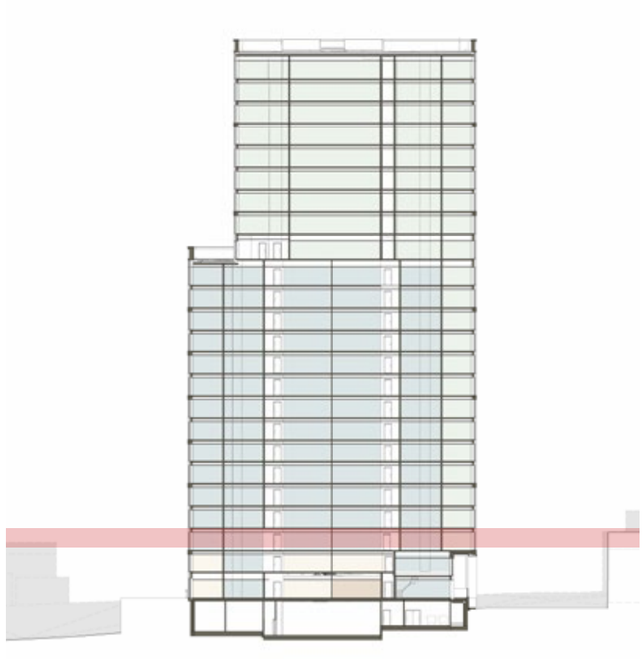
Design Proposal

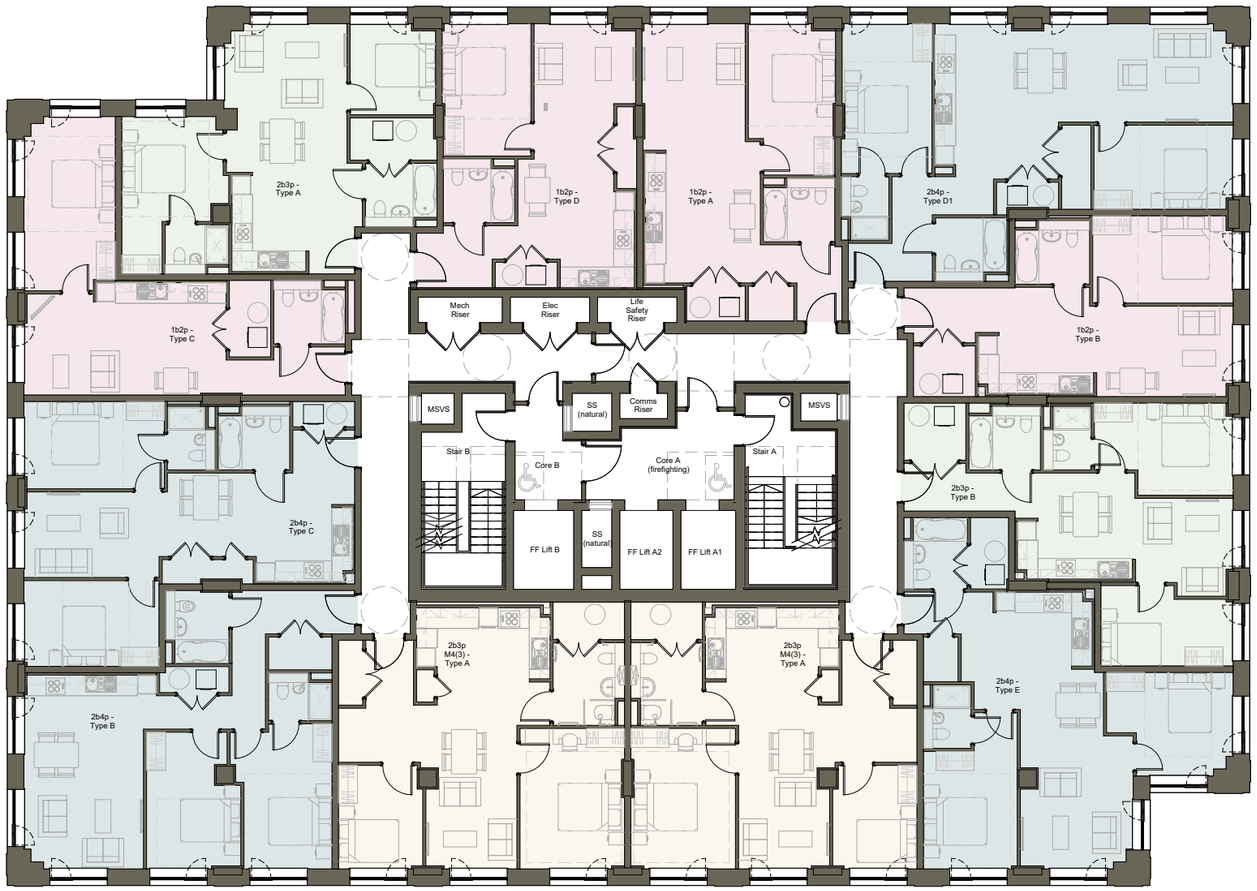
4.2 Proposed Layout

Proposed Second Floor Plan

On the second floor plan, the building steps out along Cheetham Hill Road and Lord Street, with an inset corner on the south-west and to the north-east to increase the number of dual aspect apartments.

The second floor comprises 12no. apartments that are accessed from the central core. These apartments include 2no. M4(3) Wheelchair adaptable apartments.



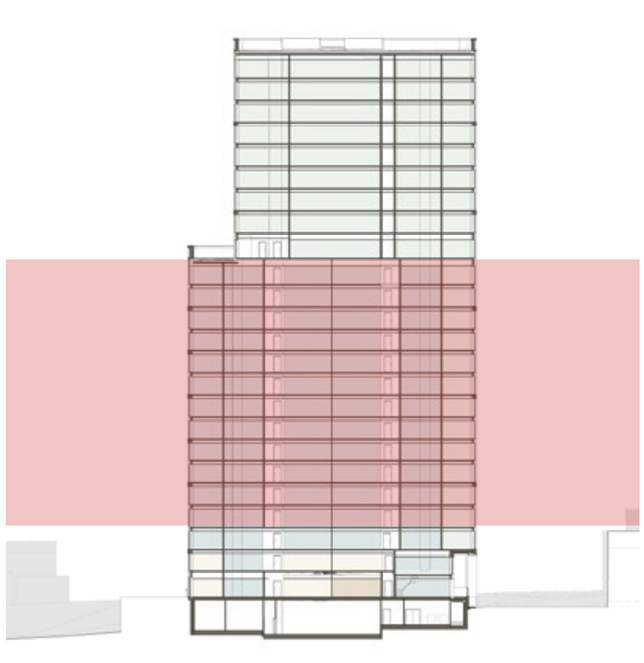


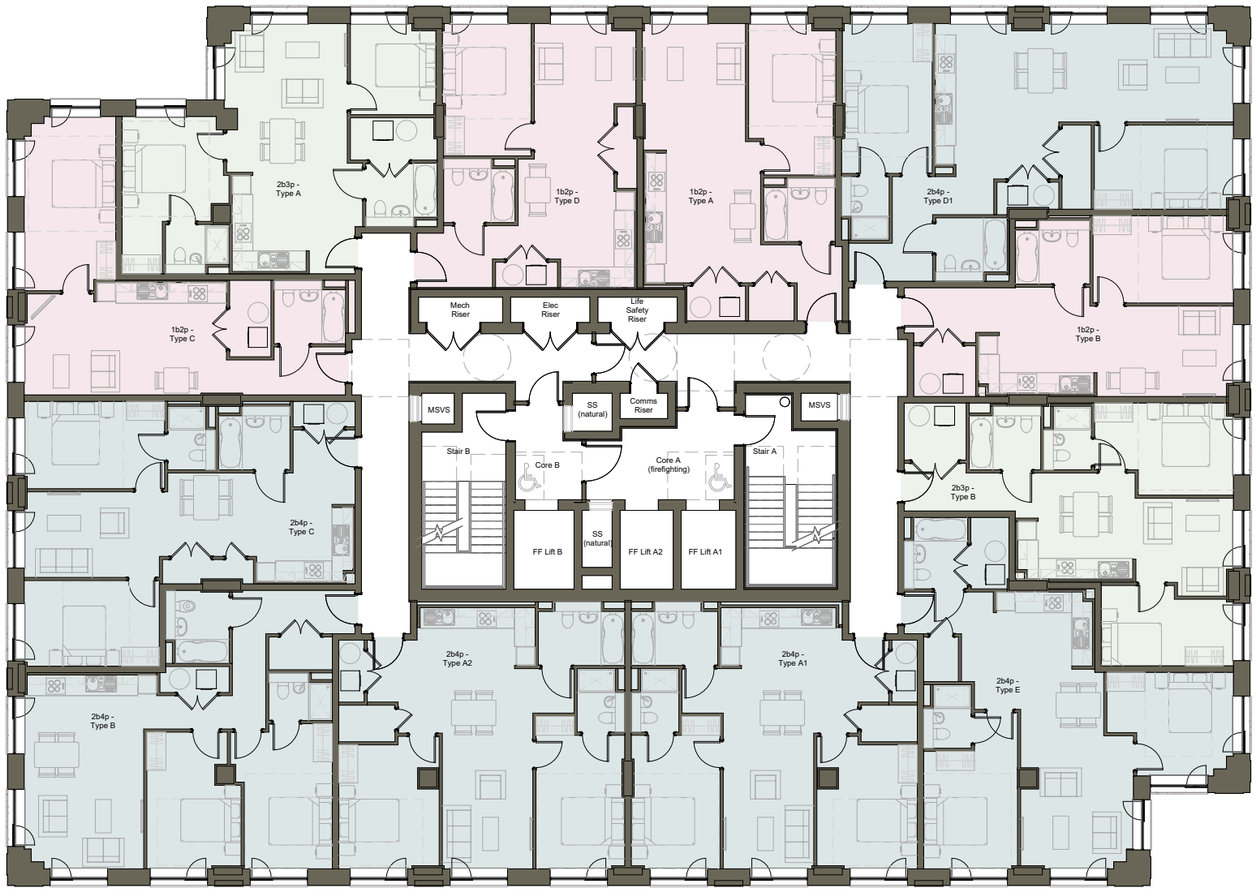
Design Proposal

4.2 Proposed Layout

Proposed 3rd - 14th Floor Plan

The upper floors are repetitive in nature to meet servicing and layout requirements. These floors accommodate 12no. single storey apartments per floor which are accessed from the central circulation core.





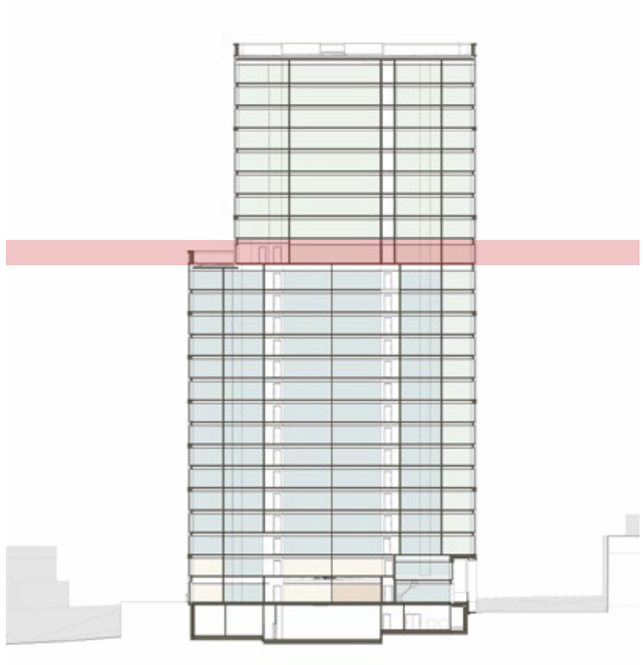
Design Proposal

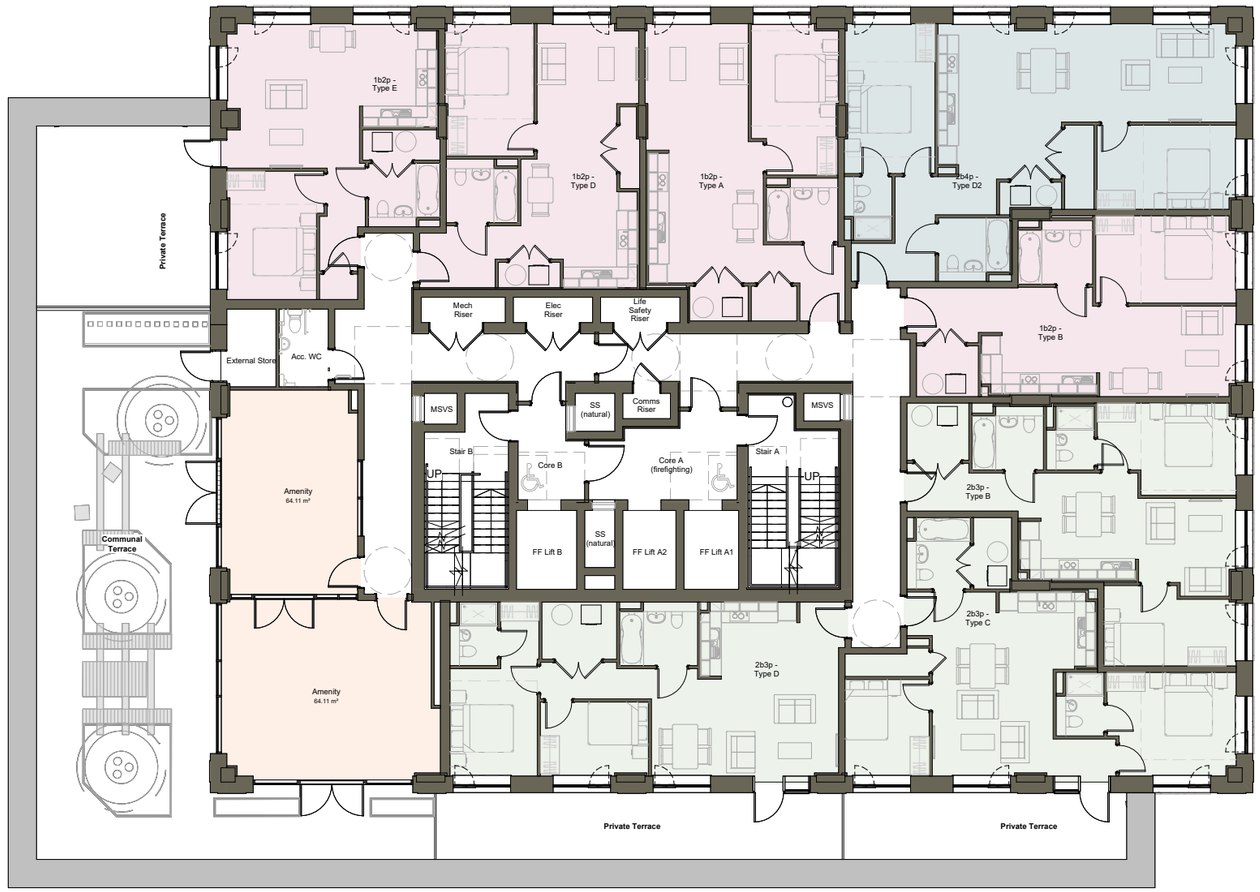
4.2 Proposed Layout

Proposed Fifteenth Floor Plan

On the 15th floor the building steps in along the south elevation and Fernie Street boundary, creating space for external amenity for the residents. There are 8no. single storey apartments, three of which have a private external amenity space.

