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Design & Access Statement

Fallowfield Campus

MANCHESTER 1824

The University of Manchester



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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sheppard Robson on behalf of the University of Manchester. Additional input has been provided by Landscape Projects, Turley and Buro Happold. It accompanies and supports the planning application for the Fallowfield Campus redevelopment. The statement explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

This document accompanies the planning application for Fallowfield Campus for the University of Manchester. It is intended to supplement the information required by Manchester City Council by summarising the functional requirements of the brief, together with the Architect's interpretation of the site context and the response to it.

Section 42 of 2004 Town and Country Planning Act substituted the Section 62 of the 1990 Act so as to provide a statement covering design concepts, principle and access issues submitted with an application for planning permission. It states that one statement should cover both design and access, allowing applicants to demonstrate an integrated design approach that would deliver inclusive design and address a full range of access requirements throughout the design process.

A key purpose of the Design and Access Statement is to achieve good design, supporting the role in the delivery of sustainable development through the planning system. This is a fundamental objective of the Planning Policy and as such is reflected in the National Planning Policy Framework.



2.0 DEVELOPMENT BRIEF

2.1 Location

The Fallowfield Campus is situated within a larger cluster of University accommodation and provision within the south Manchester suburb of Fallowfield. The site is approximately 3 miles south of the city centre immediately adjacent to one of the busiest bus corridors in Europe linking the campus into the Oxford Road corridor and the University of Manchester and Manchester Metropolitan University sites. The site is defined by Owens Tower to the north, Moseley Road to the south, Wilmslow Road to the east and Whitworth Lane to the west.

2.2 Stakeholders

There are a wide range of stakeholders who have been engaged in the pre-application consultation process, reflecting the prominence and scale of the site and its strategic value to the University of Manchester. Please see Turley's Statement of Community Engagement for detailed stakeholder engagement.

2.3 Project's Origin

The current accommodation on site dates from the late 1950's to mid 1960's. The structures are of varying build quality, and the campus is now reaching the end of its functional life. Early feasibility work was carried out considering a deep retrofit but was discounted as the buildings could not be feasibly adapted to provide the requirements of a modern student offer. Detailed analysis of this is covered in section 4.2. The proposal therefore is to deliver new build Purpose Built Student Accommodation (PBSA).

2.4 Client/ Project Aspirations

The University of Manchester wants to redevelop its existing aging PBSA at Owens Park, Oak House and Woolton Hall. This is driven by a desire to improve the quality of accommodation within one of the largest student halls campuses which the University control and an increase in capacity to assist in accommodating current undergraduate students within a University hall of residence. The redevelopment will also allow the University to offer a much greater size and range of social spaces on the campus, as compared to modern standards typically provided in new build PBSA, it is currently under providing for the existing residents. The University seeks to qualitatively improve both the student accommodation, the spaces between them and the connections with wider Fallowfield Campus. The University's brief is for 3300 student beds, up to 55 ancillary supporting staff accommodation beds plus up to 1200sqm of ancillary residential dwellings to accommodate pastoral care with associated facilities including social and study spaces, waste storage, laundry and cycle storage.

2.5 Outline Matters

This application is being made in Outline, with access matters only. All other matters (design, layout, scale and landscaping) are reserved for later approval. This application does not seek to approve details of development but rather establish the parameters and design principles for the detailed applications that will come forward within the Outline planning application boundary.

2.6 Purpose

This document sets out the site, contextual analysis and design process which has been undertaken to create a considered proposal for the redevelopment of Fallowfield Campus. The illustrative masterplan described in this document is used to demonstrate how the proposal can meet the University's aspiration and brief for a high-quality, sustainable development within the planning parameters which are set out in Parameter Plans and Design Guide. The document should be read in conjunction with the above documents and additional documentation submitted for planning to gain a full understanding of the overall proposal and future design parameters.



3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.1 Site and Immediate Surroundings

The site forms part of the University of Manchester's student residential offer within Fallowfield. The site sits along-side Unsworth Park and Richmond Park student accommodation blocks to the east and Ashburne Hall to the north. The site encompasses the Owens Park, Oak House and Woolton Hall student accommodation blocks as well as The Limes which operates as a University catering facility.

The site is approximately 3 miles from Manchester city centre and immediately adjacent to the centre of Fallowfield.

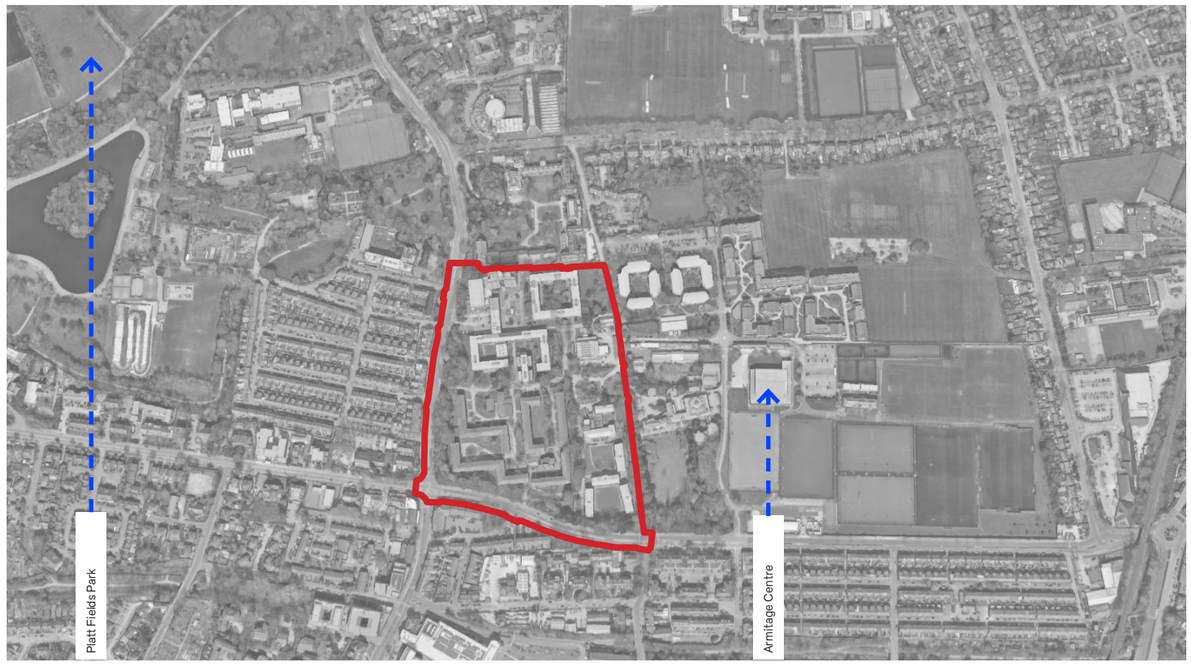
The site has previously had planning permission for redevelopment as student residential accommodation from 2015 which was part-implemented through the delivery of Unsworth Park and Uttley House, but the permission has since expired and no further development associated to the wider masterplan can commence.

3.2 Site Constraints

The site is physically constrained to the west and south by major roads. The north and east are constrained by minor or private roads within the University campus ownership.

The site has significant mature tree coverage, particularly to the west and south boundaries, but also within the centre of the site.

The site slopes down from north to south circa 5 meters, which has resulted in the site currently having limited accessibility for ambulant disabled and wheelchair users.



Fallowfield Campus - Wider Context



Fallowfield Campus - Immediate Context

3.3 Local Character and Context

The predominant local character is that of red brick terraces. These vary in height from 2 to 3 storeys and are articulated on the façade with a mix of bay windows, apexes, and dormer windows. They are largely set at the back of pavement, but some do have small front yard spaces setting them back from the street. Most have recessed porch areas, some of these have been enclosed.

A small estate of late 20th Century homes is immediately adjacent to the site. These homes have open lawn spaces to the front of the dwellings with a mix of render and pale red brick and a variety of porch styles.

Circa 25 year-old student residential blocks are located to the south of the site, with dark aluminium frames windows and a mix of red and buff brick. Some reference to the multi storey bay windows of the terraces is evident on these 4 storey blocks.

The streetscape to west of the site is of a consistent Acrington type red brick, with decorative pediments, terracotta date plaques and decorative terracotta finials. These two story buildings generate a much stronger street presence due to the decoration and height of their pediments.

Mid-century blocks of apartments in a buff brick have some articulation with dark pop out bays.

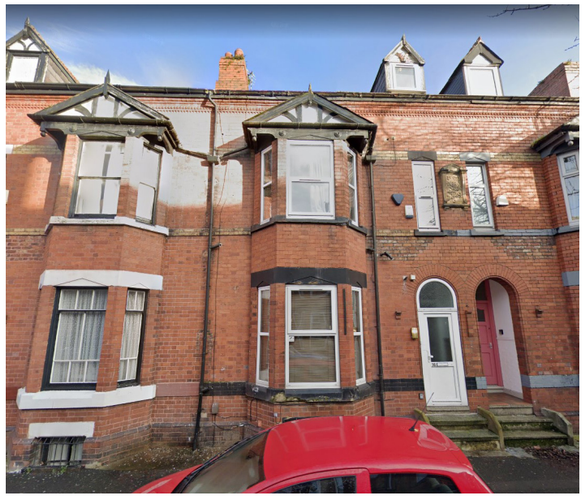
The former ecclesiastic grouping to the south west of the site is constructed of a pitch faced buff sandstone, with finer detailing in a red sandstone.

To the north of the site, the scale and typology becomes suburban, with larger pre WWII detached and semi detached beaux arts style houses with idiosyncratic detailing, overhangs, bay windows, dormers and timber fascia boarding.



















3.4 Local Landmarks

The ‘Toast Rack’ is one of Manchester’s most iconic structures, clearly visible on the south Manchester skyline due to its distinctive form. An icon from the 1960’s, its distinctive form and height within the area denotes the start of the Fallowfield Campus when traveling from Manchester city centre.

The grouping of the Church of Holy Innocents and associated buildings is another key landmark in the vicinity of the Fallowfield Campus. Occupying a main corner plot on a main junction, the conversion of part of the grouping into a public house makes this landmark more active for greater time periods than in its original use as a school. Materially very different to the surrounding red brick, the sandstone building with steep slate roofs is an obvious landmark for students and locals alike.





3.5 Site Opportunities

The site had a now expired permission for redevelopment in 2015.

A hybrid planning application for development of the Fallowfield Campus, which included the site within a wider area (110184/FO/2015/S1) was submitted in 2015 and accompanied by an EIA. The application included development to replace the student accommodation with new PBSA.

Detailed consent was sought for the majority of the proposals, with an element based upon a series of Parameter Plans (outline consent). The application proposed to remove 2,176 units and develop 3,209 new residential units for students. The application was granted planning permission in 2015.

The majority of the proposals from the application were not developed or constructed – including the area covered by the proposed development – however Unsworth Park and Uttley House (providing 1,185 beds) was delivered through the 2015 permission on land not previously in use as PBSA and therefore without any loss in bed spaces.

The Owens Park portion of the site is now unoccupied, and offers an opportunity to redevelop the site in phases without any loss of bed spaces.

Manchester City Council set out their PBSA vision, most recently in May 2023 at the Economy Scrutiny Committee, endorsing Policy H12 on the supply of PBSA.

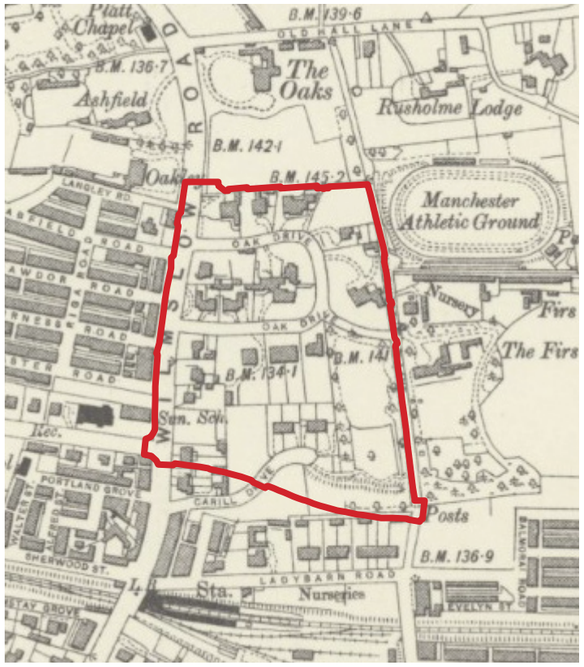
The key criteria for consideration of PBSA sites include in brief:

- Being close to the University campuses
- An expectation that regard is had of policies relating to zero carbon
- High density development should be compatible with existing development
- Preference will be given to those schemes that demonstrate a positive regeneration impact
- Designed to be safe
- Have no adverse impact on neighbouring uses
- Demonstrate a need for the accommodation
- The scheme is deliverable

The site at Fallowfield offers an opportunity to deliver high quality student accommodation in line with Manchester City Council's objectives.



3.6 Site History and Listed Structures



Historic Map 1888

Wilmslow Road clearly defines the western edge of the site in 1888, with Whitworth Lane to the east. Moseley Road has not been constructed at this point. A horseshoe shaped crescent with large villas defines the northern half of the site with further villas to the south reached off a small drive. Interestingly, the site of Woolton Hall to the south east already appears defined, with the tree line and open central space to that plot clearly visible on the map.



Historic Map 1904

The site is largely unchanged in 1904 from the 1888 mapping.



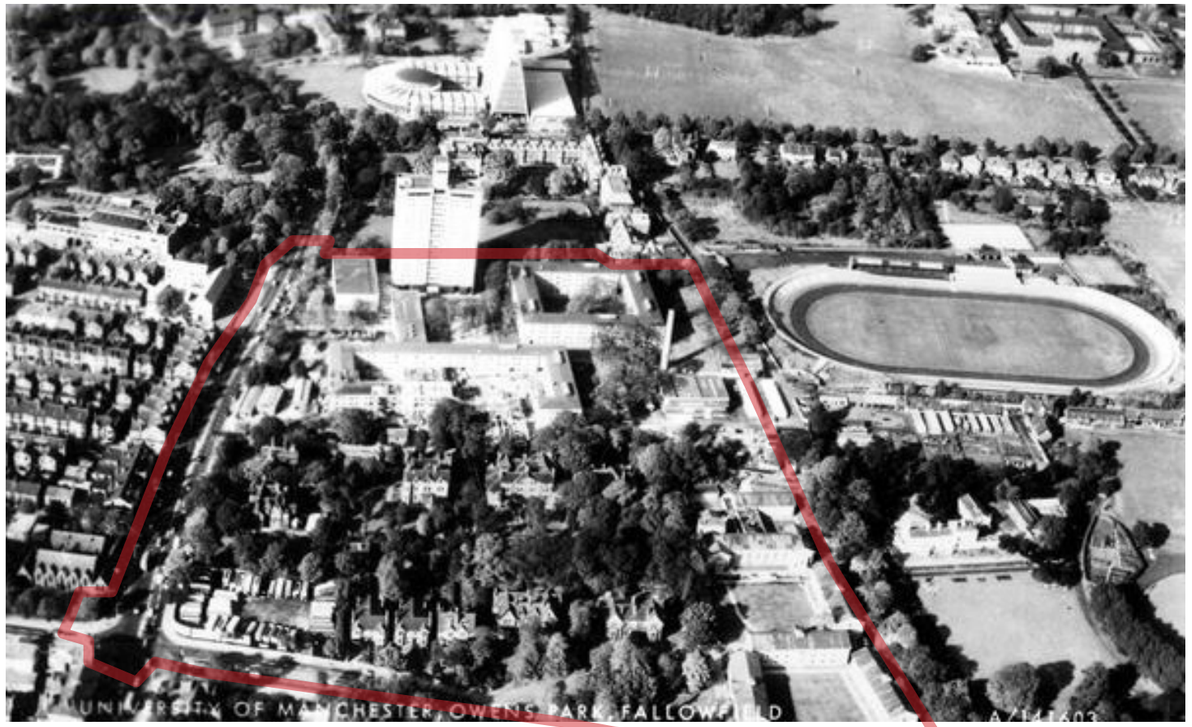
Historic Map 1937

By 1937 Moseley Road has been constructed to connect Wilbraham Road in the west and the newly constructed A34 Kingsway in the east. Ashburne Hall to the north of the site had been constructed.



Historic Map 1945

No major changes to the site have occurred during the Second World War. The site as we see it today involved the phased clearance of the historic villas in phases between the later 1950's and mid 1970's.



Aerial Photograph 1975

The above photograph shows the site mid way through its development phase to its current state. Woolton Hall has been built for circa 16 years in this image, with Owens Park being around 10 years old at this point. The large Victorian villas which defined the sites first development wave are still present in this snap shot. The south west corner of the site appear to be a storage yard for large van trailers.

The image to the right shows the site post WWII, with Moseley Road defining the southern boundary and with all original housing still in place.



Aerial Photograph 1949

3.7 Existing Site Landscape Character

The area within the application boundary is 9.49 hectares in extent.

The site is enveloped in an almost continuous perimeter belt of mature trees, so that the interior of the site feels secluded. The configuration of buildings, set out in a series of long façades which frame courtyards, increases the sense of a landscape of tranquillity and greenery.

Tree planting, in groups, belts and individual specimens, gives character to spaces, contrasting with the surrounding low-key functional buildings, generally 4 storeys in height. Tree density is highly variable, with dense planting along north-south pathways, and almost none in southern courtyards.

The landscape is enlivened by level changes, and the light and shadow cast by buildings and trees. The light-toned brick façades help to create a warm, light atmosphere, even in winter.

Special features give identity to particular places. These include:

- The wall-mounted relief sculpture by Mitzi Cunliffe at the foot of Owens Tower.
- The wrought iron gates and brick piers to Woolton Hall.



Tree groups in courtyards



Tree perimeter belt



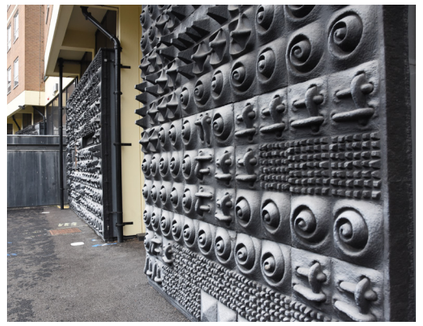
Absence of trees, steep level changes and prominent bins



Dense tree planting



Wrought iron gates to Woolton Hall



Wall-mounted relief sculpture by Mitzi Cunliffe



Existing landscape character

3.8 Existing Site

Terrain

The site levels fall approximately 5m metres from north to south. The terrain has been shaped by cutting in some places, filling in others, to create a series of level terraces, separated by changes of level of approximately 1.0 - 1.2 metres. In places these level changes are steeper than 1:21.

Access and Circulation

The site has numerous access points, with good connections to neighbouring sites within the wider Fallowfield Campus.

East-West Footpath

The east-west footpath connecting Wilmslow Road and its bus stops with the wider Fallowfield Campus traverses the site, and is the busiest pedestrian route.

