CARTWRIGHT PICKARD

Cambridge Halls
Planning Comparables Report

April 2026

998-CPA-ZZ-ZZ-RP-A-9048



UNITE STUDENTS

Manchester Metropolitan University

Document history

Revision	Reason for Issue	Date	Prepared by	Checked by
P01	For Planning	16/12/25	CP	CP
P02	For Planning	23/02/26	CP	CP
P03	For Planning	24/02/26	CP	CP
P04	For Planning	18/03/26	CP	CP
P05	For Planning	24/04/26	LP	CP

1.0

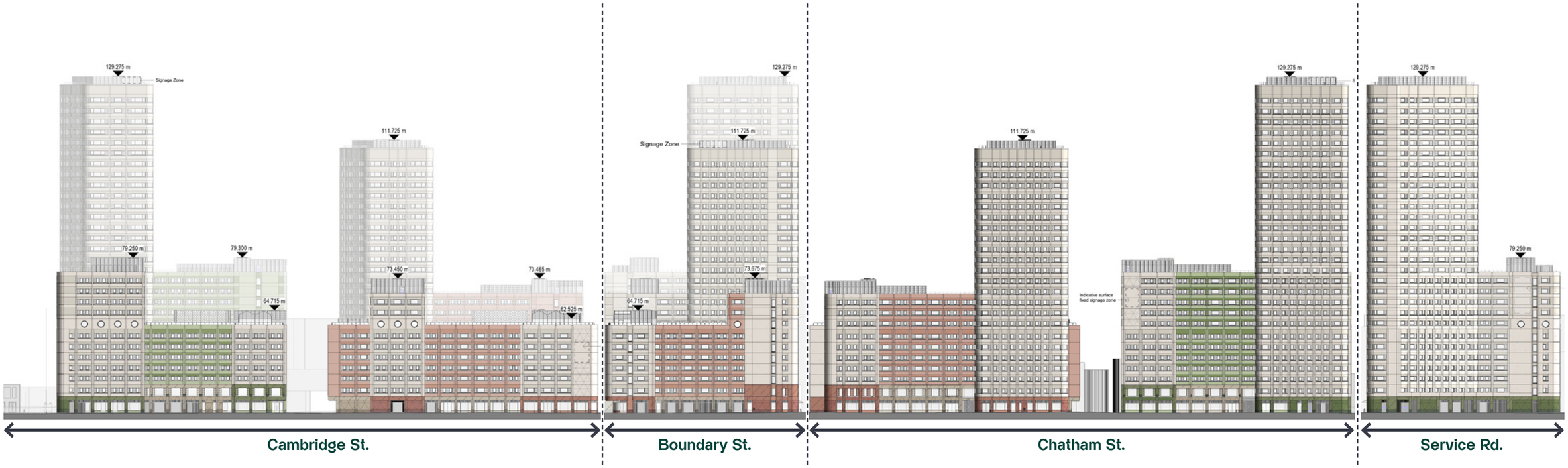
Base Datum

1.1 Introduction
Elevations

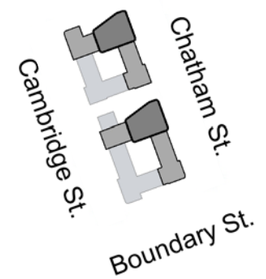
Original Planning Application Drawing (142888/FO/2025)

Updates:

- Detail development of external public realm and additional survey information has led to more significant level changes around the perimeter of the whole site than previously envisaged.
- These level changes have had implications to all elevations. As such we took the decision to lift the consistent datum formed by the 'sock' and under window panel.
- Whilst in certain locations this now reads as a maximum circa 900mm above external grade in other locations it remains at circa 600mm above as per the original proposal. This is to provide a consistent and considered approach to the detail as these changes in external level can be seen on the same elevation extents across each phase.
- Sections on Cambridge Street, Chatham Street and where the building turns the corner from Boundary Street and the Cavendish Street cut through have been reviewed in greater detail on the following pages;



Updated elevations around site perimeter



1.2 Elevation
Cambridge St.

Original Planning Application Drawing
(142888/FO/2025)



August 2025 datum



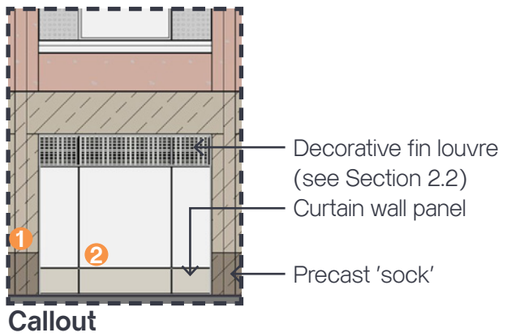
Update

Updates:

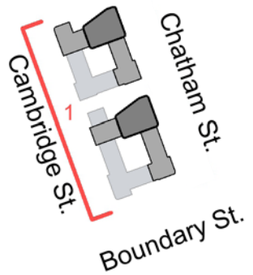
- Base/sock datum previously at +600mm above ground level (+36.500m)
- Site increases to max. 170mm above typical ground level in front of Phase 01 along Cambridge St.
- Propose 630mm curtain wall datum for Phase 01 Commercial and Phase 02 Community use types - in line with August 2025 planning information
  (Note: Precast 'sock' to be maintained at higher level given site interfaces around perimeter)
- Maintains good visual permeability along public facing and prominent Cambridge St. elevation

1. Precast bases raised in response to external ground levels (delivers resilience)

2. Curtain wall base (solid panel) kept at similar height to consented scheme



Callout



1.3 Elevation
Chatham St.

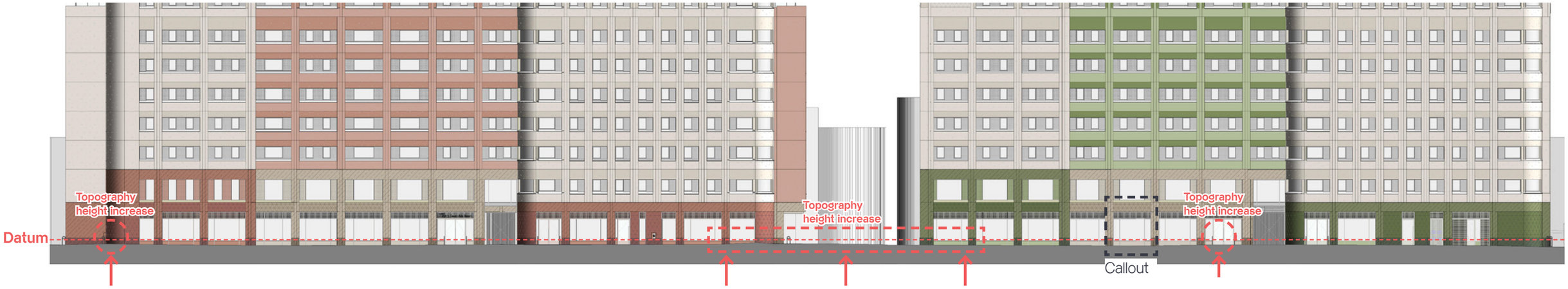
Original Planning Application Drawing
(142888/FO/2025)



CAMBRIDGE HALLS - PHASE 01

CAMBRIDGE HALLS - PHASE 02

August 2025 datum



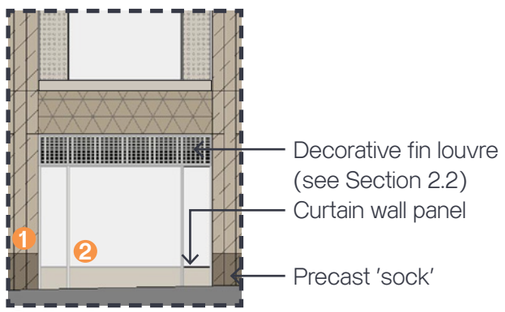
Update

Updates:

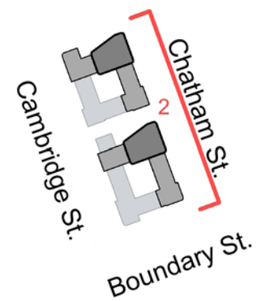
- Site levels increase along Chatham St.
- Propose 630mm curtain wall datum for Phase 01 and Phase 02 - in line with August 2025 planning information (Note: Precast 'sock' to be maintained at higher level given site interfaces around perimeter)
- Maintains good visual permeability along student facing and prominent Chatham St. elevation

1. Precast bases raised in response to external ground levels (delivers resilience)

2. Curtain wall base (solid panel) kept at similar height to consented scheme



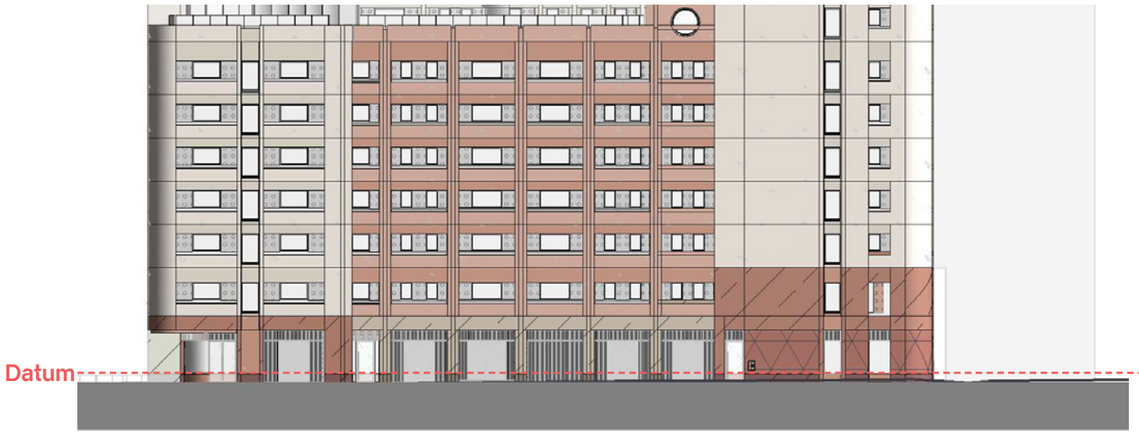
Callout



1.4 Elevation

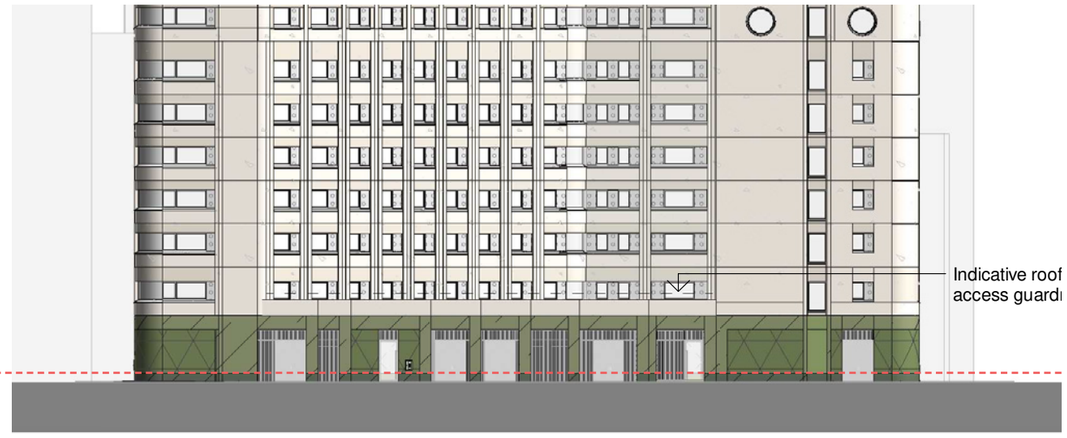
Boundary St. & Service Rd.