A large internal amenity space is also provided for the residents, accessed from the central core and with direct access to the external terrace.





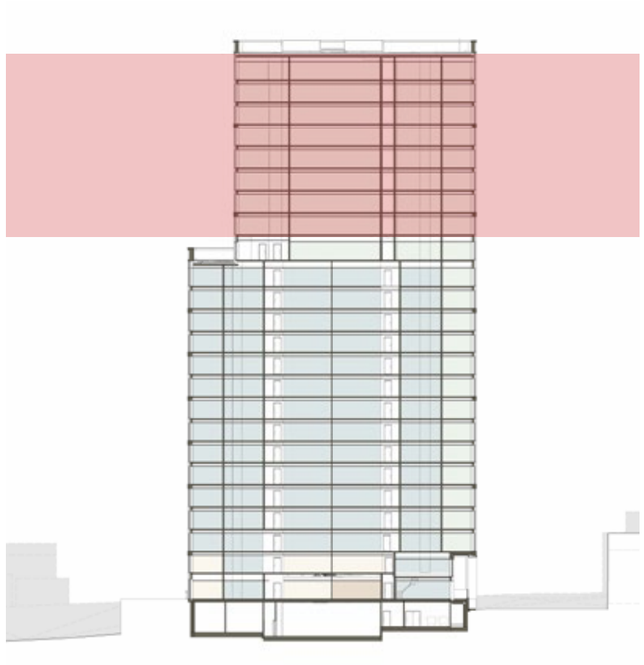
Design Proposal

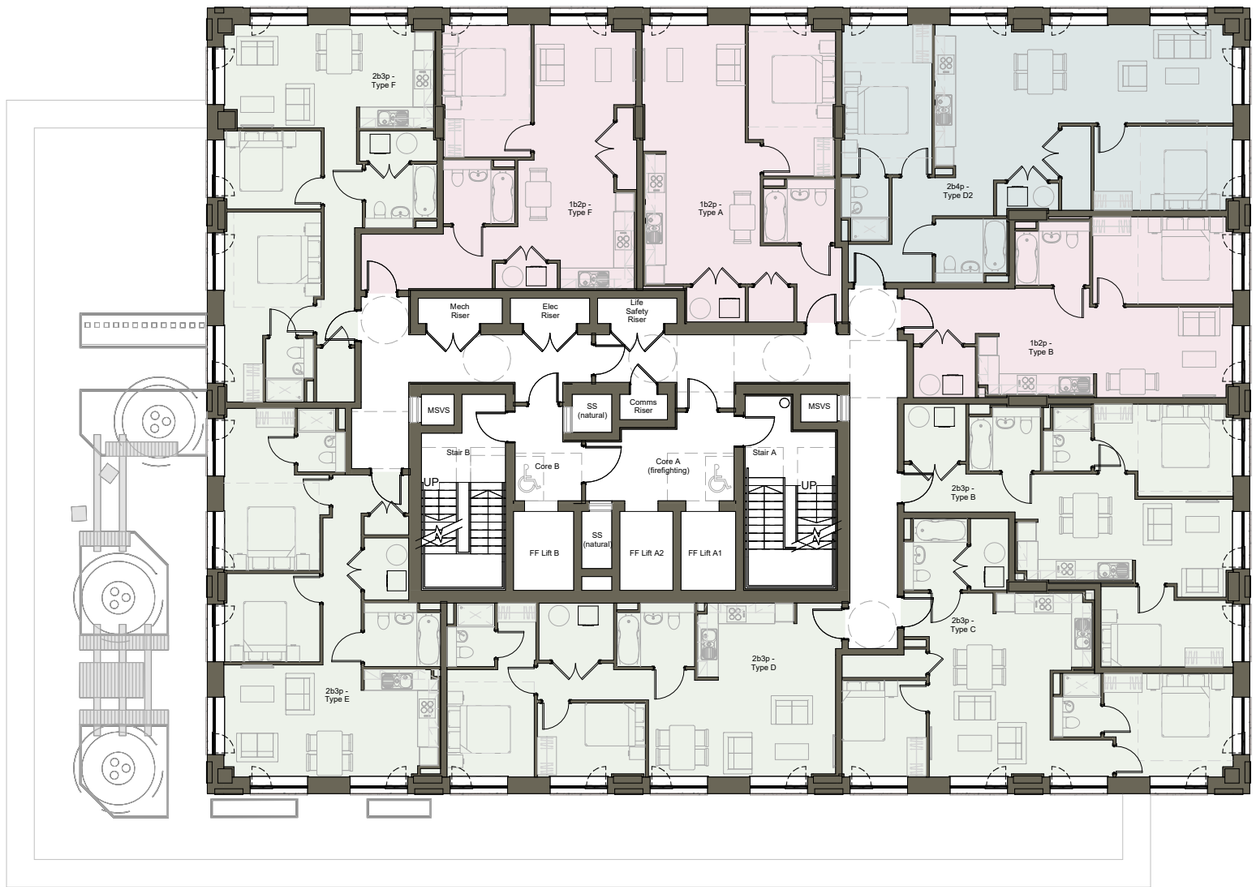
4.2 Proposed Layout

Proposed 16th - 23rd Floor Plan

Above the roof terrace, the set back form is extruded to the last 8 floors. This floor accommodates 9no. single storey apartments per floor which are accessed from the central circulation core.

Stair B will have a secure utility stair and hatch that provides access to the roof level from the 23rd floor.



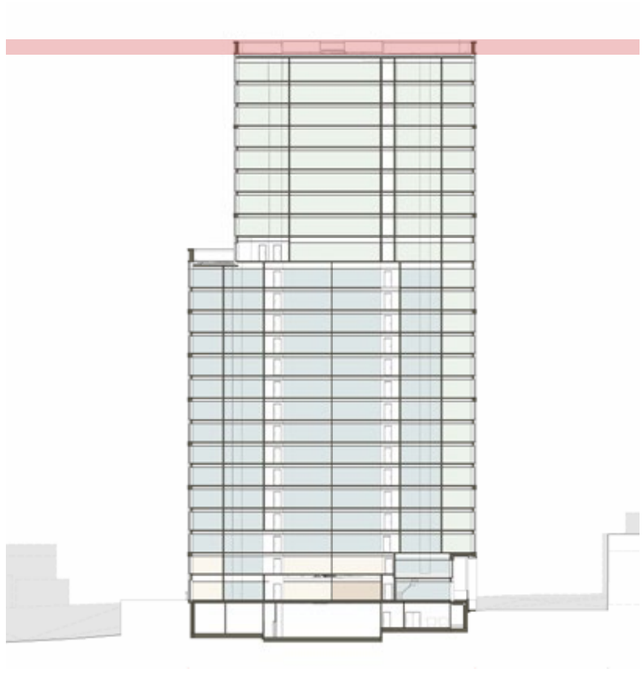


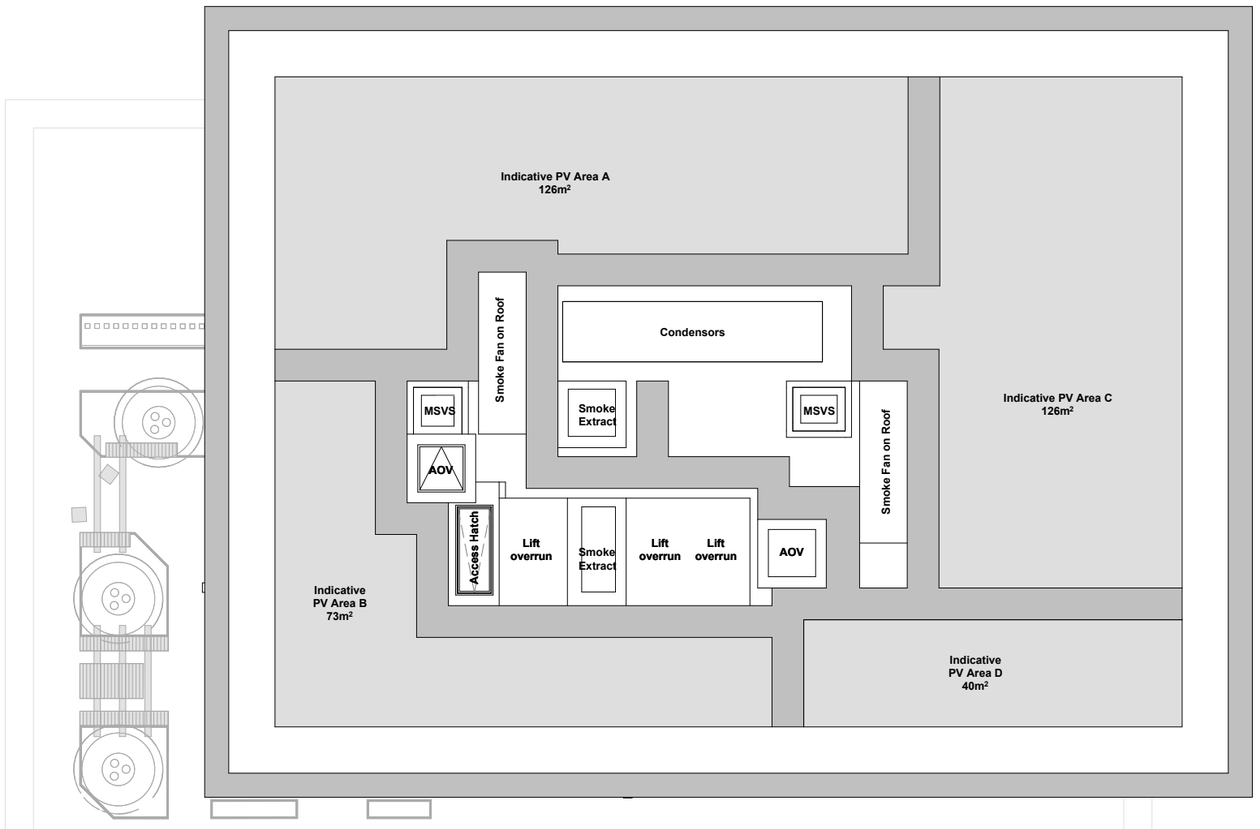
Design Proposal

4.2 Proposed Layout

Proposed Roof Plan

The roof will accommodate PV panels and plant equipment that will require maintenance access only. Access to the roof is via a secure access hatch and utility stair at the top of Stair B.





Design Proposal

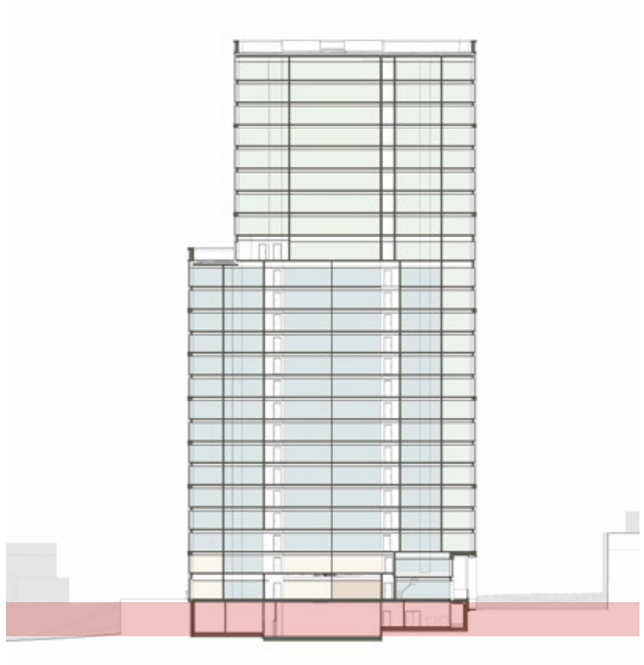
4.2 Proposed Layout

Proposed Basement Plan

The basement level accommodates the cycle and refuse stores and back of house functions. This level is accessed from Fernie Street (which is at a lower level to Cheetham Hill Road) and is set at multiple levels due to the existing typography along Fernie Street and how the levels fall.

