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landscapeprojects

20 February 2025
Statement of Compliance
with Outline Planning Permission

Fallowfield Campus

GRAHAM

MANCHESTER 1824
The University of Manchester

Contents

1.1 Executive Summary 4
Compliance with Outline Planning Permission 4

1.2 Planning Conditions 5

1.3 Maximum Height Parameter Plan 6

1.4 Developable Area Parameter Plan 7

1.5 Site Access Points Parameter Plan 8
Site Access Points 9

1.6 Quantum Parameters 10
Amenity Provision 11

1.7 Compliance with Design Guide 12
Design Guide 12
Proposed Development Compliance 12
Minimum Distances Between Buildings 26

UMRF-SRA-XX-XX-RP-A-00101
Project Number: 7172
Project Title: Fallowfield Campus

Rev	Date	Status	Issue Purpose	Originator	Authorised
P01	20/02/25	S2	PLANNING	MT	NM

STATEMENT OF COMPLIANCE

1.1 Executive Summary

The following document demonstrates the schemes compliance with the Parameter Plans, Planning Conditions including land use and quantum and Design Guide as set out in the Outline Planning Permission (138126/OO/2023). This document also confirms the discharge of pre-submission Condition 2, and information required for Condition 6.

Compliance with Outline Planning Permission

Approved Parameters	Proposed Development Compliance (Note: areas provided are GIA)	Compliance Achieved
Drawing 6952-SRA-XX-XX-DR-A-00800-Parameter Plan Maximum Heights	As demonstrated on pages 5, the proposed development complies with the maximum heights parameter plan.	✓
Drawing 6952-SRA-XX-XX-DR-A-00801 Parameter Plan Developable Area	As demonstrated on page 7, the proposed development complies with the developable area parameter plan.	✓
Drawing 6952-SRA-XX-XX-DR-A-00802 Site Access Points	As demonstrated on page 8, the proposed development complies with the site access parameter plan.	✓
Provision of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage	The Proposed Development comprises 3,300 Purpose Built Student Accommodation bedrooms, including: 2,633 standard bedrooms (including 17 accessible bedrooms). 677 premium bedrooms (including 4 accessible bedrooms). Associated facilities including: 23 waste stores incorporated in each residential block, 5N laundrettes located in the neighbourhood hubs 1,2,3 and 5 and residential block 21, 10N fully enclosed secure cycle stores, and 5 support bedrooms (non-rentable) provided in residential blocks 7&18. These support bedrooms are provided for use on a temporary basis for emergency use. This can be for additional support for students during a mental health crisis, or for if they are requiring for any reason to be moved from their room on campus for a short period of time and are not permanent bed spaces. Total GIA 97,178 sq m	✓
A maximum of 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway)	Proposals include a total of 4,352 m^2 ancillary amenity space, including 3191 m^2 in the form of a central hub, and 1161 m^2 in the form of 5 neighbourhood hubs. This accords with the quantum approved under the outline planning permission. Whilst central hubs will be accessible to all students, neighbourhood hubs will be accessible only to those residing in the development. Associated facilities include: open plan study spaces, social spaces, meeting rooms, multi-purpose bookable spaces, multi-purpose venue for presentations, dining and events, games area (pool tables, table tennis, darts), bar, café/coffee shop, hot food serving area, rooms for digital content recording, storage facilities (during holidays) and post boxes.	✓
Ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class)	Proposals include 55 bedrooms at 1452m^2 for supporting staff. These bedrooms will be used by members of the 'ResLife' team, who are a group of university campus representatives (typically but not necessarily non-students) who live in and amongst the students and provide pastoral care and support the management of the student population.	✓
A maximum of 1,200 sq m of ancillary residential dwellings (Use Class C3)	Proposals include 441m^2 C3 residential accommodation for ResLife staff members (and their families where appropriate). This accommodation is more conventional, 6N self-contained 2-bdrooms 3-person apartments, and is distinct from the Sui Generis PBSA accommodation, notwithstanding that it is ancillary. In accordance with Condition 38, the class C3 residential accommodation will be strictly occupied only by a single household, at least one member of which will be employed by either the University of Manchester or the operator of the development for the purposes of providing care and support to student residents of the campus. Occupancy shall be restricted on this basis and any such accommodation shall not be available for sale or rent on the open market or on any other basis.	✓
Design guide 6952-SRA-XX-XX-RP-A-00100	As demonstrated from page 10 onwards, the proposed development complies with the design guide.	✓

1.2 Planning Conditions

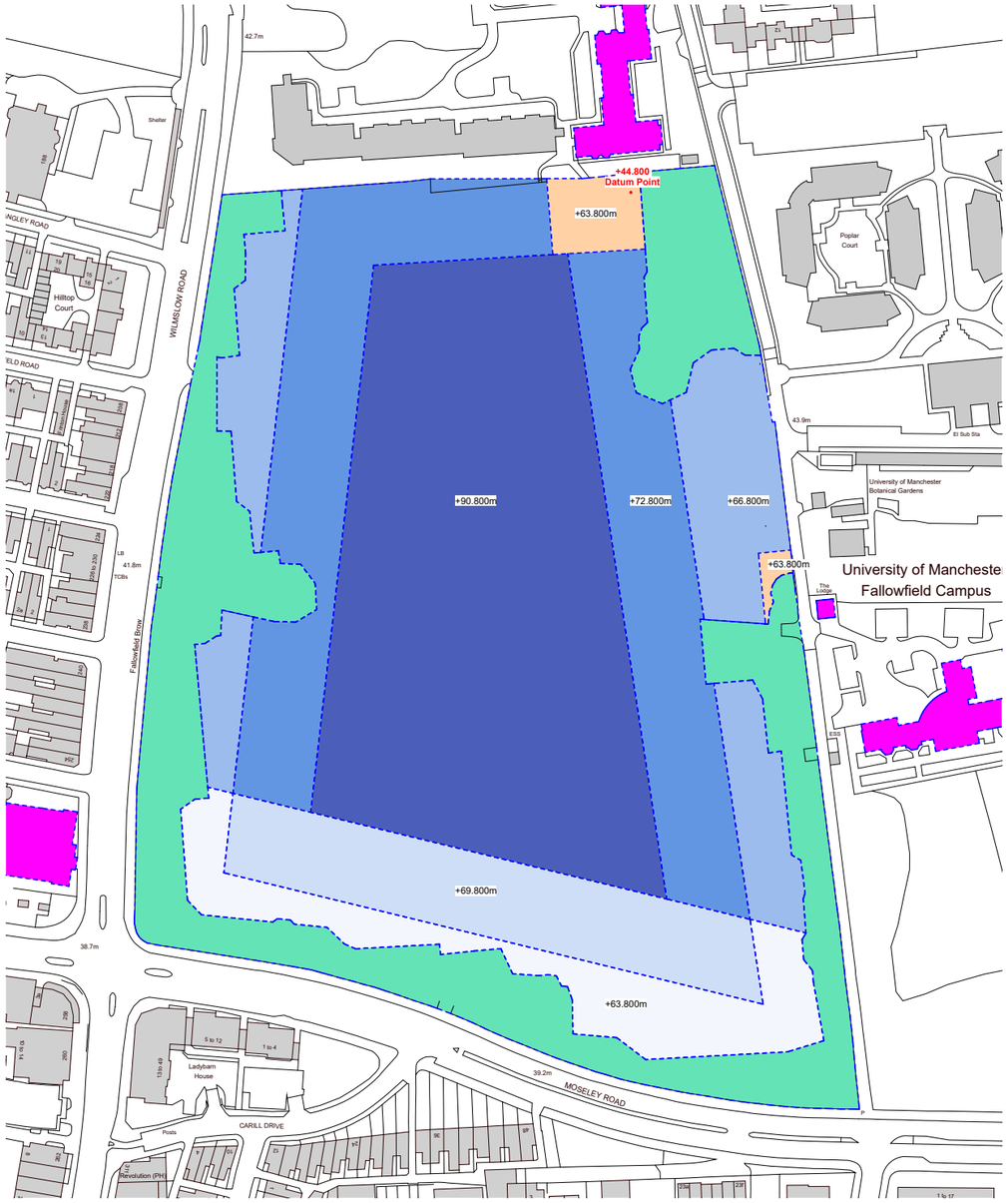
The planning conditions imposed as part of the outline permission will be met by the reserved matters application. The below planning conditions relate directly to specific architectural elements and thus the compliance has been explained below.

Planning Conditions Required to be discharged as part of Reserved Matters Application Relevant to Architectural Elements		Proposed Development Compliance	Compliance Achieved
Planning Condition 2. Phasing Plan	Prior to the submission of the first application for the approval of reserved matters, with the exception of the Phase 1a demolition works as defined, a Phasing Plan which outlines the intended phasing of the development shall be submitted to and approved by the City Council as local planning authority. Subsequently, applications for the approval of reserved matters shall be submitted and the development delivered in accordance with the approved Phasing Plan.	A phasing plan has been approved under the Application to Discharge Condition 2 (Ref. CDN/25/0087).	✓
Planning Condition 6. Mitzi Cunliffe Relief	As part of the first application for the approval of reserved matters a time-scale for the submission of a scheme for the re-use of the 'Mitzi Cunliffe Relief' as identified within the Heritage, Townscape, Visual Impact Assessment received on the 15th September 2023 shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be undertaken in accordance with the agreed details.	The Mitzi Cunliffe Relief has been stored carefully during the demolition works, and will be displayed in the central hub, as well as the landscape between blocks 9 and 11 as part of the proposed scheme. Please see section 5.23- Mitzi Cunliffe Relief Location, Design and Access Statement, for more information.	✓

1.3 Maximum Height Parameter Plan

The below drawings demonstrate that the scheme complies with the height parameters as set by the parameter plans in the outline planning permission.