Lanes

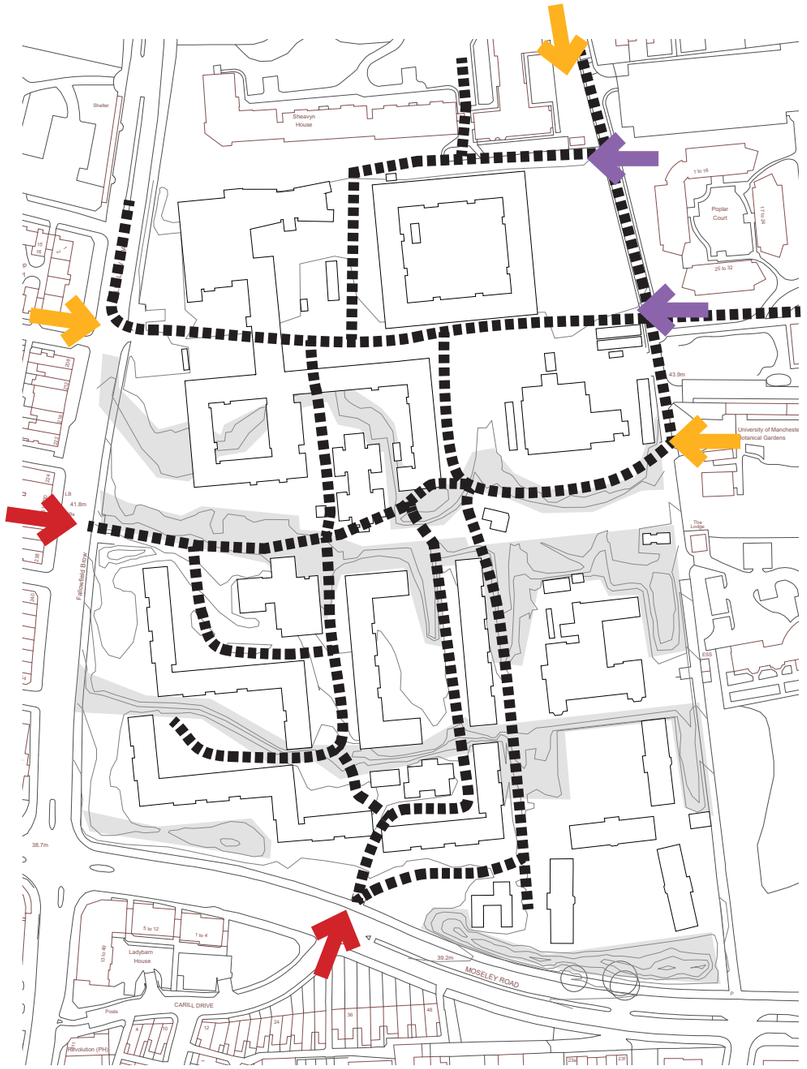
Lanes in which pedestrians, cyclists and vehicles share the same route provide access through the site; in some places these routes are steeply sloping.



Terrain: levels and contours

Key

Level Changes



Access and circulation

Key

Vehicle and Pedestrian Gate

Vehicle and Pedestrian Access

Pedestrian Gate

Circulation

3.9 Existing Site Trees

A survey of tree species, size and condition to BS5738 has been carried out on the site, (refer to the tree survey submitted as part of the planning pack). This shows that a wide range of tree species are present, including:

Forest and Woodland Trees:

- Lime (Tilia spp)
- Pine (Pinus spp)
- Beech (Fagus spp)
- Oak (Quercus spp)
- Hornbeam (Carpinus spp)
- Holly (Ilex spp)

Woodland Edge Trees:

- Maple (Acer spp)
- Hawthorn (Crateagus spp)
- Cherry (Prunus spp)
- Pear (Pyrus spp)
- Crab Apple (Malus spp)
- Willow (Salix spp)

Ornamental Trees:

- Weeping Pear (Pyrus spp)
- Dwarf Conifers (Chamaecyparis spp)

The distribution of trees forms green corridors across the site, which form a framework which subdivides the site into distinctive areas (see character areas).



Summer 2023 Tree Survey

Key

- Category A
- Category B
- Category C
- Category U






Trees of note across the Fallowfield Campus including Copper Beach, Black Pine, Ornamental Crab Apple and Willow Leaved Pear

3.10 Existing Site Landscape Character Areas

The Fallowfield Campus site landscape is given coherence and continuity by the extensive tree planting and consistent use of light toned brick in building façades.

Within the site, subtle variations in landscape character are perceptible, such that the site can be seen as three character areas:

Owens Park

Situated on the extensive area of level ground at the north of the site, Owens Park is characterised by large, open interconnected courtyards, framed by long low rooflines, which contrast dramatically with the Owens Park Tower building.

Oak House

Located in the south west area of the site, this area is characterised by a complex arrangement of interconnected medium and small-scale courtyards, framed by long building façades which traverse sloping gradients.

Woolton Hall

The eastern side of the site is formed as a series of open lawn areas, which step down to the south. Buildings (including The Limes, as well as the Woolton Hall group) are no more than three storeys in height, so trees form a background skyline.



Owens Park



Oak House



Woolton Hall



Character Areas

Key

- Owens Park
- Oak House
- Woolton Hall

3.11 Existing Buildings Groups

The current buildings on site were constructed in three phases, which can be read quite clearly through their architectural expression.

A: Owens Park

Designed by BDP and completed in 1966, the Owens Tower block is 61 meters high. The main point of interest is the Mitzi Cunliffe 3D mural panel to the base. Student accommodation within the tower was designed as fully catered. Owens Park also has several low-rise blocks accommodating residences and social provisions.

The Limes

The Limes block was developed at the same time as Owens Park to house central food preparation and services. It remains a central resource point for the University, providing centralised catering and laundry services.

B: Oak House

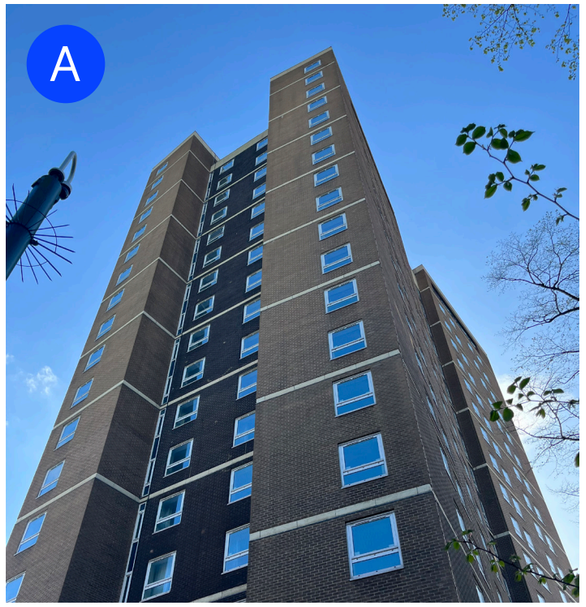
Built in the 1970's, Oak House is a circa 4 storey buff brick student accommodation complex. It is of low quality, with poor amenity space surrounding the building, with a proliferation of bins and lack of bike storage. It houses one of the main student bars on the Fallowfield Campus.

C: Woolton Hall

Built in 1959, Woolton Hall features pitched oxidized copper roofs and simple but thoughtful detailing. It has a dedicated dining hall area and is fully catered.

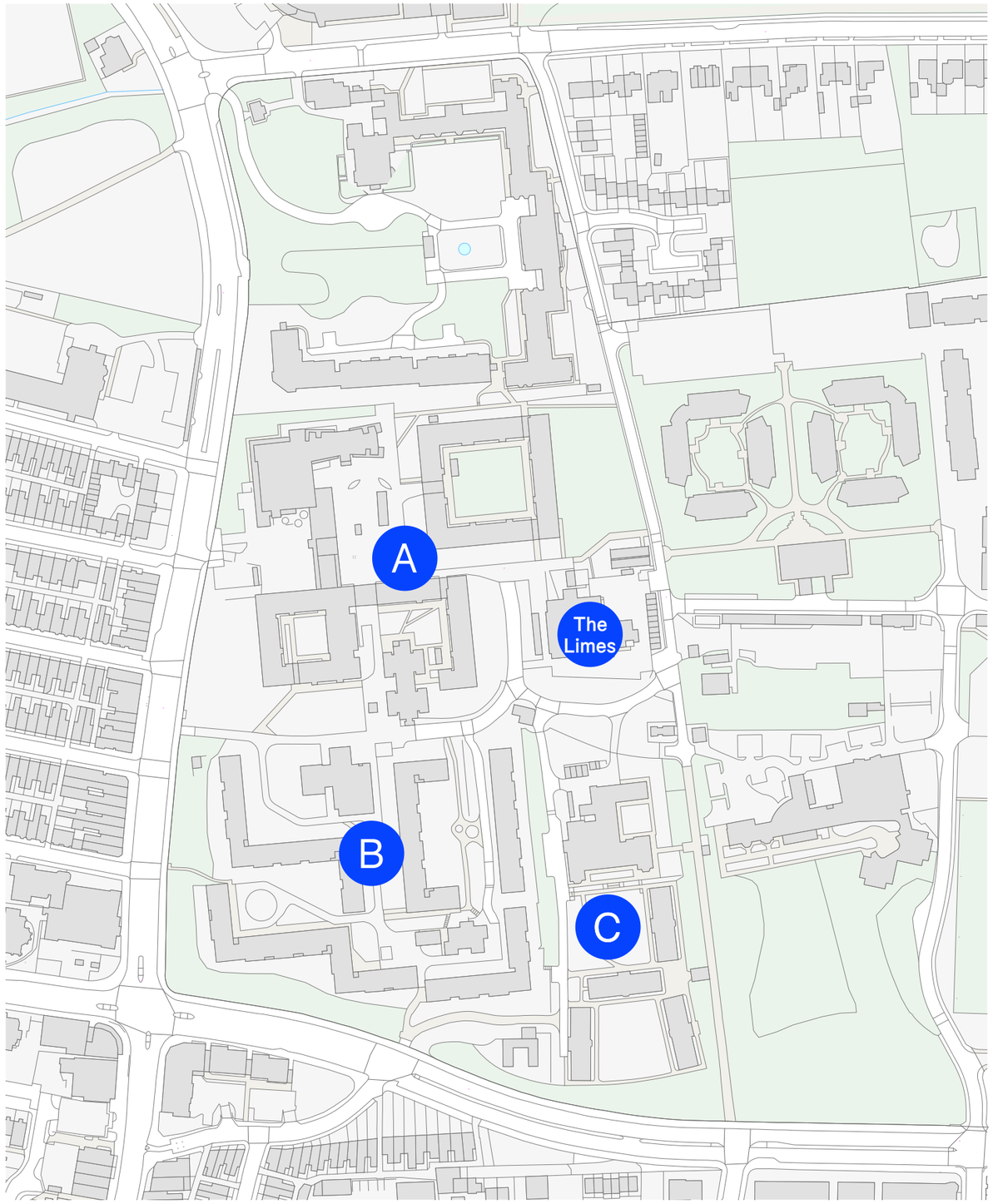
Summary

The different areas provide poor linkages and routes between the areas as well as within them. There is little definition between front and back, with waste storage scattered and highly visible around the site. Low quality entrances makes wayfinding difficult. The overall design quality is poor and tired.









3.11.1 Existing Site Images

















3.12 Heritage Assets – Assessment of Significance

The site does not contain any designated or non-designated heritage assets, nor does it form part of a conservation area. The site does have a number of designated heritage assets within close proximity to its boundary, which are highlighted on the map opposite. Nine of the ten closest designated assets are listed at Grade II, whilst one is a Scheduled Ancient Monument.

A separate report has been prepared by Stephen Levrant Heritage Architecture (SLHA) within the ES Volume II HTVIA report and forms part of the supplementary documentation for this application.

3.13 Heritage Assets Relationship to the Site

A full Heritage Townscape Visual Impact Assessment has been undertaken by SLHA, please refer to the separate report.

The designated heritage assets around the site fall loosely into three groupings, Ashburne Hall to the north, Firs Lodge and Uttley House to the east and the Church of Holy Innocents, Fallowfield War Memorial and the former School to Church of the Holy Innocents to the south-west.

None of the groupings directly interact with the site, Ashburne Hall and Uttley House actively facing away from the site boundary of their own axis and formal landscape settings. The church grouping forms one of the corners of the cross roads between Wilmslow Road, Moseley Rad and Wilbraham Road. The site on this corner has one of the denser banks of trees, with little view through to the development area behind.

Key Listed Buildings:

- A Ashburne Hall - II
- B Lodge of the Firs - II
- C Uttley House - II
- D Queen of Hearts Pub - II
- E Fallowfield War Memorial - II
- F Church of Holy Innocents & St. James - II

A

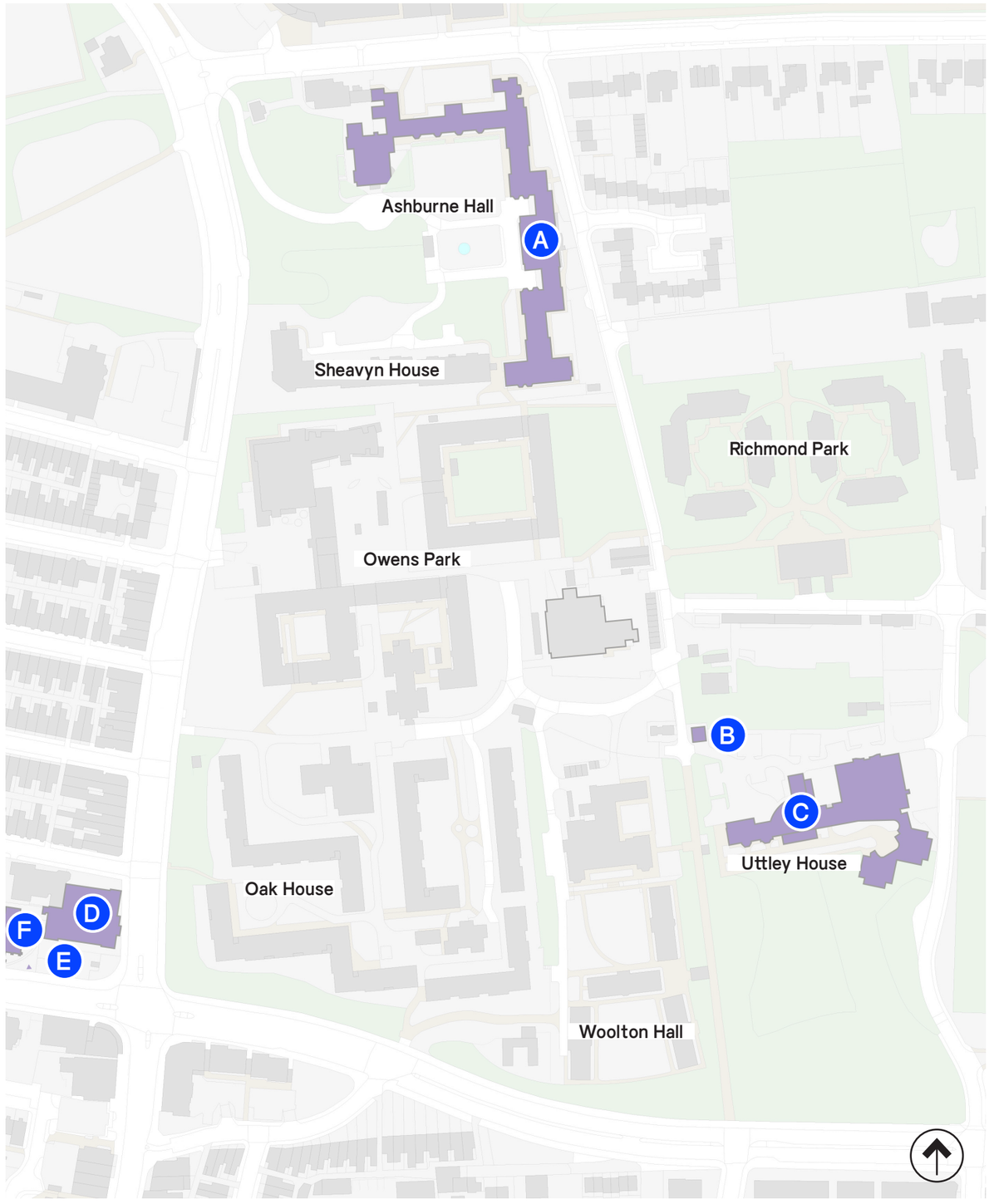


Ashburne Hall

C



Uttley House



3.13.1 Images of Site Items Of Interest

Some items of interest existing around the current site, such as the historic gates which pre-date the site use as student halls of residence and some more idiosyncratic such as a memorial plaque to the halls cat.

The main item of interest is the Mitzi Cunliffe mural to the base of Owens Tower.

3.13.2 Mitzi Cunliffe

The site contains multiple features reflecting its history. The most significant feature is the fibreglass relief artwork by Mitzi Cunliffe at the base of Owens Tower, completed from 1964-65.

Mitzi Cunliffe (1918-2006) was an American sculptor who through her work for a number of high profile commissions became a well-recognised and respected artist in the UK with her best known work being the BAFTA trophy. She spent some of the most productive years of her career based in Manchester. Some of her most significant work in the local area includes the large relief at the pumping station in Heaton Park, and the 'Cosmos' Owens Tower sculpture pictured opposite.

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 future reserved matters application.



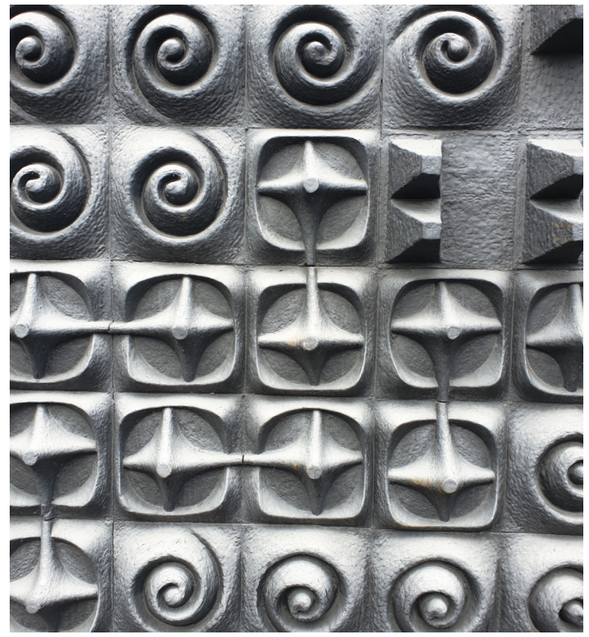
Historic gate



Commemorative plaque







Mitzi Cunliffe's 'Cosmos' relief sculpture at the base of Owens Tower

3.14 Movement Patterns

3.14.1 Vehicle Movement Patterns

The site is bounded by two major roads and the junction between them to the west and south. Bounding the north and east are smaller internal roadways which are predominantly University traffic and not used by the general public.

Wilmslow Road to the west is the main route connecting Fallowfield to the Oxford Road Corridor, Manchester Metropolitan University and University of Manchester teaching campuses. It is heavily used by bus traffic into and out of the city centre. Painted cycle paths on the roadway are present at this location, with segregate cycle paths further into the city centre. 'Bee Network' cycle hire stations have been installed along the route to allow cycle rental.

Moseley Road to the south is a major connecting road between Manchester suburbs Stretford, Chorlton and Levenshulme. This route has painted cycle paths on the roadway. Whilst still a bus route, it is a lot less heavily trafficked than the north-south route.