B1 level: External level access from Fernie Street for the refuse store and cycle store access for residents. Internally, Circulation Core A extends down to this level for resident access to the cycle store and refuse store. It also provides the final means of escape from Core A.

B2 level: Only is for maintenance and plant only and accessed externally with street level access from Fernie Street. Specialist access is only required for servicing and maintenance access.





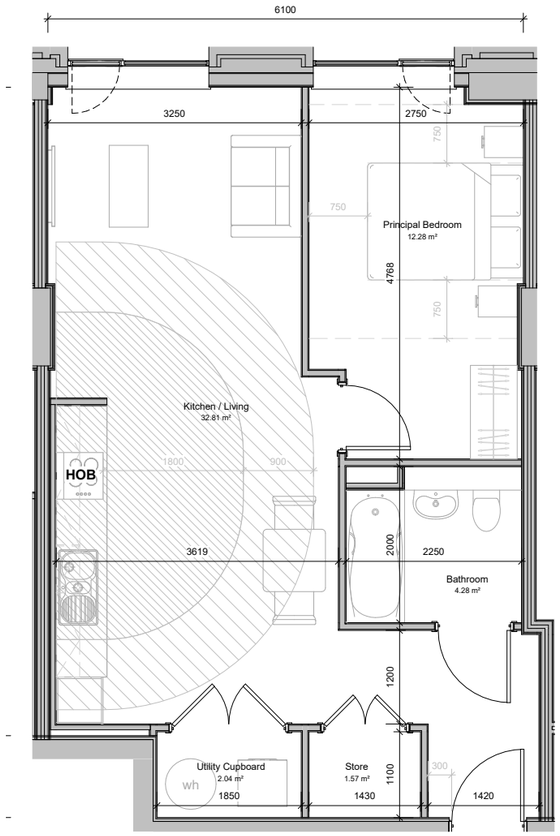
Design Proposal

4.2 Proposed Layout

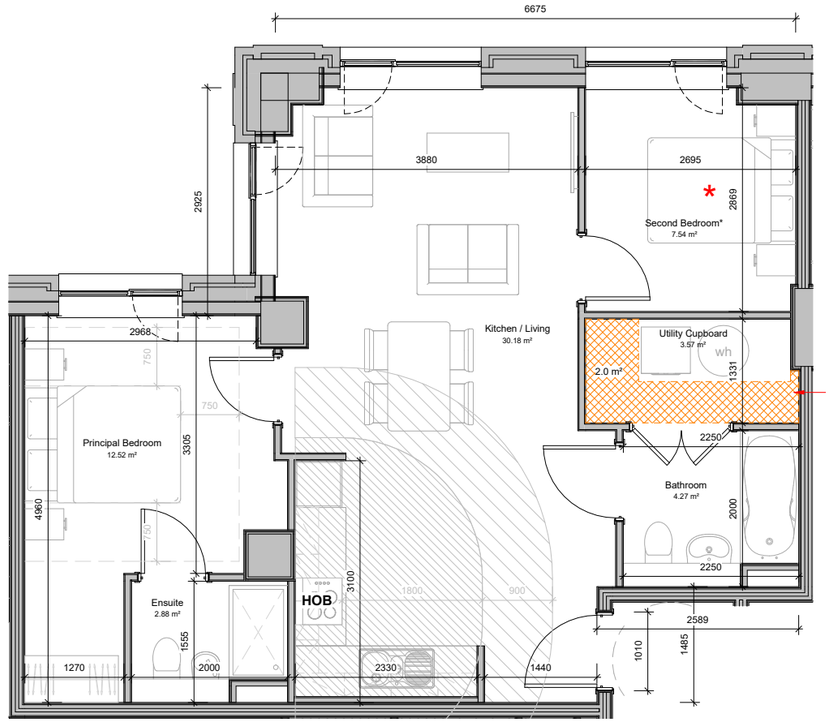
Proposed Apartment Layouts

The building footprint has been designed to maximise the number of dual aspect apartments. Each apartment has been developed with open plan layouts to provide flexibility for the residents.

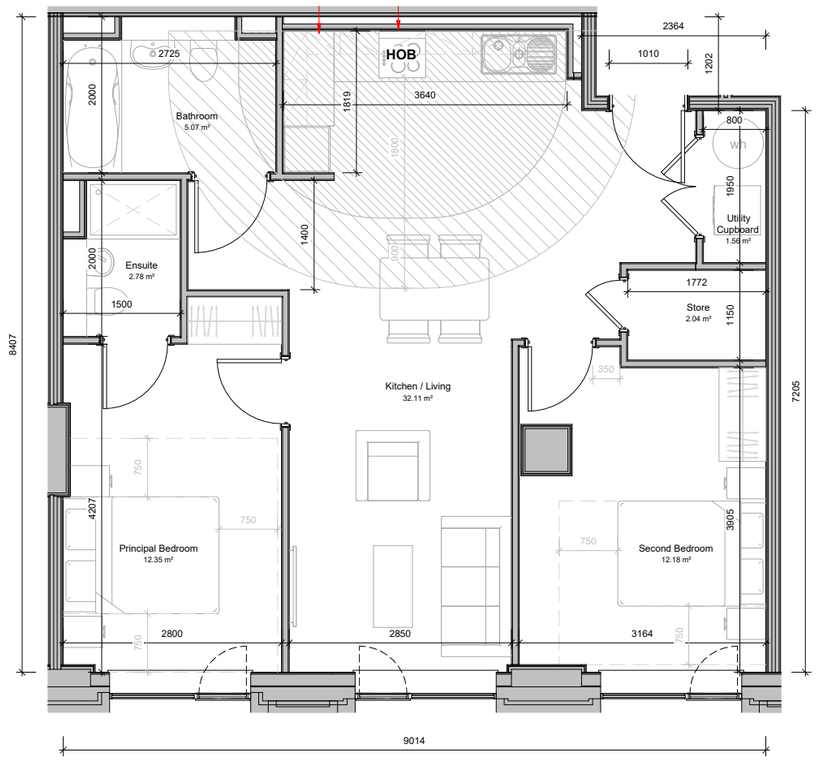
The apartments have been designed to NDSS (Nationally Described Space Standards) and Manchester's Emerging Space Standards (as set out in the Manchester Residential Quality Guidance), as a minimum. All of the apartments have been designed to meet M4(2) Accessible and adaptable dwellings as a minimum, as defined in Approved Document M of the Building Regulations.



Typical 1 Bed 2 Person Apartment



Typical 2 Bed 3 Person Apartment



Typical 2 Bed 4 Person Apartment

Double bedrooms (based on NDSS)
Minimum area: 11.5m²
Minimum width: 2.75m / 2.55m if not the principal bedroom
Minimum space around the bed:
principal bedroom 750mm on three sides / second bedroom min. 750mm on two sides

Single bedrooms (based on NDSS)
Minimum area: 7.5m²
Minimum width: 2.15m
Minimum space around the bed: 750mm

Furniture sizes shown are in line with Appendix D of ADM 2010 Vol 1: Dwellings (2016 amendments)

Red asterisk denotes NDSS single bedrooms have been increased in size to accommodate a double bed as required. Bedroom size does not meet NDSS Double Bedroom requirements.

Bathrooms
Min. dimensions: 2.25m x 2.0m
including WC, WHB and bath with shower over

En-suite
Min. dimensions: 2m x 1.5m
including WC, WHB and shower enclosure

General Storage
Minimum area (based on NDSS):
• 1b2p = 1.5m²
• 2b3p = 2.0m²
• 2b4p = 2.0m²

Utility cupboard size (based on MEP engineer):
1100 x 1850mm or 800 x 1950mm to include water boiler and washing machine

Some apartments have a combined utility and storage cupboard, in these cases the orange hatch denotes the storage zone.

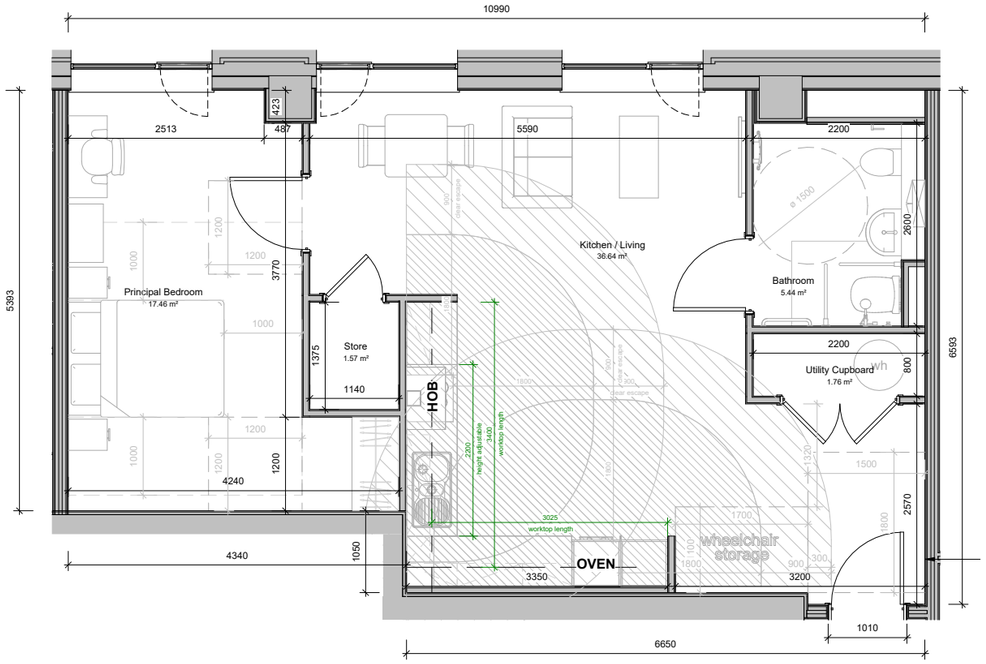
Design Proposal

4.2 Proposed Layout

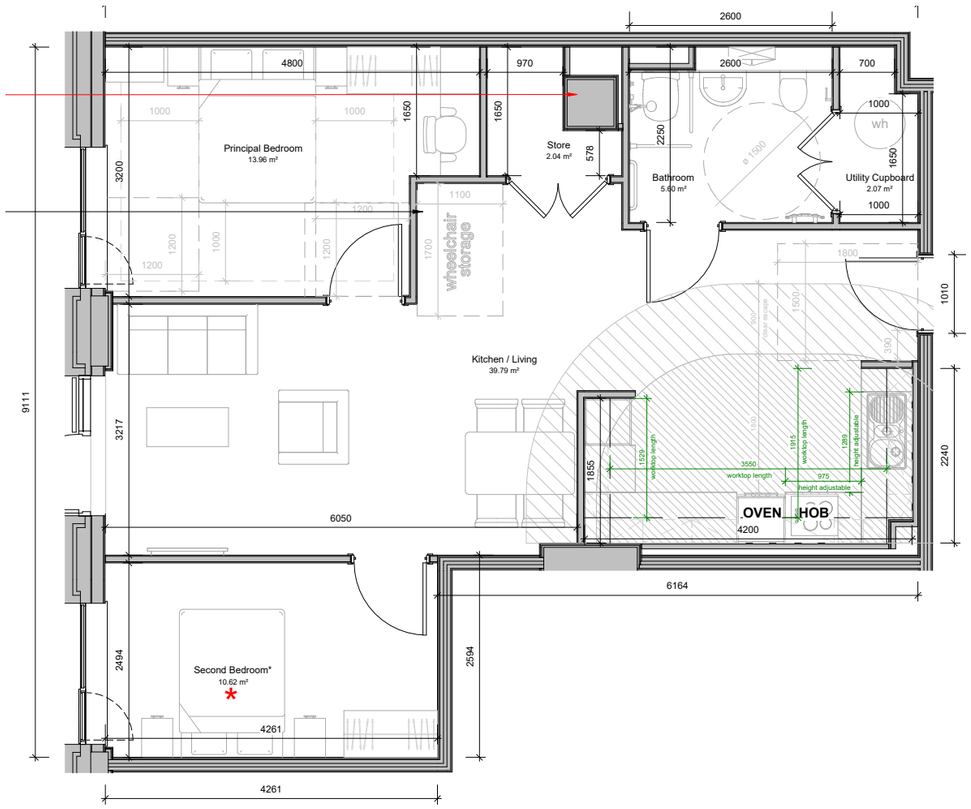
Proposed Apartment Layouts

97% of the homes are designed to M4(2) Category 2: Accessible and adaptable dwellings which allows for adaptation to meet the needs of occupants over time.

3% of the homes are designed to M4(3)(2)(a) Category 3: Wheelchair user dwellings - wheelchair adaptable. This allows simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs.



Typical 1 Bed 2 Person M4(3) Apartment



Typical 2 Bed 3 Person M4(3) Apartment

Design Proposal

4.3 Proposed Elevations and Sections

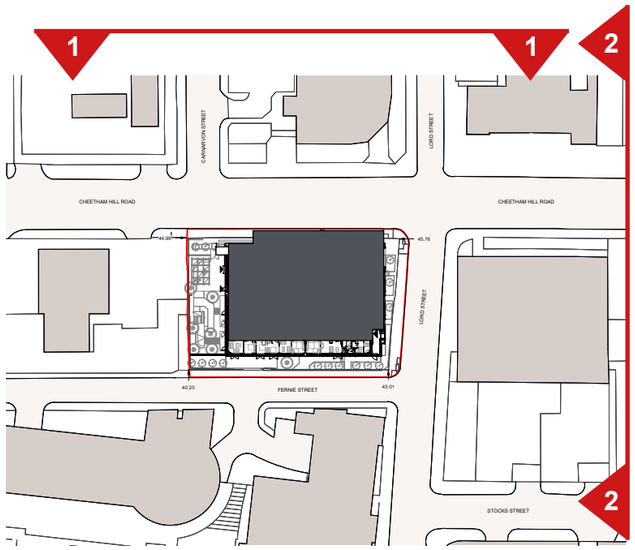
Site Context Elevations

The overall height and massing of the proposed scheme respond to the emerging urban context, with careful articulation in the building form to reduce the perceived scale and enhance its slender proportions.