Outline Planning Parameters



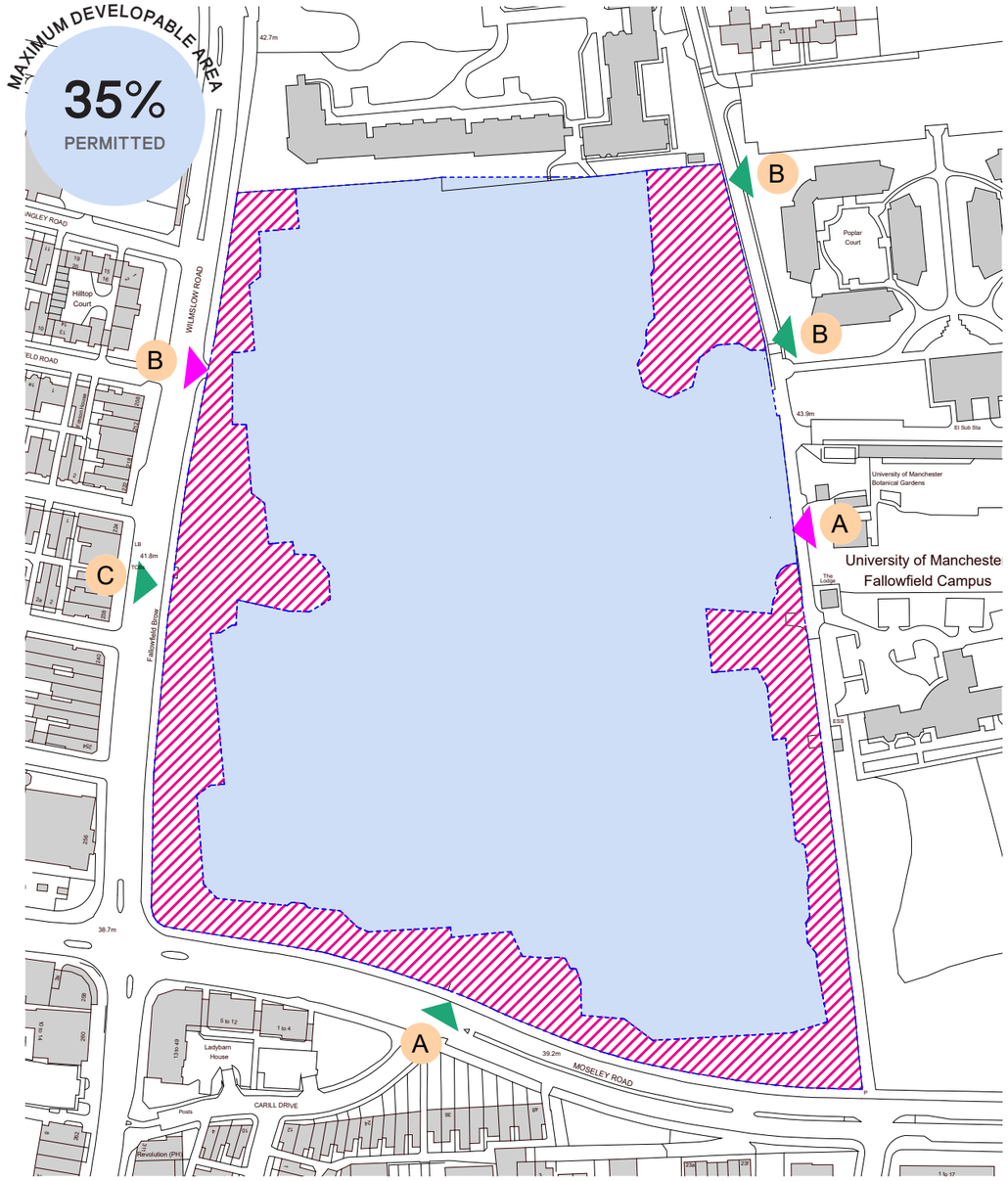
Proposed Scheme



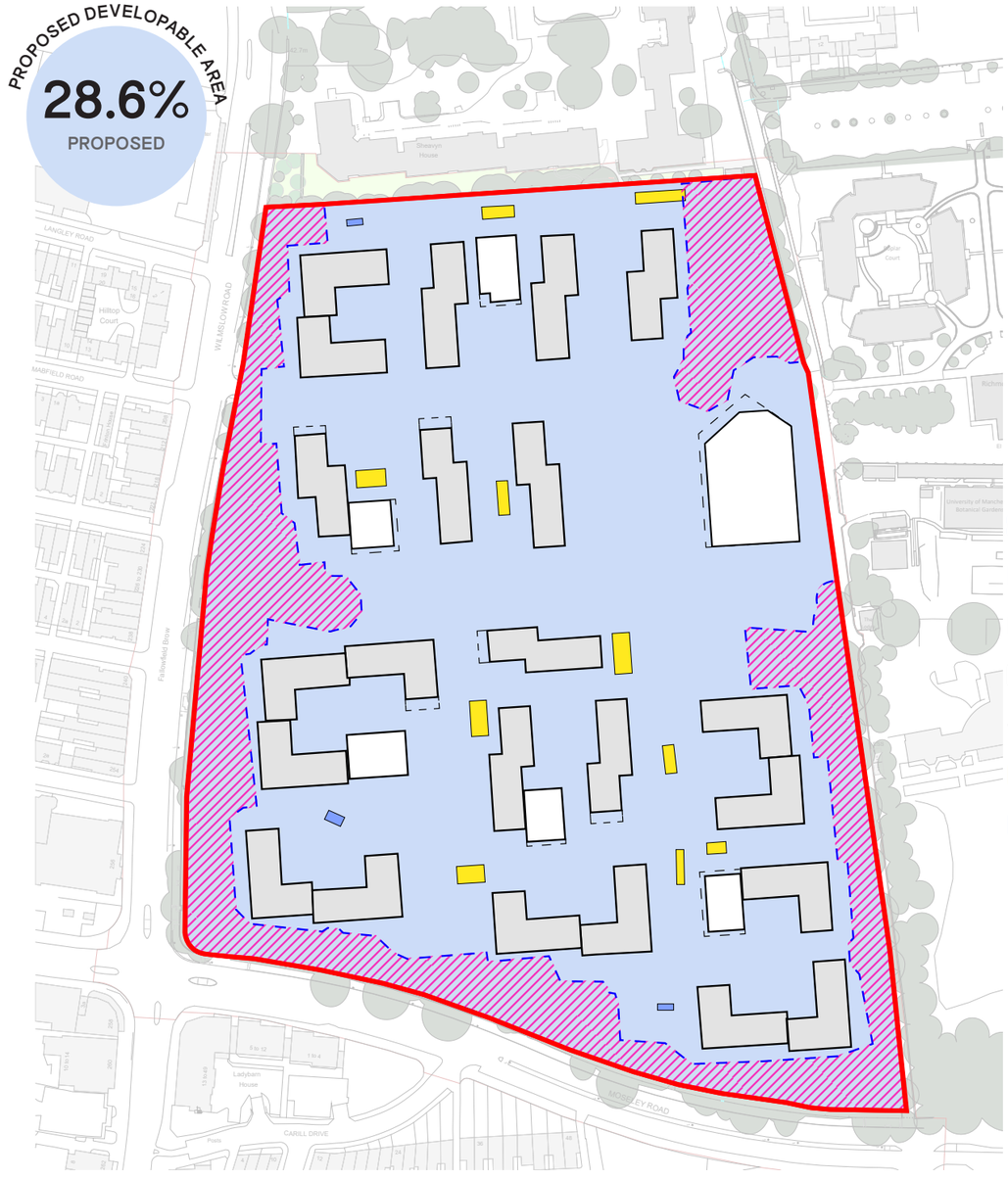
1.4 Developable Area Parameter Plan

The outline planning permission states that the maximum developable area is 35%, and the proposal results in a developable area of 28.6%- freeing up additional land for recreational outdoor space and landscaping. The calculation has been generated based on the ground floor footprint (including ancillary buildings such as cycle stores and emergency generators) of 17,068m², with the developable area being 59,600m².