Original Planning Application Drawing
(142888/FO/2025)



CAMBRIDGE HALLS - PHASE 01

Boundary St. - August 2025 datum



CAMBRIDGE HALLS - PHASE 02

Service Rd. - August 2025 datum



Boundary St. - Update

Updates:

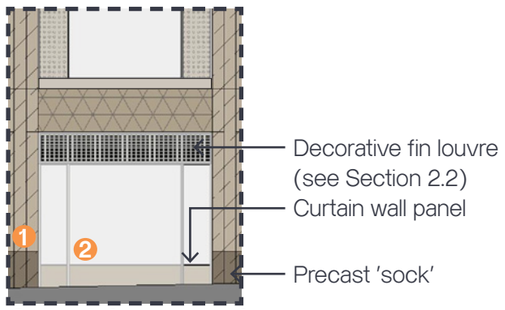
- Phase 01 - site levels (south of site) increase from west to east, up Boundary St.
- Phase 02 - site levels (north of site) decrease from east to west, down Service Rd.
- Phase 01 curtain wall base panel level lower to match Cambridge and Chatham St. principles
- Phase 02 Service Road panel datum lower to match Cambridge and Chatham St. principles



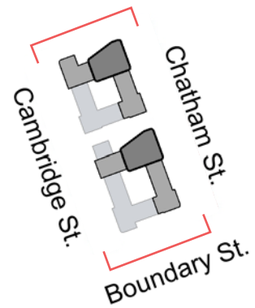
Service Rd. - Update

1. Precast bases raised in response to external ground levels (delivers resilience)

2. Curtain wall base (solid panel) kept at similar height to consented scheme



Callout (principles)



1.5 Elevation

Link - Phase 01



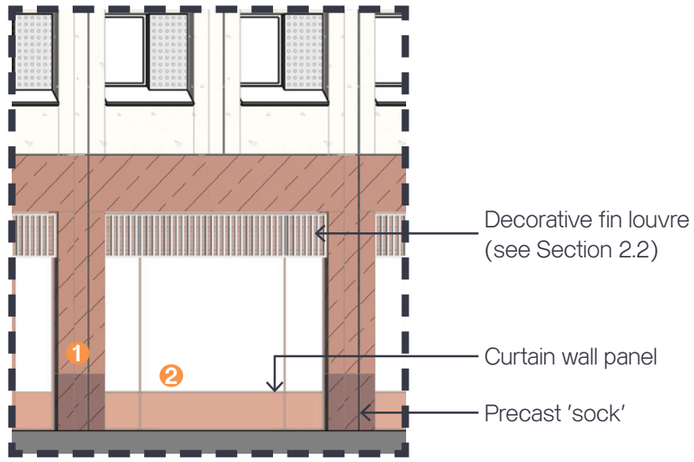
CAMBRIDGE HALLS - PHASE 01

August 2025 datum



1. Precast bases raised in response to external ground levels (delivers resilience)

2. Curtain wall base (solid panel) kept at similar height to consented scheme

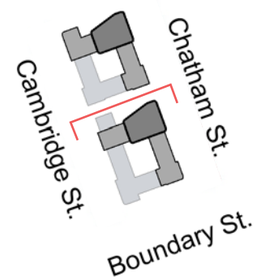


Callout

Update

Updates:

- Phase 01 site levels decrease from east to west (Chatham St. to Cambridge St.), where they're highest adjacent to Chatham St.
- Curtain wall base panel level lowered to match Cambridge and Chatham St. principles and is consistent across elevation
- Provides maintenance and resilience given PBSA amenity uses and public landscaping in front of curtain walling



1.6 Elevation

Link - Phase 02



CAMBRIDGE HALLS - PHASE 02

August 2025 datum



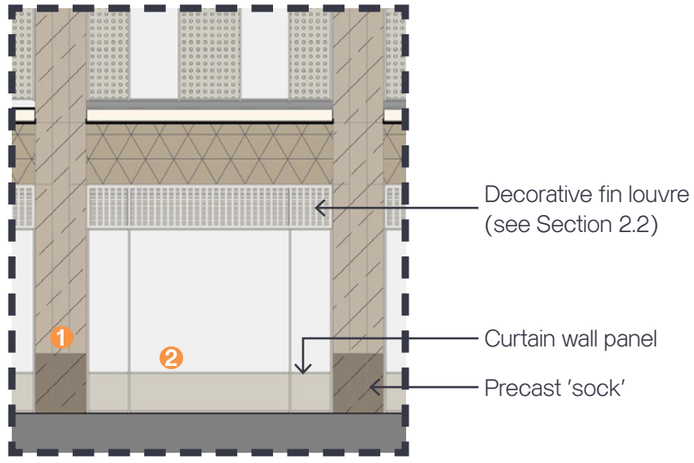
Update

Updates:

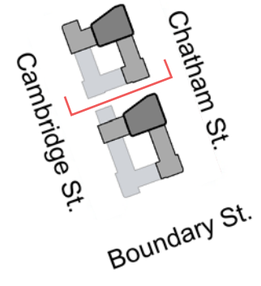
- Phase 02 Cavendish St./Link datum at higher level to east (Chatham St. side)
- Curtain wall base panel level lowered to match Cambridge and Chatham St. principles and is consistent across elevation
- Provides maintenance and resilience given PBSA amenity uses and public landscaping in front of curtain walling

1. Precast bases raised in response to external ground levels (delivers resilience)

2. Curtain wall base (solid panel) kept at similar height to consented scheme



Callout



2.0

Cambridge St. Elevation

Reconfiguration in Phase 02

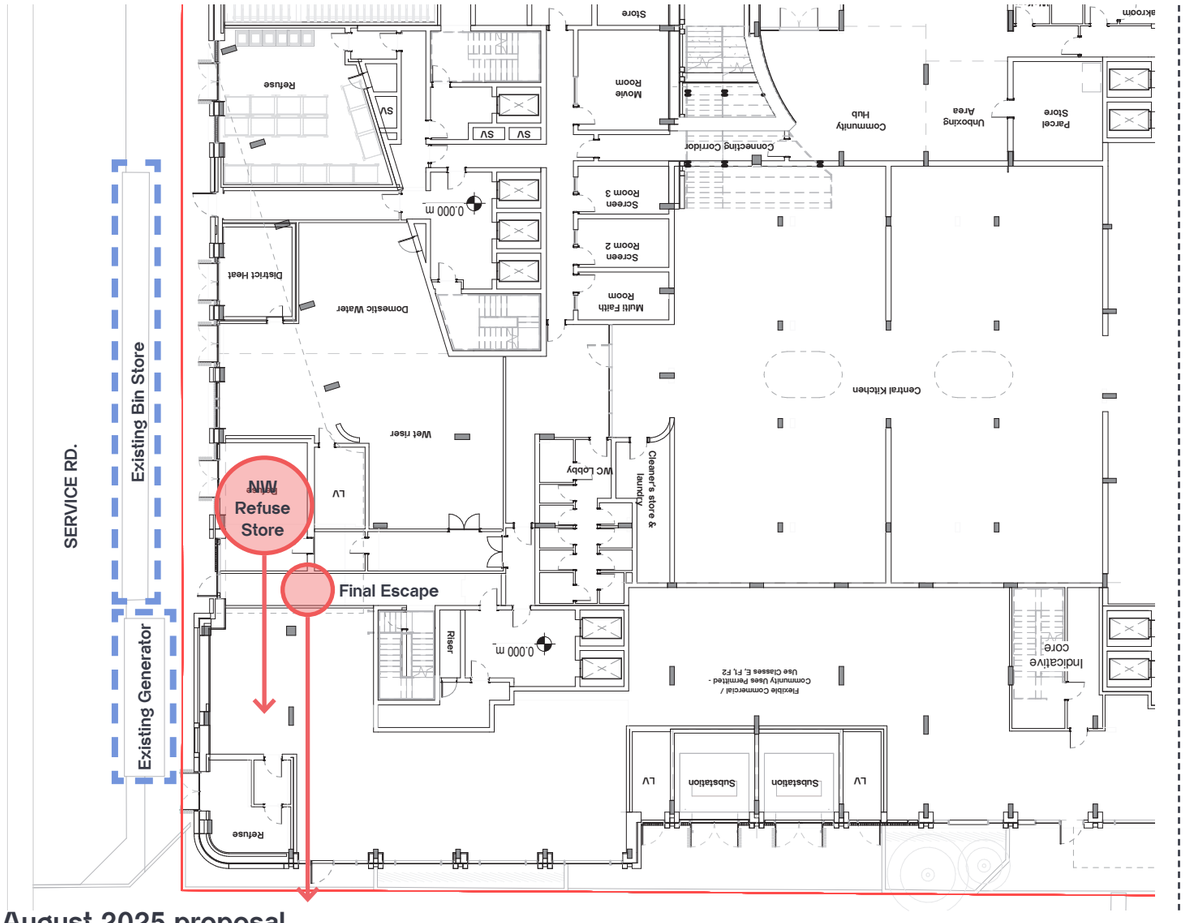
2.1 Overview

Phase 02 plan reconfiguration

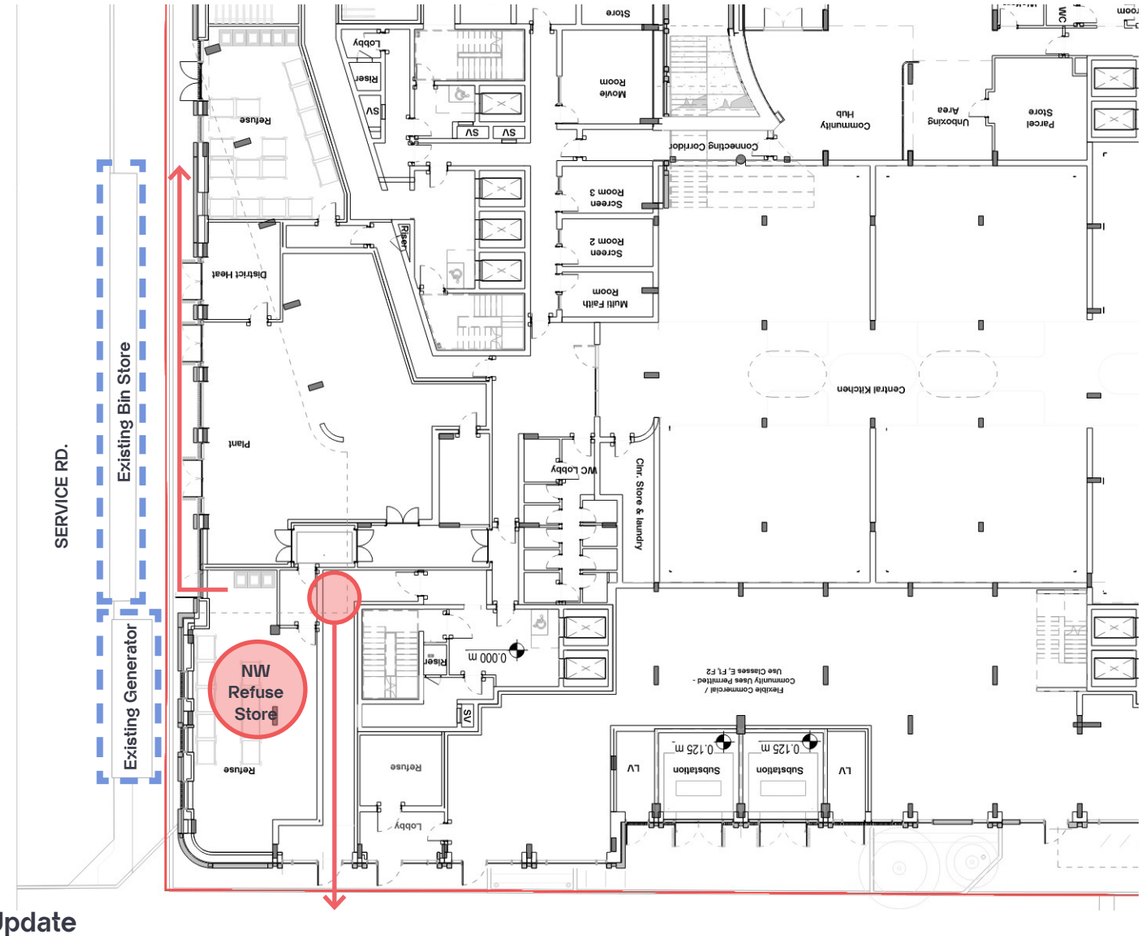
Original Planning Application Drawing (142888/FO/2025)

Updates:

- Since the original application we have been advised reliance cannot be placed on gaining access to the Service Road elevation via adjacent land ownership. We have also been advised the existing generator and fixed bin stores along this boundary line (under neighbouring ownership) are not to be relocated
- These same boundary constraints have also meant the refuse store in the northwest corner will need to be located off Cambridge Street as there is insufficient space to take refuse bins between the building face and boundary line
- Following detailed development of the fire escape strategy under relevant statutory guidance (BS9991) a minimum external escape width is necessary. This is a minimum of 1.7 metres, which allows for escape of residents, whilst allowing egress of fire service. It is therefore no longer possible to either escape or provide egress for the fire service within proximity of the site boundary or existing generator sat on the adjacent land ownership. The fixed bin storage on adjacent land ownership also poses an additional fire risk.
- A fire tender is required to park within 18 metres from the likely fire service access and wet riser location, (final escape). With clarification that access via adjacent landownership can no longer be relied upon, the closest point a fire tender vehicle is able to park to this stair core will be Cambridge Street. The space between proposed building façade in this corner and the generator means a safe access for the fire service is no longer possible from Cambridge Street to the original final escape. Both internal and external final escape routes need to be limited to a maximum combined length of 35 metres from a parked fire tender on Cambridge Street (Under BS9991). This has led the proposed location of the internal escape corridor.
- The above constraints have therefore led to the re design of the northwest corner of Phase 02 and necessary final means of escape onto Cambridge Street. These have been done to meet statutory fire safety requirements whilst making minimal impact on function and area of the proposed community use and enabling necessary refuse store access to both the proposed community use and the PBSA provision