The elevation treatment draws strong reference from the historic and local context, featuring a predominantly red brick façade complemented by stone and pre-cast detailing that reflects the earthy colour palette characteristic of the surrounding area.



Material palette responds to the colour palette of local materials



1 Cheetham Hill Road



2 Lord Street



Design Proposal

4.3 Proposed Elevations and Sections

Cheetham Hill Road Elevation



Brick A



Brick B

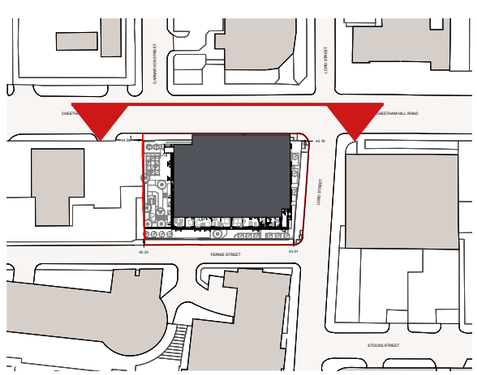


Metal Fretwork in Bronze

Proposed Building Elevations

The building form is set back at ground level to create a colonnade, enhancing the active frontages along Cheetham Hill Road and Lord Street.

While the architectural detailing is primarily concentrated at street level to enhance pedestrian engagement, this level of consideration continues throughout the building and is expressed at the ‘crown,’ as illustrated in the subsequent bay studies.





Design Proposal

4.3 Proposed Elevations and Sections

Lord Street Elevation



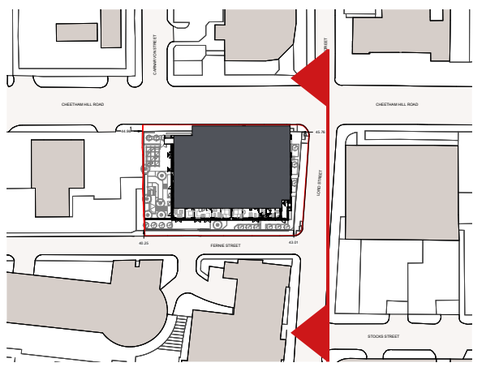
Brick A



Brick B



Metal Fretwork in Bronze





Emerging Context

Design Proposal

4.3 Proposed Elevations and Sections

Ferine Street Elevation



Brick A



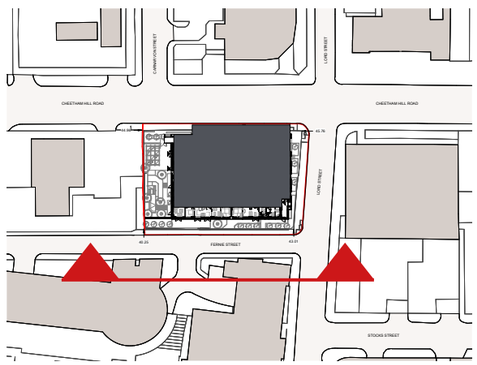
Brick B

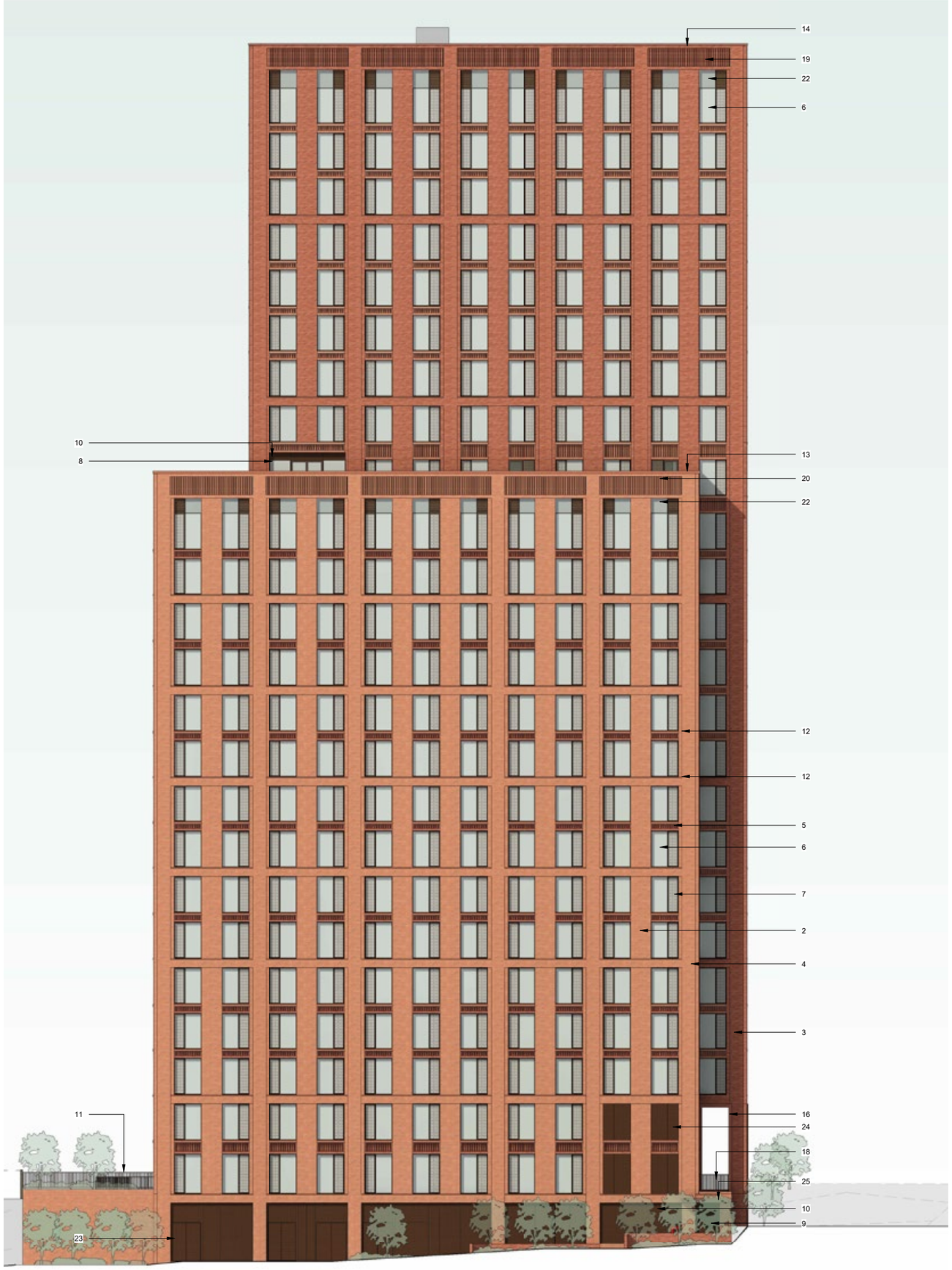


Metal Fretwork in Bronze

Proposed Building Elevations

The architectural interest continues along the Fernie Street elevation, where the detailed façade treatment, combined with the proposed landscaping, creates visual interest and enhances the streetscape of a road that currently functions as a service route for adjacent properties.





Design Proposal

4.3 Proposed Elevations and Sections

South Elevation



Brick A



Brick B

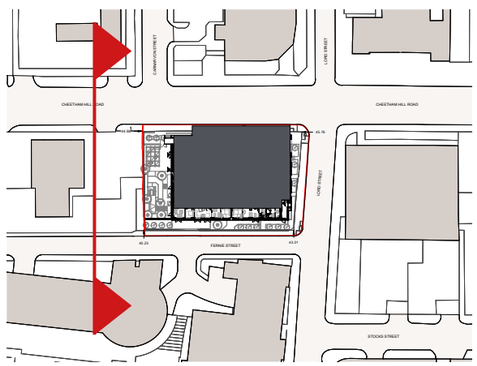


Metal Fretwork in Bronze

Proposed Building Elevations

The landscaping is primarily concentrated at the corner of Cheetham Hill Road, improving the user experience and sense of arrival when approaching the building from the city centre.

While the architectural detailing is primarily concentrated at street level to enhance pedestrian engagement, this level of consideration continues throughout the building and is expressed at the ‘crown,’ as illustrated in the subsequent bay studies.