Outline Planning Parameters



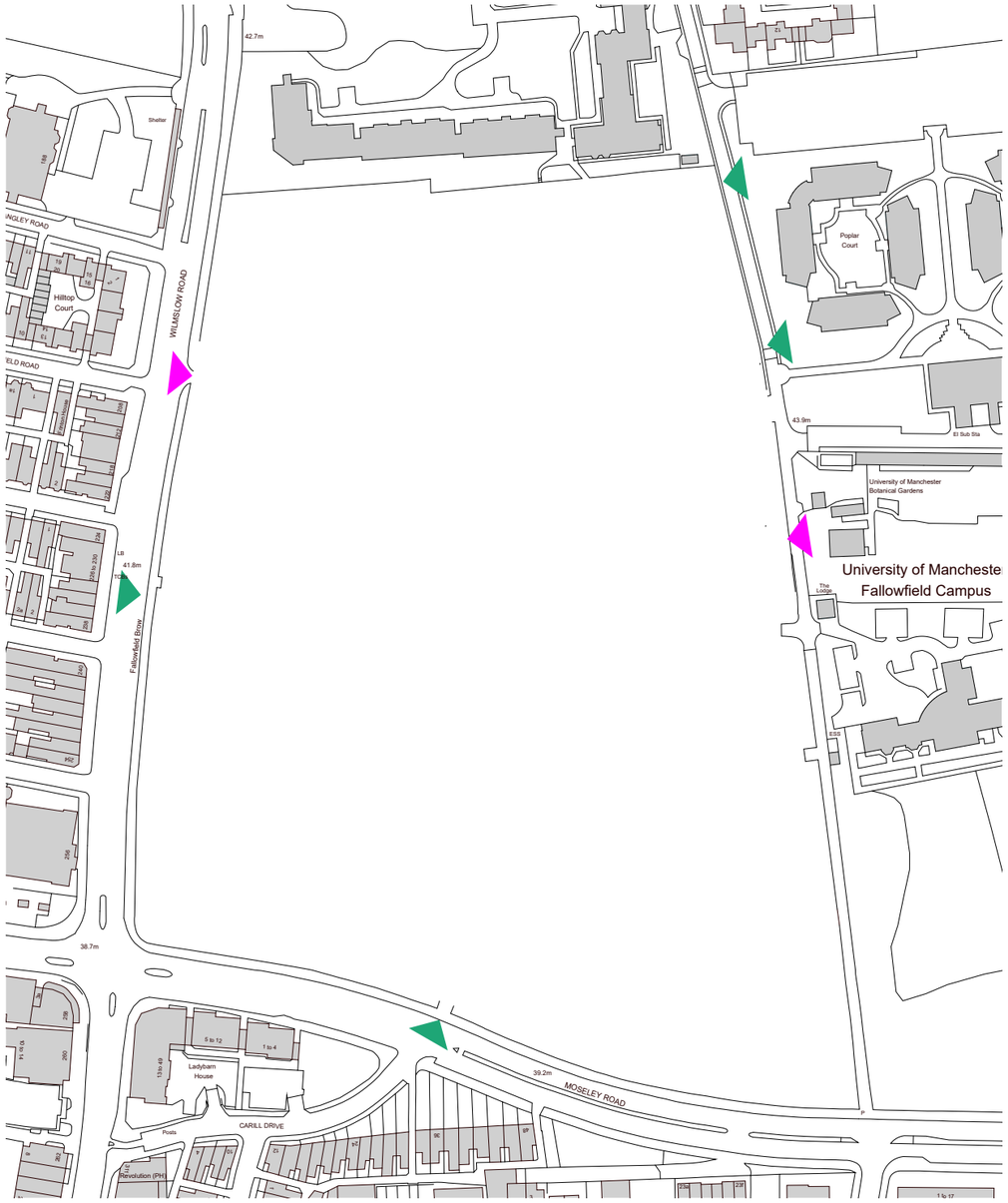
Proposed Scheme



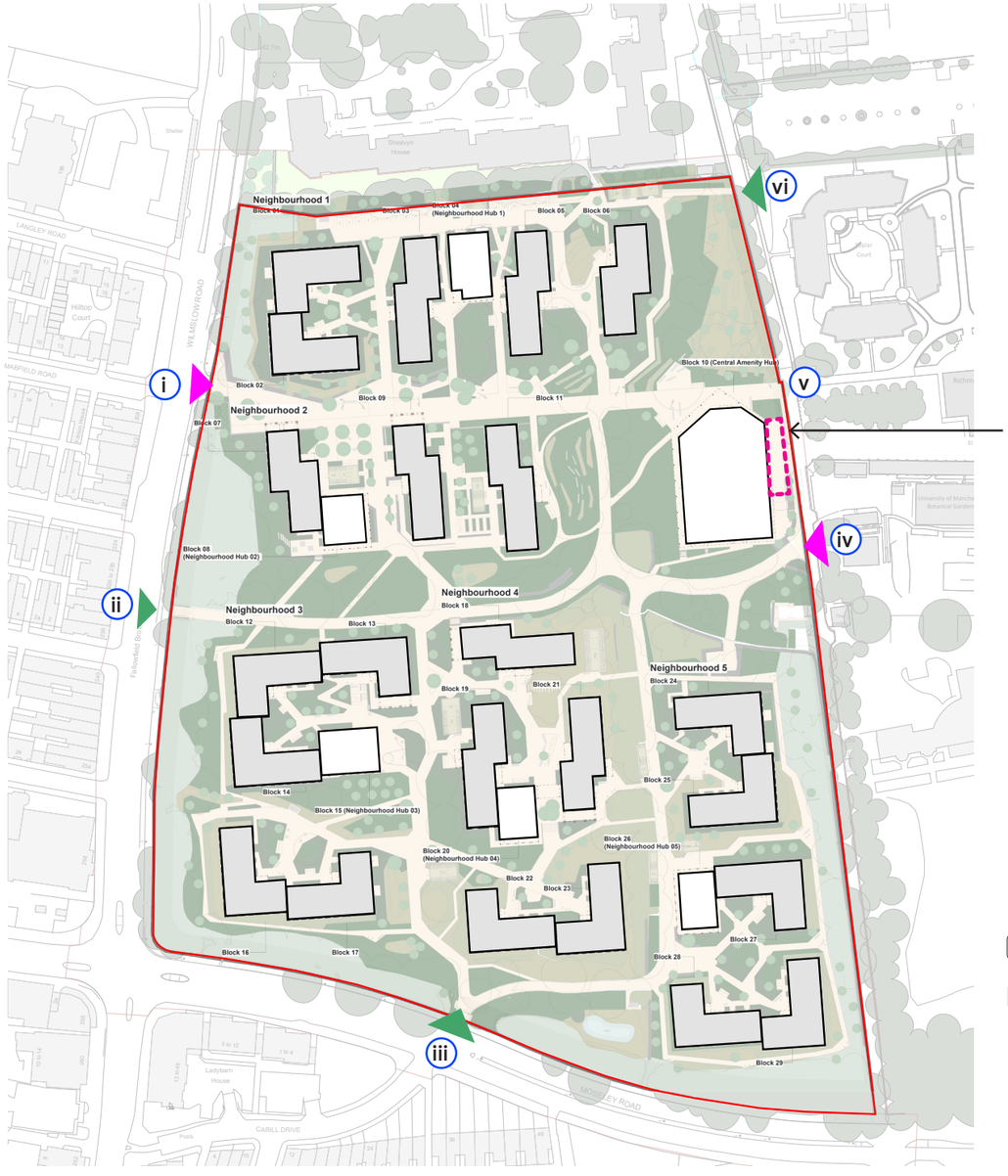
1.5 Site Access Points Parameter Plan

The site access points match those of the outline planning permission. For further information refer to the Landscape Statement prepared by Landscape Projects and the Transport Assessment prepared by Buro Happold submitted with this application.

Outline Planning Parameters



Proposed Scheme



Site Access Points

The below table summarises the access points and their functions.

Entrance		Vehicle
i	Wilmslow Road North	Emergency vehicles
ii	Wilmslow Road South	Normally closed; open for special events (e.g. moving in/ out days)
iii	Moseley Road	Emergency vehicles
iv	Whitworth Lane/ Oak Drive	24 hour (vehicle access control on Chancellors Way and Whitworth Lane)
v	Concourse	No access (fixed bollard)/ pedestrians and cyclists only
vi	Whitworth Lane North	Maintenance access only (drop bollard)

1.6 Quantum Parameters

The quantum of the development will meet the quantum as set out in the outline planning permission.





Total number of student bedrooms across 23 purpose built student accommodation blocks
(Use Class Sui Generis)





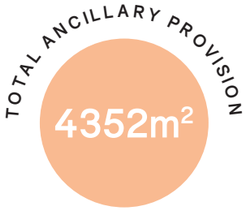
Total number of standard bedrooms allocated for ResLife distributed across 8 clusters.
(Use Class Sui Generis)





Total m^2 across 2 bedrooms
6 no. 2 bedroom, 3 person apartments.
(Use class C3)





1161 m^2 Satellite Hubs

3191m^2 Central Hub

Key:

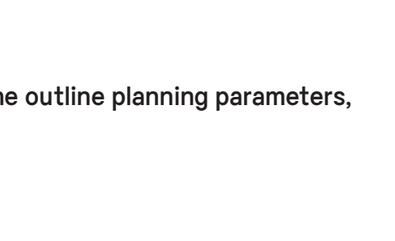
- Central Hub
- Neighbourhood Hub
- ResLife Coordinator Apartment
- ResLife Advisor Cluster