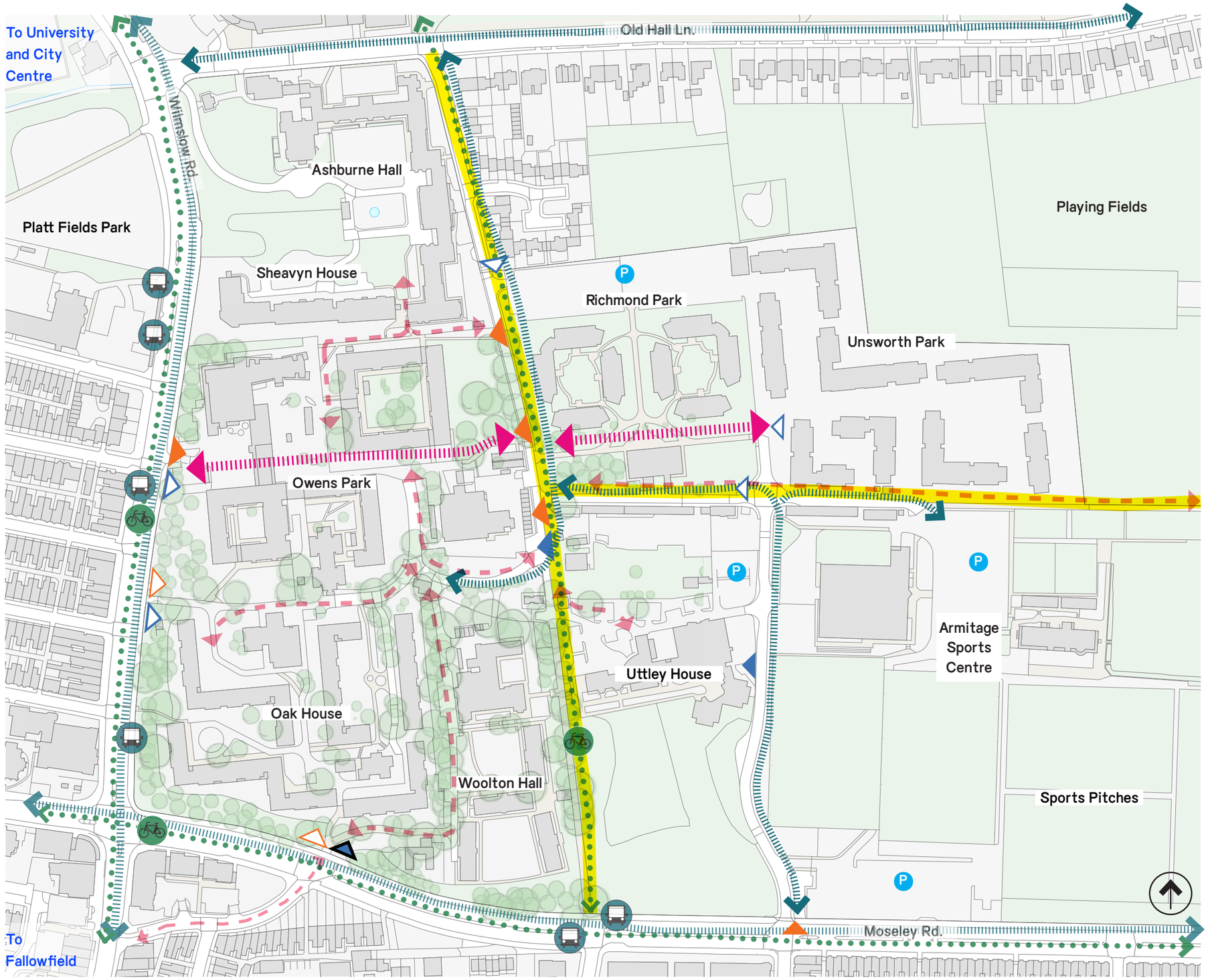
3.14.2 Pedestrian Movement Patterns

Primary pedestrian routes link Platt Fields Park in the north to Fallowfield centre in the south. The main bus route drops off/collects people along this route, so whilst significant numbers of pedestrians use the route, it is only forming part of their overall journey.

The site is bisected by a pedestrian route linking the main road with the Richmond Park and Unsworth Park student accommodation blocks to the east of the site. This route is predominantly used only by students within the halls of residence.

The junction between Wilmslow Road and Moseley Road is a key node within the area, which the site directly interacts with.

3.14.3 Movement Patterns Diagram



Key:

- Primary Pedestrian Routes
- Secondary Pedestrian Routes
- Pedestrian Entrance
- Access Controlled Pedestrian Entrance
- Vehicular Entrance
- Access Controlled Vehicular Entrance
- Padlocked Vehicular Gate
- Bus Stops
- Car Parks
- Cycle Routes
- Vehicular Routes
- Public Right of Way

4.0 DESIGN STATEMENT

4.1 Use Justification

The site has housed undergraduate students of the University of Manchester for over 60 years and will always remain an attractive place due to its proximity to the main campus, excellent transport links, diversity of residential offer, local amenities such as shops, cafés, bars, and parks, and the relaxed leafy character of the site itself. There is a need for better quality student accommodation within Fallowfield to meet the current demand in student numbers and social/ study facilities for the wider campus. The continued use of the site as PBSA is a desirable and viable use for the site.

The existing buildings on the site are still capable of accommodating student living. Their functionality and layout, however, are no longer suitable for modern student needs.



4.2 Fallowfield Campus Re-use Assessment

Reuse of existing building assets, where possible, is a responsible approach that is being recognised by the industry and wider society. Refurbishment can help to reduce the embodied carbon of a proposed development and therefore, in certain instances, aid in meeting sustainability targets. However, whilst embodied carbon can be potentially reduced, the operational carbon often remains high as the original fabric is not designed to current standards.

The upgrade of the building fabric could require measures such as full façade re-cladding or the introduction of internal insulation, which could result in a significant loss of net area, rendering the approach impractical.

Consequential improvements of the 1960s building stock, such as services upgrades or the introduction of en-suite shower pods may prove too intrusive and overly-complex; the presence of asbestos making these alterations unfeasible.

4.2.1 Oak House

Oak House was reviewed for retention and retrofit, after the 2015 masterplan proposed its demolition. Retrofit was suggested post-2015 masterplan as a way to provide affordable accommodation.

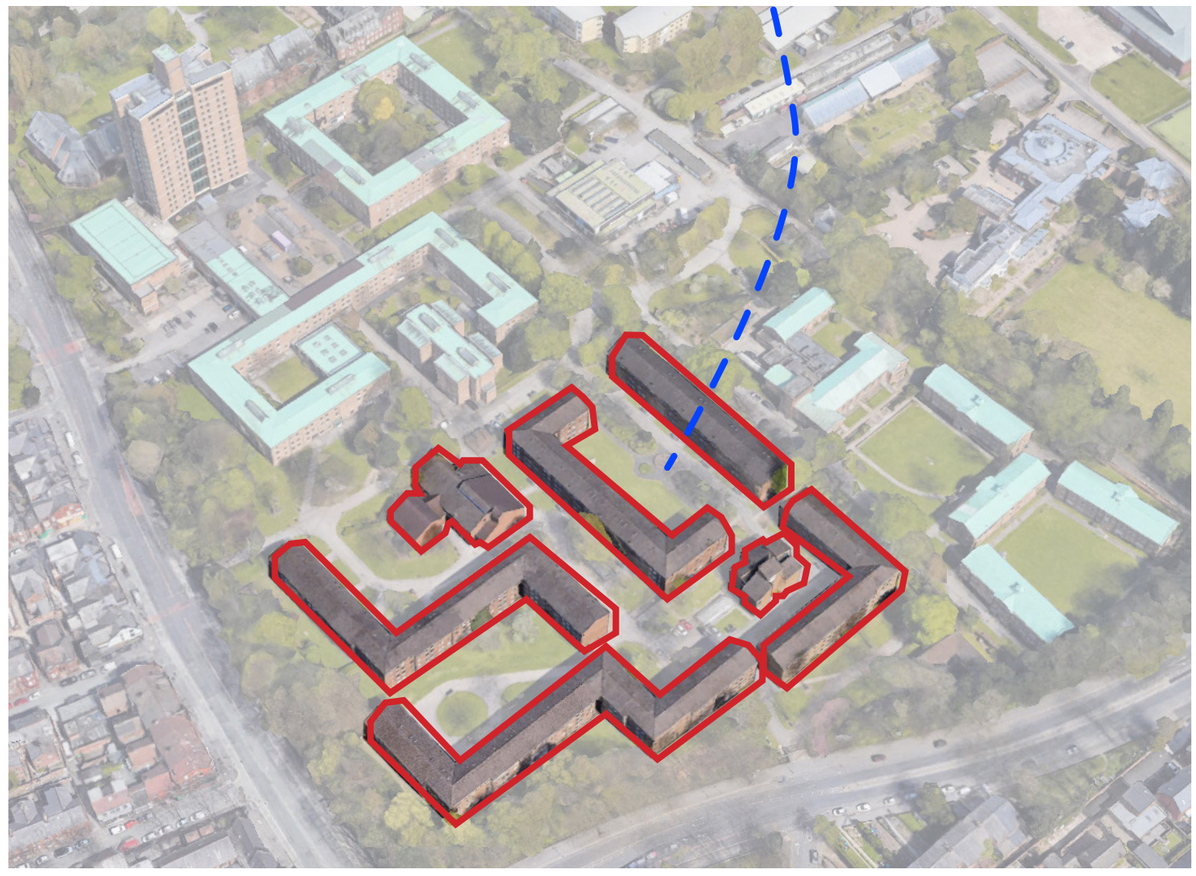
The Oak House accommodation includes self-catered clusters in groups of 8 and would require little in the way of spatial alteration, but have shared bathrooms. This would therefore compromise the standards that the University are looking to achieve in providing en-suite rooms.

The overall refurbishment would comprise local repairs, asbestos works, kitchens and bathroom upgrades and localised re-cladding of the façade but architecturally the scheme would remain of low value with the existing form almost unchanged.

Oak House

EXISTING KEY DATA	
Current Capacity	1105 bedrooms
Bedroom Size	8m² (approx.)
Shared Bathroom ratio	4:1
Floor to Floor height	2.7m (approx.)
Cluster Kitchens	8:1





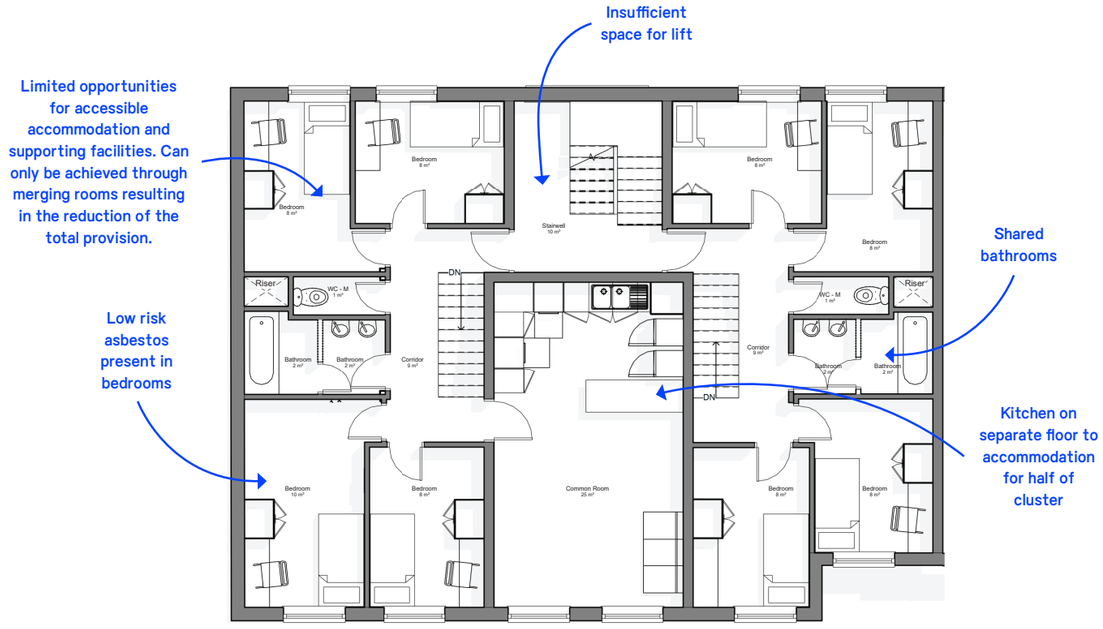
Oak House (continued)

Blank gable façades would remain along with the utilitarian brick application.

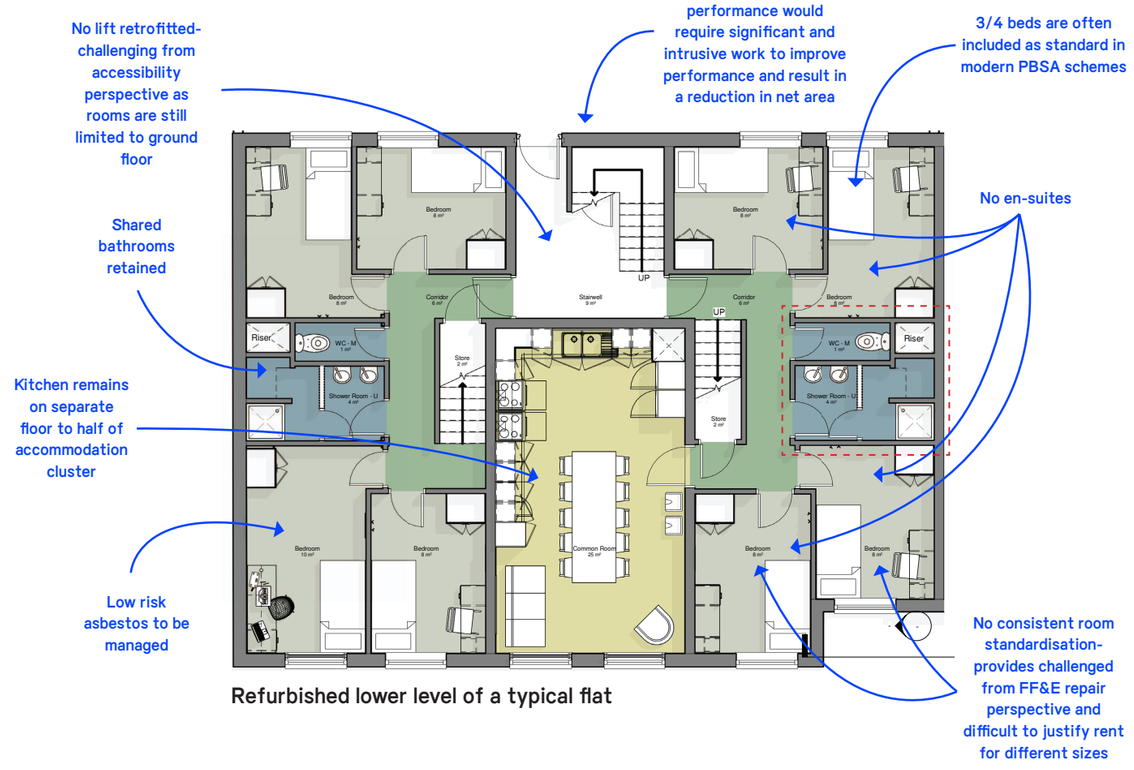
The retention of the shallow pitch roofs would result in missed opportunity to increase biodiversity and drainage though the introduction of green and blue roofs.

The study, completed by Lewis and Hickey, deemed that the viability of re-use (mainly aesthetics, finishes and internal fixtures such as showers and kitchen fit-outs) would not achieve the level of facilities required by the University and was not cost effective for the quality of the final product.

Furthermore, it could not achieve the student capacity required without significant redevelopment, the extent of which would negate the retention of the existing blocks. Refurbishment without an uplift in numbers would consequently put a strain on other sites.



Existing lower level of a typical flat (flats are arranged across two levels)



Refurbished lower level of a typical flat

4.2.2 Owens Park

Owens Park comprises a group of residential blocks and supporting buildings housing a student bar and lounge, campus reception and estate offices. Residential blocks are fully catered, with shared bathrooms. The amount of social spaces available within residential blocks and its arrangement do not support social interaction within smaller groups, provided by cluster arrangements.

Conversion to provide cluster accommodation would likely result in a reduction of at least 20-30% in the number of beds, and may even exceed it. This is due to the requirement to convert bedroom spaces into kitchens and bathrooms. This would improve the shared bathroom ratios closer to modern industry standards (2:1) but would likely still fall short.

Bedroom sizes would remain small at 10sqm and the buildings would remain as a shared bathroom offer. Bathrooms would be likely 'stick-built' which is significantly more expensive on cost (capital and operational).

Cluster sizes (and kitchens) may have a large variance in size, therefore making it impossible to ensure each student gets the same 'value for money' experience for the same rent.

A conversion to full en-suite would result in a further loss of bedrooms, and result in poor quality provision within those rooms. For example, an existing 10sqm room with a retrofit en-suite would have to compromise by having a single bed, single wardrobe, limited desk space etc. Underground connections for bathrooms are currently concentrated in centralised areas and en-suite conversion also may not be possible from an existing drainage capacity and existing IT infrastructure perspective. Ventilation of en-suites could also be problematic and further reduce the number that could be provided.

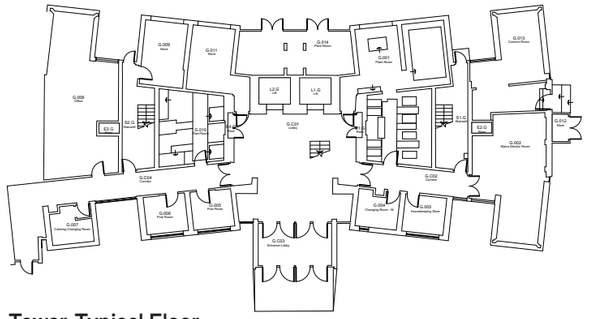
Owens Park

EXISTING KEY DATA	
Current Capacity	1071 bedrooms
Bedroom Size	10m² (approx.)
Shared Bathroom ratio	4:1 / 5:1
Floor to Floor height	2.7m (approx.)
Cluster Kitchens	0 (catered beds)

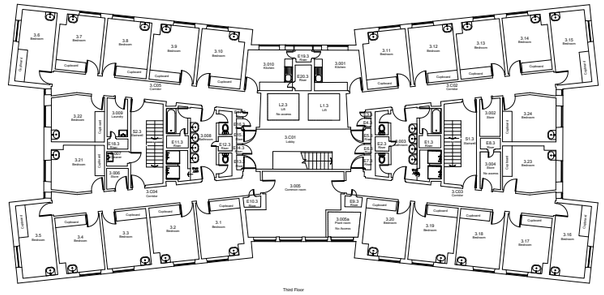


Fibreglass relief by Mitzi Cunliffe

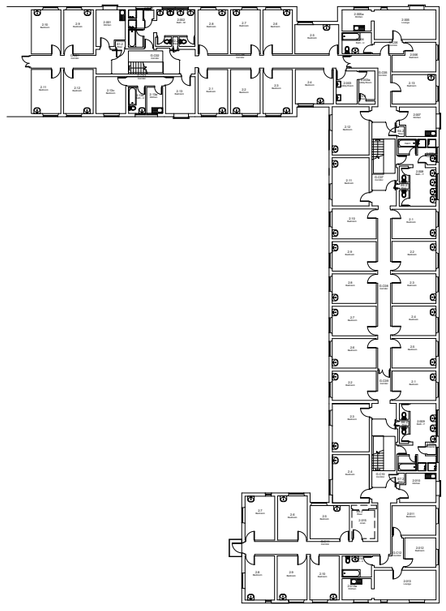
Tower Ground Floor



Tower Typical Floor



Green Court Typical Floor



Owens Park (continued)

Currently, shared bathrooms in the most part have external windows.

Corridor widths are narrower than current compliance limits, with steep escape staircases. The building is not accessible for ambulant disabled or wheelchair users due to the restricted widths and the existing stairs are unable to be upgraded to provide accessible accommodation.

The Owens Tower building is 20 storeys and if retrofitted would likely need sprinklers to satisfy student demand and perceived safety (other tall PBSA developments in Manchester are being retrofitted to satisfy the incoming fire regulations). The low floor to floor height would be restrictive as horizontal pipe runs to sprinkler heads would significantly reduce clear ceiling heights. Exposed pipes and low sprinkler heads could also be a safety risk.