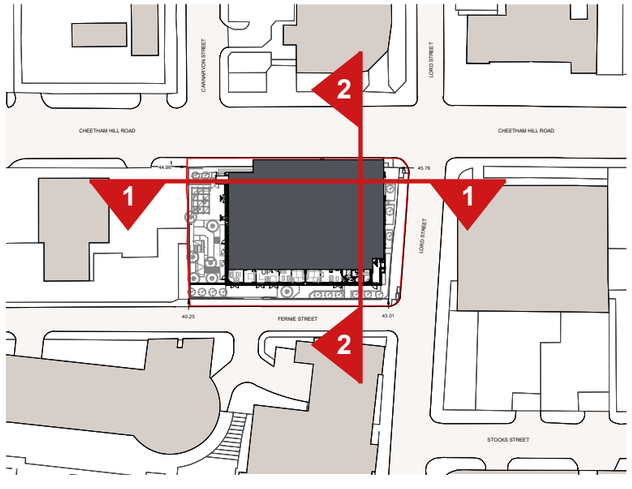


Design Proposal

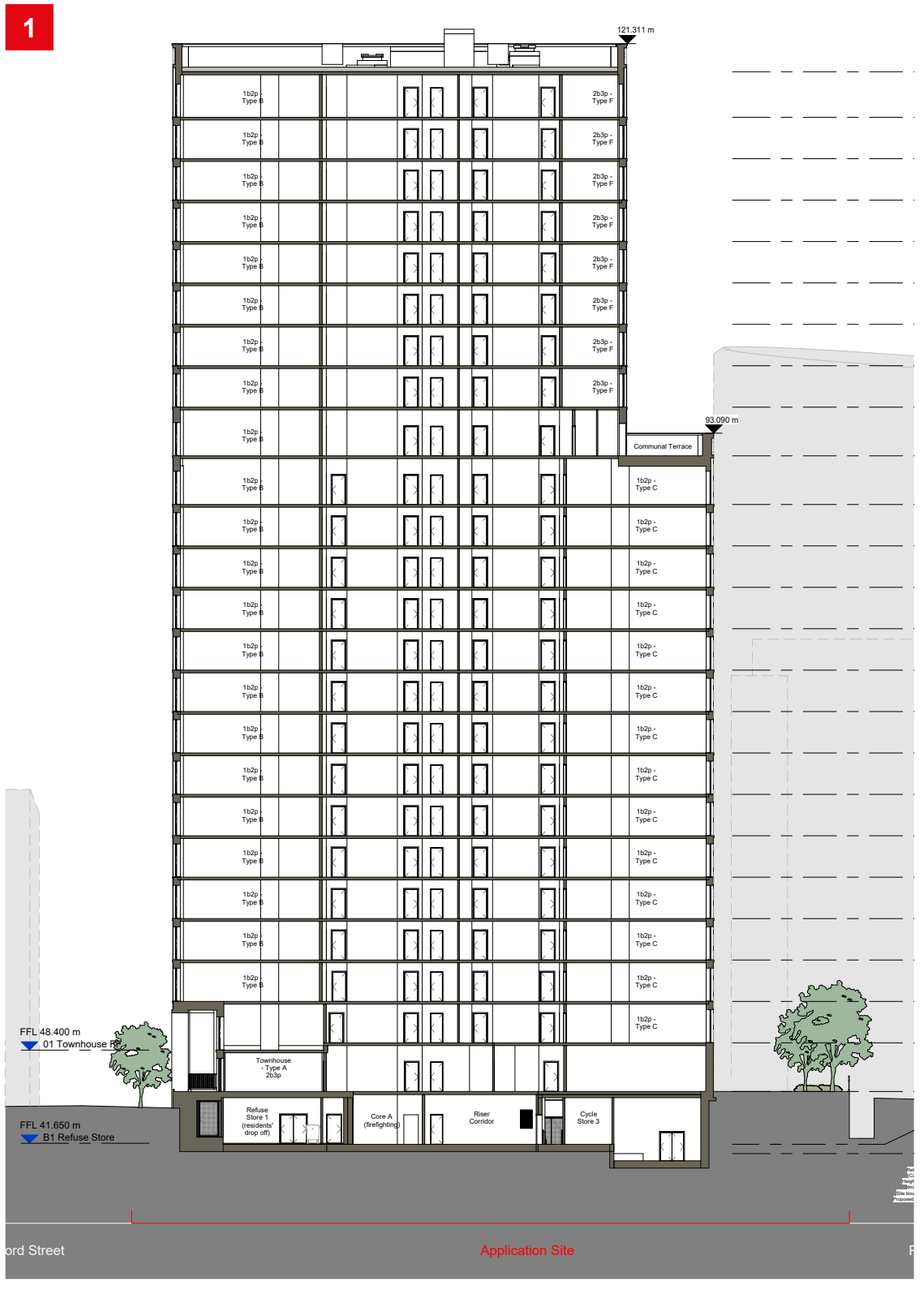
4.3 Proposed Elevations and Sections

Proposed Sections

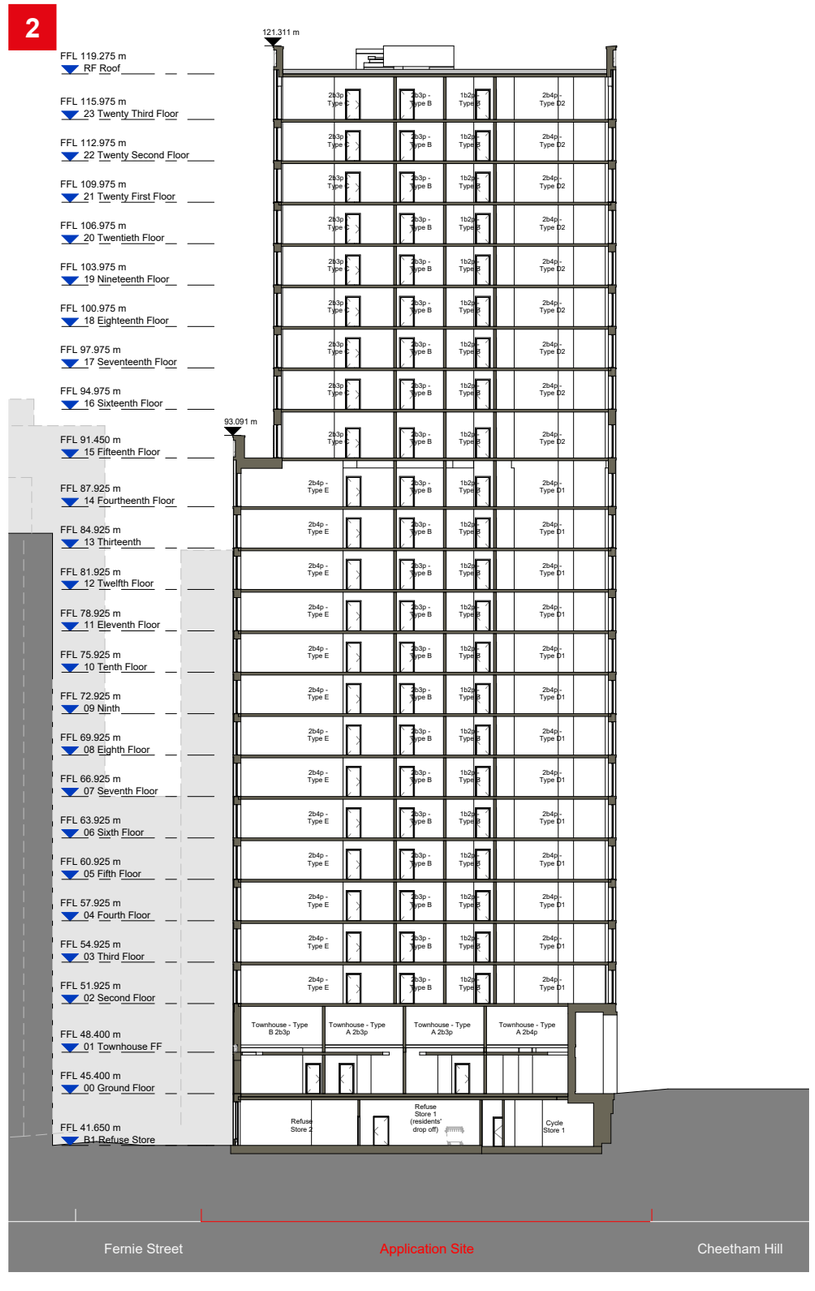
The sections demonstrate the overall building height, and the stepped mass at street level and on the 15th floor, highlighting the external amenity spaces. The sections also show the change in level in existing topography, and how the building accommodates this.



1



2

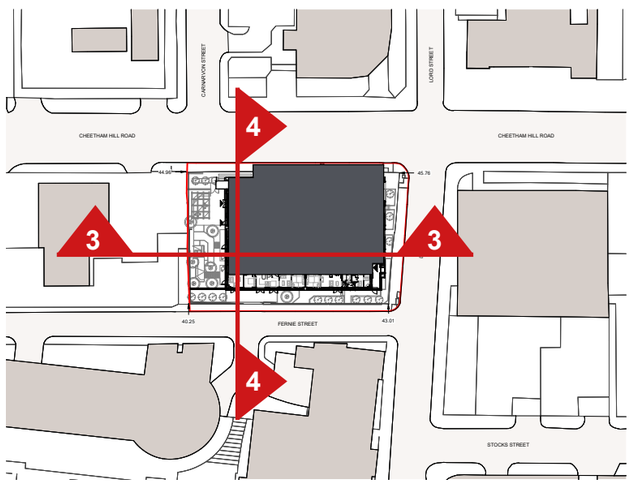


Design Proposal

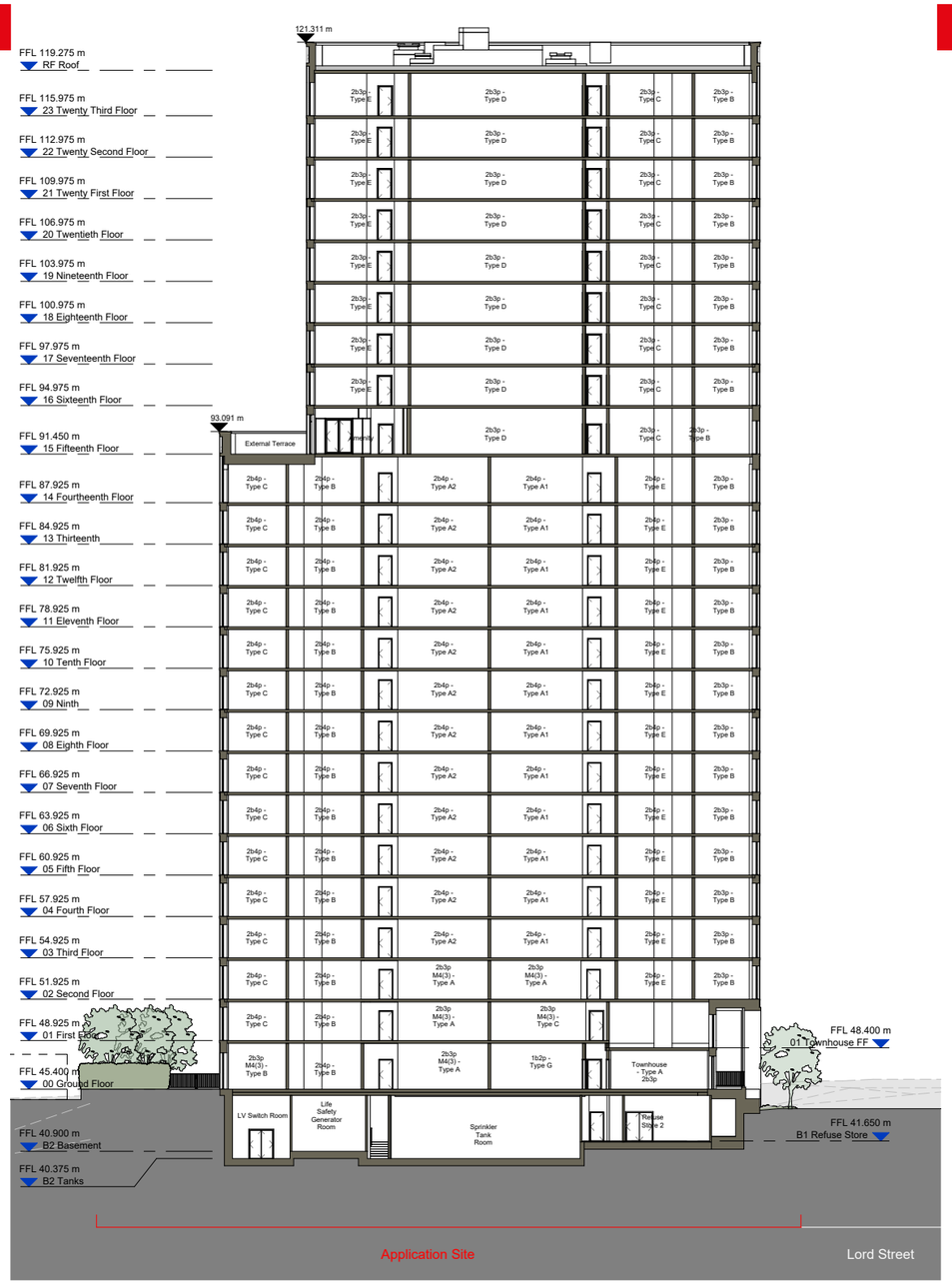
4.3 Proposed Elevations and Sections

Proposed Sections

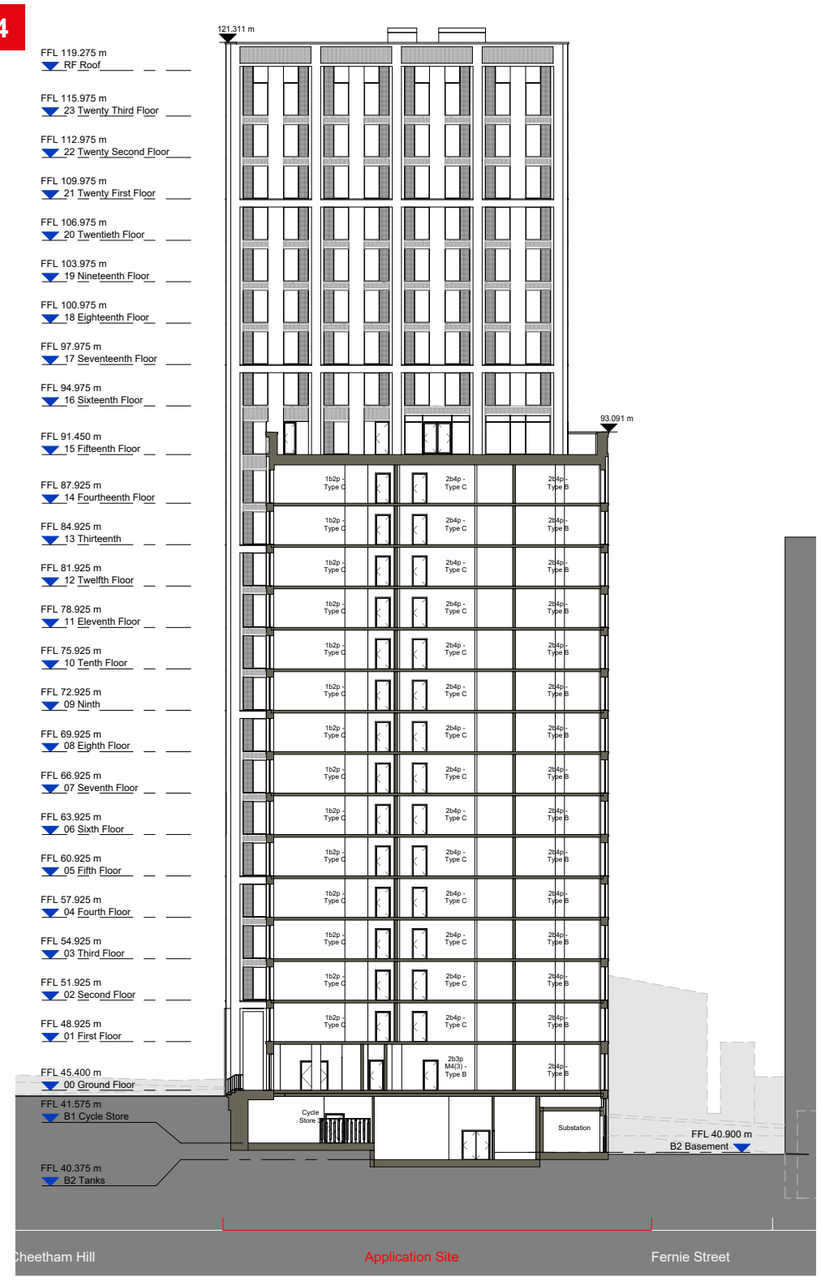
The sections demonstrate the overall building height, and the stepped mass at street level and on the 15th floor, highlighting the external amenity spaces. The sections also show the change in level in existing topography, and how the building accommodates this.



3



4



Design Proposal

4.4 Facade and Materiality

Typical Bay Study (Colonnade)
The colonnade forms a distinctive feature at the building entrance, incorporating GRC ‘goalposts’ that frame the structure and reference the historic local context.



Brick A



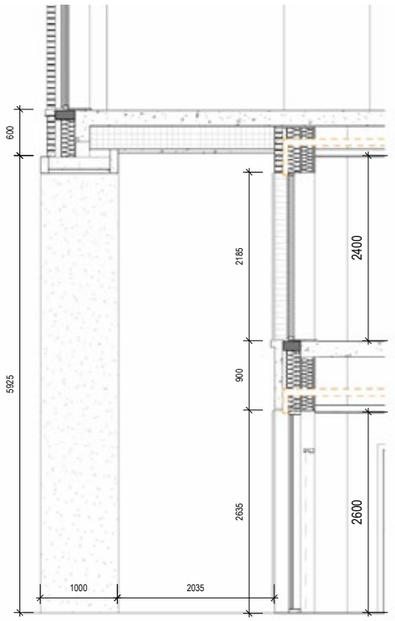
Brick B



Metal Fretwork in Bronze



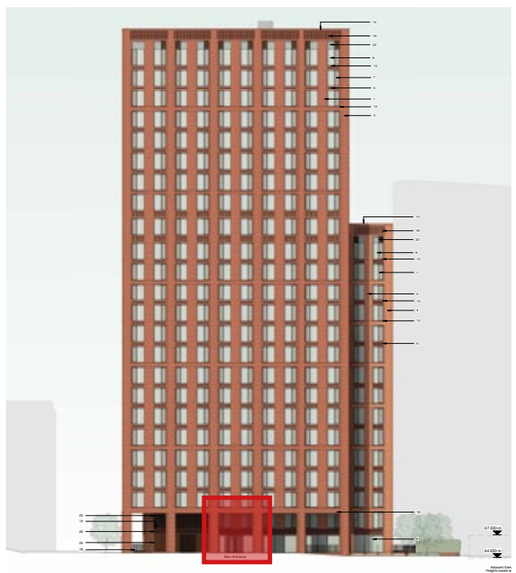
Elevation



Section



Iso



Material Key

1. Stretcher Bond Brick A - Dark Red with light grey mortar
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Design Proposal

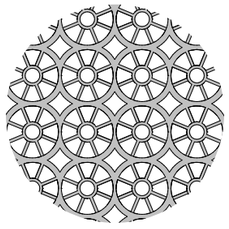
4.4 Facade and Materiality

Typical Bay Study (Upper Tower)
The typical upper bays comprise a uniform window grid, with feature sawtooth brickwork panels and feature projecting cills positioned between windows to emphasise verticality

The window fretwork pattern is repeated throughout the building and draws inspiration from the stone floral motifs found on the former Free Library located nearby.