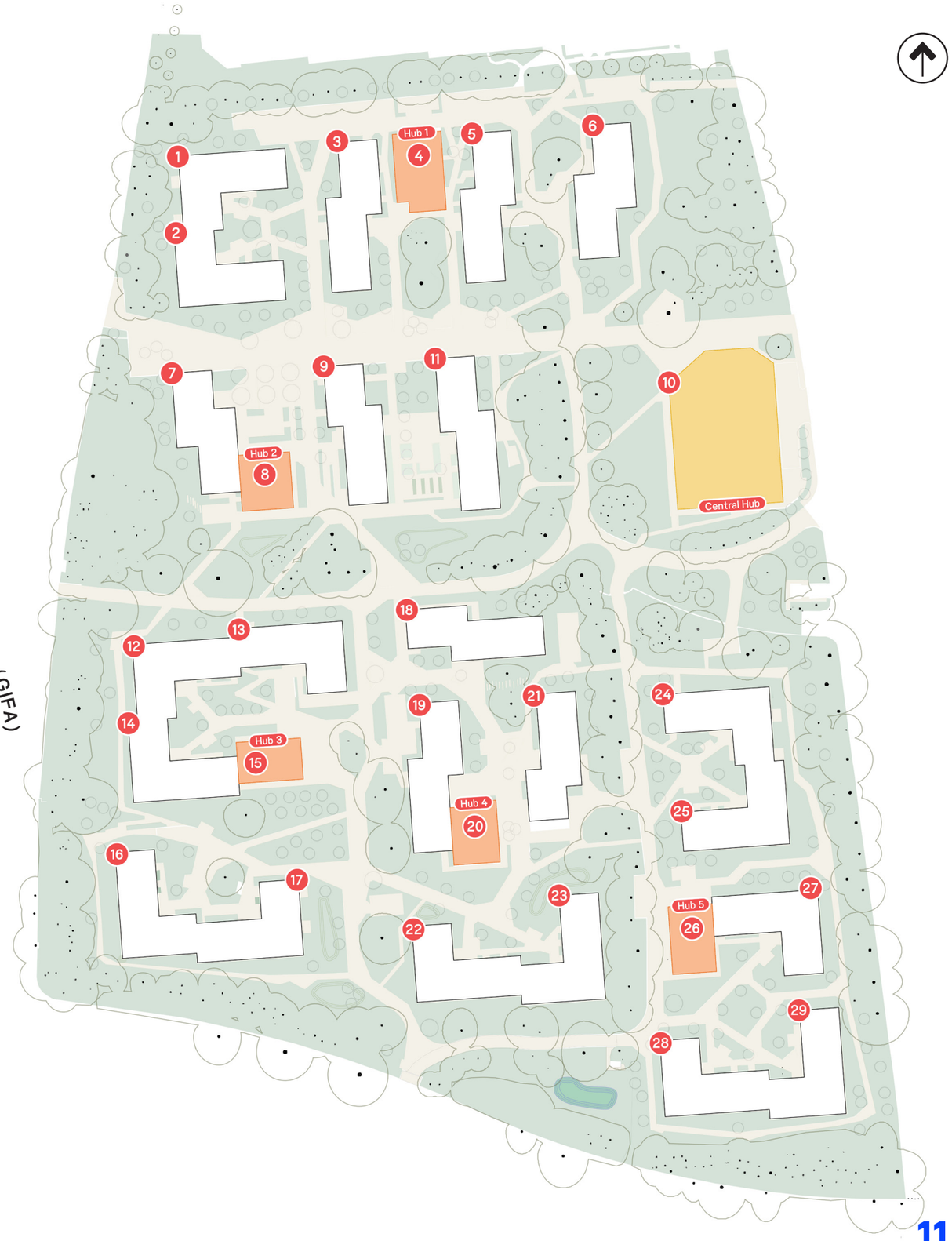


Amenity Provision

The total amenity provision sits within the parameters as set out by the outline planning parameters, with the total amount of amenity being provided 4352m².







Key:

- Central Hub
- Neighbourhood Hubs
- 1 Block Number

1.7 Compliance with Design Guide

The below table demonstrates the projects compliance with the design guide as approved as part of the outline planning permission.

Design Guide		Proposed Development Compliance
4.3 Existing Fallowfield Campus Features	The retention or relocation of key features, such as the Woolton Hall gates, should be considered as a part of the new development.	The Woolton Hall gates are being retained as a feature as part of neighbourhood 5 to respect and incorporate the history of the site into the design. See section 2.4.2 Boundary Treatment and Gates, Landscape Statement, for more information.
4.4 Mitzi Cunliffe	The artwork will be retained for future re-display and stored safely by the University of Manchester during demolition. Opportunities to reuse the artwork will be identified as part of the design proposals.	The Mitzi Cunliffe Relief has been stored carefully during the demolition works, and will be displayed in two areas- the central hub and the landscape. See section 5.23 Mitzi Cunliffe Relief Location, Design and Access Statement, for more information.
5.1 Student Experience	Student wellbeing must be at the core of the proposal, and should be considered at all stages of the design process. High quality design will enhance their day to day life and create a more attractive and visually stimulating environment.	Throughout the design process, student focus groups were consulted and research conducted to find out what matters most to students for the new development. These suggestions, such as wi-fi speed and acoustic performance, have been prioritised in the design. See Statement of Consultation for more information regarding student engagement. The wellbeing of students will be supported by the ResLife provision as well as the plethora of amenity on site including local hubs which are immediately accessible to each neighbourhood.
	Improving student social and environmental experience on campus must be reflected in all design decisions. A sense of safety on site must be supported by well considered strategies for lighting, way-finding and natural surveillance.	Student safety will be ensured through both passive and active strategies, such as landscape design to prevent overlooking, orientation of KLD spaces to overlook paths, and CCTV. The proposal takes on board recommendations made by Greater Manchester Police. See Crime Impact Statement for more information. The wayfinding through site will be passive through the design and material choices on the buildings, as well as active through the provision of clear and accessible signage.
5.4 Green Infrastructure	Detailed schemes must consider how the landscape infrastructure can help to provide attractive leafy routes to encourage walking, cycling and social interaction.	The landscape masterplan integrates the proposed residential buildings, hubs and support infrastructure of roads and pathways into their surroundings, ensuring that the spaces between buildings are sunlit and attractive throughout the year, and that all areas are well-connected and accessible. The landscape masterplan encourages students to engage actively with each other and their surroundings, enabling them to encounter new people, nature and experiences in open settings in ways which instil confidence and benefit their mental health and well-being.
	The redevelopment of the site must enhance the landscape through new planting to create continuity in tree groups and belts, and a diversity of spaces for people and wildlife. The retention of key tree groups is important.	The perimeter tree bands have been retained and enhanced. Within the site historic tree bands have been preserved where possible and strengthened with new planting. A variety of different habitat types have been introduced into the site, strengthening green corridors and improving biodiversity. The Thomson Ecology Biodiversity report documents the improvements whilst the Landscape Statement UMRF-LAP-XX-00-RP-L-30000 sets these improvements within the context of public realm spaces.
	The redevelopment of the site must aim to minimise tree removals, with any removal justified. The development must follow the tree replacement ratio of 3:1. Careful consideration must be given to the spacing of replacement trees.	The proposal uses best endeavours to minimise tree removal. The tree planting proposals are in excess of the 3:1 ratio required, and other than in areas where a multi-stem tree group is proposed, trees are planted more than 6m apart. Refer to the Tree Planting Strategy drawing UMRF-LAP-00-DR-L-00016 and the Arboricultural Impact Assessment document UMRF-LAP-XX-00-RP-L-30001.
	Consideration must also be given to the biodiversity benefits, the species and its place in the wider landscape infrastructure system.	Refer to the Landscape Statement, document UMRF-LAP-XX-00-RP-L-30000 and Thomson Ecology's drawing GRA001-013/406286/1 which details proposed and enhanced biodiversity measures.

5.5 Types of External Spaces	A range of social spaces connected by a network of convenient and attractive green routes.	Social spaces within the campus range from intimate meeting and relaxing spaces directly outside the accommodation entrances, through to larger more communal spaces associated with the hubs. The main east-west route connecting Wilmslow Road with Whitworth Lane offers more public facing areas for larger gatherings/meeting places culminating in the large open green space to the west of the central hub and associated terrace.
	Creating a sequence of well-defined spaces progressing from private personal spaces to shared communal spaces, external courtyards, and entrance gardens connecting to a range of communal spaces for larger gatherings and can support social activities.	As above.
	Defining clear thresholds between and thoroughfares through these spaces.	The hierarchy of routes around the site and the thresholds between these spaces are defined by changes in paving materials, path widths and changes to the soft landscaping. See Landscape Proposals drawing UMRF-LAP-00-DR-L-00002.
	Providing playful shared places for a variety of purposes.	Opportunities for active play and sport can be found around the site in the form of the open lawn next to the central hub, the trim trail around the perimeter circuit route and spaces close to the hubs where table tennis and basketball hoops are provided. The courtyard between Blocks 9 & 11 offers growing spaces for the green-fingered along with fruit trees and a larger orchard sits south of the hub in neighbourhood 4. A quieter, greener garden space can be found to the west of the hub in neighbourhood 2.
5.6 Gateway and Arrival	A clear design hierarchy must inform and signify spaces of arrival, orientation, social interaction and circulation.	The hierarchy of circulation as defined by the primary, secondary and tertiary routes provide definition to the site and the areas that they pass through. A hierarchy can also be observed in how the height of buildings has been distributed across site, with the tallest blocks located centrally, signalling the middle of the site. A change in materials from the edge of the site to the centre of the site also denotes different areas and acts as a wayfinding tool. The wayfinding will be further enhanced by comprehensive signage that ties into the visual identity of the signage strategy on the broader campus as well as definition through glazed brick/ stone on the facade. The landscape strategy will complement the architecture in forming different areas on site, from open greens to intimate courtyards, which respond to the block typology.
	Distinctive design strategies should be used to create attractive places throughout, aiding wayfinding and a sense of ownership and belonging.	As above.