August 2025 proposal



Update

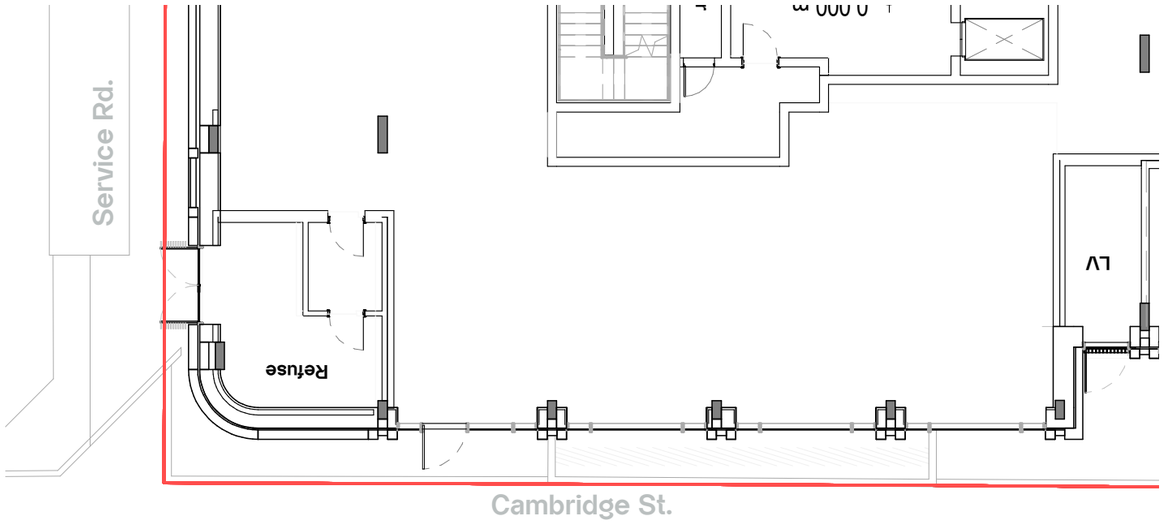
2.2 Phase 02

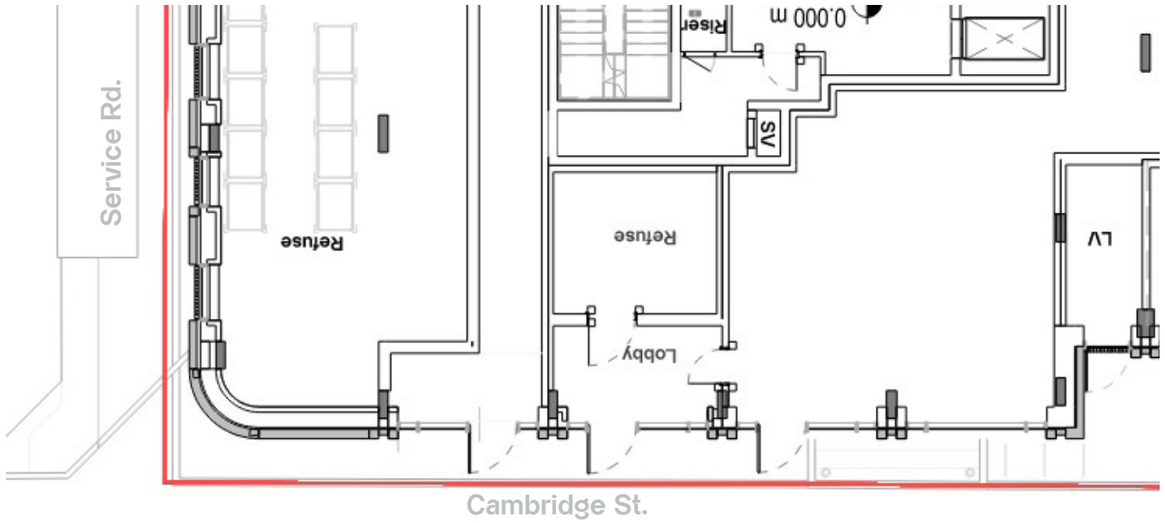
Cambridge St. NW corner

Original Planning Application Drawing
(142888/FO/2025)







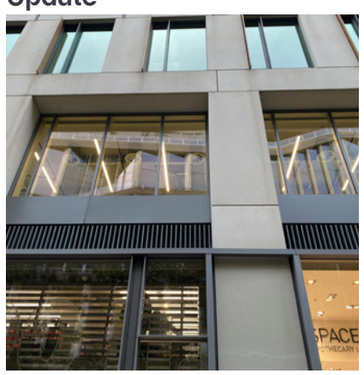


August 2025 proposal

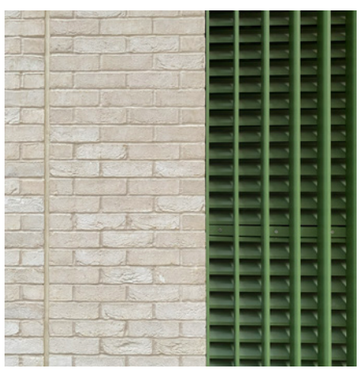
Updates:

- Internal space reconfiguration required - changes sought to meet statutory fire safety requirements whilst making minimal impact on the function of the proposed community and PBSA
- Final fire escape required to open onto Cambridge St. for fire service access
- Extent of glazing maintained where feasible and curtain wall base datum maintained at 600mm as per original proposal to maximise Phase 02 Community space visual permeability

Update



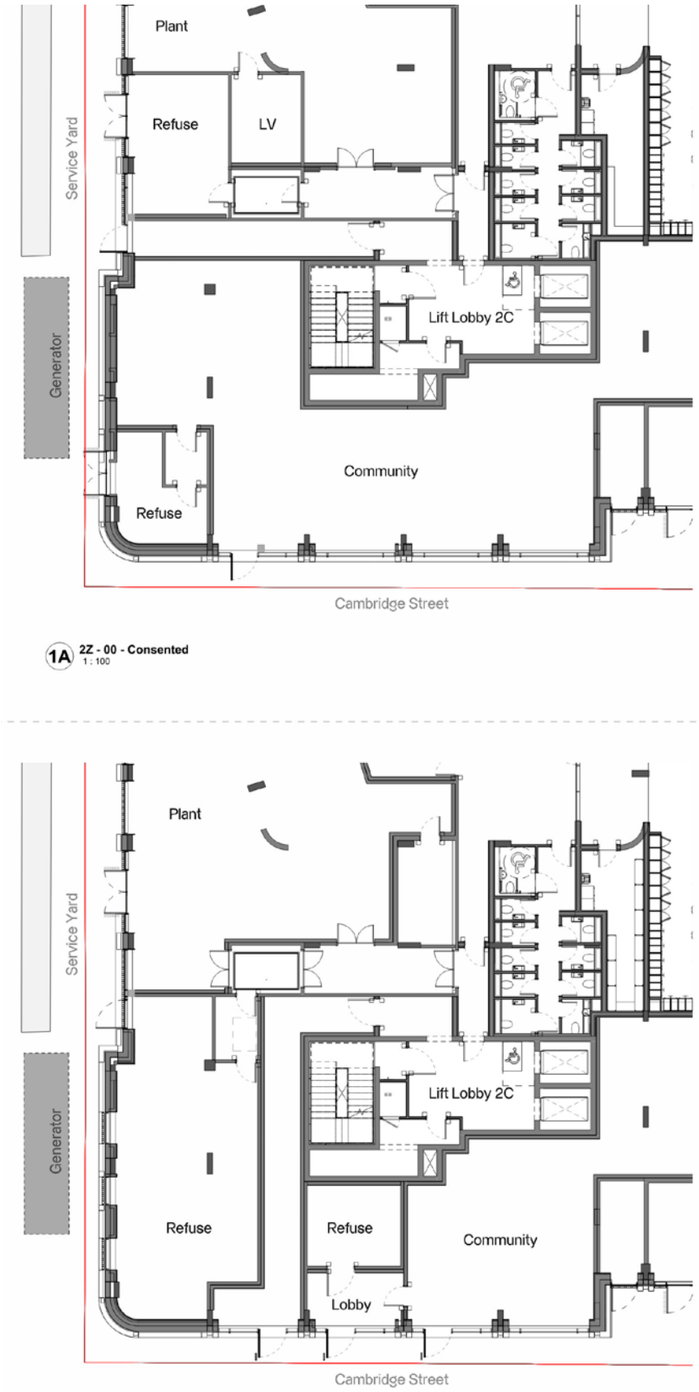




Precedent Images for decorative louvre fins

2.3 Phase 02

Cambridge St. NW corner



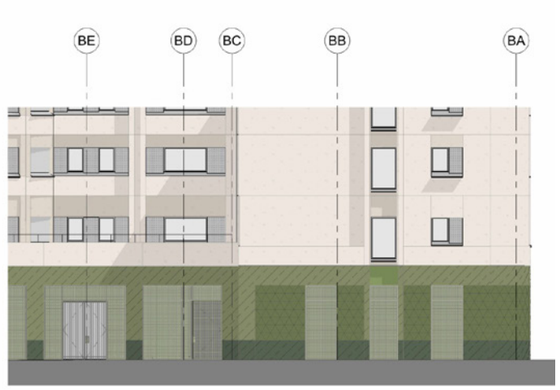
1A 2Z - 00 - Consented
1 : 100



2A Service Yard - Consented
1 : 100



3A 2Z - Cambridge Street - Current
1 : 100



2B Service Yard - Proposed
1 : 100



3B 2Z - Cambridge Street - Proposed
1 : 100

Updates:

- Service Yard - Louvre door updated to louvre panel
- Service Yard - Use of side door for PBSA requires louvres to replace lost area
- Louvres necessary for life safety ventilation updates following fire escape corridor updates