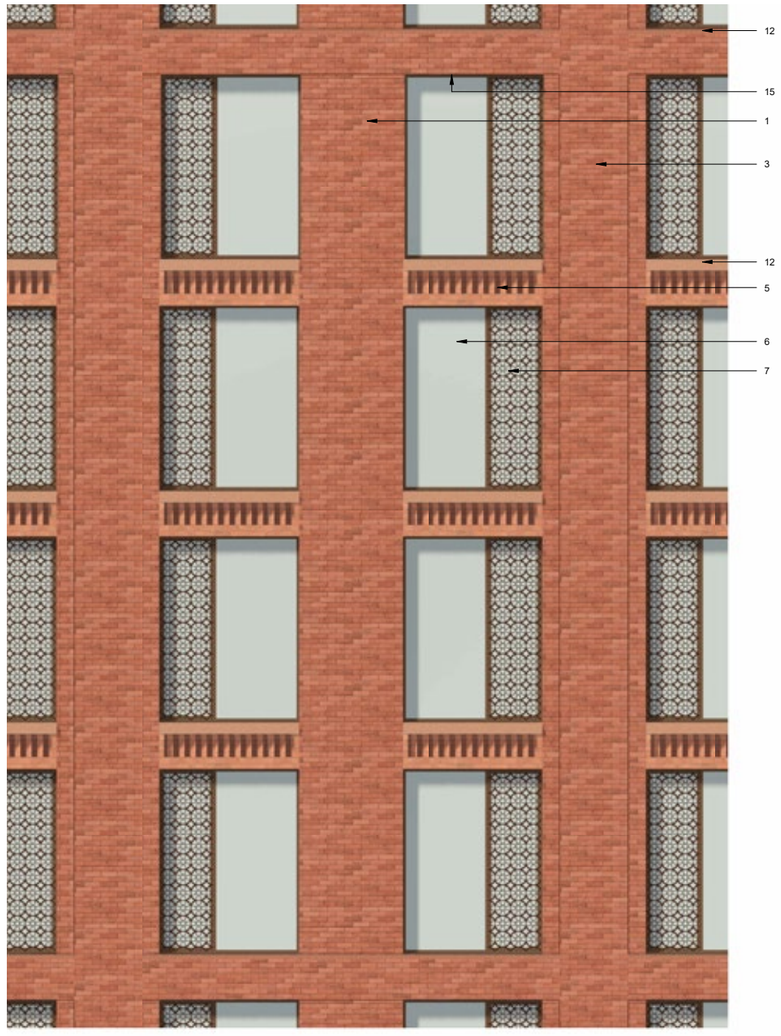


Stone flower detailing found on the former Free Library

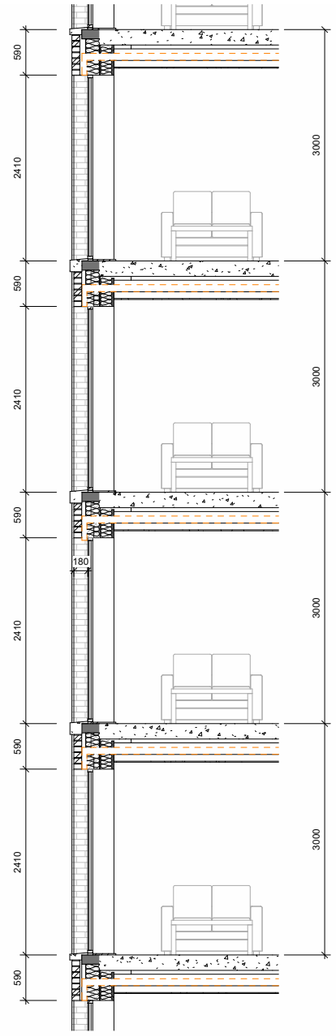


Flower detail converted to geometric shape to form fretwork pattern





Elevation



Section



Iso

Material Key

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Design Proposal

4.4 Facade and Materiality

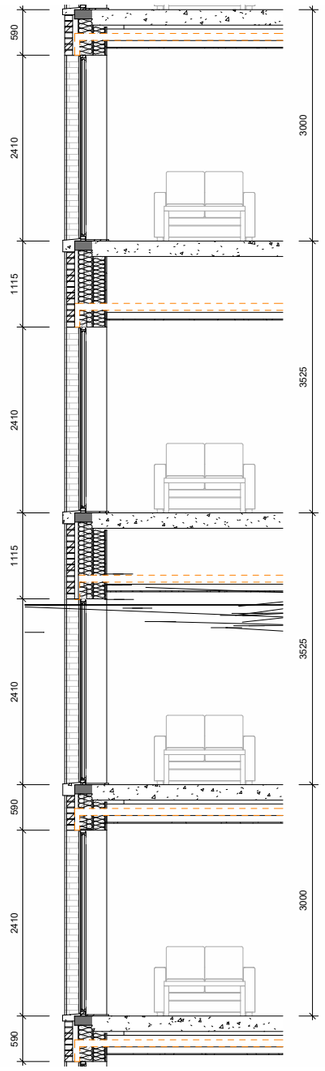
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The typical upper bays comprise a uniform window grid, with feature sawtooth brickwork panels and feature projecting cills positioned between windows to emphasise verticality

The window fretwork pattern is repeated throughout the building and draws inspiration from the stone floral motifs found on the former Free Library located nearby.

At the terrace level, the floor-to-floor height increases to accommodate the roof structure. The brickwork panels between windows are correspondingly extended to discreetly resolve the level change within the façade.



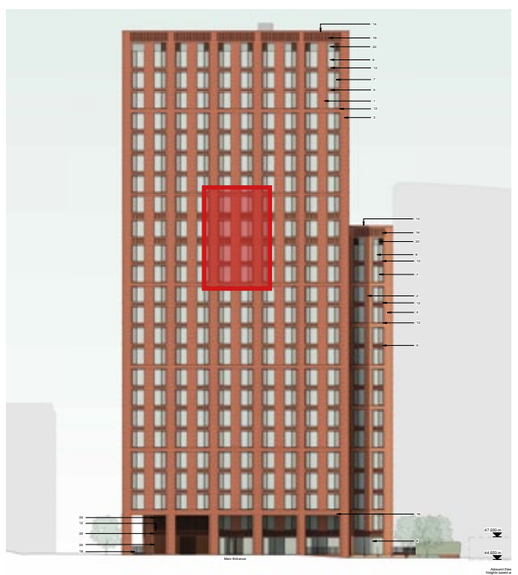
Elevation



Section



Iso



Material Key

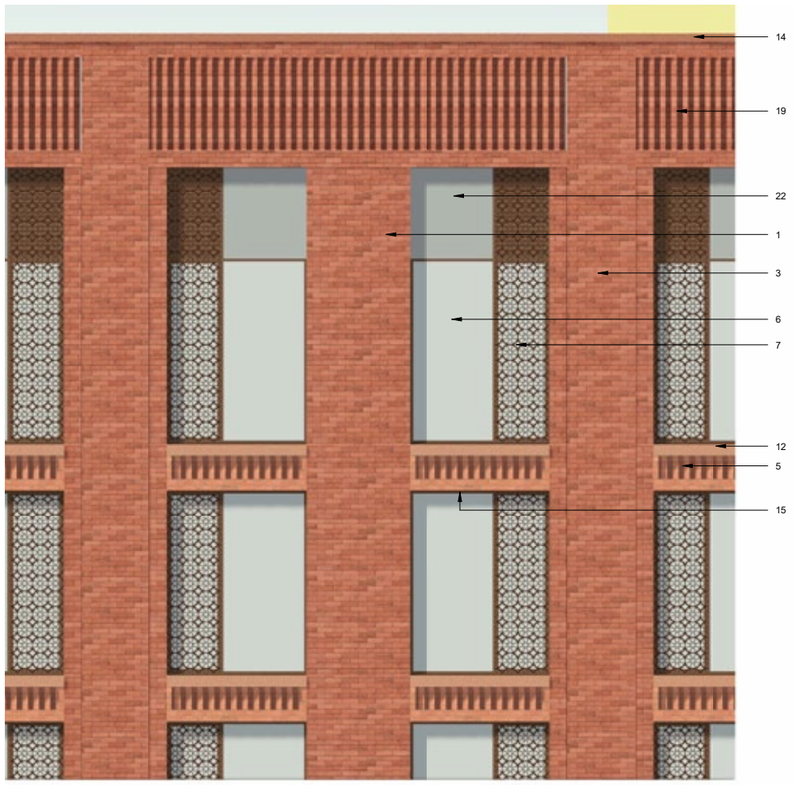
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Design Proposal

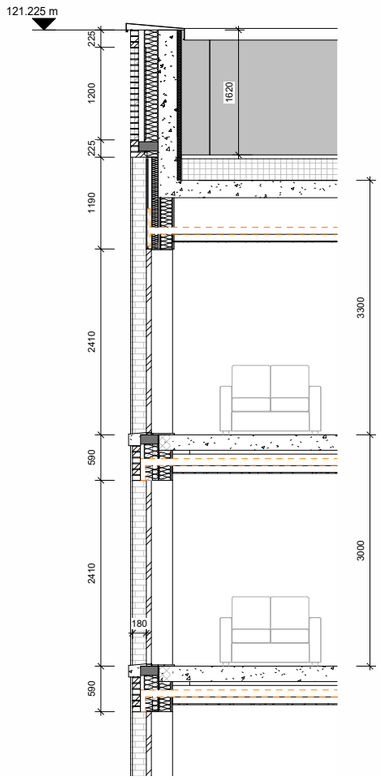
4.4 Facade and Materiality

Parapet Bay Study (Upper Tower)

At the roof level, the top-storey windows and fretwork panels are extended to integrate with the roof structure. The vertical brick piers continue upward to form the parapet, complemented by ‘sawtooth’ brick detailing that creates an architectural ‘crown,’ defining the building as a landmark within the city skyline.



Elevation



Section



Iso



Material Key

1. Stretcher Bond Brick A -Dark Red with light grey mortar
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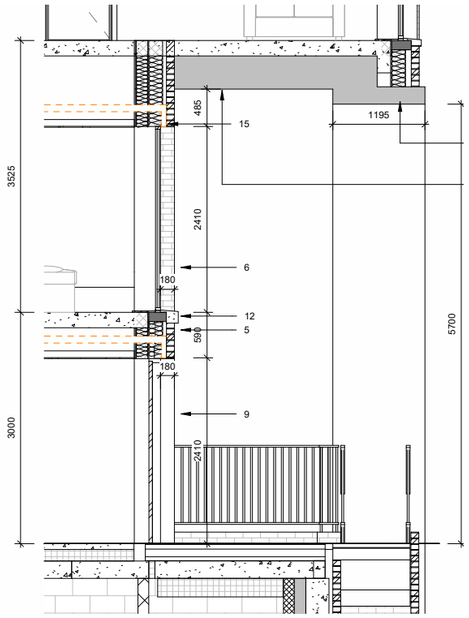
Design Proposal

4.4 Facade and Materiality

Lord Street Townhouse Bay Study
The townhouses along Lord Street are recessed within the colonnade, providing a covered entrance for each dwelling. Individual private stairs lead to each home, establishing a sense of privacy, which is further enhanced by the proposed landscaping.



Elevation



Section



Iso



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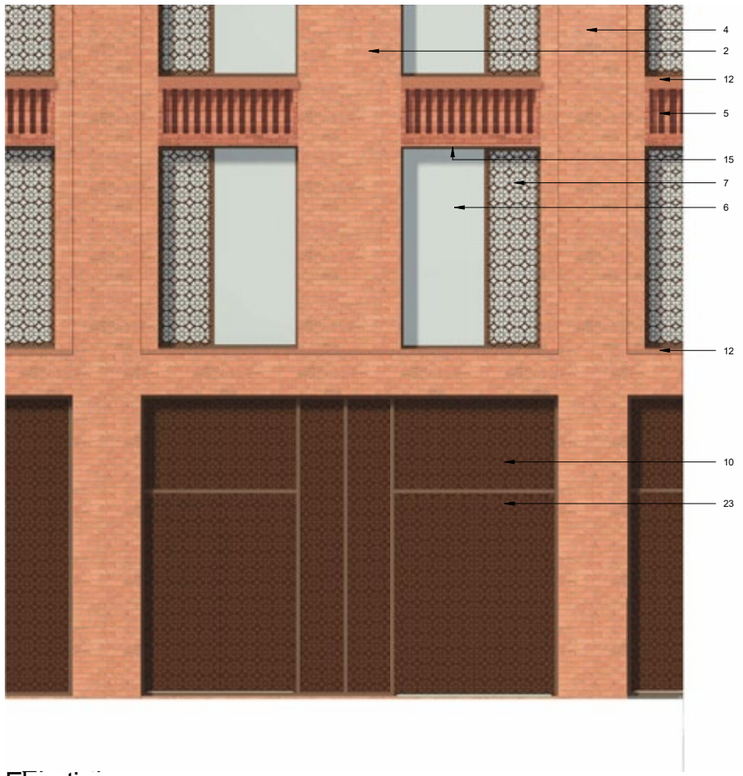
Design Proposal

4.4 Facade and Materiality

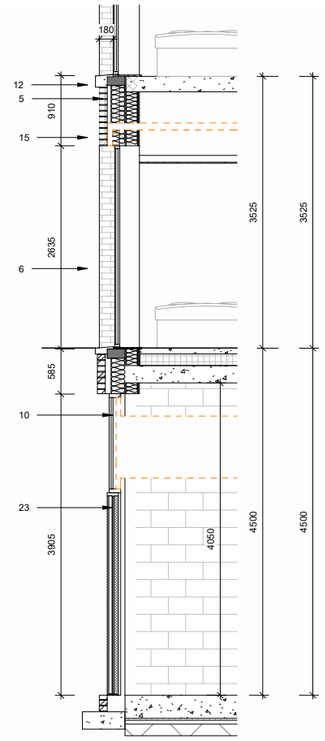
Fernie Street Basement Bay Study

The architectural interest continues along the Fernie Street elevation, where the detailed façade treatment, combined with the proposed landscaping, creates visual interest and enhances the streetscape of a road that currently functions as a service route for adjacent properties.