5.7 Circulation Spaces	The new development must be predominantly car-free with limited access.	The site will be car-free, with exceptions for blue-badge parking which is in a localised zone to the top of the site (17 spaces) and managed access on move in/move out days. Emergency vehicles, maintenance vehicles and delivery vehicles will use the central shared circulation route only. Access to the site will be control by barriers as existing and drop bollards. Please see section 8 Access Strategy, Design and Access Statement, and Buro Happold's Transport Assessment for more information.
	Access points should align with those set out on the Parameter Plans.	The access points have followed those set out within the outline planning parameters and are described in Section 9- Access Strategy, Section 11.3- Site Access Points Parameter and Buro Happold's Transport Assessment for more information.
	Circulation throughout the site must be considered carefully to allow easy access to accommodation blocks and amenity spaces. A clear hierarchy of routes should be established.	The heirachy of circulation as defined by the primary, secondary and tertiary routes provide definition to the site and the areas that they pass through. The routes are differentiated from each other through the use of different widths of paths, paving materials and changes in the character of soft landscaping.
	The circulation spaces must be welcoming, safe and easy to use throughout the day and at all times of the year.	The main shared circulation route within the centre of the site will be lit to standards required for the vehicular movements but off this route the lower lighting levels reflect a more intimate character whilst remaining safe. All the routes within the site offer gradients of less than 1:20 with the occasional set of steps offering a slightly more direct route in five areas with big changes in levels. Paths are paving with smooth accessible materials with any hazards noted through colour and texture changes.
	Using the proposed circulation to link to the wider existing Fallowfield campus network.	The main east-west route through the site connects Wilmslow Road to the wider Fallowfield Campus network in a direct line with the existing entrance to Richmond Park. The central hub is located off this main route to allow easy access for students from other residences. Existing routes north to Sheavyn House, Ashburne Hall and Richmond Park are maintained.
	Circulation routes sized and designed in accordance with their intended level and type of usage.	The hierarchy of circulation as defined by the primary, secondary and tertiary routes. These routes are differentiated as follows: • Main (primary) pathways will form a primary circuit which connects the main site entrance from Wilmslow Road with the campus to the east, and a loop which extends round the south of the site. This will be a minimum of 4.2m wide and will accommodate refuse, fire tender and other emergency vehicles. • Secondary paths will provide linkages to courtyards and hubs and vary between 3 to 3.7m width, sufficient for cyclists to pass, and for waste tugs. • Tertiary paths will provide informal routes through landscape areas, as convenient links or for strolling, exercising etc. and will vary in width.
	Prominent visual locations chosen for key shared facilities such as social hubs and large open spaces.	The central hub has been located off the main route from the Wilmslow Road entrance to the wider Fallowfield campus to draw students into the space. The central hub then sits adjacent to a large open green space, creating a visual connection between these spaces and the main thoroughfare. The neighbourhood hubs are located centrally within the neighbourhoods and are visually connected to all blocks.
	Residential accommodation grouped in clusters to create local focal points for social interaction and community building.	The blocks have been designed in groups, creating small communities often around courtyards. These communities are then part of a neighbourhood consisting of 2 or more smaller communities. Each of the neighbourhoods has a local hub associated with it, which acts as a beacon for socialisation within the neighbourhood and provides instances of interaction.

5.8 Accessibility	The following provision must be delivered, but not limited, to: • The ability to provide a range of accessible accommodation to cover multiple needs. • Access for all, including wheelchair users across the site. • Suitable sanitary provision. • Features to assist people with visual, hearing imperatives and cognitive difficulties find their way around and safely. • Age-friendly design.	The proposal provides 21 accessible rooms divided between M2 and M3 provisions. Refer to the drawings submitted with this application for more information. The site will be graded to provide suitable ramps for wheelchair users where necessary so each part of the site is accessible. Paths are paving with smooth accessible materials with any hazards noted through colour and texture changes. The hubs will contain accessible WCs in addition to those in the accessible flats. The wayfinding strategy will be comprehensive and include features to assist those with additional needs.
	Accommodation for wheelchair users should vary to include provision for kitchen sharing, accommodation for carers, proximity to accessible parking and key facilities and should be provided across a range of residential offers. Rooms should be designed to avoid a clinical feel.	Flats with accessible rooms will contain kitchens that have accessible provision, such as lowered work surfaces. M3 rooms have space for a carer to accompany the student. The accessible parking bays sit to the north of the site, and the accessible rooms are situated in close proximity in neighbourhoods 1 and 2. The M2 and M3 rooms are provided across premium and standard rooms, and they are designed to have a similar interior feel as the standard and premium rooms.
	Accessible accommodation should be able to support elements such as: • Wheelchair accessible room. • En-suite accommodation. • Vibrating pillows, deaf alerters and flashing lights. • Disabled parking. • A fridge for medication storage. • Pastoral care.	The M2 and M3 rooms are fully accessible for wheelchairs, with appropriate doorways and turning circles. All M2 and M3 rooms have en-suite provision. 17 accessible parking bays are provided to the north of the site to be within close proximity to the accessible rooms. Pastoral care is provided to students in the form of ResLife rooms, which provide accommodation for staff to live on site with the students and provide round-the-clock support.
5.9 Planting	Making use of native-species of forest and woodland edge trees to reinforce the tree belts, and provide a new generation of replacement trees which will maintain the resilience of the site in the face of environmental stresses associated with climate change.	Improving biodiversity and retaining existing trees and vegetation has been the driving force behind the development of the landscape strategy. The majority of replacement trees will be native offering high landscape value with regards to food and shelter for native flora and fauna. A select palette of trees native to more southern parts of Europe which are able to tolerate future changes in climate in the UK are also included along with a small selection of ornamental trees from the RHS Plants for Pollinators publication for within the courtyards where we have a more domestic character.

	Introducing shade-tolerant native species of under-storey shrubs and small trees which will increase the foliage canopy and biodiversity.	The existing tree belts in areas of lawn will be enhanced either into new native woodland areas or be under-planted with drifts of native ground cover and smaller woodland edge type trees. Drawing UMRF-LAP-00-DR-L-00010 illustrates these areas.
	Introducing shade-tolerant native ground-cover herbaceous plants which will supplement the biodiversity of the site.	New habitats are proposed for the site which will count towards the BNG calculations as well as offering more visual variety without too much impact on the maintenance burden (operations/frequencies/timings will differ and some new skills required). These include areas of mixed scrub and taller grass/wildflower lawns and mixed native species hedgerows. Drawing UMRF-LAP-00-DR-L-00010 illustrates these areas.
	Providing more seasonal and visual interest for example by adding shrubs with winter flowers and colourful bark, as well as early spring bulbs.	Seasonal interest planting will be added to the more 'gardeny' areas of the courtyards with plants that are appreciated close up, whilst the larger landscape types can be enhanced with larger drifts of seasonal bulbs/plants and specimen shrubs appreciated more from a distance.
	Creating shelter beside walkways through the use of multi-species hedges which can clipped low to provide visibility.	Whilst the single species native hedgerows of beech, holly and yew will be retained on site, new hedgerows will be formed of mixed native hedgerows, defining the thresholds of the neighbourhoods throughout the site.
	Making use of vertical surfaces and screens, such as cycle stores and ancillary structures, as support for climbing plants.	The cycle stores are located with at least two façades adjacent to a planting bed. They will be faced with a combination of timber cladding (perhaps sourced from felled trees on site) and steel mesh panels allowing visibility for security. Mesh panels where not required for visibility will allow climbing plants to grow up the façades.
	Integrating green roofs into the landscape infrastructure, so that they can provide a continuous high-level habitat which connects with tree belts and groups.	All of the higher level roofs along with the single story cycle store roofs will be designed as biodiverse roofs to take advantage of the highest BNG enhancement value. The hub canopies and upper clerestory roofs will have a simpler sedum roof construction.
	Creating distinctive, colourful planting arrangements to highlight entrances and special places.	The soft landscaping palette reflects the hierarchy of the courtyards, circulation routes, gathering spaces and entrances acting as informal wayfinding, supporting the overall wayfinding strategy. It will also be used to signpost the special garden places within the public realm.
5.10 Ecology and Biodiversity	Biodiversity net gain must be achieved.	The proposals achieve a net gain for the development and will aim to achieve at least a 10% improvement within the red line boundary.
	Improving the perimeter woodland ecological quality, including incorporating native species ground and understorey planting.	The existing tree belts in areas of lawn will be enhanced either into new native woodland areas or be under-planted with drifts of native ground cover and smaller woodland edge type trees. The drawing UMRF-LAP-00-DR-L-00010 illustrates these areas.
	Enhancing grassland through wildflower planting establishing a varied sward height where feasible to increase ecological value.	Areas of taller grass/wildflower lawns are proposed for the site which will count towards the BNG calculations as well as offering more visual variety. Drawing UMRF-LAP-00-DR-L-00010 illustrates these areas.
	Considering biodiverse green roofs to support invertebrates and black redstart.	All of the higher level roofs along with the single story cycle store roofs will be designed as biodiverse roofs to take advantage of the highest BNG enhancement value. The hub canopies and upper clerestory roofs will have a simpler sedum roof construction.
	Planting species that are known to be of benefit for pollinators where they are non-native species.	The RHS Plants for Pollinators list will be used for the selection of non-native planting.
	Providing habitats and animal refuges to encourage biodiversity, such as ponds and bird houses.	New habitats are proposed for the site to offer more variety for fauna such as the mixed scrub, taller grass wildflower lawns, swales and pond. Thomson Ecology have proposed a series of interventions to provide shelter for animals as detailed on drawing GRA001-013/406341/1