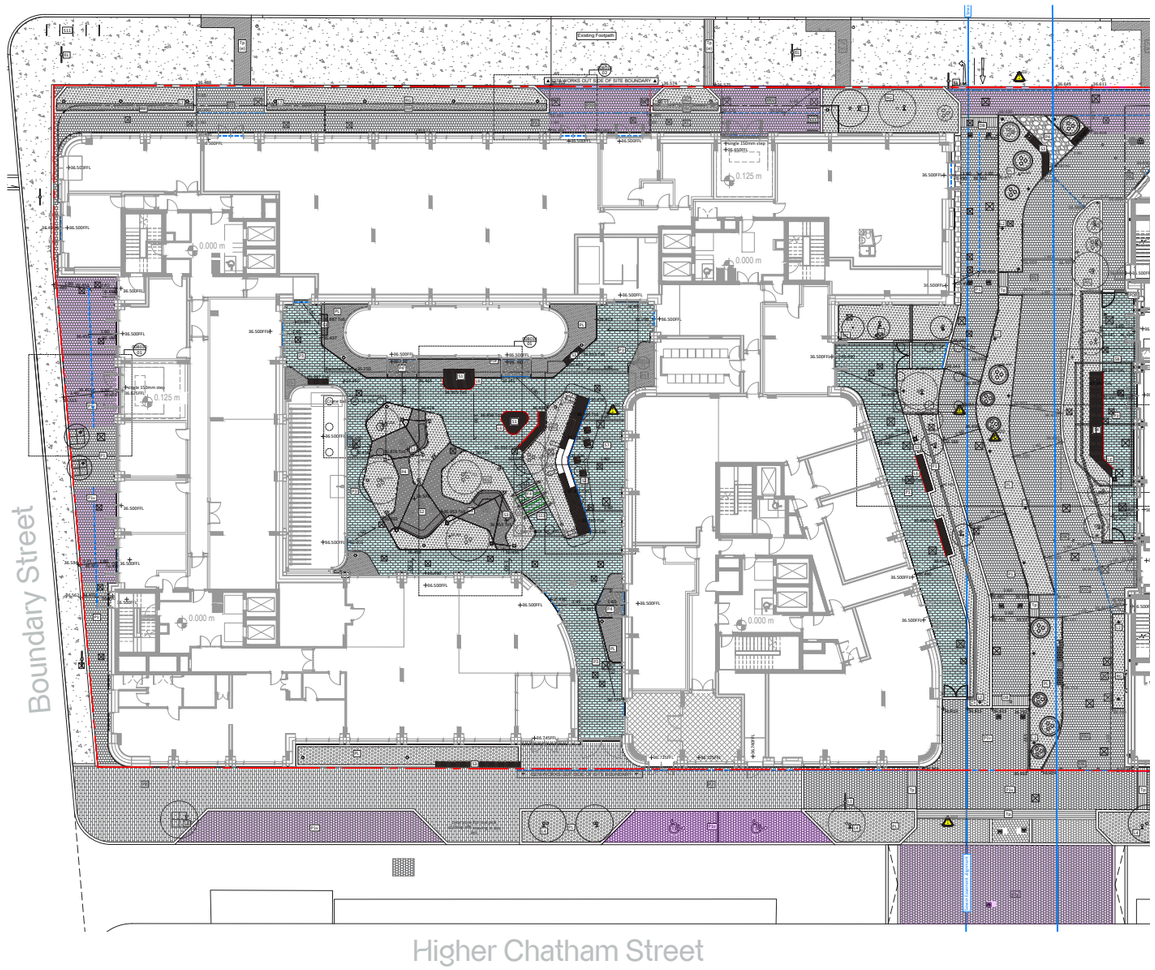
3.0

Landscape

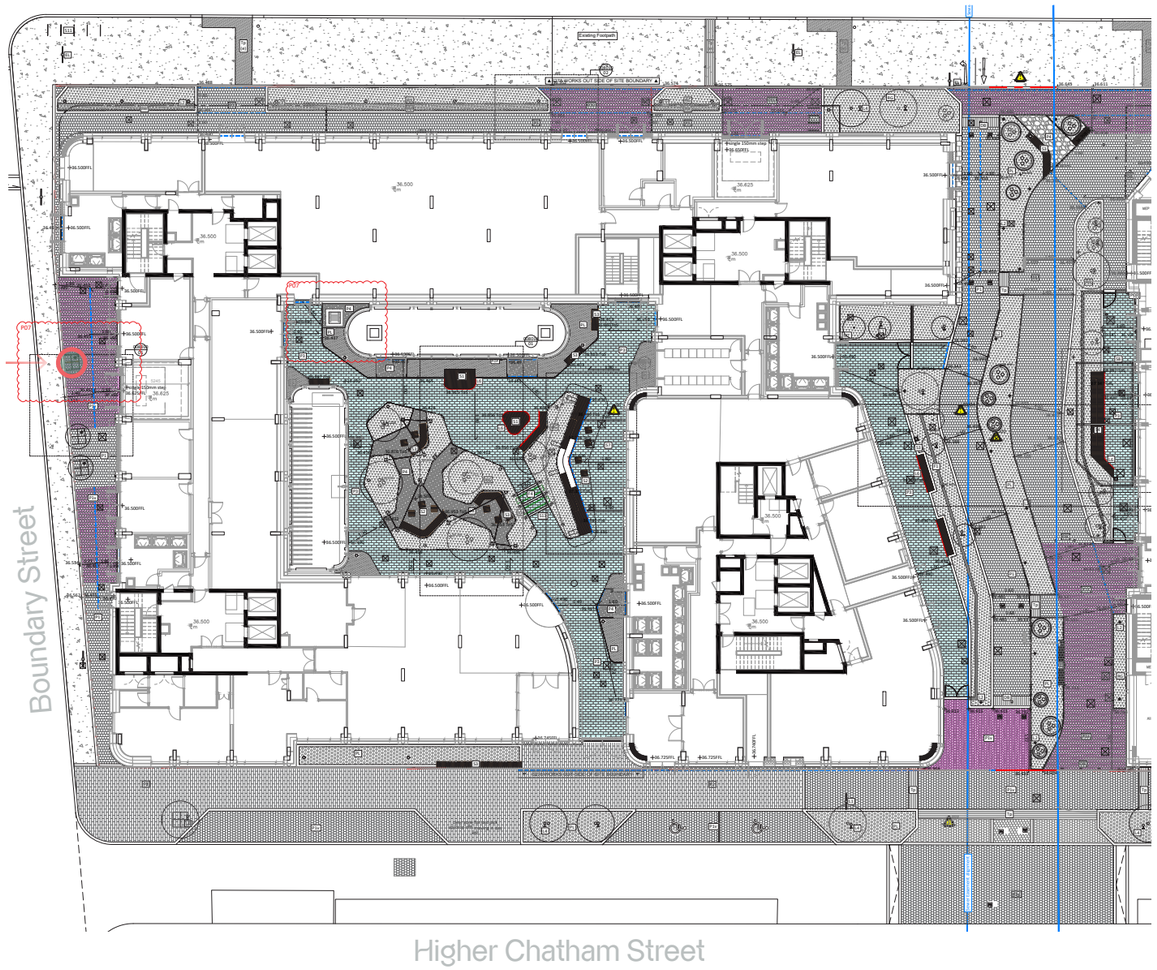
Boundary Street Tree

3.1 Boundary Street Tree

Original Planning Application Drawing
(142888/FO/2025)



August 2025 proposal



Updated proposal

- Following correspondence with MCC the team have reviewed scope to locate a tree along Boundary Street
- Coordination has been carried out with Civils and MEP to ensure the tree pit can be accommodated
- Located adjacent to public realm along Boundary Street as indicated
- Next to two other street trees to add further planting to this key route

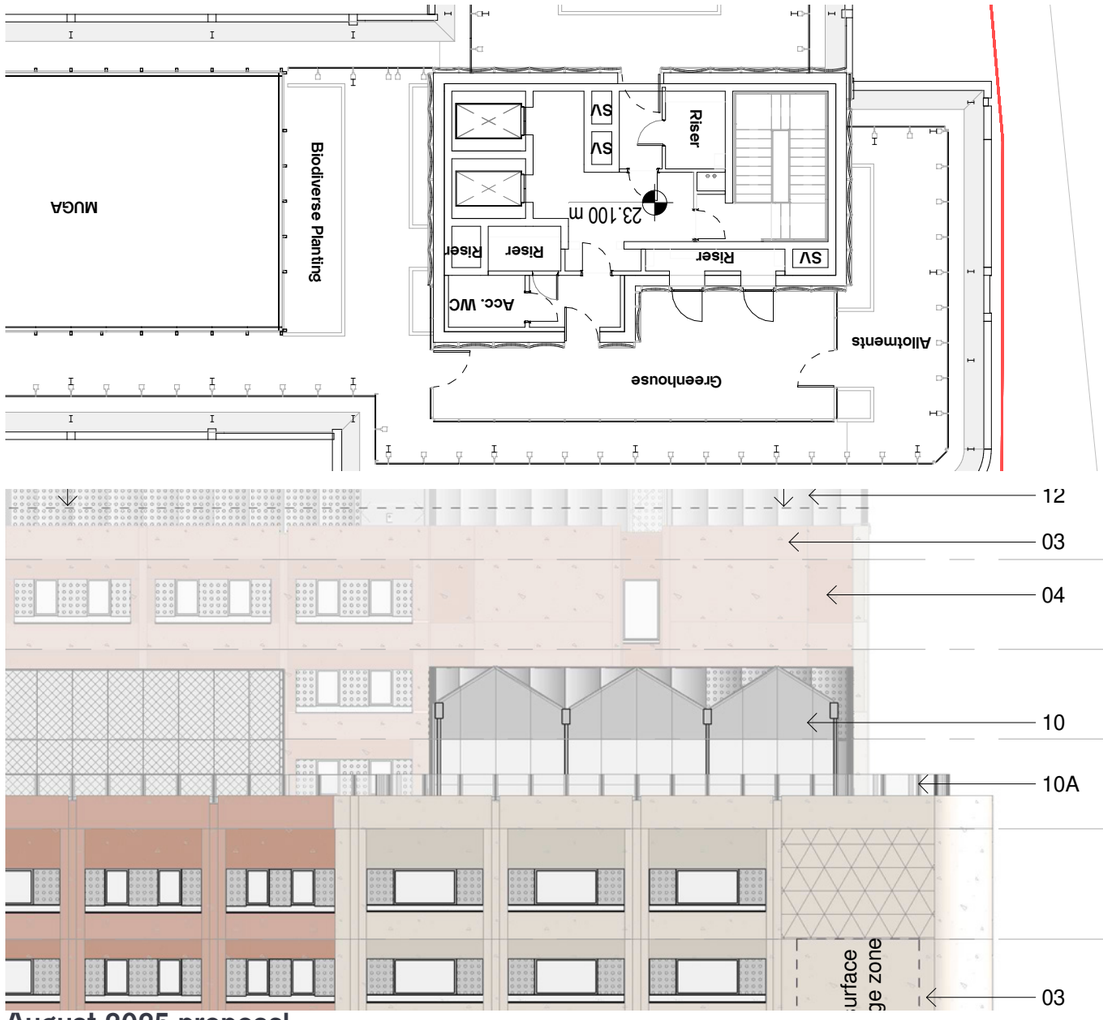
4.0

Level 07 Amenity

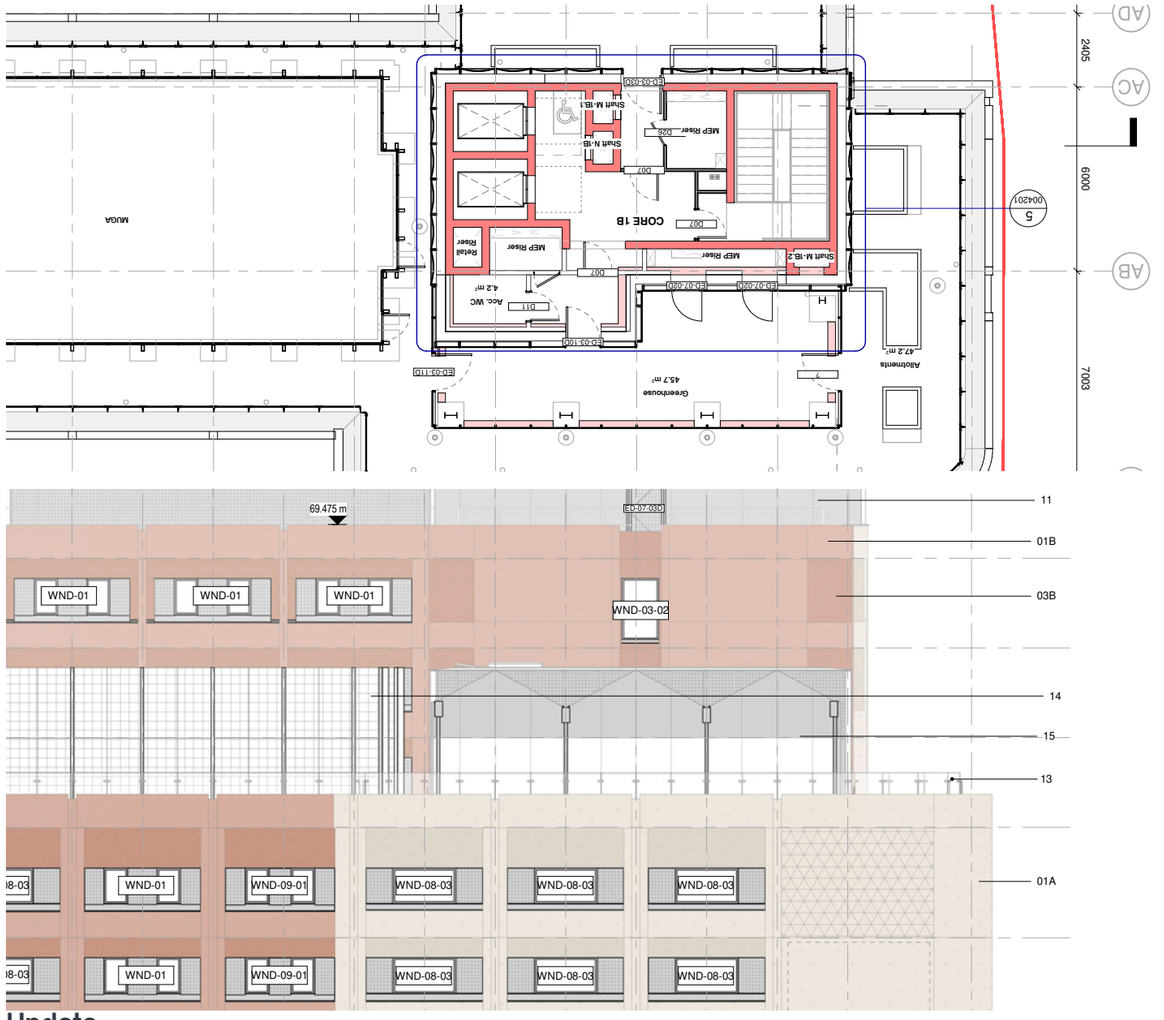
Greenhouses & MUGA

4.1 Greenhouse - Phase 01

Original Planning Application Drawing
(142888/FO/2025)