The patterned fretwork continues at ground level, providing visual interest for the public and crucial ventilation to the basement plant areas.



Elevation



Section



Iso

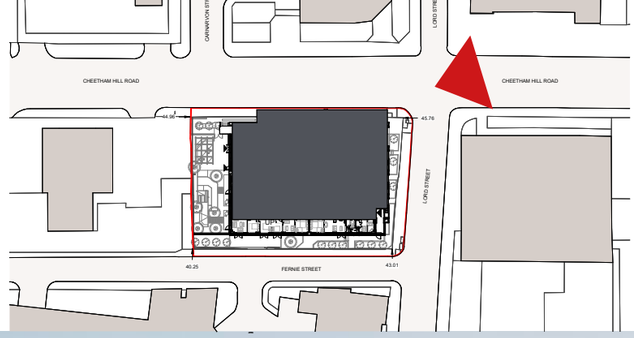


Material Key

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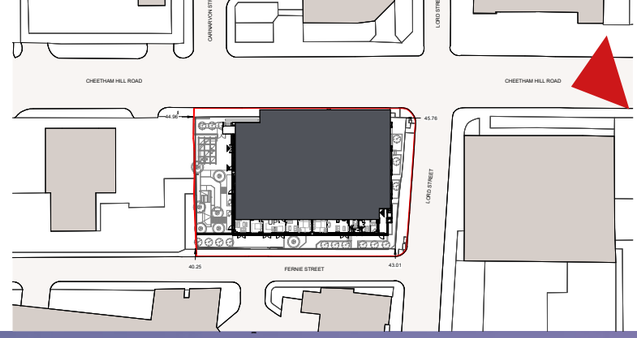
Design Proposal

4.5 CGIs



Design Proposal

4.5 CGIs



Design Proposal

4.6 Conclusion

Conclusion

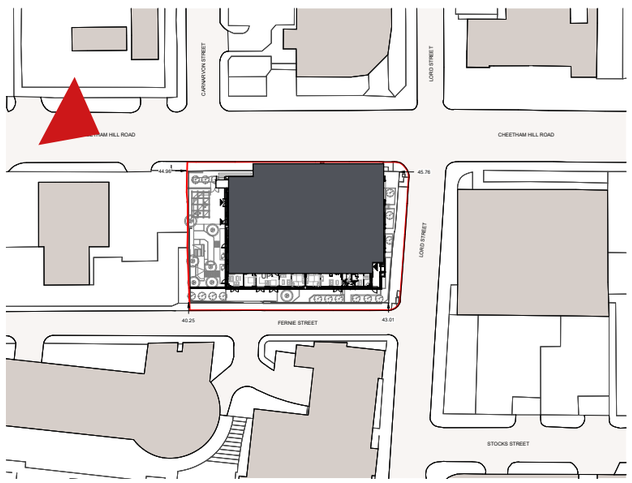
Extensive analysis of the existing and emerging context through development of the SRFs, Places for Everyone and consideration of the mass and scale of surrounding area has been the main focus for developing the proposal.

The proposed development looks to provide appropriate massing and a quality material palette that is coherent with neighbouring emerging developments.

The scheme sets out to replace a vacant building site that has remained undeveloped on the edge of the established Green Quarter, that is in a poor state. The scheme proposes 251 high-quality and flexible new homes for a diverse population.

Working with a committed developer and operator, we have proposed a scheme that enhances a key arterial route in Manchester and compliments the emerging redevelopment of the area.

We hope this scheme acts as and continues to support a catalyst for future development in the area, providing a sustainable and inclusive space that can be enjoyed by residents and the wider public





06 Landscape Design Proposal

06 Landscape Design Proposal

Landscape Designs

The integration of the scheme into surrounding context is critical and Re-form have been part of the consultation process with MCC to review interfaces and relationships at street level. Having reviewed the approach to the boundary of the petrol station and proposed green space the initial designs were changed from stepped gardens into single level green space accessible from Cheetham Hill Road only. This allows a more secure and considered landscape design to be incorporated into the scheme. A full Design and Access Statement is included in the submission of the planning application



Lord Street, Manchester

Landscape DAS Chapter
1259-RFM-XX-00-RP-L-0004
December 2025

re-form
www.re-formlandscape.com

AEW Architects

07 Building Servicing Strategy

Building Services Strategy

7.1 Inclusive Design and Access

Places for Everyone

The proposed scheme has been designed to align with guidance set out in the adopted Places for Everyone standards. The following is an overview of the access issues set out in the guidance that are relevant to the proposed building design and management.

Vehicle Parking

Given the ideal edge of city centre location of the residential development, the feasibility of travel by sustainable modes, as well as the abundance of surrounding parking facilities, the proposed scheme is anticipated to be a car-free development, with no additional parking provided on site.

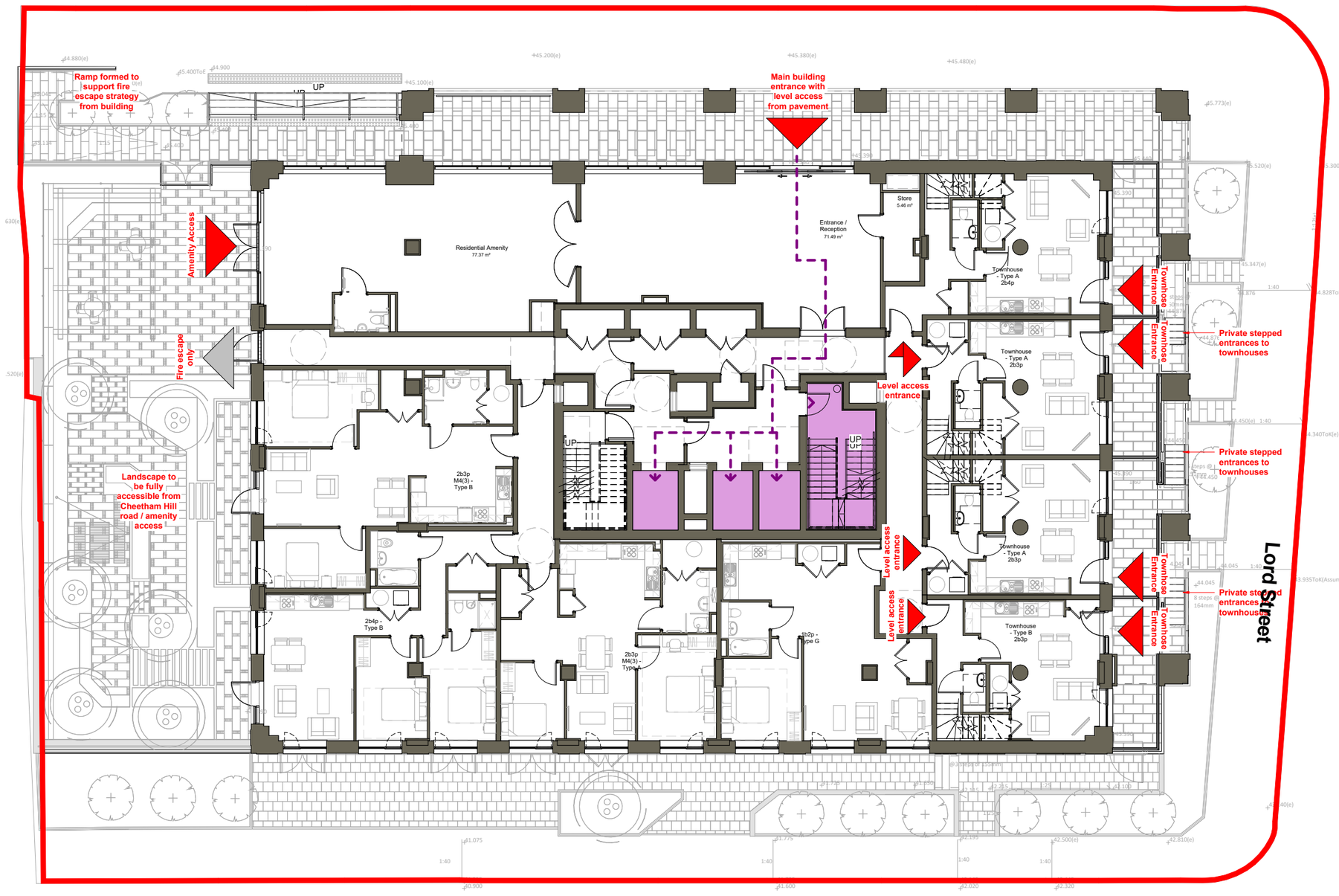
Building Services Strategy

7.2 Accessibility

Ground Floor Accessibility

The main entrance to the building is off Cheetham Hill Road, with level access from the existing footpath. Where the footpath slopes down, steps are introduced. The circulation core is located centrally, with direct access from the main entrance.

The townhouses along Lord street have private stepped access to their main entrances. Internally, level access back doors are located for accessibility.



Building Services Strategy

7.2 Accessibility

Basement Accessibility

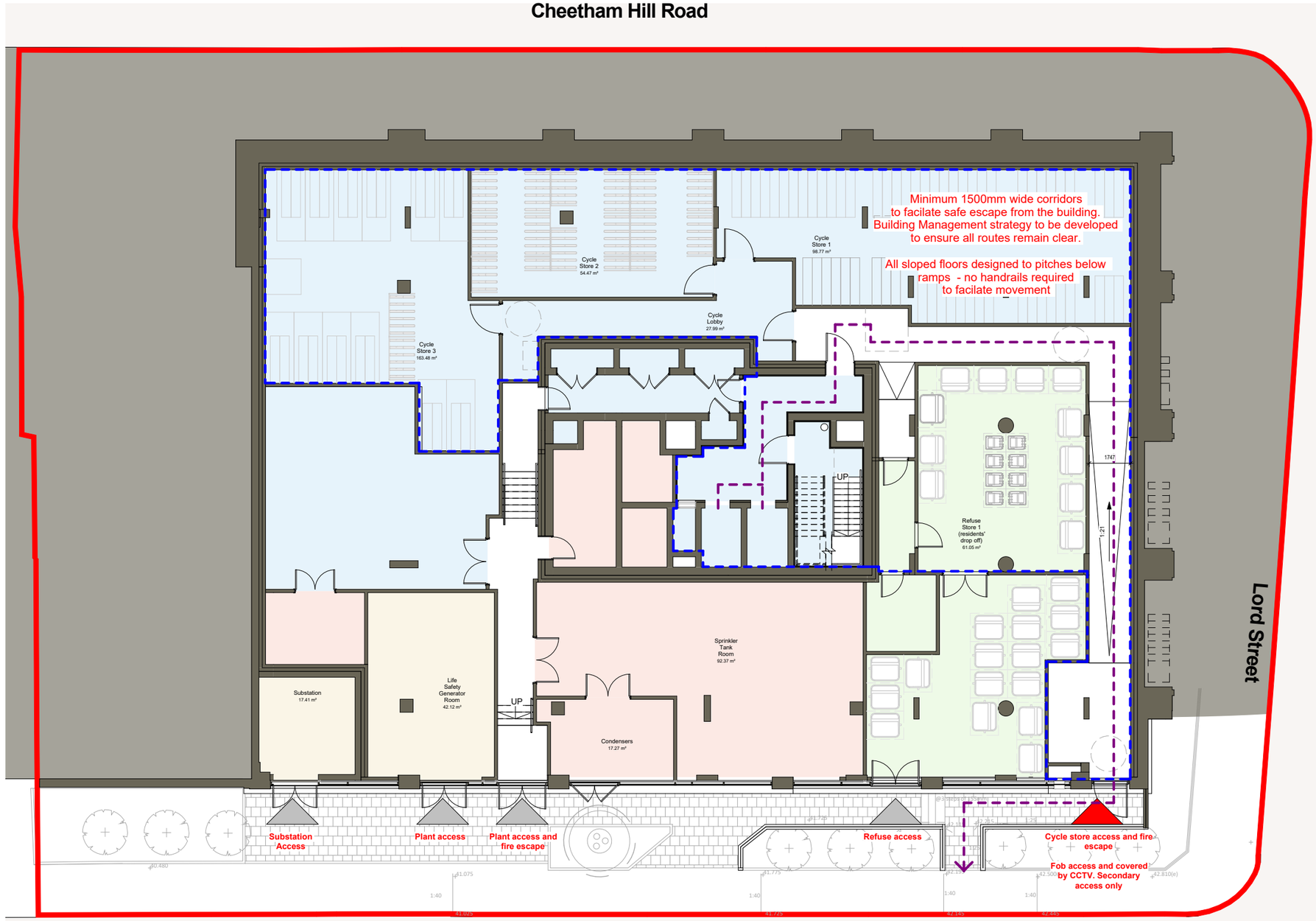
The site levels step down along Lord Street, where the basement and back-of-house functions, such as plant rooms, refuse areas, and cycle stores, are located and accessed from Fernie Street.