5.11 Drainage and SUDS	The development must improve the current drainage on site.	The existing site is drained via a network of combined water drains which collect foul flows from the existing buildings and surface water flows from the roofs and surrounding hardstanding areas. These drains exit the site in six separate locations, discharging at unrestricted rates into the surrounding combined water sewers in Wilmslow Road, Whitworth Lane and Mosely Road. The proposed drainage design provides separate foul and surface water networks on site. The foul drainage will continue to discharge into the combined sewers in Wilmslow Road, Whitworth Lane, and Mosely Road. The proposed surface water drainage will redirect surface water flows into the culverted watercourse in Mosely Road. Surface water discharge rates from the site will be restricted to greenfield runoff rates. The proposed design will significantly reduce the surface water discharge rate from the site and simultaneously reduce the volume of surface water entering the combined sewer network. See document REP-UOM-DST-JH-241118 for the drainage strategy.
	Strategies to consider should include: • Integration of areas of blue, brown or green roofs to aid drainage, attenuation and biodiversity net gain. • Working with the existing terrain and level changes on site. • Creating a low maintenance SUDS system that is self-sufficient. • Consider use of swales and wetland areas. • Attenuation ponds to aid in the overall flow of rainwater through site and beyond, mitigate flooding risk and biodiversity net gain.	All roofs with the exception of entrance canopies will have green or brown biodiverse roofs. Modification of the existing topography has been undertaken only to allow larger platforms for some of the new buildings and to ensure surface water sheds away from the thresholds, façades and courtyards to be accommodated within the site drainage. SUDS are provided through the use of areas of porous paving, swales, wetland, a pond and below ground attenuation. Discharge rates from the completed site will be restricted to greenfield runoff into a culverted watercourse, in line with the SUDS hierarchy.
	A holistic strategy must be employed across the site, with thought also given to any required localised temporary solutions that may be required as part of a phased delivery strategy.	The surface water drainage design has been developed to include a temporary drainage connection into an existing discharge point in Wilmslow Road. This connection will serve the Phase 1 area temporarily and remain active whilst the Phase 2 area is being constructed. Upon completion of the Phase 2 outfall, the drainage from Phase 1 will be redirected into the permanent site outfall into the culverted watercourse in Mosely Road. There are 5No. proposed connection locations for the foul water drainage across the development. This allows for phased connections into the combined sewer network as the buildings become live. See document REP-UOM-DST-JH-241118 for the drainage strategy.

5.12 Street Furniture	Street furniture should be high quality, robust and contemporary in design. A palette of furniture including benches and seats, bollards, litter bins and cycle stands should be developed to establish consistency, using colour as a means to provide identity and distinctiveness. The furniture should be age-friendly and inclusive for all.	A palette of street furniture will be created to differentiate the five neighbourhoods, reflecting the differences in built structure and character of the five areas. Furniture will also reflect the change in character moving from the more public/civic areas of campus through the circulation routes and into the courtyards.
	Strategies to consider should include: • The introduction of bespoke or specialised elements such as play or exercise equipment. • Selecting furniture on the basis of longevity, sustainability, low carbon footprint and low whole life cost. • Making use of self-finished materials such as unpainted timber to minimise maintenance costs. • Incorporating surfaces which are warm to the touch. • Careful positioning in respect to pedestrian and cyclist flows to minimise clutter and obstacles. • Seating placed to create social groupings close to but not obstructing walking routes.	Trim trail equipment, basketball hoops and table tennis tables will be provided around the site reflecting the character of the different neighbourhoods. Street furniture selection will be carried out in conjunction with the estates and maintenance teams. Grouping of street furniture will be found within the designated meeting or garden spaces, reflecting the area's character.
5.13 Security	The main entrance off Wilmslow Road should be considered carefully to make it inviting for students.	The current entrance off Wilmslow Road is retained as the main entrance for continuity but only for pedestrians (and emergency vehicles). The vehicular bellmouth is removed to give pedestrian priority north-south along Wilmslow Road. The entrance has been designed to be inviting, it is surrounded by leafy foliage and leads onto the wide east-west boulevard connecting directly to the Central Hub and onwards to Richmond Park.
	Site organisation should allow for passive supervision of circulation routes and entrances. All primary circulation routes should be well lit, with lighting selected to be high quality and easily maintainable.	Circulation routes are generally overlooked by blocks, and are set away from ground floor bedrooms. The entrances tend to be located adjacent to main circulation routes, and if not they have a visual connection to other block entrances, ensuring there is no isolation of entrances. Lighting of the site concentrates on illuminating the central vehicular circuit and at a lower level the pathways off it into the courtyards.
	There should be a coherent security strategy that clearly defines public, semi-private and private spaces.	Existing CCTV cameras are to be retained with two moved to allow for vehicular circulation. There will be additional building mounted CCTV covering the site, as well as a security team. Access will be controlled to private spaces for the residents and staff. See Crime Impact Assessment for more information.

5.14 Lighting and Ecology	Using planting and site levels to screen artificial light close to sensitive habitats.	See drawing UMRF-LAP-00-DR-L-00011 which shows the lighting strategy.
	Considering darkness as well as lighting; avoid lighting in perimeter woodland and areas for biodiversity.	Around the perimeter of the site between the buildings and the perimeter bands of woodland and trees the lighting levels will be at a much lower warmer light kelvin value preferable for bats.
	Avoiding light spill on to, or illumination of, artificial bat roost boxes and associated vegetation which might be used as flight-lines, such as the woodland and woodland edge.	Areas with bat roost potential are highlighted on Thomson Ecology's drawing GRA001-013/406341/1. Building mounted bat roosts will be at a higher level than the light fittings. All fittings will minimise upwards glare.
	Ensuring that external lighting does not increase existing lighting levels on ecologically valuable habitats, and seeking to improve light spill conditions where possible.	All fittings will minimise upwards glare. Lighting levels will be lower around the perimeter of the site between the buildings and the boundary and along the tree belts within the site.
	Developing a pathway lighting strategy which creates pools of light at junctions and entrances, using short-column lighting, with lower levels of lighting in between.	The outer, quieter pedestrian circuit route will not be illuminated equally along its entire length but spotlit downwards at changes in direction and close to the seating and trim trail equipment. Likewise routes from the courtyards to the main circulation routes will feature short column/bollard lighting.
5.15 Privacy	Circulation routes should be set away from ground floor bedroom windows	A minimum of 2m wide planting provides a buffer zone between any circulation routes and ground floor windows to limit any overlooking or security risk.
	Orientating building frontages to overlook surrounding pathways and landscape areas to provide passive surveillance.	Circulation routes are generally overlooked by blocks and landscape areas overlooked often by hubs.
	Installing privacy planting/ screening to frontages.	The existing boundary condition screens the site from the surrounding roads, providing privacy for the residences along the perimeter. The boundary will be bolstered by new planting to fill any gaps or replace any low-quality foliage.
5.16 Wayfinding and Signage	Signage must follow the hierarchy of circulation routes and spaces within the development, with maps of the site at key points, and easy to understand directions.	The signage will be developed to fit in with the wider campus suite. The strategy will be developed to ensure it contains features for those with additional needs, and reflects the heirachy of the route, whether that be primary secondary or tertiary.
	The design of signage must be distinctive and clear, and should be in keeping with the overall design concept for the development. Signage must be coherent, and follow one overarching strategy across the site whilst complying with the wider University of Manchester signage strategy.	The signage will be developed to fit in with the wider campus suite to ensure continuity across the campus.
	The naming strategy for buildings could reflect the history of the city and the University	The naming of the blocks will be confirmed in later project stages. However, the neighbourhood themes have been developed in collaboration with UoM as part of the design process already.

5.17 Boundary Treatments	The boundary treatment must follow the overarching design principle of maximising retention of the character of the perimeter woodland areas.	No changes are proposed to the relationship of the perimeter planting with the existing boundary treatments.
	Perimeter features such as fencing, gates and retaining walls should also be retained or repaired where possible.	The only changes proposed to the boundaries of the site are the historic railings along the southern end of Whitworth Lane which will move back into the site in the form of new railings leaving the existing low retaining wall in order to visually open up this narrow constrained route, and where the existing pedestrian gates at the main entrance off Wilmslow Road will be replaced by a low wall and railings to match existing adjacent.
	Any interface between the existing boundaries with any new boundary conditions must be considered carefully, with the existing repaired and improved where necessary and the two conditions integrated carefully.	The closure of the pedestrian access off Wilmslow Road is designed to match the adjacent boundary condition of low masonry plinth with modern flat bar steel railings above.
	Any new boundaries or improvements to existing conditions should be considered with security, accessibility and placemaking in mind.	The relocated railings along Whitworth Lane will be ensure the same security level and will de designed to complement the remaining historic railings.
5.18 Landscape Management	A holistic and thorough landscape management plan must be in place by completion of the development.	A full management and maintenance plan will be developed in conjunction with the university's estates team and the grounds maintenance contractors learning lessons from recently completed developments nearby.
	Before completion of the project, the following management plans must be in place: • Tree Management Plan • Biodiversity Management Plan • SUDS Management Plan • Hard Landscape Management Plan • Soft Landscape Management Plan	A separate Biodiversity Management Plan has been prepared by Thomson Ecology. A SUDS and Drainage Maintenance Plan has been specified within the drainage strategy REP-UOM-DST-JH-241118. This will be incorporated within the University's wider maintenance regime. The holistic Management Plan will build upon the above two documents and the Landscape maintenance information included in the Landscape Statement.
6.1 Footprint and Roofscape	The buildings should, where possible, vary in footprint and height to create a dynamic and engaging roofscape and site plan. Overuse of linear blocks of the same height should be avoided.	The building typologies strike a balance between efficiency in repetition and variation to create interest. Although there are only two block types, the articulation of the block (as outlined in section 5.9 Residential Block Type Development and Refinement) provides a dynamic form, which also allows the roof height to vary on each block. The height parameter plan also guides the scheme to have blocks of a varied height by dividing the site into zones of different acceptable heights.
	Varying the form of building footprints will help to create different character areas, courtyards, and external subspaces	A varied and animated site plan has been created by using the two bock typologies in different arrangements. The S blocks tend to sit alone but in groupings, creating spaces in between which are both destinations and through-routes. This is in contrast to the L bocks which are often joined in groups of 2 or 3 to create courtyards.
	All plant will require enclosure which must be designed to a high standard and form a coherent part of the overall façade composition.	All plant rooms sit within the footprint of the residential blocks. The three emergency generators which stand alone are located to impact minimally on the public realm; one in the north-west corner of the car-park, one tucked into an existing embankment and the third on the footprint of the ancillary building to the bungalow adjacent to an existing raised bank of planting.