Asbestos management has to be taken into consideration. The current level of asbestos is regarded as medium. The intrusive nature of the refurbishment, however, may require a complete removal resulting in higher cost and risks.

In conclusion, the resultant bedroom numbers that could be achieved by re-using the buildings would fall significantly short of what would be required.

The locations of the existing buildings leave little in the way of new development space to improve by inserting new blocks in between.

The upgrade of the building fabric to the current standards would face the same issues as outlined in section 4.2.1.

Putting the costs and quality of refurbishment aside, the impact on the student experience of refurbishing these buildings is quite significant, and would not meet what we know to be an ‘industry standard.’



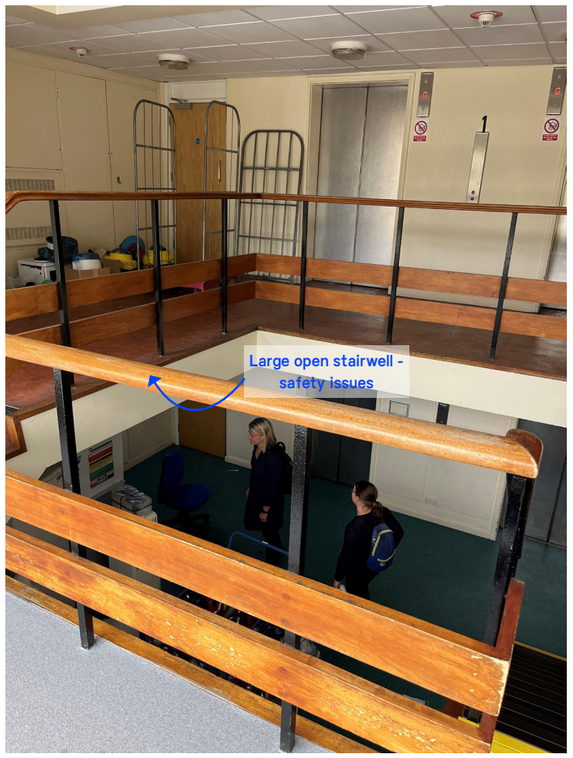
Workspace with surface mounted services



Sink within bedroom



Shared bathroom



Tower lobby



Small pantry spaces for snacks

4.2.3 Woolton Hall

Woolton Hall is a traditional catered hall of residence comprising of 5 accommodation blocks, built in 1959. However, the main entrance appears older than this. The main accommodation blocks sit adjacent to the main building which provides a dining room and bike storage is available close-by.

The existing accommodation blocks are situated within a pleasant courtyard environment, linking in with the green spaces masterplanning principles. The green courtyards which define the spaces are well-maintained but appear overly formal to support active daily use.

Existing buildings are of reasonable quality, the building fabric and arrangements, however, do not comply with current standards and sustainable approach, including u-values, energy sources, accessibility and en-suite provision.

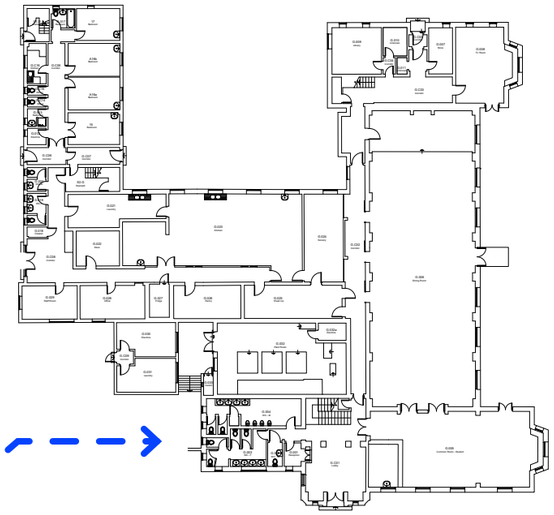
The main entrance to Woolton Hall is of good quality with attractive architectural features such as stone architrave, brickwork and cast iron downpipes. The building contains a full-size kitchen and dining provision, as well as common rooms, offices and some residential accommodation. The dining hall is an attractive space with large windows and high ceilings. It is suitable for hiring out for events (weddings etc) outside of the academic year as an additional revenue stream.

Woolton Hall accommodation is fully catered and is arranged across 4 3-storey blocks and a small residential wing within the main building. A typical residential floor contains 15/16 bedrooms, a small kitchenette and shared WC and showers. Most bedrooms are provided with a handwash basin, with 1-3 en-suites per floor.

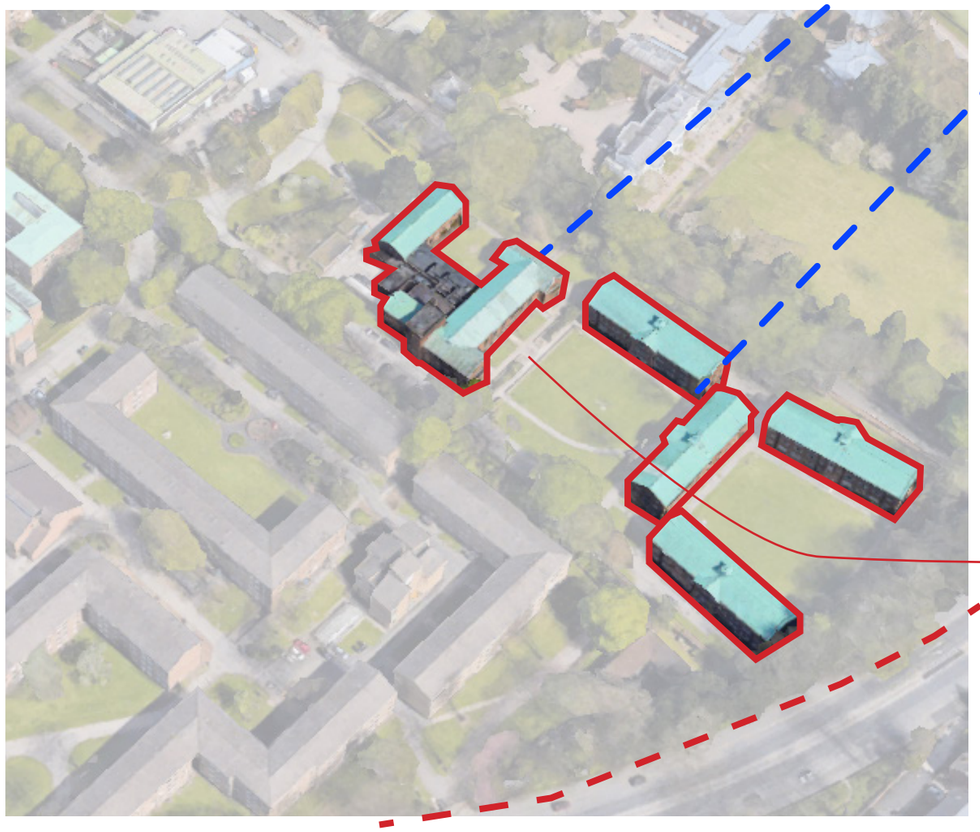
Rooms are of good proportions at 3.8m x 3.4m and are of reasonable size at 12.7sqm. The introduction of individual shower/WC pods is possible but would require a major intervention.

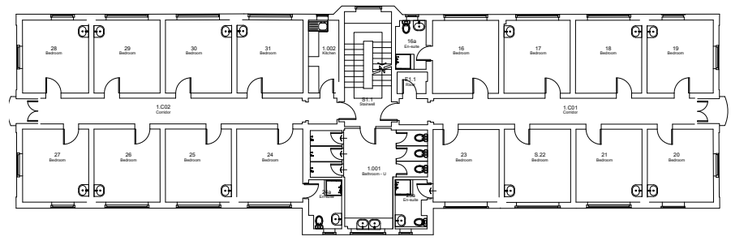
Woolton Hall

EXISTING KEY DATA	
Current Capacity	198 bedrooms
Bedroom Size	12.7m^2
Shared Bathroom ratio	3:1
Floor to Floor height	TBD
Cluster Kitchens	0 (catered beds)



Main Building and Ashley House





Typical Accommodation Block

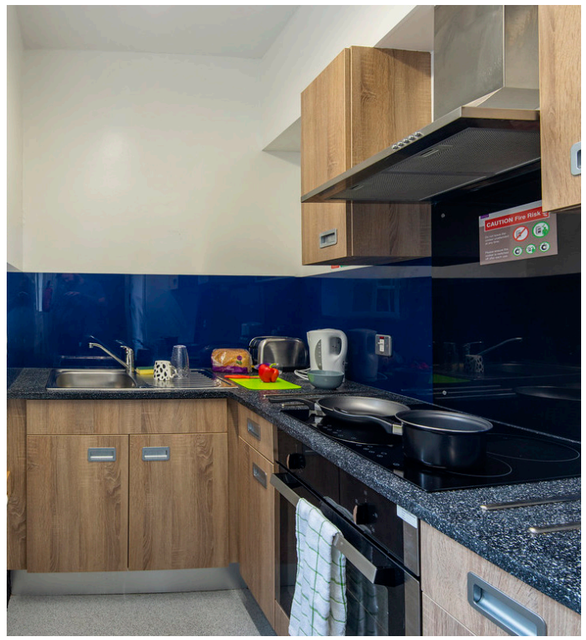


Pleasant existing courtyard with mature trees to be enhanced with landscape proposal

Woolton Hall (continued)

Kitchenettes could be expanded by converting adjacent bedrooms into a larger kitchen, dining and living area, resulting in a loss of 2-3 bedrooms per floor.

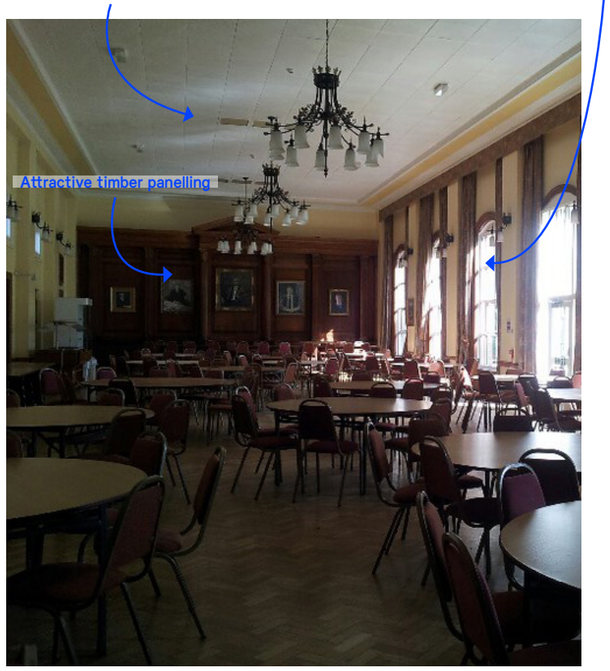
However, the introduction of en-suite rooms and full kitchens to bring the accommodation in line with University aspirations would result in a loss of space to rooms and also a number of rooms which would put a strain on other student accommodations.



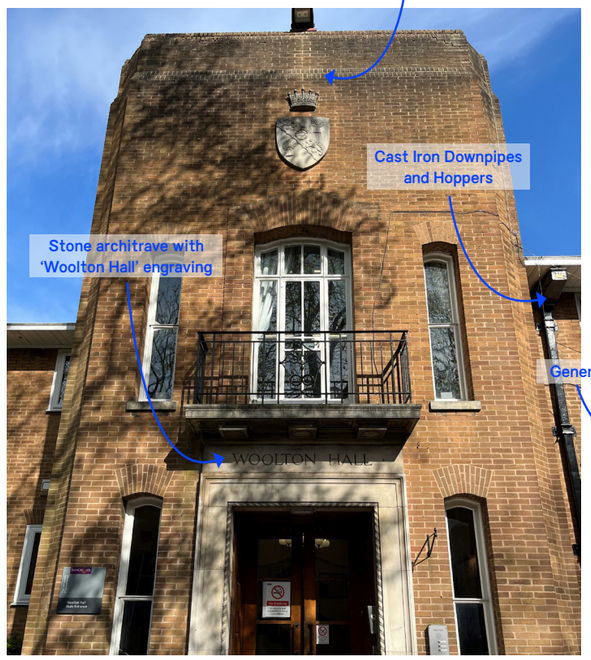
Kitchenette



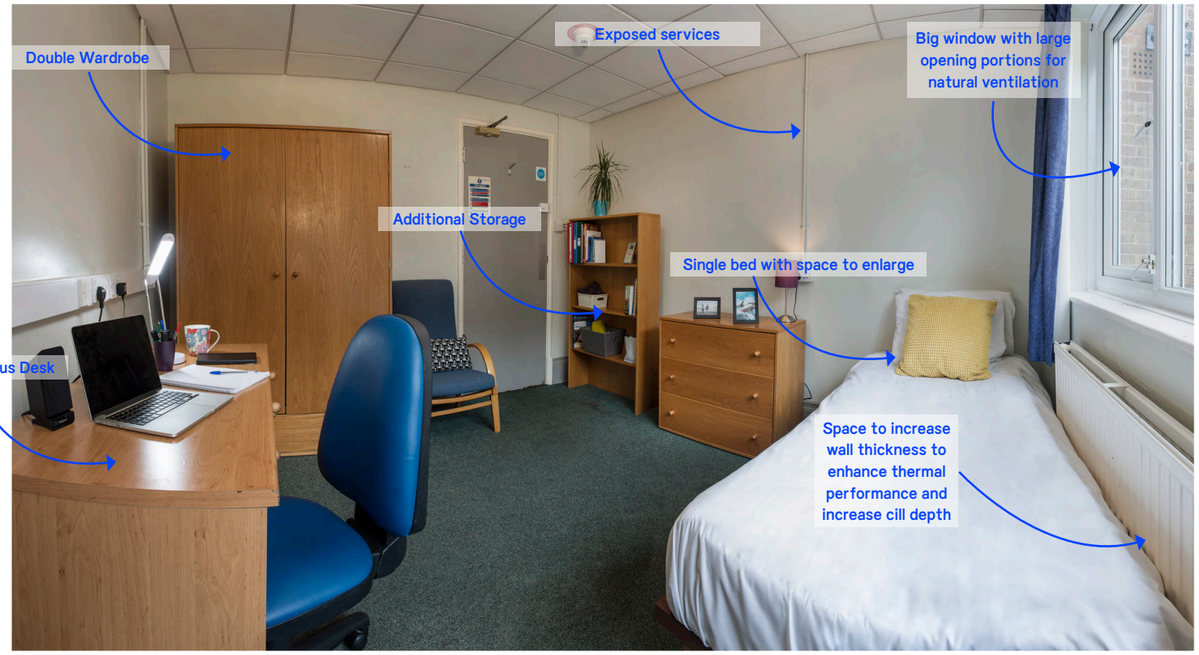
Typical bedroom



Main dining hall



Woolton Hall main entrance



Typical bedroom

4.2.4 Conclusion of Retrofit Items

The existing accommodation at the Fallowfield Campus is reaching the end of its usable life, with Owens Park already mothballed.

In order to bring the existing accommodation up to suitable standards invasive work would be required and is unlikely to provide a large enough uplift in performance and capacity to justify the cost and additional embodied carbon required. The existing buildings are unlikely to be able to fully meet modern requirements and space standards, and will not match the quality of contemporary PBSA. For example, many flats would remain as non-en-suite offerings with shared bathrooms, and where conversion is possible the bedrooms would be compromised with a large reduction in space. Furthermore, retrofitting safety features such as sprinklers to meet current building regulations might be prohibitively invasive, and would result in an unacceptable reduction in headroom.

Accessibility would remain an issue, with less able students confined to the ground floor of blocks due to the lack of lift provision. In certain instances this could cut them off from half of the flat where they are split over two floors. Accessibility around site would remain an issue as the retrofit would not allow for the re-setting of ground floor finished floor levels to sit more comfortably in a re-graded landscape.

Unsightly landscape issues, such as a lack of suitable internal bin storage, would remain as the refurbishment would not account for a bin store to be integrated into the blocks.

A full refurbishment and upgrade will result in a reduction in the number of bedrooms on site, which will exacerbate the issue of an accommodation shortage. Furthermore, the conversion of catered flats into non-catered flats (the most popular offering) will result in sub-standard kitchen areas converted from bedrooms, and inconsistent cluster sizes across the site. The development will therefore struggle to offer a consistent range of offerings for different price points in line with the University's strategy.

The overall character of the blocks would not fundamentally change with the existing form maintaining blank gable façades and low quality materials, missing opportunities to improve aesthetically.

Therefore, the redevelopment of the site in line with the sustainability principles outlined in this document and the Design Guide provides a more appropriate option and will ensure a modern, high-quality development which doesn't compromise on space standards and operates to a high level of efficiency. Additionally, the existing accommodation has a limited amount of social/amenity space and the new development can better support these ancillary spaces.

4.3 Illustrative Masterplan - Design Principles and Concept

The illustrative masterplan has been developed in accordance with the Parameter Plans and Design Guide and illustrates one way in which the development could be delivered. The final site layout will be determined as part of the reserved matters application(s).

The illustrative design is a development of the strategic approach to the site as outlined in section 5.2 of the Design Guide.

The key themes of connection, green space and social nodes have been considered in the development of the illustrative masterplan.

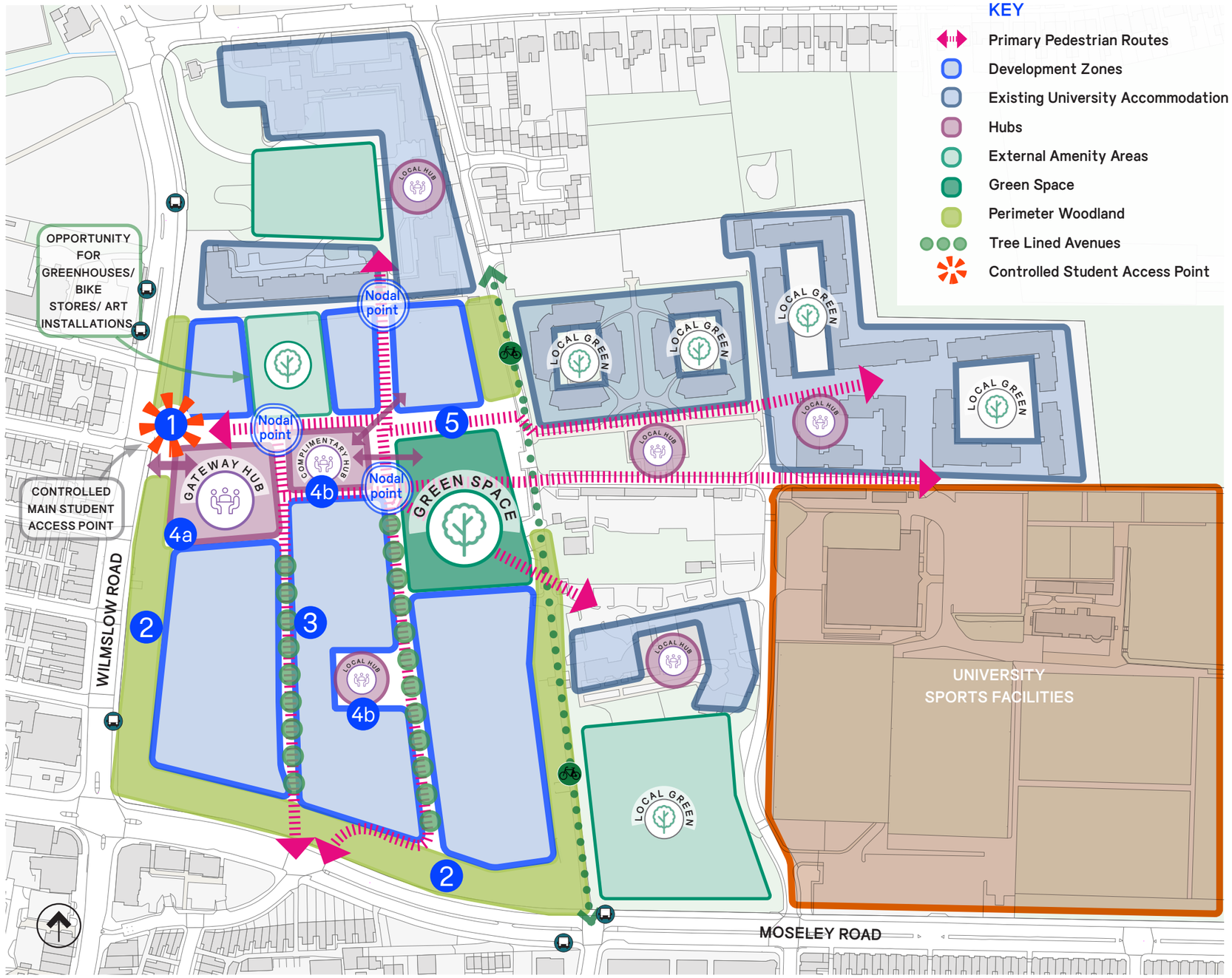
The maintenance and enhancement of east-west connections through the site connecting Unsworth Park and Richmond Park halls of residence to the redeveloped site and also back to Wilmslow Road have been prioritised. Key social functions of the site such as student hubs, open green spaces for recreation are also prioritised.