August 2025 proposal



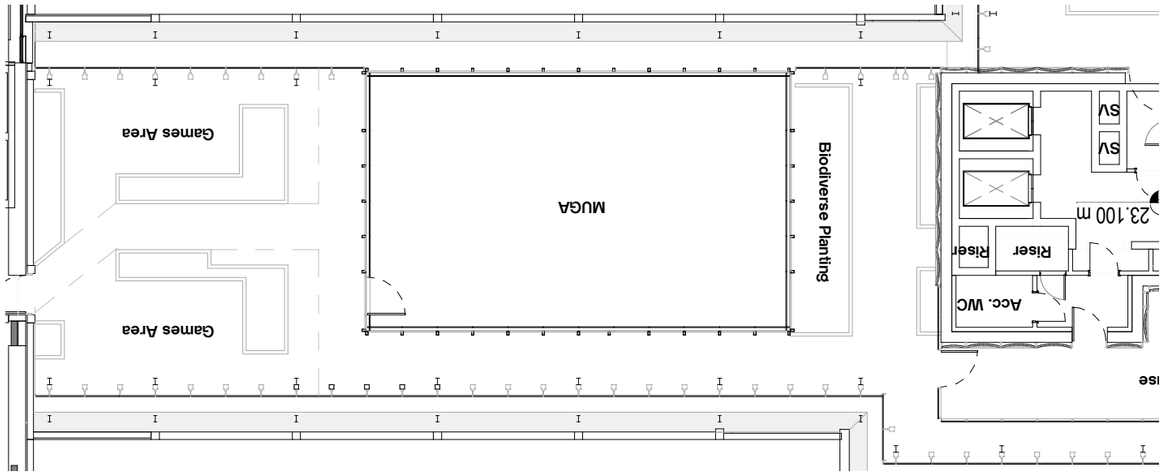
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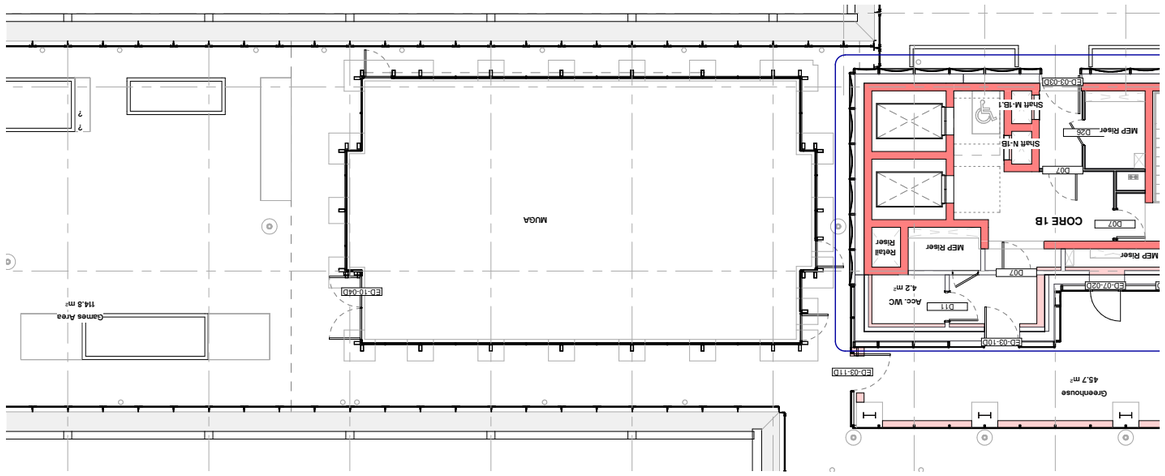
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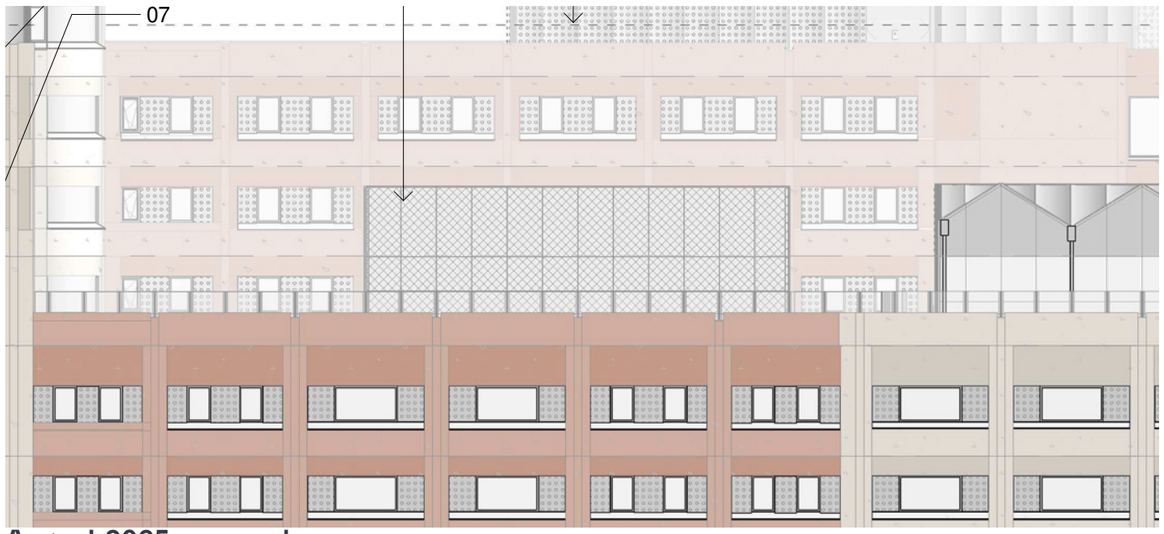
- Facade and elevation treatment consistent
- Setting out maintained
- Structural proposal updated following design development

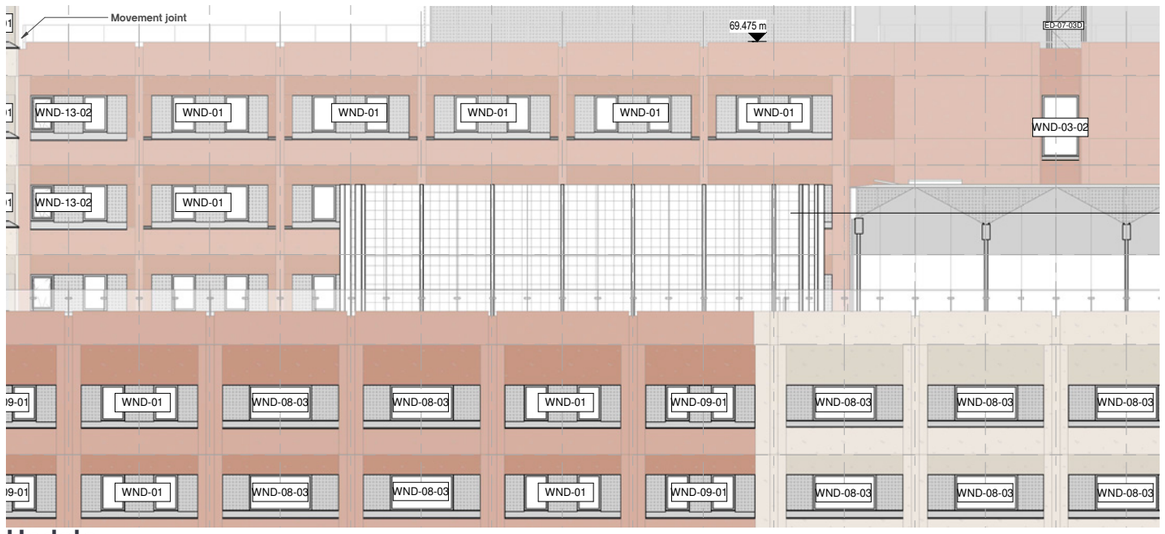
4.2 MUGA - Phase 01

Original Planning Application Drawing
(142888/FO/2025)









August 2025 proposal

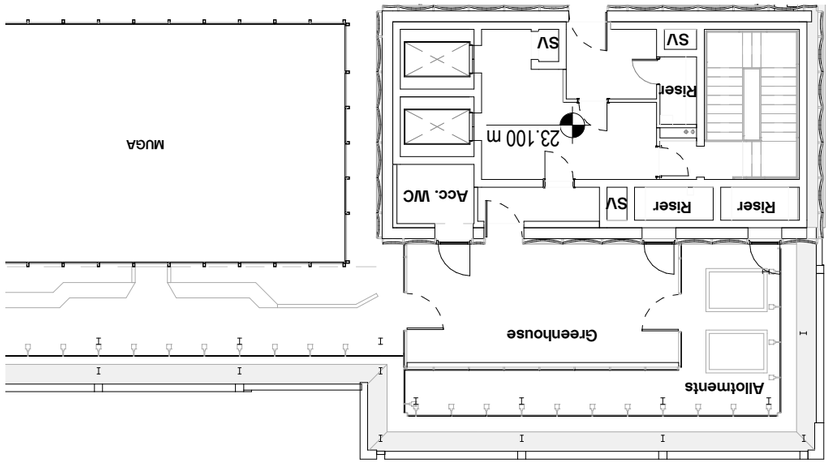
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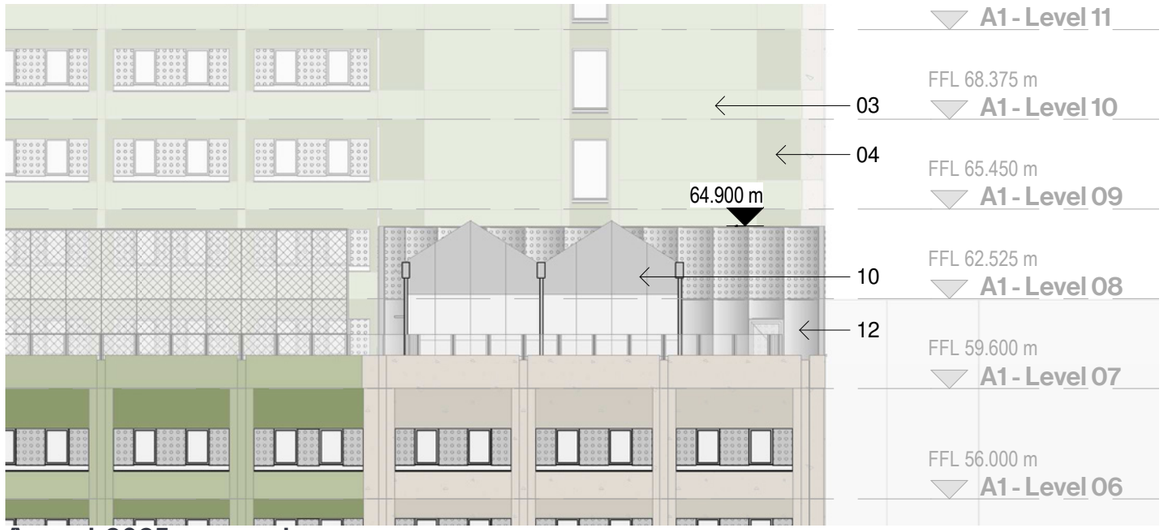
Updates:

- Setting out amended to improve amenity provision outside Core 1C
- Structural proposal updated following design development
- MUGA access and arrangement updated to accommodate goals following Re-Form design development
- Access around MUGA perimeter gated - access for maintenance personnel only

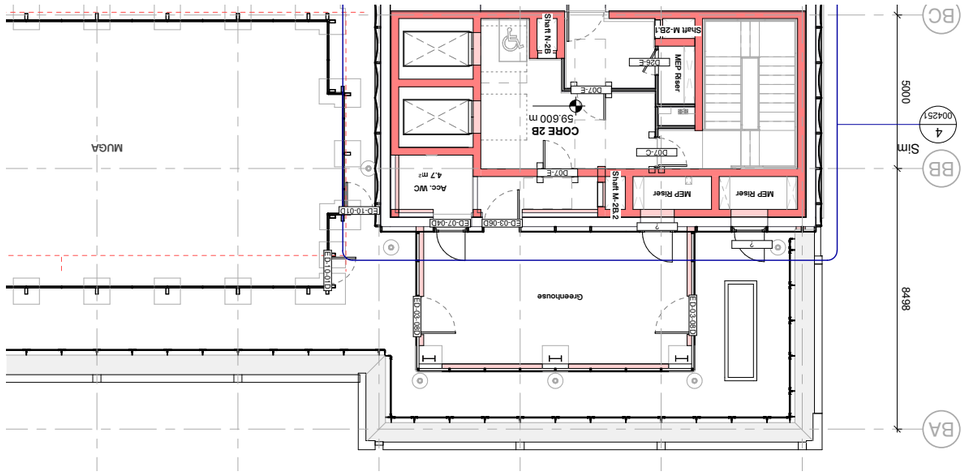
4.3 Greenhouse - Phase 02

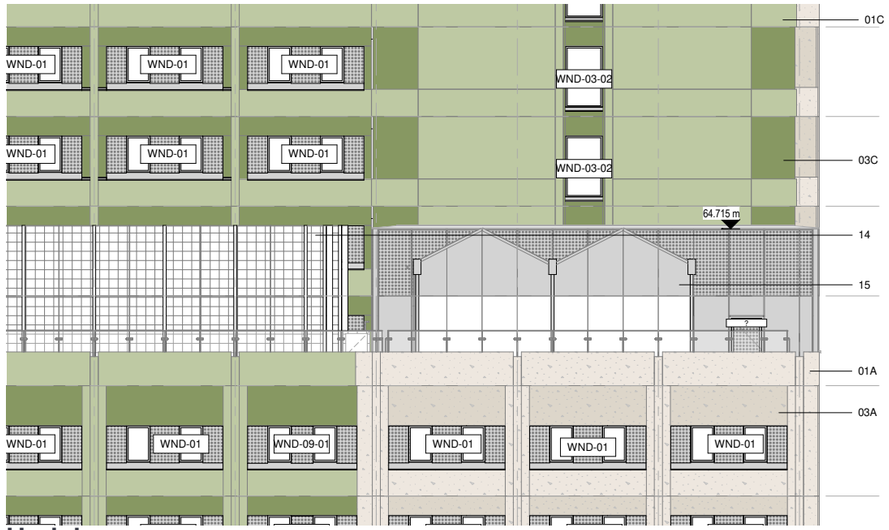
Original Planning Application Drawing
(142888/FO/2025)





August 2025 proposal





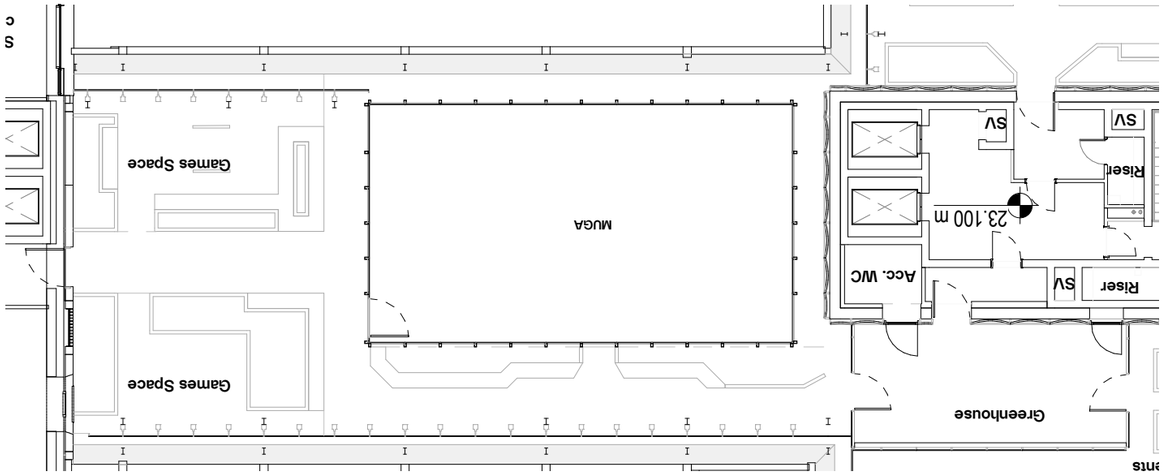
Update

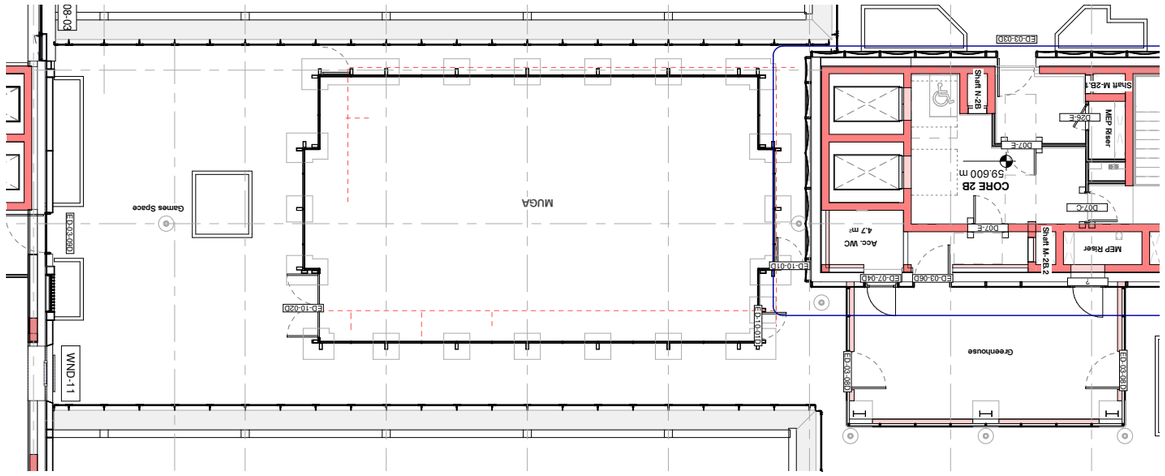
Updates:

- Facade and elevation treatment consistent, ridge height and roof pitch amended
- Setting out adjusted to improve access and circulation around
- Structural proposal updated following design development

4.4 MUGA - Phase 02

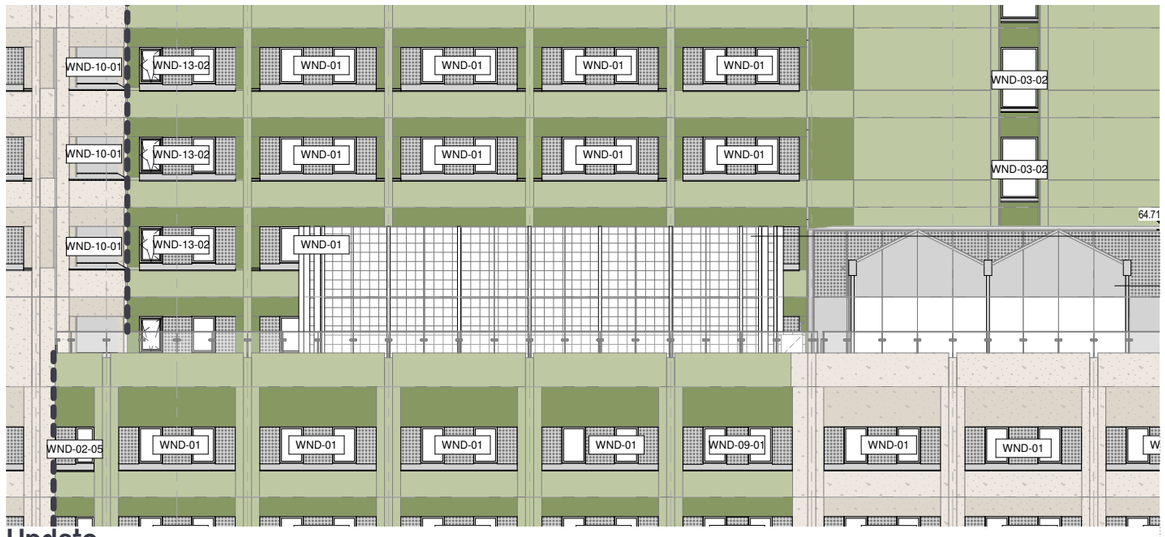
Original Planning Application Drawing
(142888/FO/2025)







August 2025 proposal



Update

Updates:

- Setting out amended to match Phase 01
- Structural proposal updated following design development
- MUGA access and arrangement updated to accommodate goals following Re-Form design development
- Access around MUGA perimeter gated - access for maintenance personnel only

5.0

Student Entrances

Chatham Street

5.1 Canopy Design

Original Planning Application Drawing
(142888/FO/2025)

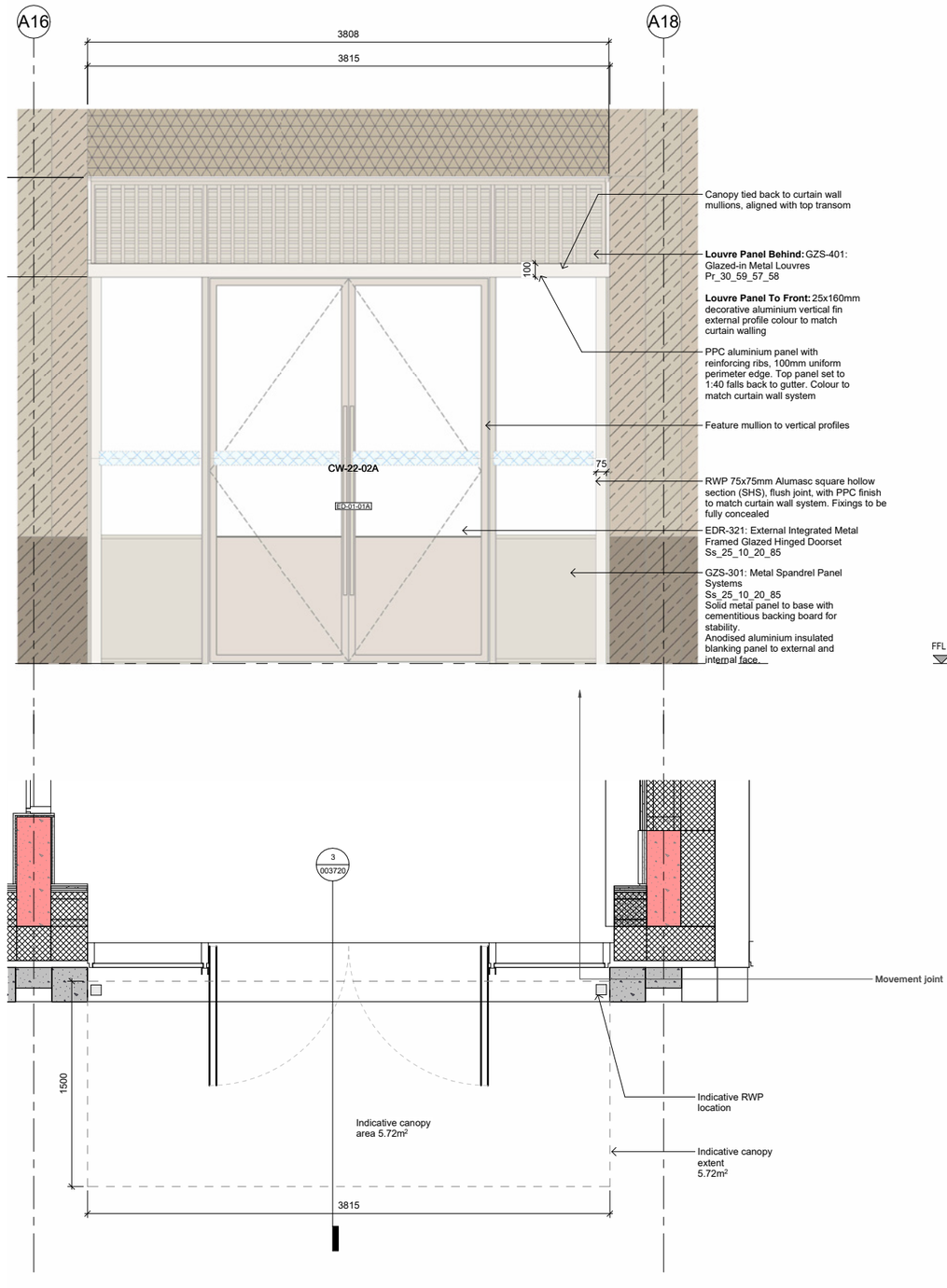
Following Access Consultant (GRD) development

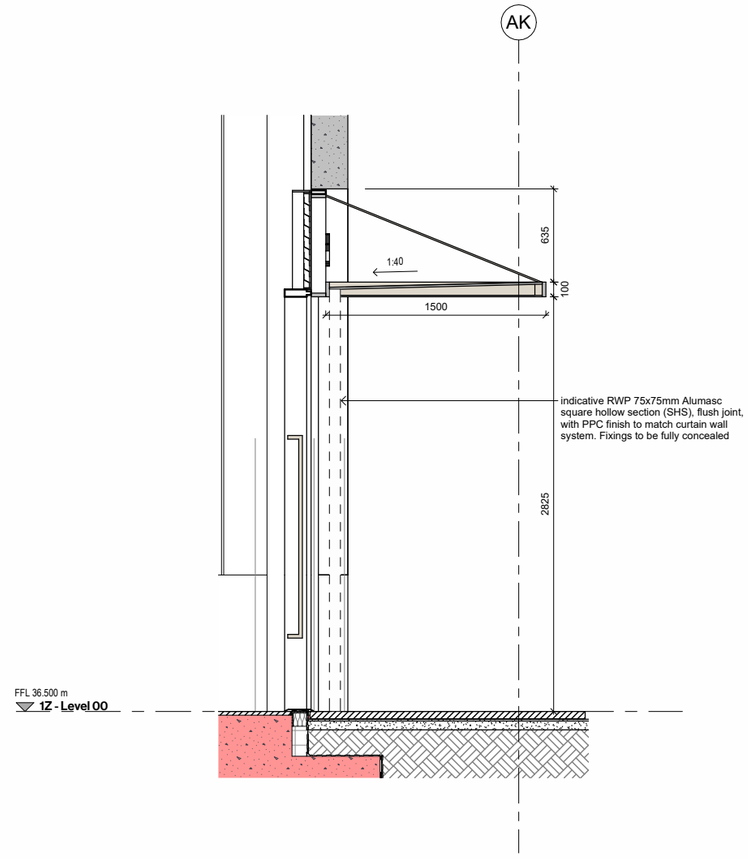
From DAIS, p.13, 4.2 Site Access;

The external environment has been designed to comply with BS8300 (Part 1), ensuring accessibility, safety, and inclusivity...

Both the above noted entrances will be prominent, controlled with automated opening, level thresholds and the necessary ***canopy provision***

Design proposals have been developed in regards to the access consultant report - a visually unobtrusive, lightweight aluminium panel system secured back to curtain walling.



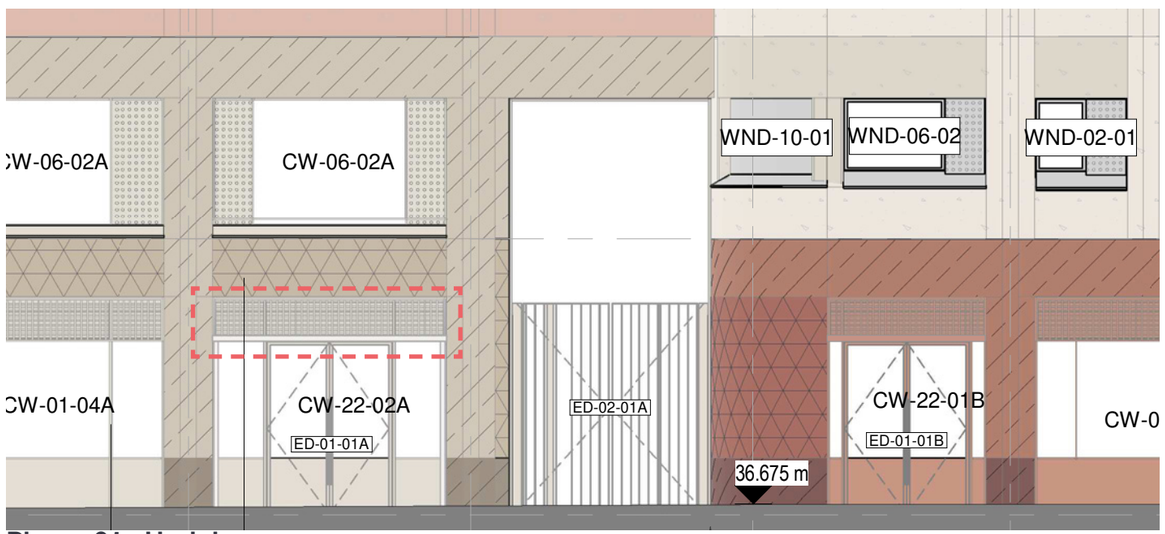


5.2 Both Phases

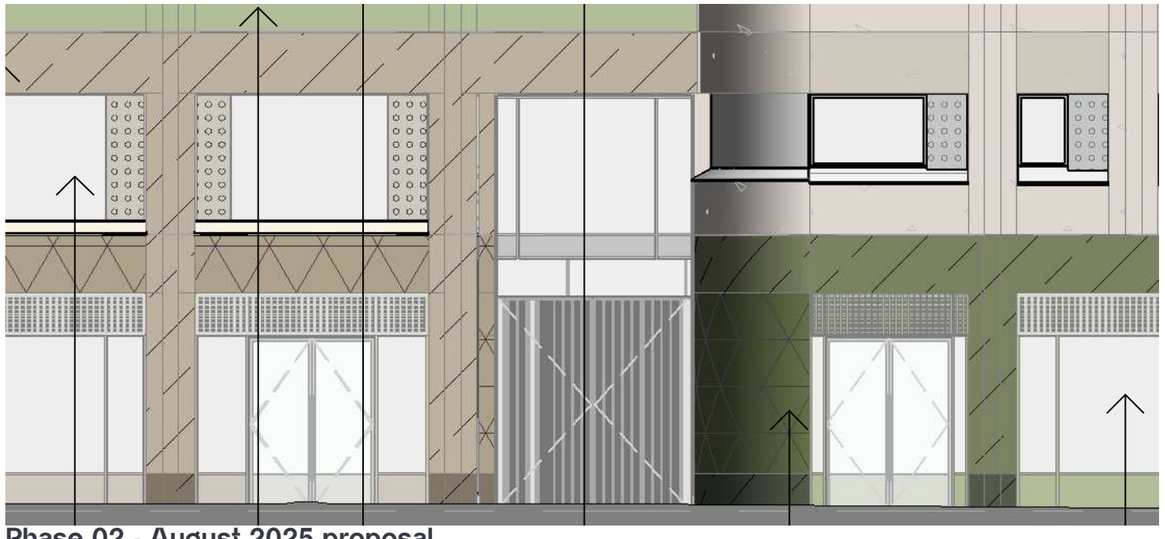
Original Planning Application Drawing
(142888/FO/2025)