6.2 Minimum Distances	The following diagrams *(see page 26)* indicate the ideal minimum distances between buildings of various types and forms. These distances are suggested to ensure privacy in student bedrooms and sufficient daylight levels and should be achieved where possible but should be adjusted to respond to different scales of building form, the creation of positive spaces and a hierarchy of routes. The governing factor in reducing distances below the suggested minimum should be the root protection zone of the existing trees	The compliance with this guidance is demonstrated on page 26 of this document.
6.3 Block Typology	A scheme that combines several types of typology would contribute to a varied and interesting site, with different types of spaces linking to create a defined hierarchy of space.	The scheme incorporates two different block typologies which combine in several different ways to create a series of different character areas. For example, when the L blocks are arranged into groups of 2 or 3, they create a courtyard which creates an intimate space within the neighbourhood. The blocks are also set to different heights which allows the roof levels to vary across the site, this helps to define the centre of the site and the edges. Additionally, the S blocks vary their roof height, with one end set down such that only one cluster features on the top floor.
	A variation in the shape of blocks will provide the flexibility required to navigate site constraints, with smaller blocks able to fit around existing landscape and larger blocks able to maximise efficiency in more open spaces.	The blocks vary between a more linear shape, and a right-angled shape. The efficient footprints of these blocks and integration of set-backs and staggering within the site layout allows for the blocks to be flexible and adaptable when it comes to fitting in with the existing landscape and minimising tree loss.
	A consistent identity within the variation is important, with blocks being required to contribute to high-quality detailing, a consistent or complimentary material palette and a feeling of a single campus style.	The blocks maintain a similar material palette across the site, with pre-cast concrete and brick being the main finishes, and a palette of glazed brick detailing in a range of colours that provide variation and interest whilst tying the typologies together. The brick relates to the existing fallowfield campus style, with Richmond, Unsworth, Ashburne and Sheavyn residences all having brick façades. The hubs contract this material palette but as a typology retain similarities between each.
	If developed in phases, designs must be considered carefully so that they work together, both functionally and visually, and come forward to an equal level of design quality and ambition.	The proposal, although being delivered in phases, is being bought forwards in one reserved matters application. Therefore, as it has been designed holistically, the scheme will maintain a consistent visual identity despite being delivered at different times. A phasing plan has been submitted as part of this planning application, please refer to drawing UMRF-SRA-ZZ-XX-DR-A-02851 for more information.

6.4 Social Hubs	The entrances to social hubs should be eye-catching and inviting, directing students towards the facilities.	The entrances to the social hubs have been situated along busy thoroughfares to draw students into them. The designs also feature glazed façades so that the activity inside is visible, and connects the inside spaces to the green landscape outside.
	The entrance areas should be combined with outdoor seating spaces and green areas to provide further opportunities for gathering and social activities.	The central hub has been located such that it sits adjacent to the central green space, allowing a flow between the internal and external spaces. A large paved area outside the entrance to the north of the building offers a meeting/seating space as part of the chain of such spaces along the east-west route. The character of the neighbourhood hubs all differ, but each offers a place to sit out on the sunny south facing side of the building and are each associated with a courtyard garden space.
	The elevational treatments of the hubs could differ from the residential elevations to emphasise the difference in use between the buildings.	The elevational treatment of the hubs feature a higher proportion of glazing, as well as a different material palette to differentiate them as spaces with a different function from the residential blocks. They are much lighter and more permeable in nature which is reflected in the lightweight materials used.
	Visual connections between the hubs and outdoor spaces, especially soft landscaping and planting, will help contribute to a sense of well-being.	All hubs are set within the parkland setting, with the central hub located such that it sits adjacent to the central green space.
6.5 Residential Façades	Unattractive blank façades must be avoided. Expression of rhythm, textural elements and reveals should be considered.	The articulation of the block typologies (as outlined in section 5.9 Residential Block Type Development and Refinement) ensures that blank façades are avoided across the site. The material detailing of glazed brick and solider course detailing adds to the articulation, and the patterning in the pre-cast provides texture.
	The following elements must be designed to add interest, depth and consistency in quality: Window openings, surrounds, reveals and shading. Doors, entrances and entrance canopies. Textures and materials to create animation and variation. Overhangs to respond to routes and landscape. Attention to be paid to soffit detailing and materiality.	The window grilles include a decorative element which adds a level of articulation to the facade, see section 6.4 Residential Facade Development- Brick for more information. The entrances to residential blocks include canopies and decorative cladding in the form of reconstituted stone to aid with wayfinding. In a similar way, the overhangs and walkways include reconstituted stone cladding to the columns and soffits, which match the colour of the glazed brick. The materials have been considered against their practicality, durability and suitability for the site. The use of brick as a material allows for details such as extrusions and recesses to be expressed to create rhythm across the facade.
	Elements such as ventilation grilles, rainwater goods and plant enclosures must be design carefully as part of the overall design language, whether discrete or positively expressed.	The detailed items on the facade have been designed carefully to ensure a high-quality finish. For example, the window grille designs are inspired by the Mitzi Cunliffe Relief artwork. Plant is generally located internally on the ground floor, and on the roof set-back so it is obscured from the ground.
	High quality and durable materials must be detailed to be long lasting and maintainable. Visible fixings must be avoided where possible.	Brick and pre-cast have been chosen as the main facade materials as they are long-lasting, robust and low-maintenance. The ground floor treatment on some of the blocks of polished reconstituted stone is also a robust, low-maintenance and anti-graffiti material. The details will be high-quality and visible fixings will be avoided where possible.
6.6 Residential Entrances	Residential entrances should be located off both key routes and secondary paths. Linking or grouping block entrances encouraged.	The residential entrances, or entrances to courtyards, are located along key routes through site. The building entrances often have a visual connection to other building entrances, particularly with the courtyard arrangements with L blocks.
	High quality detailing and clear signage are integral parts of good entrance design.	Detailing is provided through the layering of facade. There are horizontal elements, protruding bricks, soldier courses and glazed brick details. See section 6.4 Residential Facade Development- Brick and 6.5 Residential Facade Development- Precast for more information. The detailing also adds to the wayfinding strategy by colour coding the neighbourhoods and the signage around the site will link into the university wayfinding strategy.

6.7 Existing Material Palette	The new development should where possible reference the surrounding context, either by the use of brickwork similar to that within the local area or through contrasting brickwork. All other material proposals should be carefully considered and explained.	The choice of brick for the primary facade material for the blocks located along the edge of site references the surrounding context in Fallowfield, historical context and campus context. See section 6.2 Residential Facade Strategy for more information. The other primary material of pre-cast responds to the sustainability aspirations of the development, as well as differentiating the tallest elements of the scheme from the lower-rise areas and providing a lightness to the centre of the site.
6.8 Approach to Material Palette	The chosen material palette may be complimentary to or contrast with the surrounding context, but there should be a clear design rationale to the selected approach, with refined and high quality detailing.	The choice of brick for the primary facade material for the blocks located along the edge of site references the surrounding context in Fallowfield, historical context and campus context. See section 6.2 Residential Facade Strategy for more information. The pre-cast elements will be located in the centre of the site, and provide a contrast to the brick. Using the brick at the perimeter of the site provides a buffer between the existing brick buildings and the new pre-cast blocks.
	All materials should be of high quality, with a long lifespan and low maintenance requirements	Brick and pre-cast are both robust, low maintenance and long-lifespan materials.
	Material choices for elements such as window reveals, parapets and coping, soffits, entrances, plant enclosure and rainwater goods should be of high quality and considered in relation to the overall palette as either complementary or contrasting.	The window reveals are a continuation of the facade material that wraps around, and are either pre-cast concrete or brick, depending on the blocks material. Similar treatment will be given to the parapets and coping. Soffits occur where there are colonnades, and these are clad in the contrasting reconstituted stone material, colour matched to the glazed brick. The rainwater goods will be located internally.
	The carbon footprint of all materials should be considered to reduce the embodied carbon impact	The use of pre-cast concrete for the tallest building blocks minimises the additional embodied carbon impact of a decorative facade. Both pre-cast and brick are strong, durable materials with long life-spans and require low levels of maintenance.
	Preference should be given to robust, rich, substantial and versatile materials such as brick and pre-cast, complemented by the sensitive and subsidiary use of supporting materials. PPC metal finishes are not acceptable as a primary component of the facade.	Brick and pre-cast concrete have been chosen as the primary materials across site for the residential blocks. These are complemented by metal window detailing, and glazed brick and stone accents. The hubs reflect the different function by contrasting to the residential block materials. The primary material choice is glazing and metal cladding.
	Variations in the palette could be used to define different character areas, and different functions within the spaces. There should be a clear, coherent and well balanced palette of materials across the scheme.	The blocks on the perimeter will create a notion of a ‘garden wall’ around the site featuring warm red-brown and darker tones of multi-brown bricks. These red and brown tones were selected to reference the red and brown brick buildings surrounding the site along Wilmslow Road and Moseley Road and Ashburne Hall palette. Most taller tower blocks will be built using lighter and cooler pre-cast concrete. Surrounded by mature trees, spaces around the towers will benefit from a higher reflectance of light-coloured facade. Three of the taller blocks, including the two that sit on the northern boundary, are proposed in warmer red tones of pre-cast concrete to add variety and vibrancy to the overall composition. This will help to define different neighbourhoods and character areas. Within the neighbourhoods, the glazed brick and stone detailing on the residential block façades will provide a variation between the different neighbourhoods to help with wayfinding, this will also be reflected in the entrances to blocks. See section 6.2 Residential Facade Strategy of Design and Access Statement for more information.