1. Existing campus access points retained and remodelled to create better sense of arrival.
2. Perimeter planting to be retained, including mature trees and established tree clusters, to preserve the leafy character of the border, and the visual presence of the trees on the surrounding streets.
3. Mature trees retained to enhance the green parkland character and increase biodiversity.

4a. A large hub by the entrance point acts as a vibrant landmark, and provides improved social amenities and study spaces to cater for the whole Fallowfield Campus.

4b. Complimentary hubs along prominent circulation routes act as nodal points in the pedestrian journey through site, aiding with orientation and placemaking.

5. Predominantly car-free environment with maintenance, emergency vehicle and accessible parking access only, which will promote attractive and pedestrian friendly routes throughout the site and support active travel.



4.4 Illustrative Masterplan Development Process

The site currently provides circa 2,350 student beds across the various blocks and the tower. The client brief from the University of Manchester is to increase the provision to circa 3,300 student beds, up to 55 ancillary supporting staff accommodation beds plus up to 1200sqm of ancillary residential dwellings provided as part of pastoral care. This is driven by the University's increased attendance and demand for PBSA within Manchester.

Due to the significant mature tree coverage on the site, careful consideration needed to be taken when assessing redevelopment options to retain as many of the trees as viable.

4.4.1 Reuse Existing Building Footprints

An initial study was undertaken to assess deliverable student bed numbers utilising only the existing building footprints. This resulted in a sub-optimal layout and configuration of the blocks which could not deliver improved student experience and the required number of beds.

4.4.2 Strategic Tree Removal

The team then sought an option that would allow for a greater flexibility but would require the removal of some of the existing trees in the middle of the site. The initial task was to identify trees and tree groups of higher value and importance for the character of the site, based on the latest tree survey and ecological review.

Other considerations included buildability, site access during construction, circulation and connectivity of the new proposal and the character and quality of the proposed external spaces.



Complete site clearance with perimeter maintained

Key

- Woodland Perimeter
- Site Clearance Zone
- Existing Trees

4.4.3 Initial Concept Approach

The concept stage design was conceived around a series of courtyards formed by blocks that, as far as possible, respected key groups of mature trees, in compliance with section 5.4 of the Design Guide. The intention was to form 'mini communities' within the wider Fallowfield Campus.

As the team developed a broader understanding of the constraints of the site, this initial concept approach needed to incorporate the potential phased development of the Limes Building and the potential later demolition of the Owens Tower, which is the location of much of the centralised site infrastructure. At the same time, massing and density were addressed in accordance with the Parameter Plans. This exercise highlighted the fact that the courtyard model was less successful when applied to taller blocks as it resulted in overshadowed external spaces.

4.4.4 Refining and Clarifying the Structure of the Site

Different block types were introduced to address higher massing zones within the development. L-shaped blocks were used to form courtyards and to create positive edges to the street and a series of smaller-scale green spaces (referring back to the original design concept), with a rectangular block typology placed more towards the centre of the plan, opening up sight lines and views. This balanced approach enables strong edges to the site to be formed, height to be reduced around the edges, the best quality trees to be protected and a variety of character areas to be created.

4.4.5 Compliance with the Design Guide

The final version of the illustrative masterplan was created in compliance with the Design Guide. Where distinct parts of the design concept were informed by specific sections of the Design Guide, the sections will be mentioned in the corresponding pages within this document.



Creating communities around existing green spaces with new building footprints

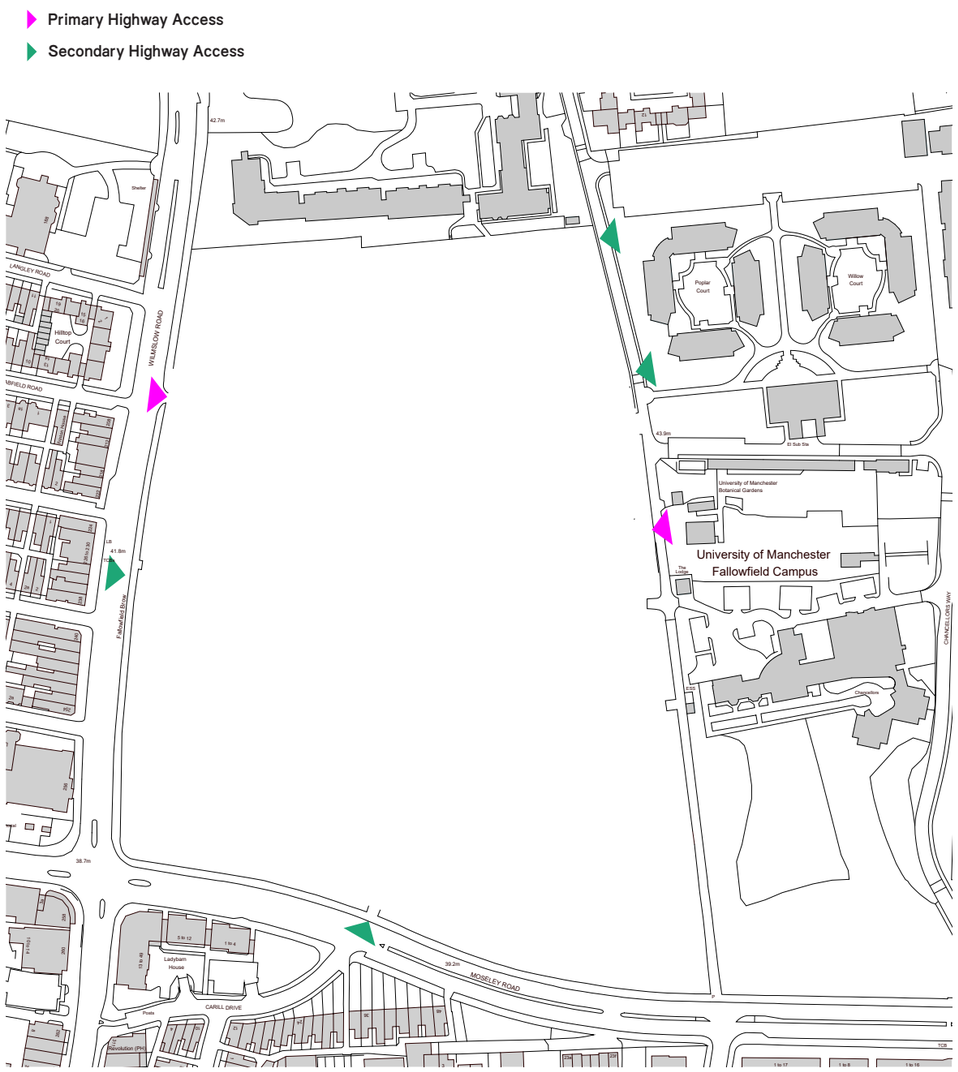
Key

- Woodland Perimeter
- New Green Spaces
- Existing Trees

4.5 Parameter Plan Compliance

4.5.1 Access

The massing of the illustrative masterplan complies with the access requirements set out in the Access Plan.



Extract from Access Plan 6952-SRA-XX-XX-DR-A-00802

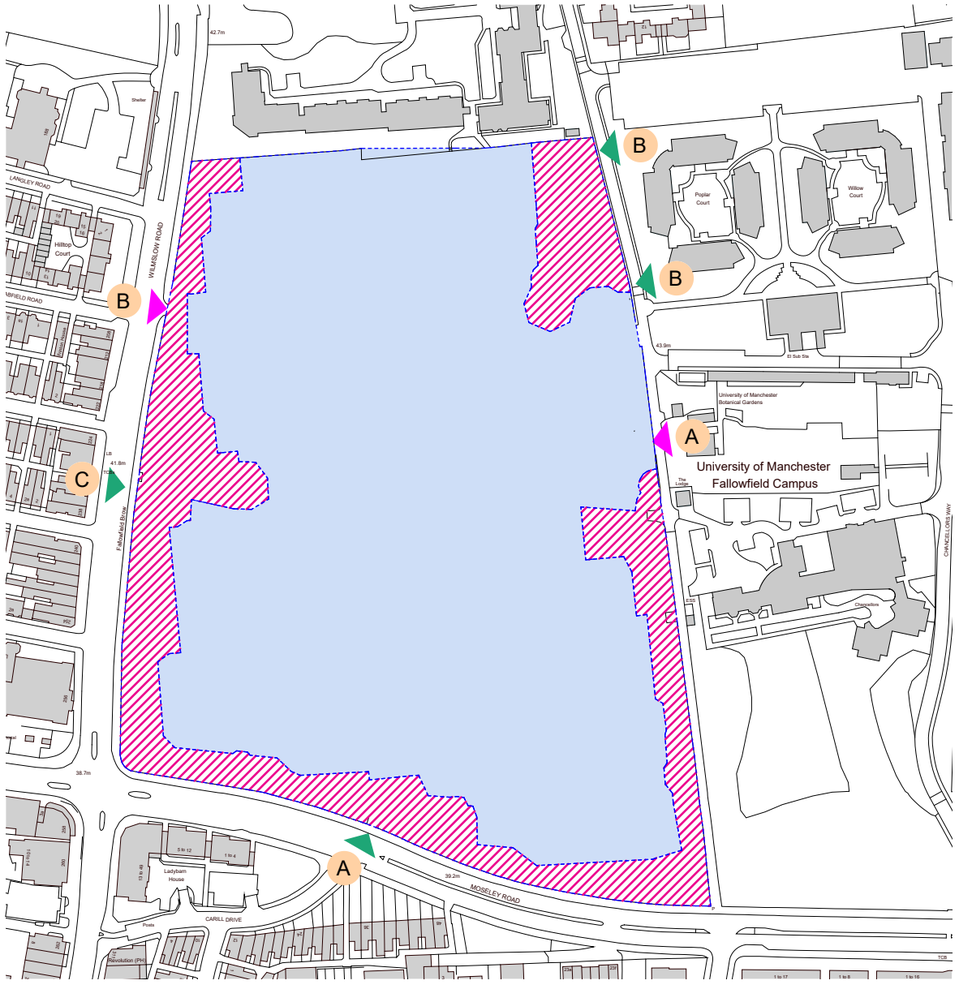


Illustrative masterplan with Access Plan overlay

4.5.2 Compliance with the Parameter Plan Developable Area

The massing of the illustrative masterplan complies with the footprint restrictions set out in the Developable Area Parameter Plan.

- Primary Highway Access
- Secondary Highway Access
- A Emergency, Accessible Parking and Service Vehicle Access Only
- B Emergency and Accessible Parking Vehicle Access Only
- C Emergency Vehicle Access Only



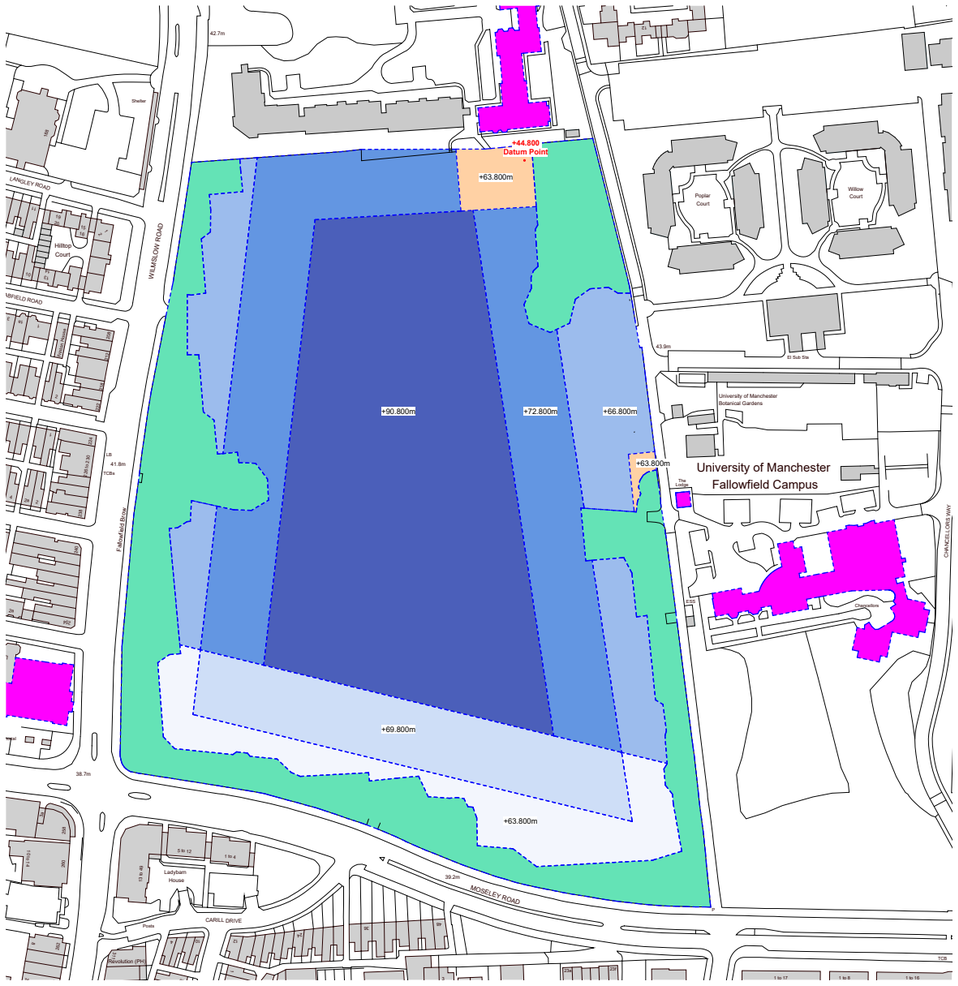
Extract from Parameter Plan 6952-SRA-XX-XX-DR-A-00801



Illustrative masterplan with Developable Area Parameter Plan overlay

4.5.3 Compliance with the Parameter Plan Maximum Heights

The massing of the illustrative masterplan complies with the height restrictions set out in the Maximum Heights Parameter Plan. Where a block sits across different height restriction zones the lowest maximum height is taken as the overall maximum height of the block. The massing is based on 3m residential floor to floor heights and a 4m plant roof allowance. The number of occupied floors and the rooftop plant zone is annotated per building/block on the diagram to the right.



Extract from Parameter Plan 6952-SRA-XX-XX-DR-A-00800

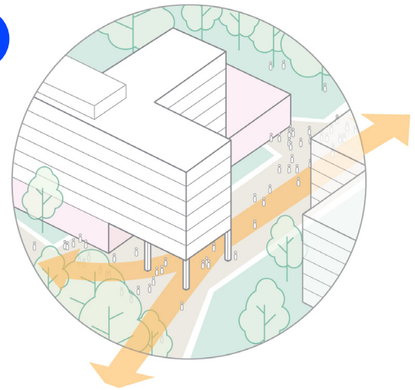


Illustrative masterplan and storey heights with Maximum Heights Parameter Plan overlay

4.6 Proposed Illustrative Masterplan: Site Plan and Built Form

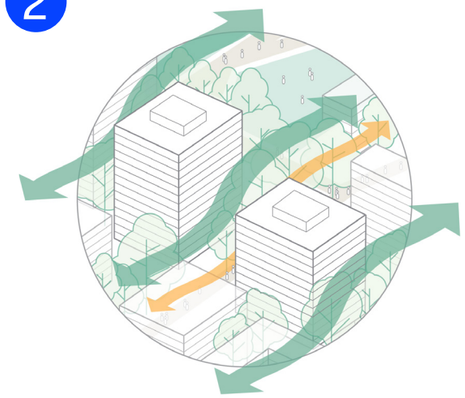


1



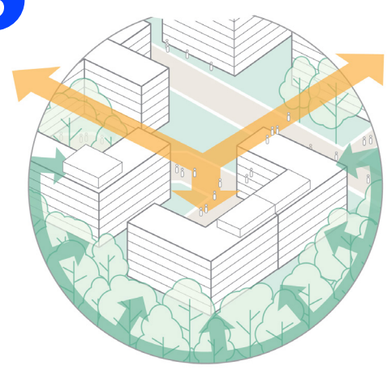
The illustrative arrangement of the entrance block incorporates the central social hub as a plinth, with the residential element above.
The entrance area is framed by the hub and adjacent residential blocks to signify the arrival and to set up a route to the rest of the campus.

2



Rectangular blocks in the illustrative scheme allow the landscape to flow between the buildings, with secondary pedestrian routes interspersed amongst the nature.

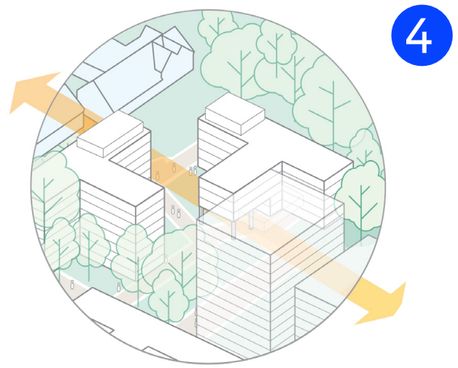
3



A courtyard arrangement is used in the illustrative scheme for the lower rise blocks in the site corners to create partially enclosed outdoor areas set back from the surrounding roads and woodland areas.

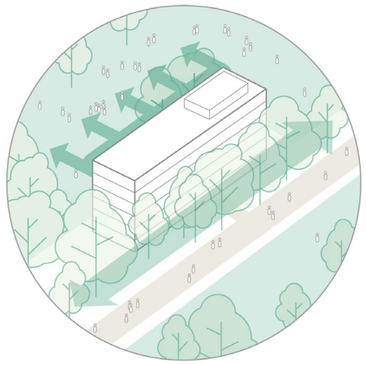
4

The illustrative arrangement of residential blocks allows for a natural link between the Ashburne Hall quadrangle and the site which forms an important connection between the existing campus and new development.



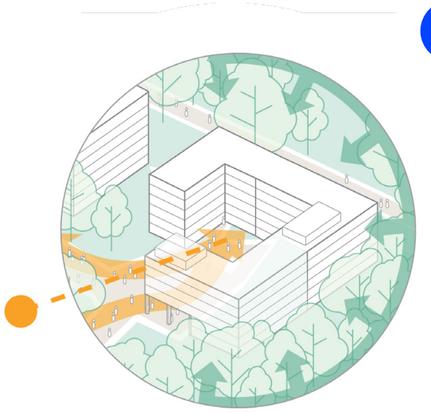
5

Linear blocks in the illustrative scheme are used along avenues of retained trees to frame large open green spaces.