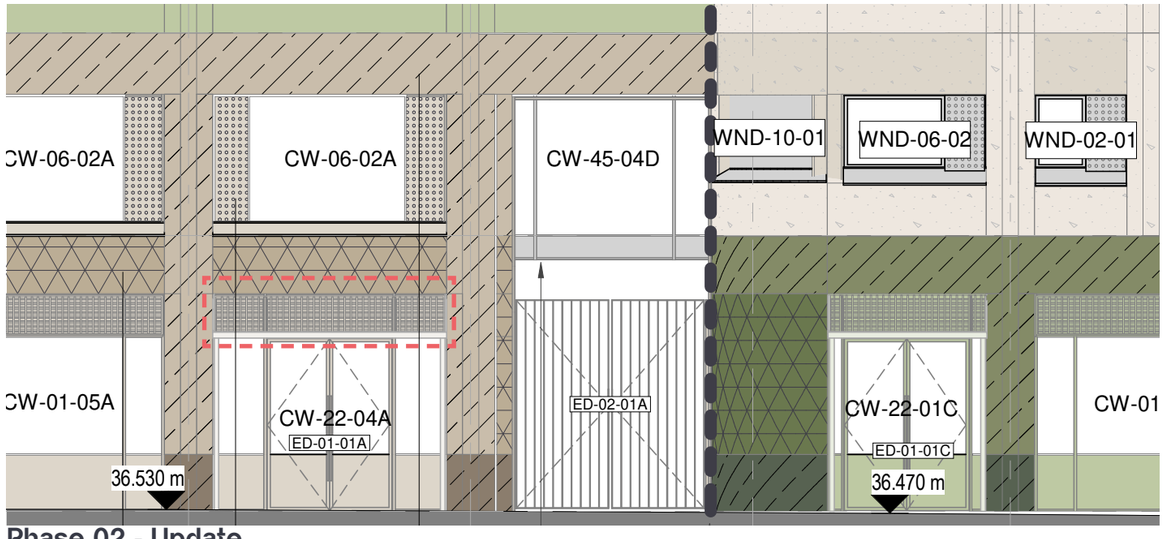
Phase 01 - August 2025 proposal



Phase 01 - Update



Phase 02 - August 2025 proposal



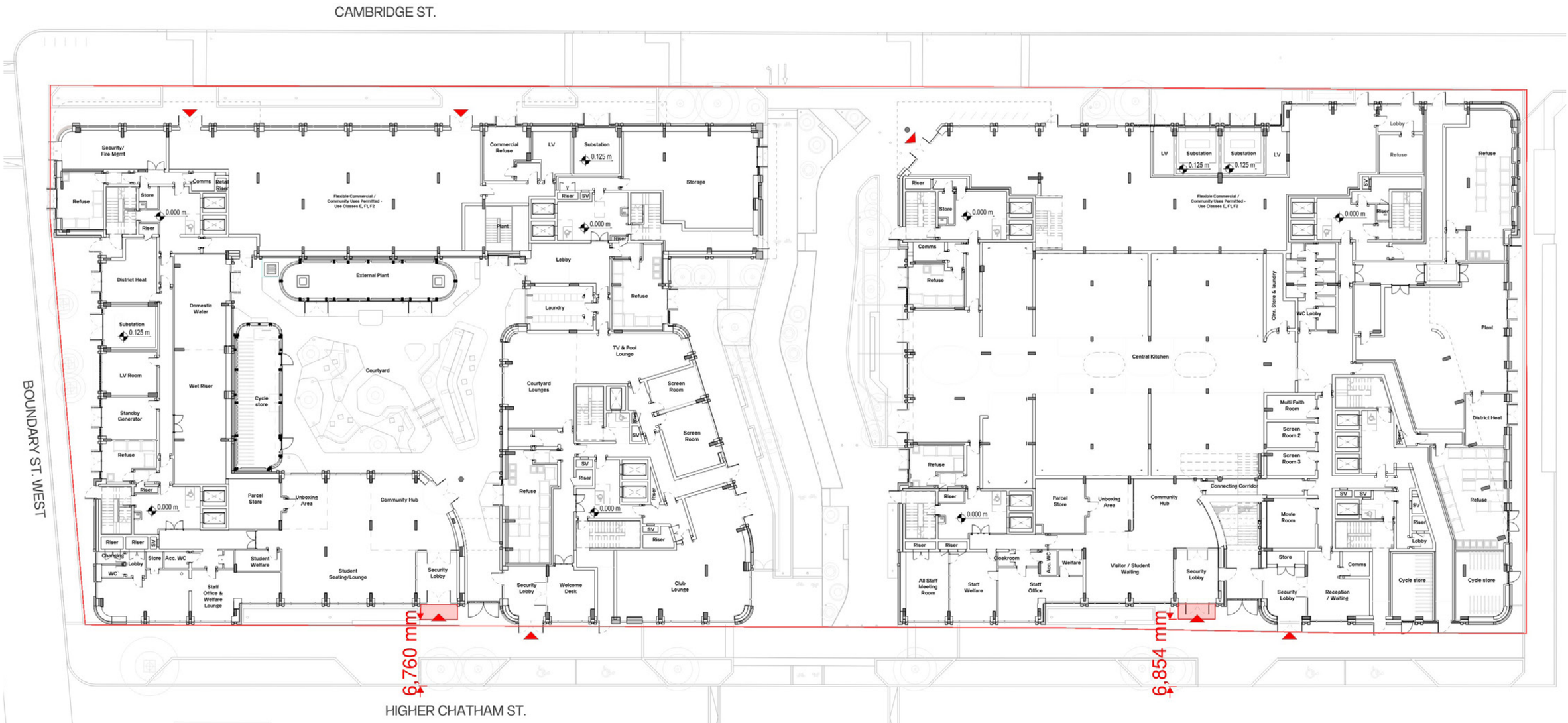
Phase 02 - Update

Updates:

- 2no. canopies added to Chatham St. primary student entrances (both phases) and coloured to match curtain walling system
- Lightweight aluminium system tied back to curtain walling

5.3 Both Phases

Original Planning Application Drawing
(142888/FO/2025)



Notes:

– Distances of canopy from kerb as detailed

6.0

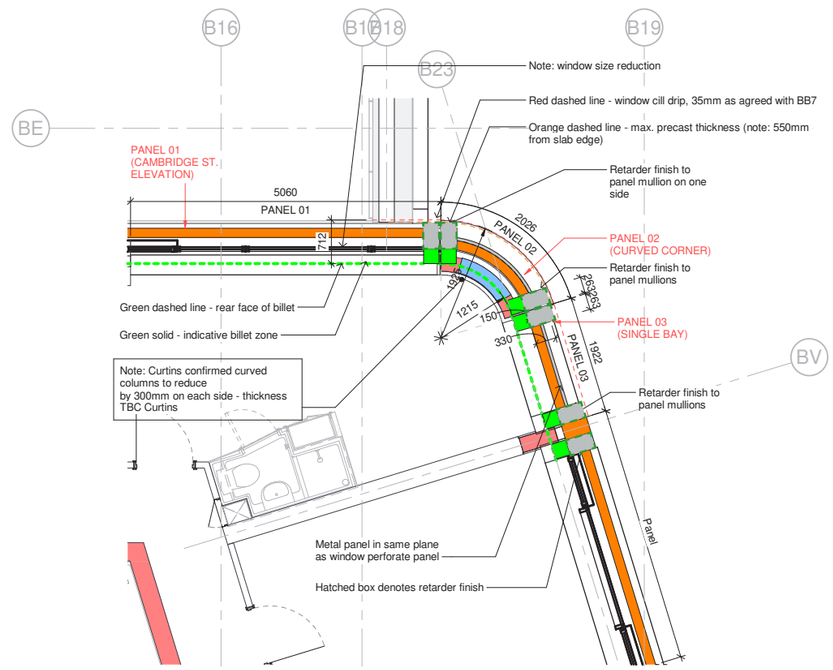
Curved corner

Updates

6.1 Technical Design Development

Precast mullion locations maintained, profiles refined

- 3no. panels required with mullions for vertical support on edges
- Cranage weights and allowances accounted for during construction
- Maintains metal panel corner
- Mullions on edge for precast fitting, visual profile reduced
- Aligns with precast methodology, within transportation and cranage constraints
- Maintains horizontality
- Detail copied across Phases 01 and 02
- Previously presented to MCC in CPA report; CAM-CPA-XX-XX-RP-A-009051