6.9 Ancillary Structures	Vehicular and pedestrian access will be required to all new free-standing buildings across the site	Ancillary structures such as the emergency generators will be sited to allow the necessary pedestrian and vehicular access for maintenance purposes. Good access to buildings for maintenance is provided, see the Access and Maintenance report as appended to the Design and Access Statement.
	Ancillary enclosures should be incorporated into buildings or combined into a single entity to avoid unnecessary clutter within the landscape.	The waste strategy has seen all bin stores incorporated into the blocks to avoid clutter in the landscape. The cycle stores will be designed sensitively to blend into the landscape strategy, minimising any disjointedness between the built elements and planting.
	If required to be positioned in the landscape they must be away from bedroom windows, main circulation routes, and open spaces.	Very few ancillary structures exist in the scheme as most plant, cycle store and waste is incorporated. Where this cannot be avoided, they are located in discrete areas, shielded by planting or away from key circulation routes.
6.10 Cycle Parking Provision	Ensuring adequate provision for cycle storage, with appropriate capacity for the student population at Fallowfield.	Secure cycle parking of 834 spaces provided at a ratio of 1 space per 4 students, 5% of which is for trikes/recumbent/larger bikes. Secure cycle parking for ResLife and ancillary staff to be accommodated within student capacity above and the usage monitored over the phased development and beyond with a view to adjusting provision as required. Visitor cycle parking of 276 spaces provided at a ratio of 1 per 12 students, plus an additional 20 spaces at Central Hub. See Section 4.5 Cycle Parking of Transport Assessment and drawing UMRF-LAP-00-DR-L-00022 which details the cycle storage and a breakdown of cycle provision per Neighbourhood.
	Ensuring that secure, covered cycle stores are provided in convenient and easily accessible locations, which are visible from adjacent routes.	As above.
	Integrating cycle stores into the landscape through the use of landscape planting and screening materials.	The cycle stores are located with at least two façades adjacent to a planting bed. They will be faced with a combination of timber cladding (perhaps sourced from felled trees on site) and steel mesh panels allowing visibility for security. Mesh panels where not required for visibility will allow climbing plants to grow up the façades.
6.11 Parking	Vehicular access to the site should be restricted to create a predominantly car-free site, other than limited exceptions.	The site will be car-free, with exceptions for blue-badge parking which is in a localised zone to the top of the site (17 spaces) and managed access on move in/move out days. Emergency vehicles, maintenance vehicles and delivery vehicles will use the central shared circulation route. Access to the site will be control by barriers within a wider campus as existing and drop bollards at site entrances. Please see section 8 Access Strategy, Design and Access Statement, and Buro Happold's Transport Assessment for more information.
	These limited spaces will be required to tie into the overall landscape strategy. Strategies such as integrated planting, provision of surrounding soft landscaping and careful thought to materiality must be considered	The blue-badge parking is located to the north of the site, and provides 17 spaces. The spaces have been carefully designed into the landscape strategy, and are located off the main vehicular route.

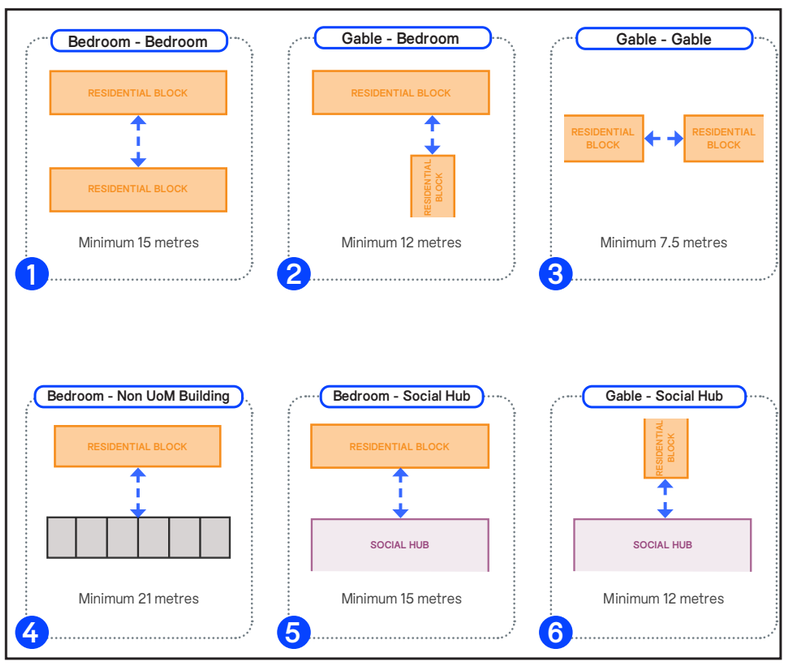
6.12 Refuse and Maintenance Stores	The preferred location for the bin stores should be inside a residential block or social hub. If necessary, free-standing bin enclosures could be used but they must be discrete and blend into the surrounding environment.	The bin stores are all located on the ground floors of the residential blocks, as well as within the central hub. Buro Happold's waste strategy report details the strategy for use and collection.
	Integration of waste storage facilities and equipment stores into the buildings.	The buildings provide both waste stores and equipment stores on the ground floors of the buildings. All stores are provided with cleaning facilities.
	The location of the existing compactor.	The Limes compactor is being relocated along with the Limes building, as a part of a separate planning application 141536/FO/2024
	Providing additional measures to manage waste, such as on-site composting facilities for organic waste.	The area of existing hard-standing north of block 24 has been retained for use as a potential gardening waste/composting/materials storage area for use by the grounds maintenance team. It is currently accessed from the north by a vehicular access road allowing maintenance vehicles access. Large bays can be constructed to house materials such as leaf waste for use on site. The area is already screened to the north by the historic wall and gates and a new hedge with mesh fencing with secure the area to the south. Smaller composting facilities can be provided within the growing space in the courtyard between blocks 9 & 11, managed by students.
6.13 Surfaces and Hard Landscaping	Upgrade the existing infrastructure of impermeable hard surfaces to incorporate more characterful natural materials. Permeable surfaces which perform to current requirements for sustainability, long working life, low carbon use and permeability to manage surface water run-off must be incorporated.	The main vehicular circuit route will be resurfaced in an in-situ material with options for porous capabilities and colour differentiation being investigated. Access paths off this route will be surfaced in high quality paving blocks and slabs. The main east-west route will be designed with porous paving, both in block and in-situ form. Smaller areas of porous in-situ paving will be used around trees planted within hard landscape surfaces.
	The design of new surfaces and hard landscape should consider the following: • Selecting materials for their longevity, sustainability, low carbon footprint and low whole life cost. • Creating special places through the use of natural stone surfaces. • Incorporating light-toned surfaces which reflect light into shady parts of the site. • Integrating surface water management measures such as permeable surfaces and substrates, or drainage falls to swales and rain gardens. • Integrating manhole covers and below ground utilities early in the design development.	Hard landscape materials will be selected with reference to the Green Guide to Specification by BRE. Natural stone will be used in primary areas as robust trims and detailing to larger areas of block and in-situ paving. Existing stone copings will be reclaimed from Woolton Hall and used within the scheme along with stone setts reclaimed from demolition works. The use of light toned surface finishes will be balanced by the maintenance required for shady areas where moss and algal growth is more prevalent. The use of surface water drainage fittings will be minimised by the use of porous paving. Modification of site levels ensures surface water sheds away from the thresholds, façades and courtyards and will be directed where feasible to area of soft landscaping and swales. Main service routes will follow the main vehicular circuit route to minimise the impact of excavation on tree routes. Off this will run the services to the plant rooms within each block following the hard landscape paths. Access chambers on the vehicular route will be robust cast iron, any within courtyards or along the east-west boulevard will be a recessed type to minimise visual impact. Drainage routes run to the outer edges of the building blocks minimising inspection chambers and manholes within the courtyard areas.

Minimum Distances Between Buildings

The below drawing demonstrates the compliance with design guide section 6.2 Minimum Distances, which is shown in extract below.

Key:

- Bedroom to Bedroom (min. 15m)
- Gable to Bedroom (min. 12m)
- Gable to Gable (min. 7.5m)
- Bedroom to Social Hub (min 15m)
- Gable to Social Hub (min 12m)
- Ground Floor Instances





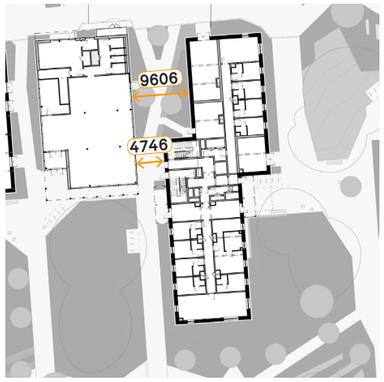
Ground floor conditions

1



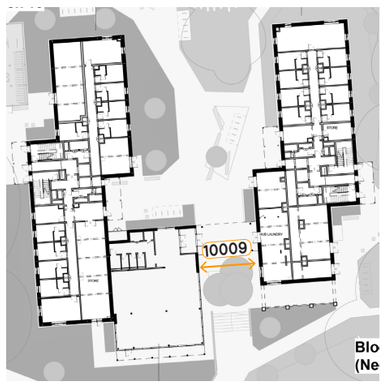
The social hub faces the plant.

2



The social hub faces the storage space and the core.

3



The social hub faces the laundrette provision within the block.

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