Due to the challenging topography, the internal layout is arranged across several levels, with sloped or ramped connections accommodating the changes in height, as illustrated in the adjacent diagram.

Externally, all entrances are designed to provide level access, and the existing footpath is retained to maintain an accessible route throughout.

Resident's secondary access route

Resident accessible areas - limited to bike stores bin stores and critical circulation. All other areas to be authorised access only



Building Services Strategy

7.3 Cycle Strategy

Cycle Provision

The cycle strategy has been developed in line with MCC guidelines, providing 1 cycle space per apartment. All cycle spaces are located within the basement, with resident access from the central circulation core.
The strategy also allows for 5% non-standard cycle spaces (12no. in total) to accommodate larger adapted cycles as described in LTN1/20. Additionally, a dedicated cycle cleaning and maintenance area is provided in the store.

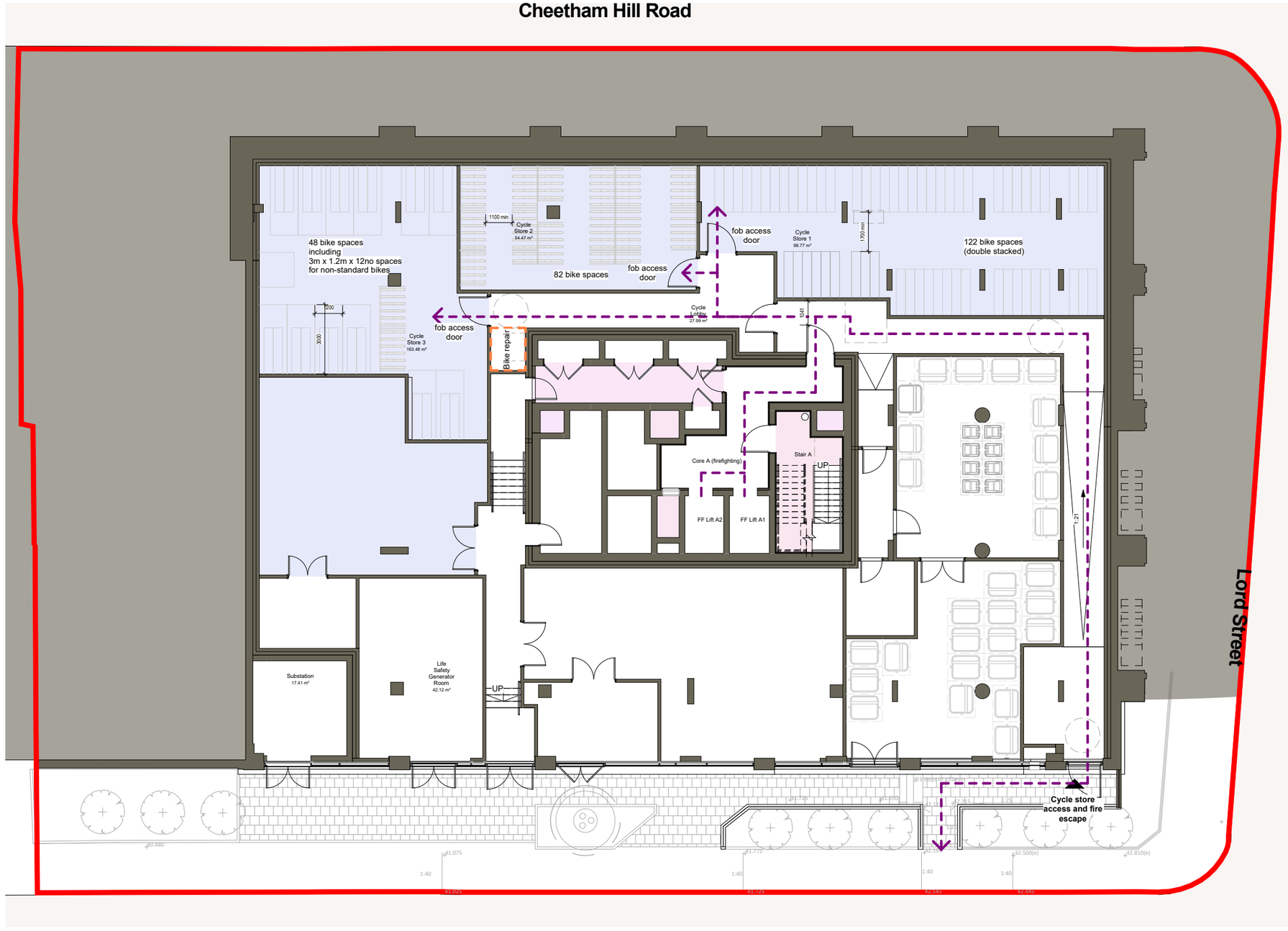
Refer to Curtin's Transport Statement for more details.

Residents Cycle Provision	**Cycle Spaces**
Standard Cycle Spaces	239
Non-standard cycle spaces	12
Total Cycle Storage	251

Resident's route to cycle stores



Example of adaptable bikes spaces below high-level bike storage



Building Services Strategy

7.4 Refuse Strategy

Refuse Strategy

Each apartment is to be provided with segregate bins to provide space for recyclable materials, food waste and non-recycled materials

A centralised accessible room (1) is located within the basement to provide bins for each waste stream accessible via lifts and stair.

It is intended building management rotate bins on regular basis and store full bins within separate storage / holding area (2) for private waste collection on weekly basis.

The process is to be privately managed and strategy has been developed with Client management company for collection on a weekly basis to minimise space requirements.

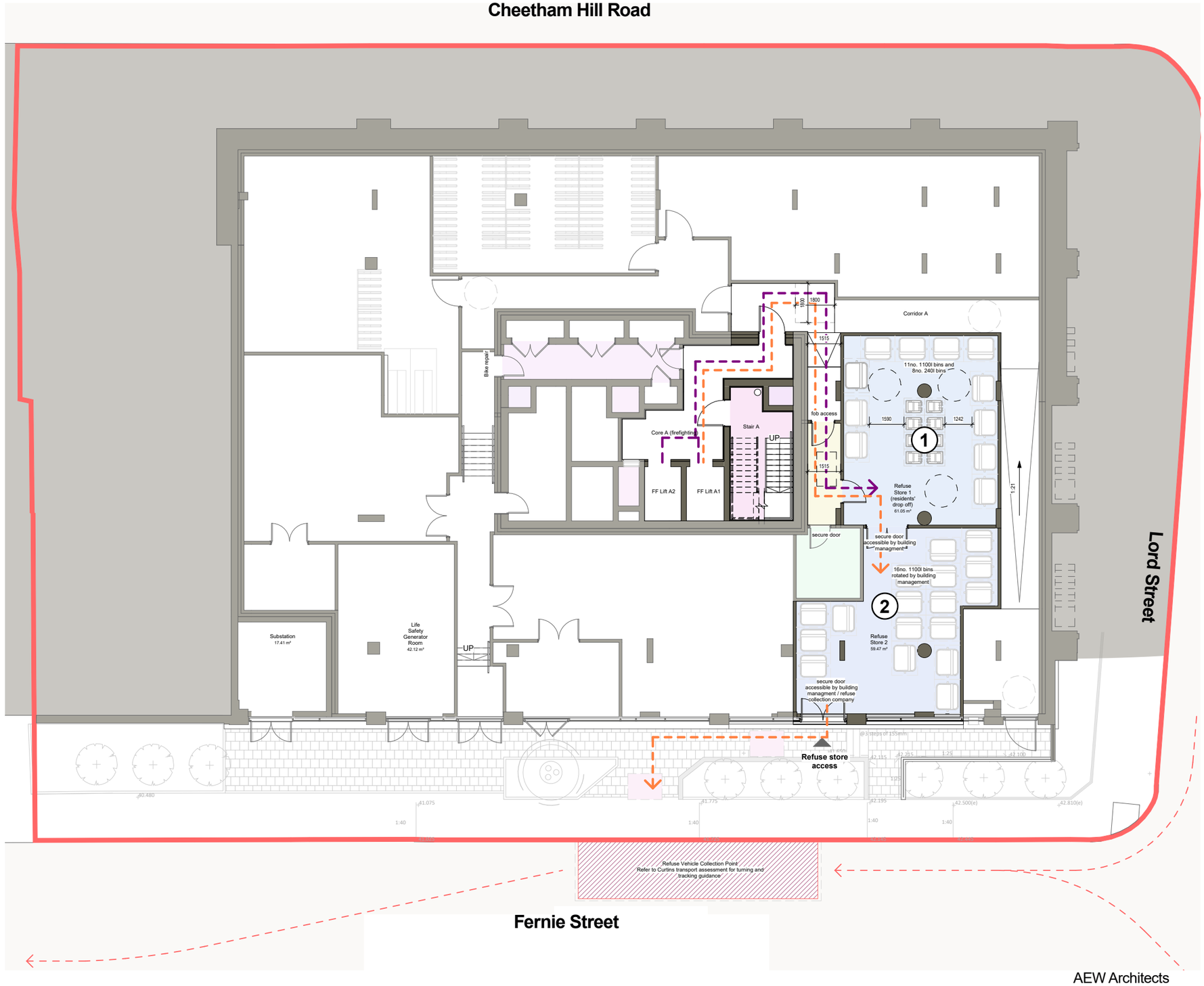
It is not intended that Council will collect waste and therefore the storage requirements do not meet the requirements of MCC Guidance document GD.04

Refer to Curtin's Transport Statement for more details.

Resident's route refuse store

Management route to refuse store

Refuse vehicle route



AEW Architects

Building Services Strategy

7.5 Access and Maintenance

Operation and continued maintenance of the building have been considered at length throughout the design development of the scheme. Developed with current legislation consideration of facade cleaning and access for maintenance has played a critical part in the development of the facade.

The facade contains limited projections and ability to clean the facade in tight urban site has been considered with current trends and evolving technologies. Drone cleaning has been reviewed with Client FM team and specialist cleaning companies to facilitate access and understanding of scope and safe measures. Reducing risk of abseil cleaning and reducing requirement of roof access has been a key consideration and the developed nature of the facade supports this approach.

Roof access will be required on a semi regular basis due to the associated plant and PV contained on the roof. Utility stair and fully opening access hatch will be provided in the designs to reduce risk and facilitate access

Plant replacement from the basement is facilitated from Lord Street and early engagement with specialist suppliers and installers has been undertaken to determine additional removable screens are required for large kit replacement. As demonstrated on AEW plans an area of louvre removal has been identified to support the replacement strategy of kit from these areas.







AEW Architects

08 Appendices

8.0 Appendices

Accommodation Schedule

*Amenity areas are not included in net area, amenity total area: 216sqm (GF amenity: 71 + 77 = 148sqm / 15th floor amenity: 64sqm)
**If you exclude the basement level from efficiency (net / gross) calculations, the efficiency is 76.5%
*** 7no. M4(3) apartments (3% provision)

Floor	Efficiency					Apt types																																				
						1b2p						1b2p M4(3)		2b3p							2b3p (TH) A		2b3p (TH) B		2b3p M4(3)				2b4p					2b4p (TH) A								
	GIA		Residential GIA		Efficiency	A	B	C	D	E	F		B	A	B	C	D	E	F	G	40	40	40	40	A	B	C		A	B	C	D	E	46	43								
	m²	ft²	m²	ft²	%	56	50	52	52	52	55		66	64	61	64	67	69	65	69	81		80		72	78	78		72	74	71	83	73	88		Total Apts per floor							
						597	539	555	558	555	591		709	685	659	692	724	739	696	742	868		857		776	844	843		775	793	759	894	781	950								
Basement**	936	10,071	0	0	0.0%																																					
Ground*	828	8,916	459	4,944	55.4%															1	2		1		1	1				1				1		**8**						
1st	828	8,916	647	6,966	78.1%			1					1							1					1		1			1	1					**7**						
2nd	987	10,622	778	8,373	78.8%	1	1	1	1					1	1										2					1	1	1	1			**12**						
3rd	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
4th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
5th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
6th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
7th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
8th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
9th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
10th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
11th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
12th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
13th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
14th	987	10,622	778	8,371	78.8%	1	1	1	1					1	1														2	1	1	1	1			**12**						
15th (terrace)*	754	8,112	485	5,219	64.3%	1	1		1	1					1	1	1														1				**8**						
16th	754	8,112	570	6,133	75.6%	1	1				1				1	1	1	1	1												1				**9**						
17th	754	8,112	570	6,133	75.6%	1	1				1				1	1	1	1	1												1				**9**						
18th	754	8,112	570	6,133	75.6%	1	1				1				1	1	1	1	1												1				**9**						
19th	754	8,112	570	6,133	75.6%	1	1				1				1	1	1	1	1												1				**9**						
20th	754	8,112	570	6,133	75.6%	1	1				1				1	1	1	1	1												1				**9**						
21st	754	8,112	570	6,133	75.6%	1	1				1				1	1	1	1	1												1				**9**						
22nd	754	8,112	570	6,133	75.6%	1	1				1				1	1	1	1	1												1				**9**						
23rd	754	8,112	570	6,133	75.6%	1	1				1				1	1	1	1	1												1				**9**						
TOTAL @ 24 STOREYS	22,203	238,995	16,260	175,024	73.2%	22	22	14	14	1	8	0	1	13	22	9	9	8	8	2	2		1		4	1	1	0	24	15	14	22	13	1		**251**						
						81						1		71							3				6				88			1							
														80															89												
						82								169																												
						32.7%								67.3%																												
						251																																			

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