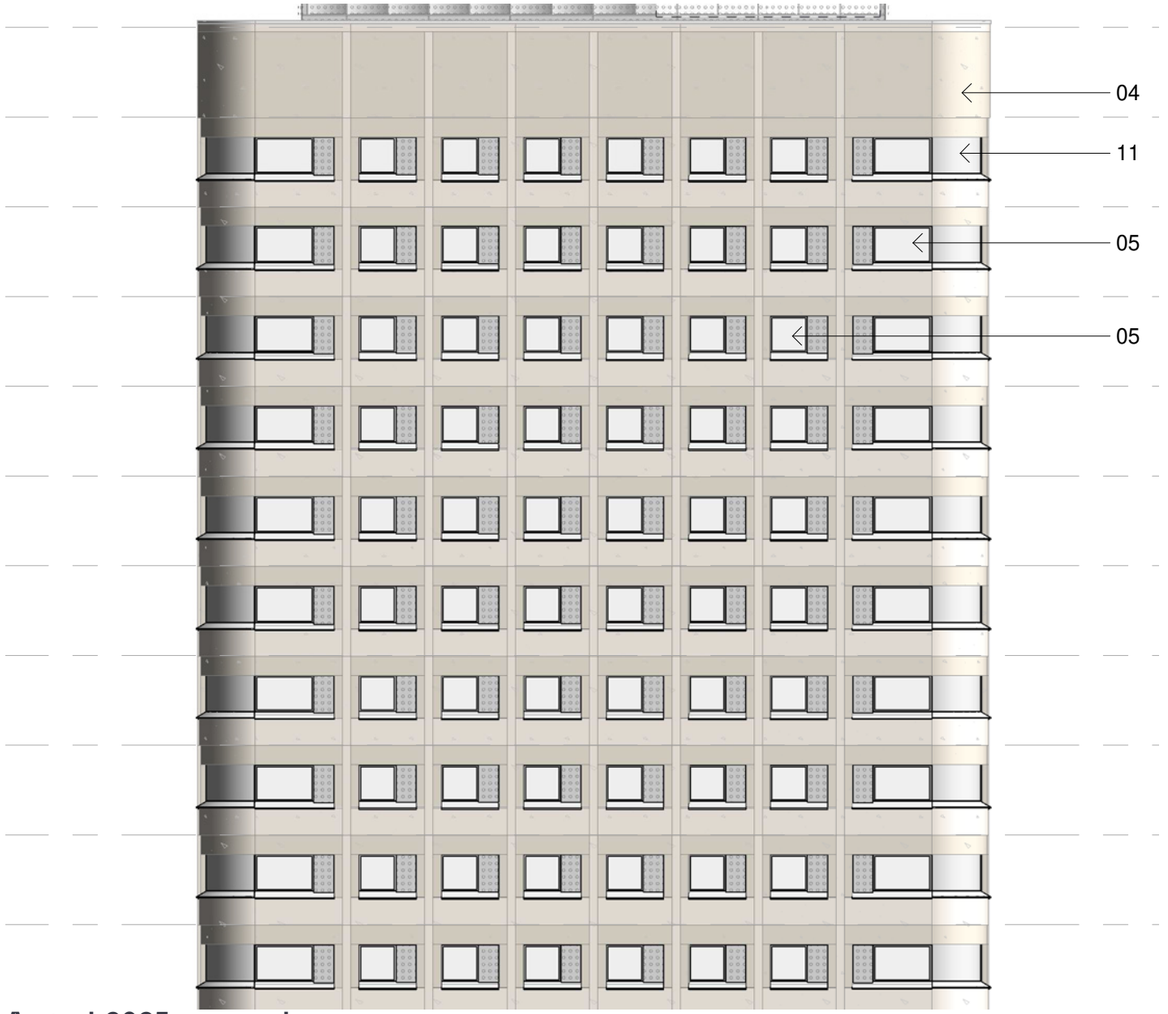
Sketch detail and visual close up



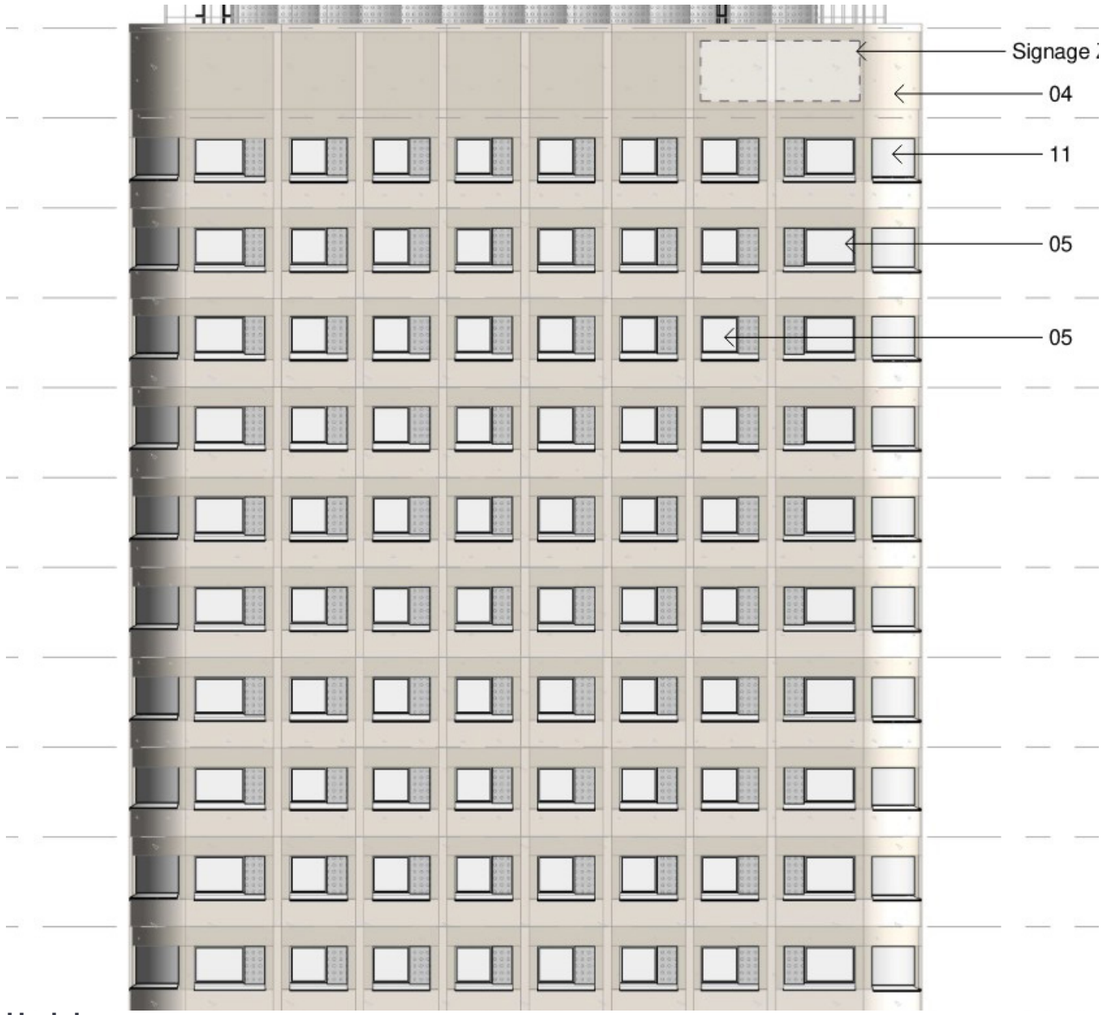
Sketch visualisation from Cambridge St

6.2 Elevation review

Original Planning Application Drawing
(142888/FO/2025)



August 2025 proposal



Update

Updates:

- Phase 02 indicated, detail applicable to both phases
- Setting out adjusted to improve delivery and construction
- Maintains original design intent

7.0

Planning Drawings

Updates

7.1 Architectural planning drawings

Original Planning Application Drawing (142888/FO/2025)

Package	Drawing	Scale	Size	Reference	Notes
Location & Site Plans	Location Plan	1:1250	A1	998-CPA-ZZ-00-DR-A-0100	Internal arrangement of Phase 02 Ground Floor differs, public realm updated
	Site Plan - Existing	1:500	A1	998-CPA-ZZ-00-DR-A-0110	
	Site Plan - Demolition	1:500	A1	998-CPA-ZZ-00-DR-A-0111	
	Site Plan - Proposed	1:500	A1	998-CPA-ZZ-00-DR-A-0112	Internal arrangement of Phase 02 Ground Floor differs, public realm updated
	Site Plan - Phasing	1:500	A1	998-CPA-ZZ-00-DR-A-0113	Internal arrangement of Phase 02 Ground Floor differs, public realm updated
	Site Plan - Existing - Topography	1:500	A1	998-CPA-ZZ-00-DR-A-0114	
	Site Plan - Fire Service	1:500	A1	998-CPA-ZZ-00-DR-A-0115	Internal arrangement of Phase 02 Ground Floor differs, public realm updated
Proposed Floor Plans	Floor Plan - Basement	1:200	A1	998-CPA-ZZ-B1-DR-A-0220	Internal arrangement of Phase 02 basement updated
	Floor Plan - Ground	1:200	A1	998-CPA-ZZ-00-DR-A-0221	Internal arrangement of Phase 02 ground floor updated
	Floor Plan - Level 01	1:200	A1	998-CPA-ZZ-01-DR-A-0222	Internal arrangement of Phase 02 first floor updated
	Floor Plan - Level 02	1:200	A1	998-CPA-ZZ-02-DR-A-0223	
	Floor Plan - Level 03	1:200	A1	998-CPA-ZZ-03-DR-A-0224	
	Floor Plan - Level 04	1:200	A1	998-CPA-ZZ-04-DR-A-0225	
	Floor Plan - Level 05	1:200	A1	998-CPA-ZZ-05-DR-A-0226	
	Floor Plan - Level 06	1:200	A1	998-CPA-ZZ-06-DR-A-0227	
	Floor Plan - Level 07	1:200	A1	998-CPA-ZZ-07-DR-A-0228	Plan updated, MUGA pitch and greenhouses updated
	Floor Plan - Level 08	1:200	A1	998-CPA-ZZ-08-DR-A-0229	
	Floor Plan - Level 09	1:200	A1	998-CPA-ZZ-09-DR-A-0230	
	Floor Plan - Level 10	1:200	A1	998-CPA-ZZ-10-DR-A-0231	Plan updated, PV extents amended
	Floor Plan - Level 11	1:200	A1	998-CPA-ZZ-11-DR-A-0232	
	Floor Plan - Level 12	1:200	A1	998-CPA-ZZ-12-DR-A-0233	Plan updated, PV extents amended
	Floor Plan - Level 13	1:200	A1	998-CPA-ZZ-13-DR-A-0234	
	Floor Plan - Level 14	1:200	A1	998-CPA-ZZ-14-DR-A-0235	
	Floor Plan - Level 15	1:200	A1	998-CPA-ZZ-15-DR-A-0236	
	Floor Plan - Level 16	1:200	A1	998-CPA-ZZ-16-DR-A-0237	
	Floor Plan - Level 17	1:200	A1	998-CPA-ZZ-17-DR-A-0238	
	Floor Plan - Level 18	1:200	A1	998-CPA-ZZ-18-DR-A-0239	
	Floor Plan - Level 19	1:200	A1	998-CPA-ZZ-19-DR-A-0240	
	Floor Plan - Level 20	1:200	A1	998-CPA-ZZ-20-DR-A-0241	

7.2 Architectural planning drawings

Original Planning Application Drawing (142888/FO/2025)

Package	Drawing	Scale	Size	Reference	Notes
cont.	Floor Plan - Level 21	1:200	A1	998-CPA-ZZ-21-DR-A-0242	
	Floor Plan - Level 22	1:200	A1	998-CPA-ZZ-22-DR-A-0243	
	Floor Plan - Level 23	1:200	A1	998-CPA-ZZ-23-DR-A-0244	Plan updated, PV extents, Phase 01 access gantry & plant enclosure amended
	Floor Plan - Level 24	1:200	A1	998-CPA-ZZ-24-DR-A-0245	
	Floor Plan - Level 25	1:200	A1	998-CPA-ZZ-25-DR-A-0246	
	Floor Plan - Level 26	1:200	A1	998-CPA-ZZ-26-DR-A-0247	
	Floor Plan - Level 27	1:200	A1	998-CPA-ZZ-27-DR-A-0248	
	Floor Plan - Level 28	1:200	A1	998-CPA-ZZ-28-DR-A-0249	
	Floor Plan - Level 29	1:200	A1	998-CPA-ZZ-29-DR-A-0250	Plan updated, PV extents, Phase 02 access gantry & plant enclosure amended
	Floor Plan - Roof Plan	1:200	A1	998-CPA-ZZ-ZZ-DR-A-0251	Plan updated, PV extents, Phase 01/02 access gantry & plant enclosure amended
Elevations	Site Elevations - Existing	1:500	A1	998-CPA-ZZ-ZZ-DR-A-0630	
	Site Elevations - South West & North East (Cambridge St. & Chatham St.)	1:500	A1	998-CPA-ZZ-ZZ-DR-A-0631	Tower corners, MUGA pitch location, façade base details & levels, Phase 02 north west and north east corners and Chatham Street entrance canopies updated
	Site Elevations - South East & North West (Boundary St. & Service Rd.)	1:500	A1	998-CPA-ZZ-ZZ-DR-A-0632	Tower corners, façade base details & levels, Phase 02 north west elevation ground floor updated
	South West - Cambridge St.	1:200	A1	998-CPA-ZZ-ZZ-DR-A-0633	Tower corners, MUGA pitch location, façade base details & levels, Phase 02 north west corner updated
	North East - Chatham St.	1:200	A1	998-CPA-ZZ-ZZ-DR-A-0634	Tower corners, façade base details & levels, Phase 02 north east corner and Chatham Street entrance canopies updated
	South East & North West (Boundary St. & Service Rd.)	1:200	A0	998-CPA-ZZ-ZZ-DR-A-0635	Tower corners, façade base details & levels, Phase 02 north west and north east corners updated
	Phase 01 North West & Phase 02 South East - Link Road/Cavendish St	1:200	A0	998-CPA-ZZ-ZZ-DR-A-0636	Tower corners, façade base details & levels updated
Sections	Site - Section AA	1:200	A0	998-CPA-ZZ-ZZ-DR-A-0710	Updated to align with elevations - tower corners, facade base details
	Site - Section BB	1:200	A0	998-CPA-ZZ-ZZ-DR-A-0711	Updated to align with elevations - tower corners, facade base details
	Phase 01 - Section CC	1:200	A0	998-CPA-AZ-ZZ-DR-A-0712	Updated to align with elevations - tower corners, facade base details
	Phase 01 - Section DD	1:200	A0	998-CPA-AZ-ZZ-DR-A-0713	Updated to align with elevations - tower corners, facade base details
	Phase 02 - Section EE	1:200	A0	998-CPA-BZ-ZZ-DR-A-0714	Updated to align with elevations - tower corners, facade base details
	Phase 02 - Section FF	1:200	A0	998-CPA-BZ-ZZ-DR-A-0715	Updated to align with elevations - tower corners, facade base details
	Phase 02 - Section GG	1:200	A0	998-CPA-BZ-ZZ-DR-A-0716	Updated to align with elevations - tower corners, facade base details

7.3 Architectural planning drawings

Package	Drawing	Scale	Size	Reference	Notes
Bay Studies	Phase 01 - Cambridge St.	1:50	A1	998-CPA-AZ-ZZ-DR-A-0800	Façade base details & levels updated
	Phase 01 - Cambridge St. corner	1:50	A1	998-CPA-AZ-ZZ-DR-A-0801	Façade base details & levels updated
	Phase 01 - Chatham St. Tower	1:50	A1	998-CPA-AZ-ZZ-DR-A-0802	Tower corner updated
	Phase 01 - Boundary St. Corner	1:50	A1	998-CPA-AZ-ZZ-DR-A-0803	Boundary St. Corner updated
	Phase 02 - Chatham St.	1:50	A1	998-CPA-BZ-ZZ-DR-A-0804	Tower corner updated
	Phase 02 - Cambridge St.	1:50	A1	998-CPA-BZ-ZZ-DR-A-0805	Façade base details & levels updated
Area Plans	GEA	1:50	A1	998-CPA-ZZ-ZZ-DR-A-8910	Updates hold minimal signficant impact to GEA
	GIA	1:50	A1	998-CPA-ZZ-ZZ-DR-A-8911	Updates hold minimal signficant impact to GIA
	NIA	1:50	A1	998-CPA-ZZ-ZZ-DR-A-8912	Updates hold minimal signficant impact to NIA
DAS	Design & Access Statement	NTS	A3	998-CPA-ZZ-ZZ-RP-A-9029	Updated following changes above - To follow as agreed

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