6

Blocks are used in the illustrative scheme to create a local nodal point to the south of the site, as well as allowing evening sun into the courtyard.



4.7 Proposed Illustrative Masterplan - Site Functions

Entrance Point

The main campus entrance point off Wilmslow Road creates a sense of arrival in the illustrative scheme, and allows for direct access to the gateway hub and the main circulation routes.

Gateway Hub

The gateway hub is the primary social hub, and is located close to the main entrance point in the illustrative scheme. The hub serves as a landmark at the site entrance and creates a great first impression- inviting students inside to socialise, study, and undertake other necessary residential tasks, such as doing laundry.

Complimentary Hub

Complimentary hubs along major circulation routes aid in wayfinding and placemaking in the illustrative scheme, and allow for hub functions to be spread across the site- creating a sense of character in different areas.

Cycle Hubs

In the illustrative scheme, cycle hubs are scattered throughout the site in close proximity to residential buildings, encouraging active circulation.



Outdoor Recreation Space

Alongside the large green space, ancillary outdoor social spaces provide outdoor recreation areas throughout the site in the illustrative scheme. These spaces can be used for events, outdoor activities, and other amenity functions.

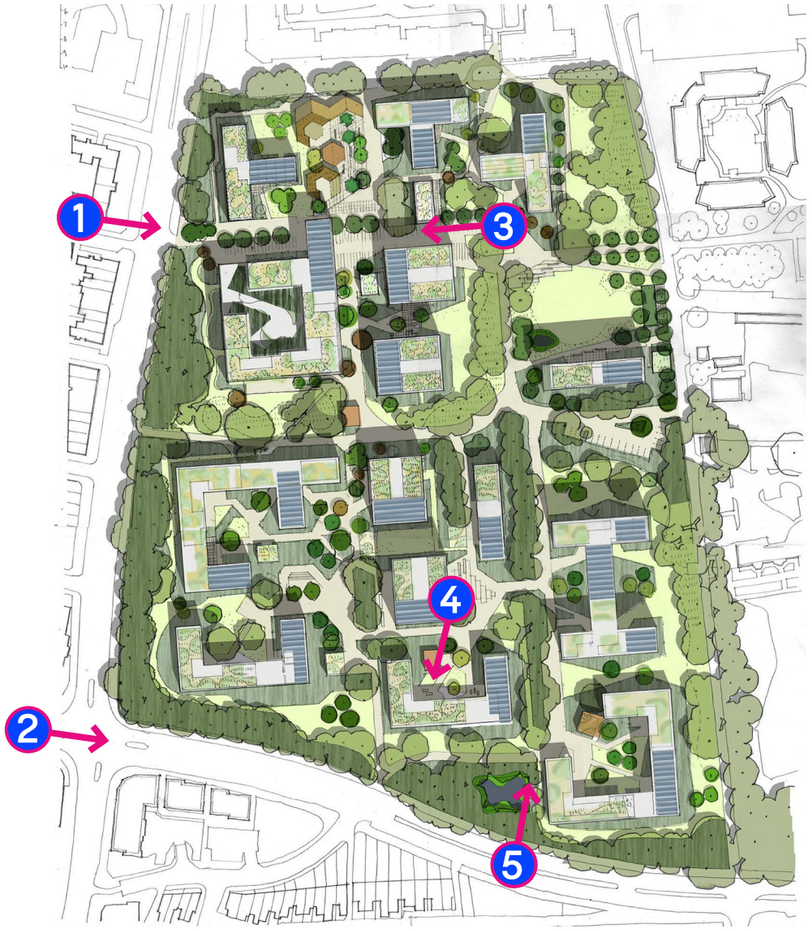
Large Green Space

Within the site is a large open green space bordering circulation routes, providing a place for students to socialise outdoors and enhancing the site's existing green leafy character.

Accessible Parking

Accessible parking is provided close to residential blocks and main circulation routes in the illustrative scheme.

4.8 Proposed Illustrative Masterplan: Approach to Exterior Treatment and Placemaking



1



View into the site entrance from Wilmslow Road showing an active student environment and inviting central amenity hub incorporated into a residential block.

2



View along Moseley Road illustrating the tree corridor along the boundary of the site which is kept to maintain the leafy green character.

3



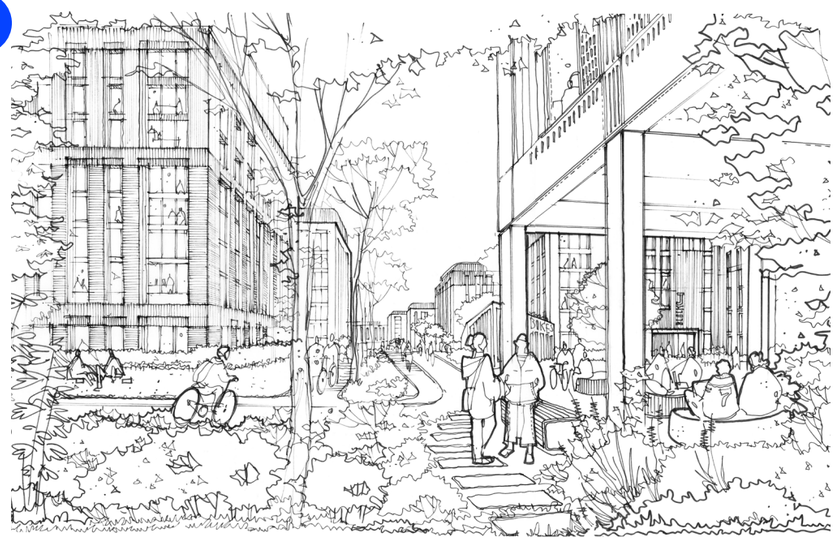
View along the main thoroughfare of the site, showing a modern and high-quality development with quality detailing, a considered rhythmic façade and engaging landscaping and ample green amenities

4



Illustrative residential entrance with areas of rest and social interaction to create a positive, social atmosphere and provide a sensitive approach to placemaking

5



Student experience prioritised across the site and active travel encouraged through the provision of shared cycle and pedestrian routes and safe and secure bike storage

4.8.1 Illustrative Masterplan: Site Proposal Massing



5.0 LANDSCAPE DESIGN

5.1 Overview

The Illustrated Masterplan proposals have been developed to integrate with the wider landscape context, in the following ways:

Green Infrastructure

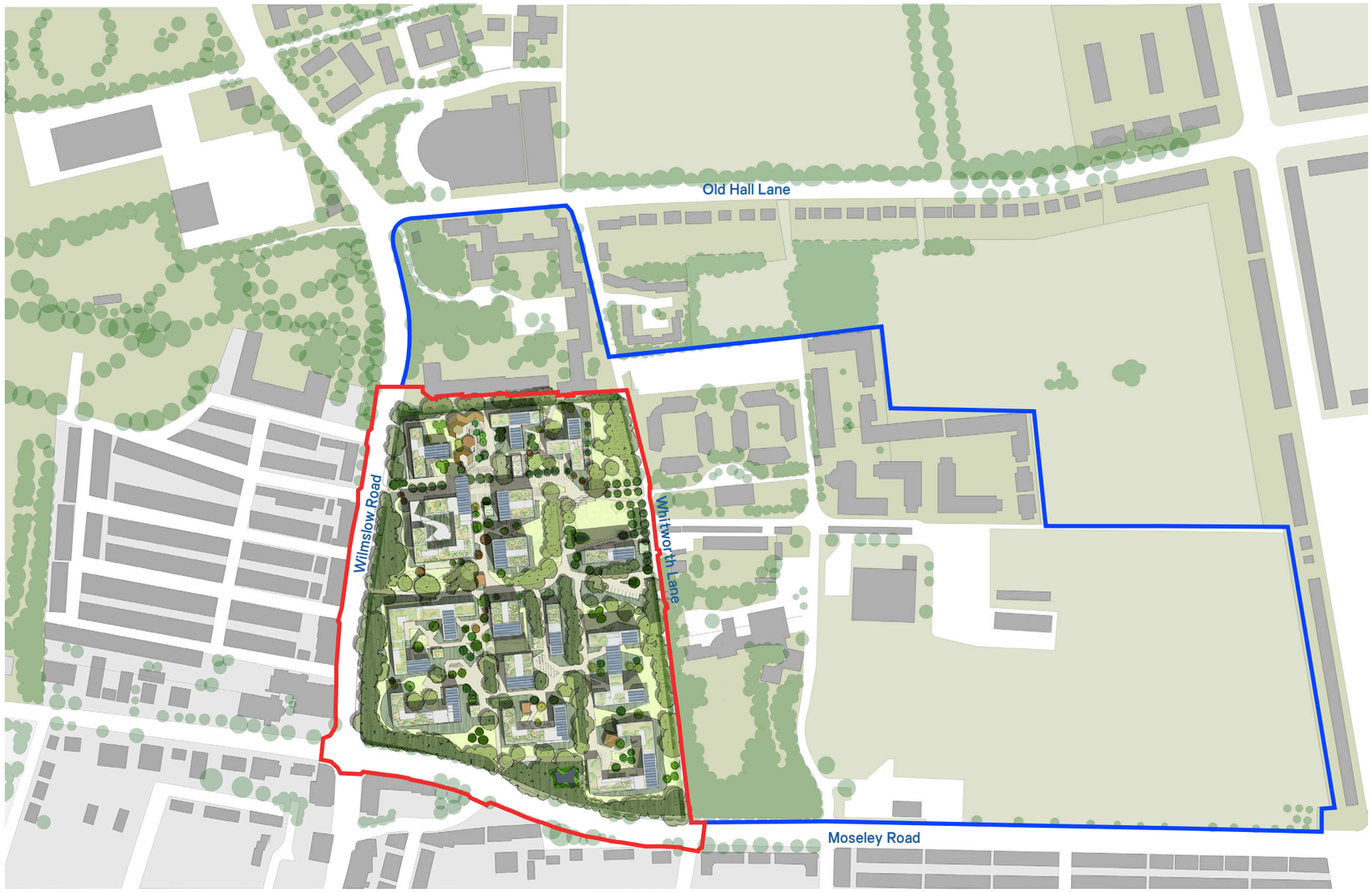
Retention of existing perimeter woodland around the edge of the site, to maintain continuity of existing green infrastructure along Wilmslow Road, Moseley Road and Whitworth Lane.

Visual perimeter tree screen

Retention of existing perimeter woodland around the edge of site, to screen views of buildings and retain existing character of Wilmslow Road, Moseley Road and Whitworth Lane.

Access

Retention of existing access points into site, thereby retaining existing walking routes, and eliminating need to change highway to form new junctions.



Landscape Proposal in Wider Context

5.2 Landscape Infrastructure

5.2.1 Enhance landscape setting

Green infrastructure is the interconnected network of green spaces (woodlands, meadows, parks and street trees) which provide a physical framework for biodiversity, and multi-functional benefits for society.

The illustrative masterplan complies with section 5.4 of the Design Guide and integrates the existing green infrastructure in the following ways:

- Retaining the perimeter woodland, and enhancing these areas by introductions of biodiverse woodland understorey and groundcover planting.
- Reinforcing the internal tree corridors and groups, and integrating with buildings and green roofs, to form contiguous green corridors.
- Creating glades, meadows and ponds within the courtyards and open spaces of the site, to further increase biodiversity.



Existing trees to be conserved as much as possible



Reuse existing building footprint where possible



Integrate buildings and landscape



Improve and reinforce connections across the campus



Green Infrastructure in the Illustrative Masterplan

5.3 Outdoor Social Spaces

Students should find it easy to meet friends, share activities and exercise; a network of interconnected, well-designed outdoor space can promote and enable these behaviours. The illustrated masterplan follows the guidance set out in section 5.5 of the Design Guide incorporates the following:

- A legible network of pedestrian routes leading from residential to communal areas, passing places where activities could take place.
- A hierarchy of gathering spaces, from communal kitchen to outdoor courtyard to concourse and hub, via the communal green and activity square.
- Landscape spaces which are accessible and attractive to use in all seasons.

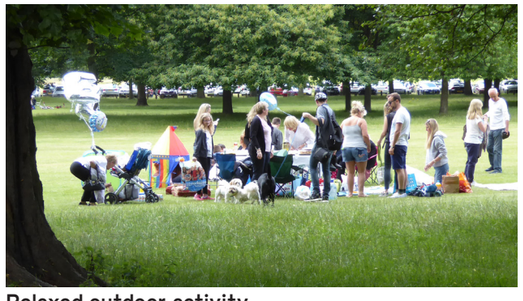
Illustrative examples

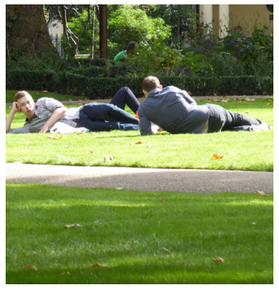






Sociable activities: for exercise and mental wellbeing: growing gardens and outdoor eating





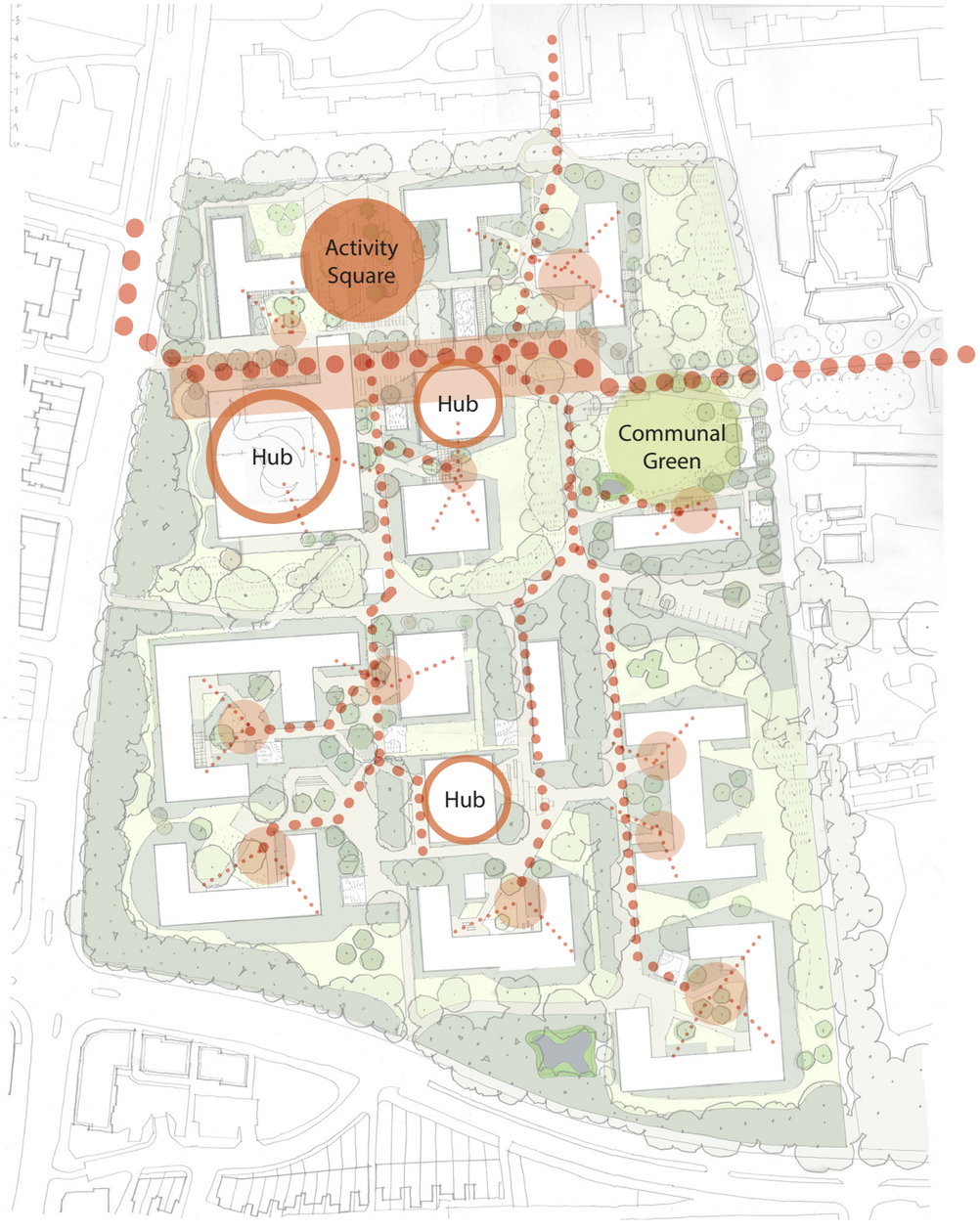


Relaxed outdoor activity





Four seasons: winter colour and enjoyment



Legible network of routes which encourage meeting and interaction

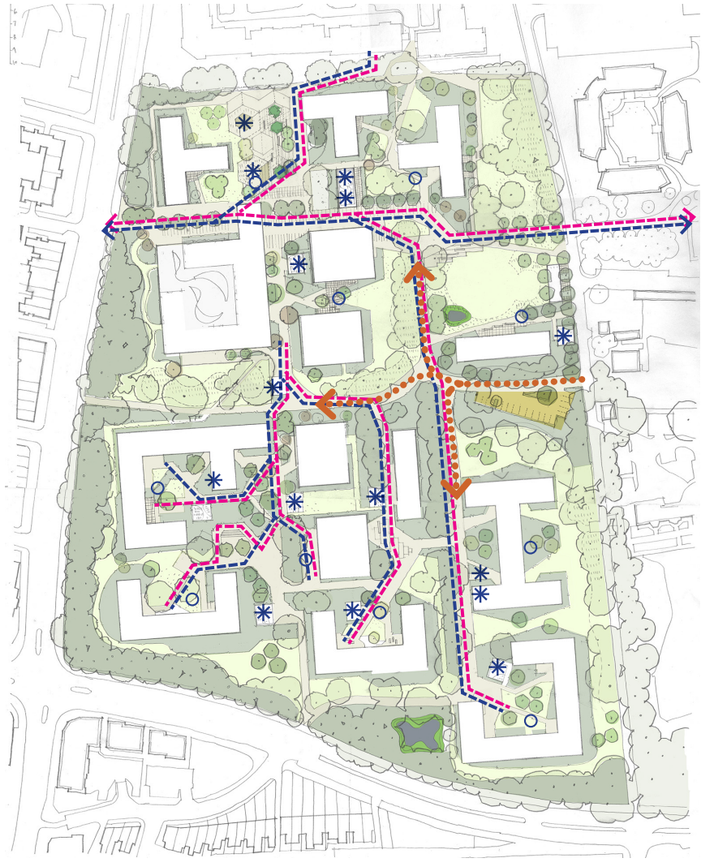
Key

- Primary Spaces
- Courtyards
- Primary Path
- Secondary Path
- Tertiary Path

5.4 Access | Amenity Space

5.4.1 Access: Vehicle / Cycles

The landscape proposals for the illustrative masterplan provide access for pedestrians, cyclists and vehicles, as outlined in section 5.7 of the Design Guide.



Key

- Vehicle access for accessible parking bays and emergency vehicle access
- Car park space (accessible bays)
- Pedestrian access
- Cycle access
- Cycle storage
- Visitor cycle stands

5.4.2 Refuse & Servicing

The illustrative masterplan suggests that servicing access for deliveries and refuse collection will be via Whitworth Lane. Fire access will be from Whitworth Lane.



Key

- Refuse access
- Service access
- Fire access/ emergency vehicles
- Bin storage access

5.5 Green Infrastructure: Ecology

The ecology survey shows that the existing site at Fallowfield Campus has a relatively diverse range of habitat types. The capacity of the site for achieving a Biodiversity Net Gain of 10% through development, in line with section 5.9 and 5.10 of the Design Guide, was examined through the illustrative masterplanning process. A range of potential features which may be appropriate to meet this target were considered, including :

- Perimeter woodland enhancement
- Nectar-rich shrubs
- Shaded grass area enhancement
- Pond creation
- Biodiverse lawn
- Roof gardens

In addition, provision of bird nesting boxes and insect hotels which provide shelter for overwintering insects, was considered.

The precise extent, location and nature of these features will be subject to a future reserved matters application.

Illustrative examples







Differential mowing



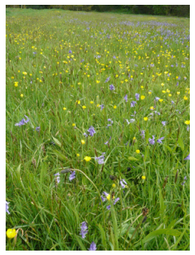


Bird and insect refuges



Pond





Semi-shaded grassland

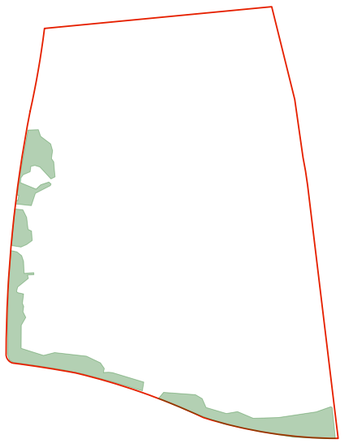


Biodiversity Improvements

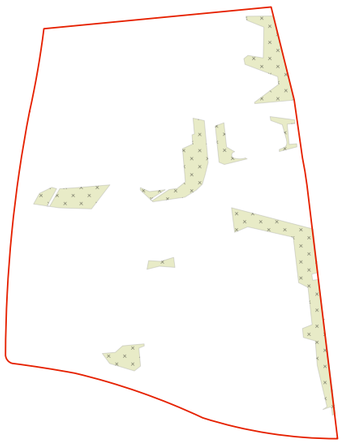
Key

- Perimeter woodland enhancement
- Nectar-rich shrubs for pollinating insects
- Shaded grass enhancement
- Pond
- Biodiverse lawn
- Roof gardens

5.6 Biodiversity and Biodiversity Net Gain



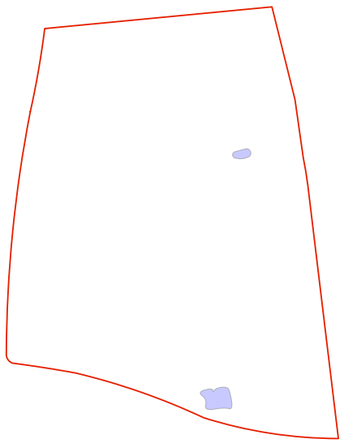
Underplant beneath woodland canopy with shade-loving native shrubs, herbaceous perennials and ferns



Underplant beneath trees with shade-loving herbaceous perennials and ferns



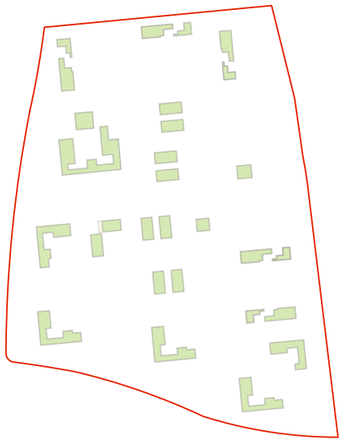
Enhance evergreen shrub areas by including flowering species which provide nectar throughout the year



Create two new ponds, to assist with surface water management as well as providing habitat for aquatic species.



Diversify lawn flora through overseeding, planting and differential mowing



Create rooftop biodiverse landscape, which will extend woodland canopy biodiversity, as well as habitat for foraging insects and birds.

Illustrative examples



Fern and ivy groundcover





Flowering species



Pond

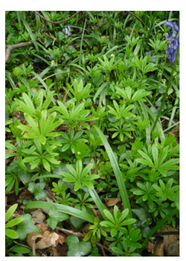


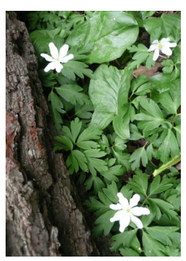
Varied mowing



Green roof with solar panels









Woodland perimeter enhancement

5.7 Boundaries / Security & Lighting

5.7.1 Boundaries/ Security

The boundary of the Fallowfield Campus is defined by a combination of railings, and railings mounted on a low wall. Hedges are often planted behind the railings and wall. The illustrative masterplan shows how this existing boundary treatment could be retained, and where necessary, in areas such as The Limes, be extended.

It also shows how entrances to the site can be incorporated which can be well-defined and overlooked gateways as outlined in section 5.17 of the Design Guide.

Internal boundaries within the site

The illustrative masterplan shows open access into and through the Fallowfield Campus which allows residents of the halls to the east access to the bus stops on Wilmslow Road. Secure entrance points to buildings, cycle stores and equipment compounds control access to private areas, as outlined in section 5.13 of the Design Guide.

The illustrative masterplan shows how internal boundaries within the site could be defined by hedges, fences and railings. These can allow visual permeability by being below eye-height, or incorporating railings and meshes.

Personal Safety and Privacy

The illustrative masterplan shows how the application of well-established “secure-by-design’ principles can be applied to the design of external areas; buildings can be orientated to ensure overlooking of surrounding landscape areas, and lighting and planting positioned to eliminate areas for hiding close to paths. ‘Privacy planting’, comprising densely planted evergreen and spiny plant species, can be used to deter access close to windows, as outlined in section 5.15 of the Design Guide, and knee rails can be used to protect planting and define path junctions.

Illustrative examples



Timber screen fence integrated into landscape



Privacy planting



Low hedge for boundary definition and visibility



Hedge for edge definition



Low knee-rail



Weldmesh fencing forming an internal boundary

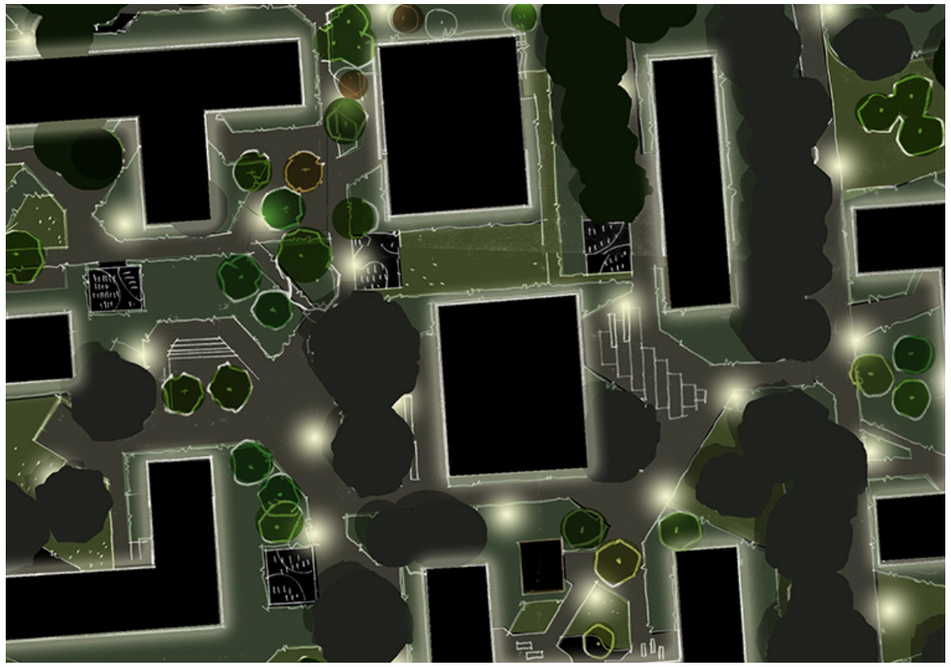
5.8 Lighting

External lighting at the Fallowfield Campus will be designed to achieve a balance between effective lighting for night-time safety and wayfinding and the requirement to minimise light levels to avoid disturbance to wildlife, particularly bat species.

The illustrative masterplan shows how the lighting design principles, in compliance with section 5.14 of the Design Guide, could be applied to the lighting strategy for Fallowfield Campus:

- Selection and positioning of fitting to avoid light spillage to areas of darkness
- Orientation of building frontages and entrances towards the surrounding paths and landscape to provide indirect lighting
- Creation of a sense arrival by lighting entrances from buildings and using low level bollard lighting.
- Lighting main walking routes across the campus from regularly spaced column mounted fittings, forming linked pools of light
- Bespoke lighting of gathering spaces, such as areas outside hub buildings, to create special effects, capable of adaptation for different times of year.

The precise extent, location and nature of these lighting features will be subject to a future reserved matters application



Extract from lighting strategy plan : lighting from all sources combine to create a well-lit, distinctive landscape



Illustrative masterplan: lighting strategy plan

Illustrative examples



Entrances lit from buildings and by low-level bollards



Main walking routes lit by regularly-spaced column-mounted light fittings.



Bespoke lighting effect making creative use of shadow patterns

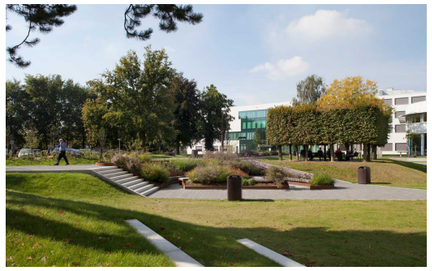
5.9 Levels & Water Management

5.9.1 Landscape Levels

The approximate 5m change of level and terraced terrain at Fallowfield Campus sets a challenge to achieve universal access for all people across the site; the illustrated masterplan incorporates shallow gradient (level access) routes across the site which satisfy current access requirements and are in line with the guidance in section 5.8 of the Design Guide.

Measures will include regrading slopes, (taking account of existing trees) and constructing retaining walls to support pathways.

Illustrative examples



Sloped and stepped access



Regraded slopes



Level access routes



Site levels

Key

Key Level Change

5.9.2 Drainage & SUDS

The Blue Infrastructure Strategy and Flood Management Statement in the Environmental Statement set out the rational for surface water management at Fallowfield Campus.

The illustrative masterplan, designed in accordance with section 5.11 of the Design Guide, incorporates landscape features to manage surface water run-off, which are designed, where possible, to enhance biodiversity, as follows:

Infiltration

Surfaces for infiltration of surface water into groundwater

- Porous paving
- Porous planted areas
- Ponds

Attenuation

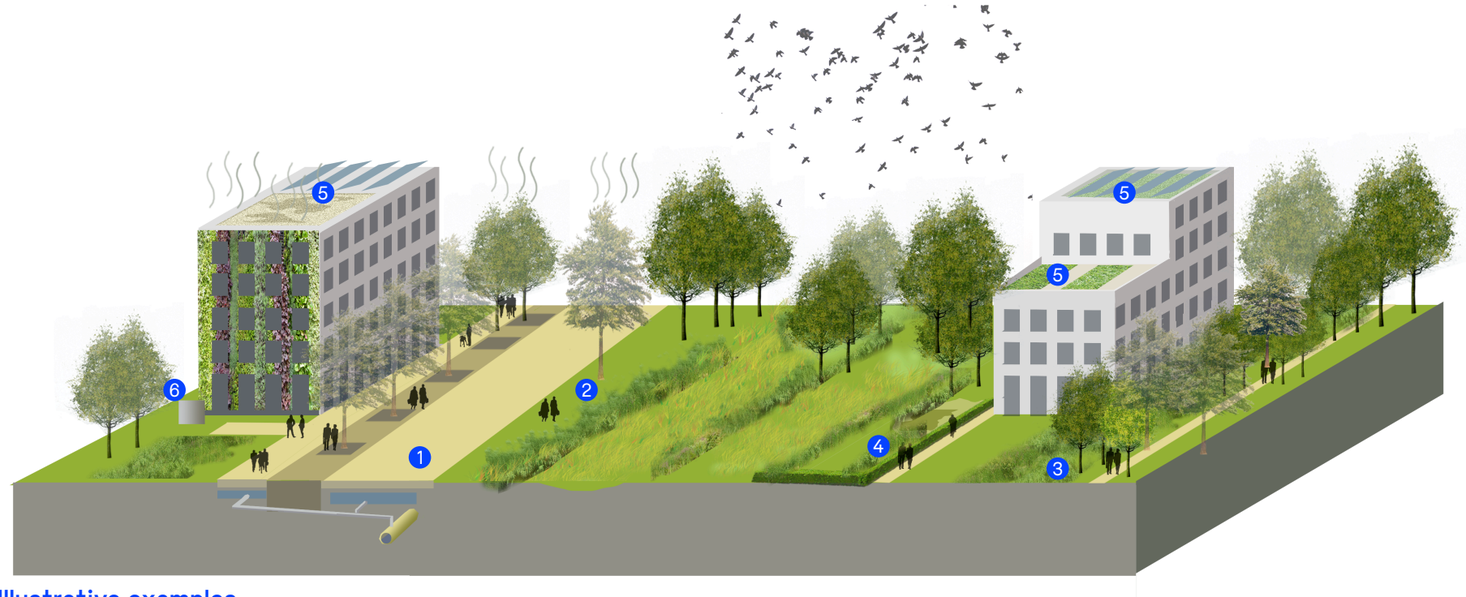
Landscape features to delay surface water outflow after heavy rain, thereby reducing flood risk

- Swales next to impervious paving areas
- Raingardens
- Brown roofs over blue roof build up
- Extensive roof over blue roof build up
- Intensive roof over blue roof build up

Storage

- Landscape features to harvest water for re-use on site.
- Water butts for storage of water for growing gardens

Levels & Water Management (continued)



Illustrative examples



Porous paving



Porous planting



Swale



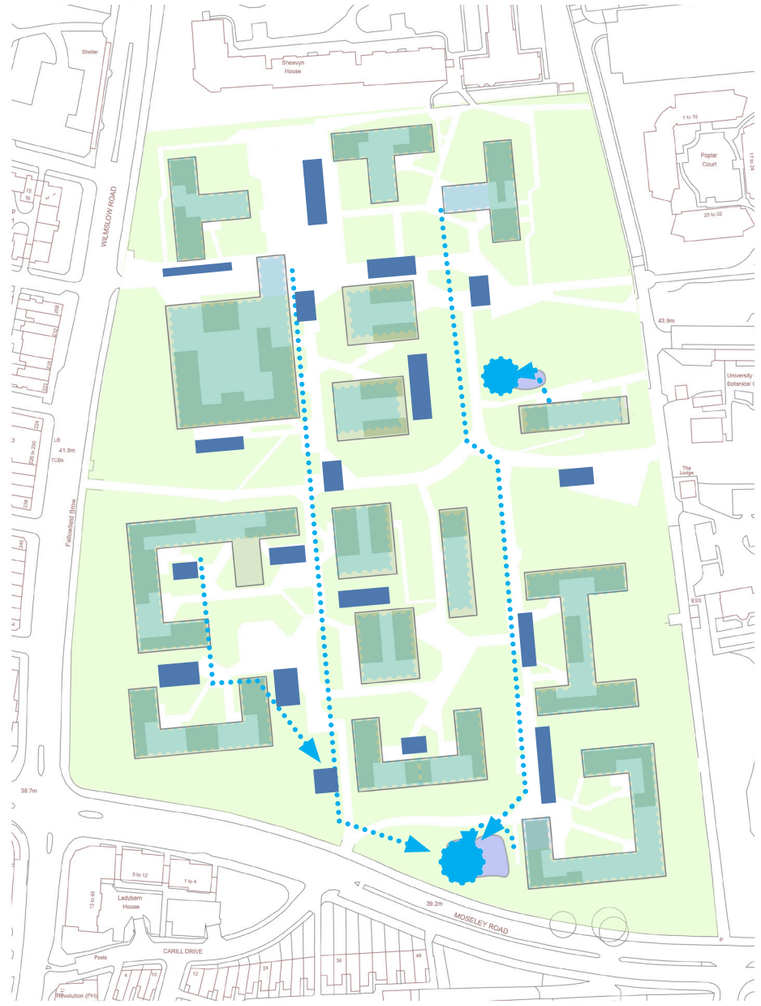
Rain garden



Green roof over blue roof



Rainwater harvesting tank



Proposed SUDS

Key

- Porous Surface
- Roof Attenuation
- Extensive Green Roof
- Below Ground Attenuation

5.10 Landscape Places

5.10.1 Landscape Places Overview

The placemaking aspects of the Fallowfield Campus redevelopment are an integral part of creating an attractive, friendly and supportive environment, with a distinctive identity which fosters a sense of belonging among students who choose to live there in the future.

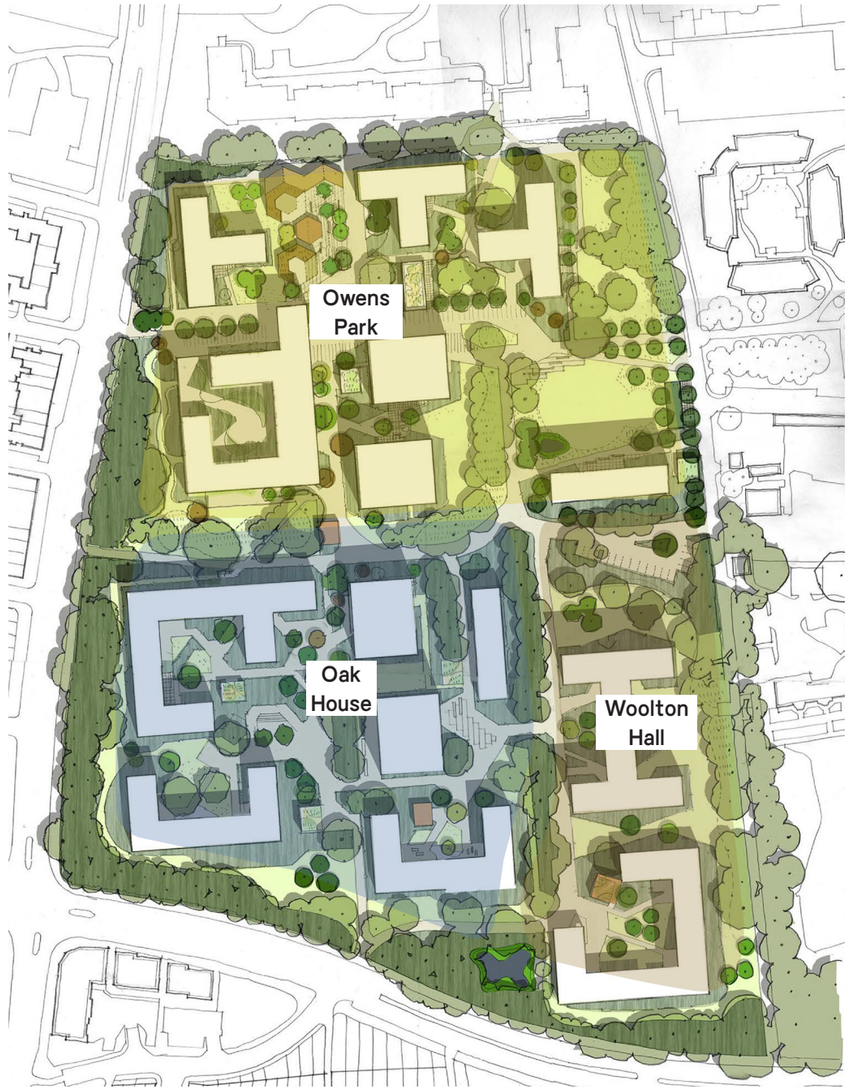
The illustrative masterplan shows how a distinctive identity for the site can grow out of the combination of sensitive building design integrated with the special landscape setting to create a sense of 'living close to nature'.

At the same time, the illustrative masterplan shows how the campus landscape can help to promote positive social interaction between residents by creating a hierarchy of walking and cycling routes where people will naturally meet each other, linked to activity spaces, both internal (hubs) and external (courtyards, concourse, multifunctional lawn and activity square). This combination of landscape, nature and social spaces provide the best combination for a positive student experience at Fallowfield Campus.

The illustrative masterplan shows how the landscape design could be developed to reflect the subtle differences between each existing character area of the site, which are defined as :

- Owens Park
- Oak House
- Woolton Hall

The following pages outline the different character areas, and the ways in which landscape design differentiates space and place within the illustrative scheme.



Illustrative masterplan landscape proposal

5.11 Owens Park: Concourse and Activity Space



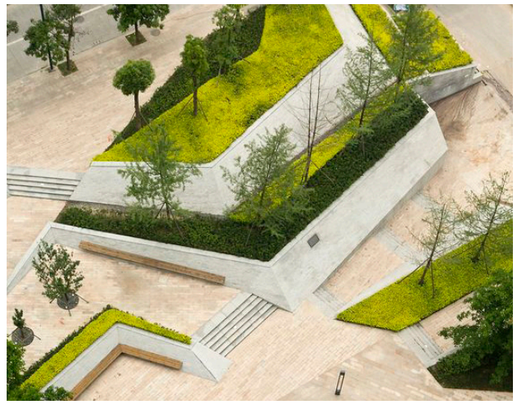
Owens Park is the area at the northern part of the site. In this version of the illustrative masterplan, the area is envisaged as level and open, with widely spaced buildings framing a series of interlinked hard surfaced areas.

The main east-west pathways linking the Fallowfield Campus to the bus stops on Wilmslow Road cross here. The illustrative masterplan shows how the path could link to the hub (1) situated close to the site entrance; the concourse (2) , an extensive, multi-functional and semi-covered paved area, is shown providing a place for arrival and welcome, orientation, and areas for temporary events, marquees, exhibitions etc.

The illustrative masterplan shows a ‘contemporary walled garden’, a sheltered place for shared activities such as plant growing and gardening, bike repair and maker workshops in an ‘activity square” (3) which could be located on the site of Owens Tower. Green square (4) could provide a sheltered open paved area with sitting space, framed by rich multi-seasonal planting, and criss-crossed by walking routes.

The illustrative masterplan shows how shelters, street trees, street furniture and lighting could provide a lively, welcoming, playful ambience which will encourage activity and interaction; with a contrasting mix of light and dark toned paved surfaces to enhance the dramatic character of the interlinked spaces.

Illustrative examples



Concourse showing paving and seating area



Playful interaction



Activity square showing activity opportunities



Interaction with nature



Green square showing privacy planting



Growing gardens

5.12 Woolton Hall: Greenways



The illustrative masterplan identifies the area to the east and south of the Fallowfield Campus as Woolton Hall. This is envisaged as a series of lawned terraces, descending down the slope to the south. Buildings would be spaced to allow views between to the perimeter woodland, with light and shadow animating the flowing lawns, creating a serene, tranquil character. The flowing lawns would culminate in the courtyard at the southern end of the site.

The illustrative masterplan shows how the demolition of 'The Lawns' provides an opportunity to create a communal green (1) a multifunctional lawn area which can host informal games, summer marquees and events. Close by a car park area (2) could provide a convenient location for accessible car parking.

A strongly defined 'greenway' walking route (3) could provide a legible and direct access from south to north. In the illustrative masterplan the greenway leads to the green courtyard (4) at the southern end of the site, which is envisaged as a semi-covered space providing a focal point.

Fitness equipment, street furniture and lighting could provide playful features along the route, thereby encouraging activity and interaction; light toned paved surfaces could provide continuity of character between the interlinked spaces.

Illustrative examples



Seasonal colour



Lawned terraces providing a scenic backdrop



Differential mowing to provide colour and animation



Trees and groundcover to define spaces



Trim trail exercise equipment



5.13 Oak House: Green Courtyards



The illustrative masterplan shows the south west area of the site as Oak House. This area is characterised by its complex level changes.

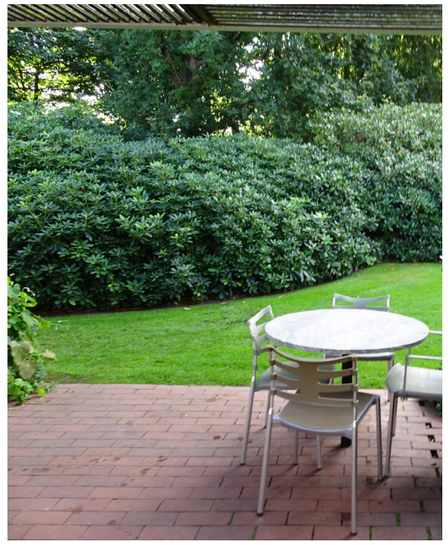
The illustrative masterplan shows how interlocking buildings arranged across the slope could form courtyards linked by well-defined and legible walking routes. It shows a student hub with two external spaces (1) and (2) providing sunny space in morning and evening. It shows courtyards (3) which could be overlooked by adjacent buildings, and open out to walkways and neighbouring spaces, which are connected by green lanes (4).

The illustrative masterplan shows how landscape spaces in this area could be sheltered and intimate, with sunny areas available for sitting out; tree groups and specimens with contrasting foliage colour could provide a distinctive character.

Illustrative examples



Sheltered outdoor space



Outdoor seating



Green lanes



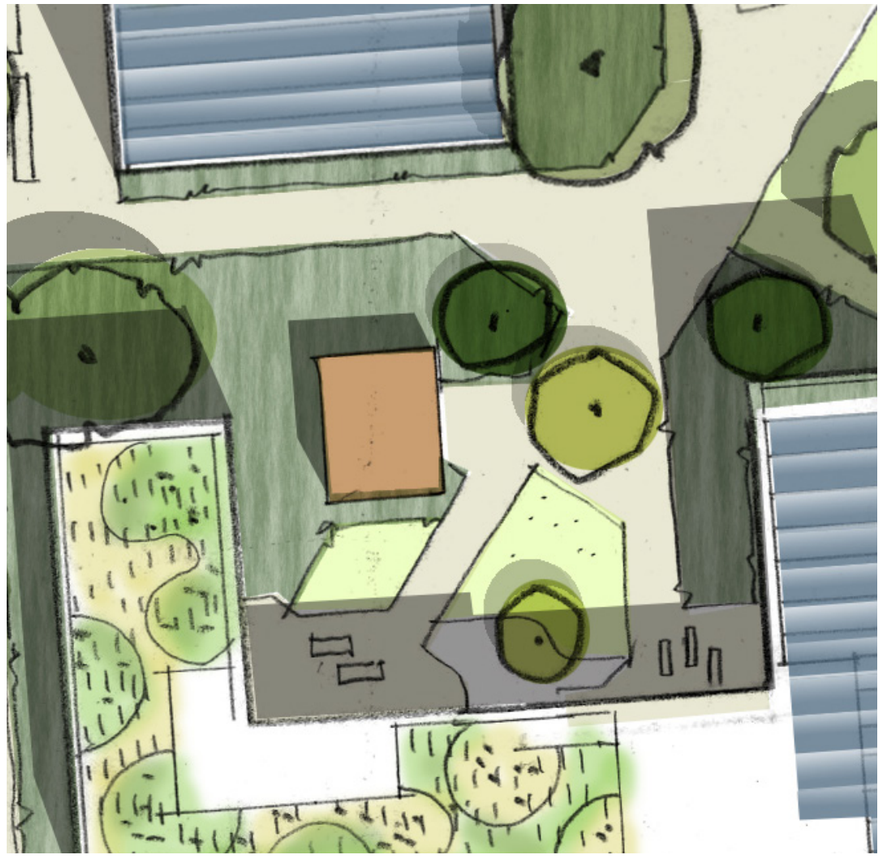
Indoor-outdoor space to encourage people to go outdoors

5.14 Hard & Soft Landscape Materials

A key characteristic of Fallowfield Campus is the combination of greenery and building to create a distinctive identity. In the future the landscape surfaces will also be made to contribute to placemaking through complying with section 6.13 of the Design Guide.

From a sustainability and climate-resilience perspective, hard and soft materials are seen as integrated components which contribute to surface water management, biodiversity improvements and carbon capture.

The illustrative masterplan shows how hard and soft landscape materials should be used to define space, light and shadow to create a spatially rich environment; how materials can define line and proportion and through coherence create continuity between different areas, such as through the use of consistent paving finishes, or linear elements such as hedges.

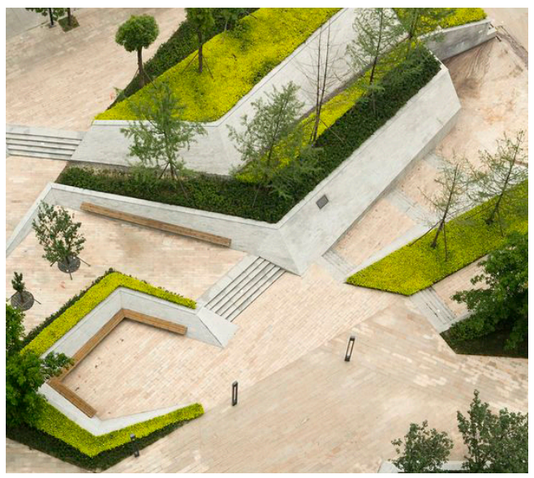


Typical combination of line and texture through hard and soft landscape materials





Illustrative examples





Line and texture from a variety of cohesive materials used to creates a series of interlinked spaces



Hard paved surfaces integrated into greenery

Soft Landscape Materials (continued)

Illustrative examples







Distinctive foliage colour







Winter colour

5.15 Hard Landscape Materials

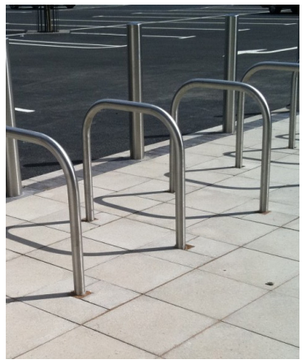
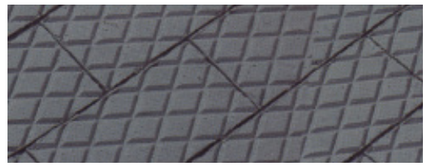
Hard landscape materials shown in the illustrative masterplan at Fallowfield Campus are selected to help create a distinctive identity and to contribute to placemaking.

Functionally, hard surface materials are selected carefully in combination, to provide a hard-wearing and resilient support infrastructure.

The illustrative masterplan proposes that hard landscape materials should be used hierarchically, with primary lanes and places, secondary paths and tertiary yards using consistent surface paving materials, kerbs and steps, selected to reinforce continuity and applied according to busyness and location.

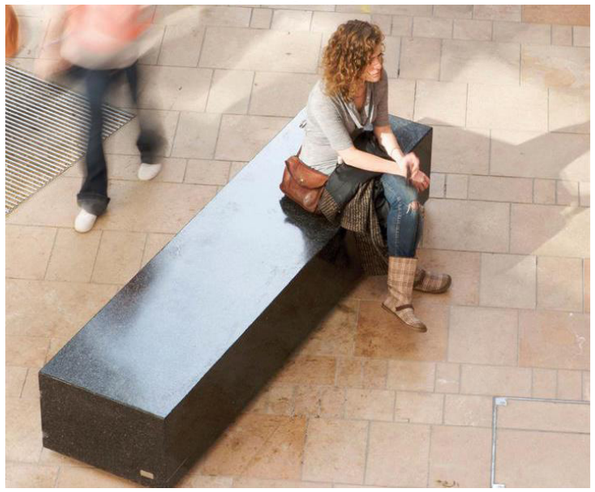
The palettes of hard materials, colours and textures are selected to enhance the character areas within the Fallowfield Campus.

Illustrative examples




Hard landscaping materials: brick and paving integrated with street furniture

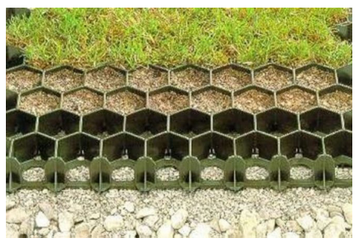


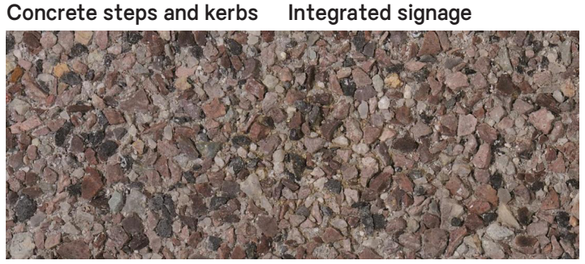
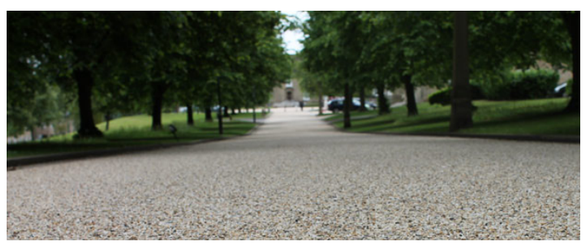


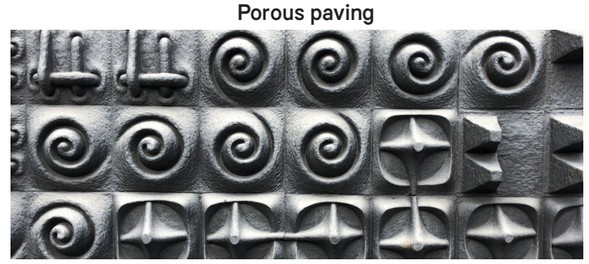

Concrete steps and kerbs


Integrated signage




Porous paving



Resin bonded, bound and loose gravels


Mitzi Cunliffe sculpture

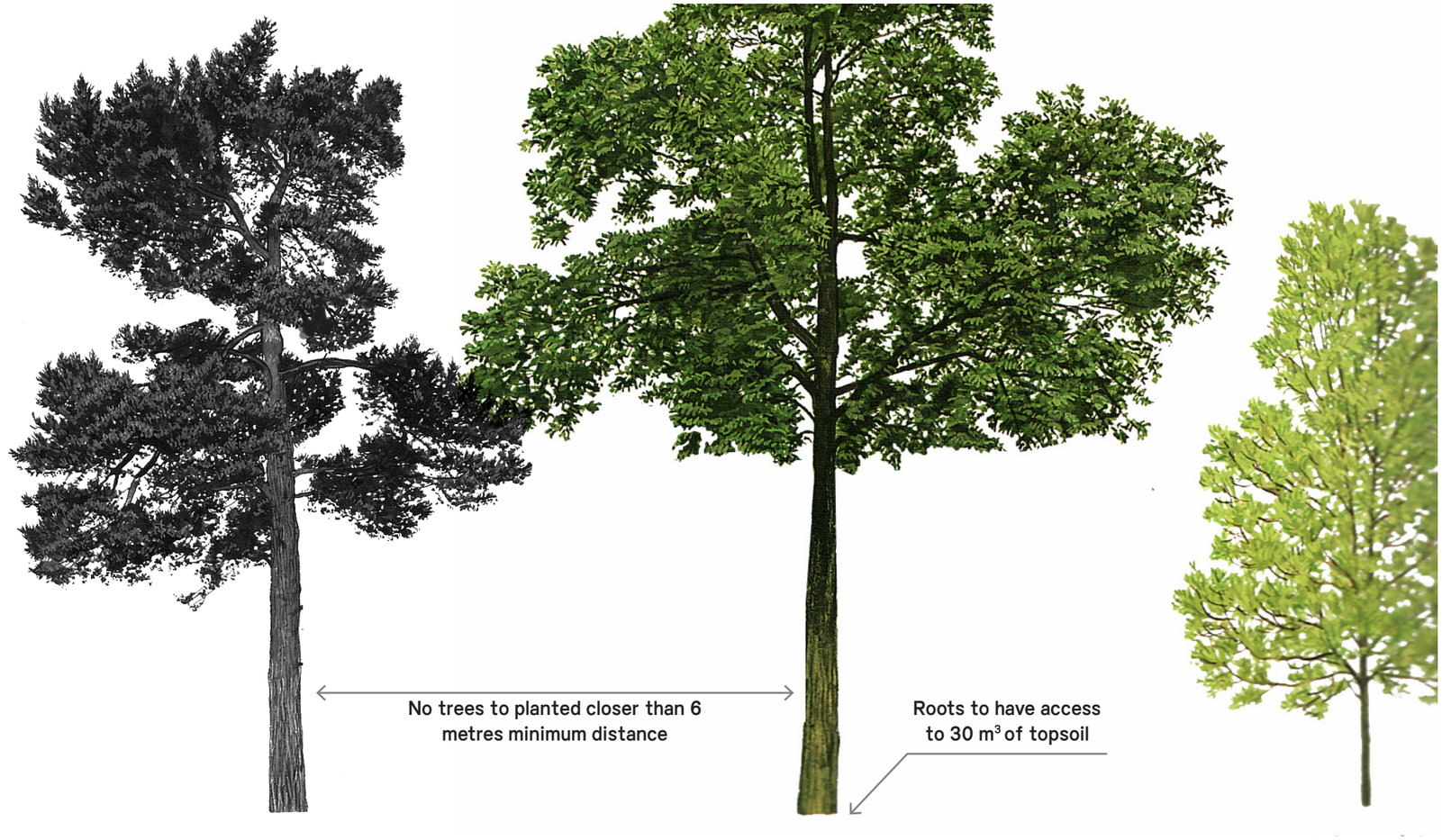
5.16 Soft Landscape Materials

Planting at the Fallowfield Campus is selected to reinforce the existing green infrastructure and sense of place.

Soft landscape materials, such as hedges and lawns are self-repairing, while tree cover can reduce energy usage by providing shelter in winter, and shade in summer.

Carefully chosen soft landscape materials can create a special identity through the combinations of colour, texture and line; this is particularly important when considering that much of the student year is spent in the colder months, when conditions are overcast, and foliage planting can be drab. Therefore, where contrast is required, tonal and textural differences can be developed through contrasting planting materials.

The illustrative masterplan has created a more cheerful, colourful landscape as it is important in encouraging outdoor activity and promoting a sense of positivity and well-being.



Illustrative examples



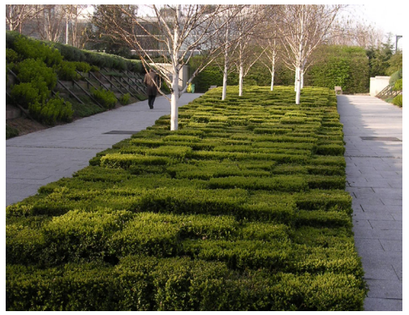
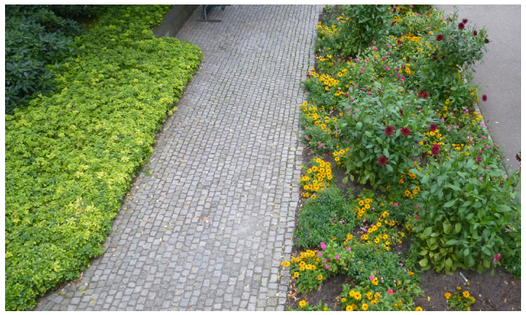
Groundcover in semi-shade



Groundcover in full shade

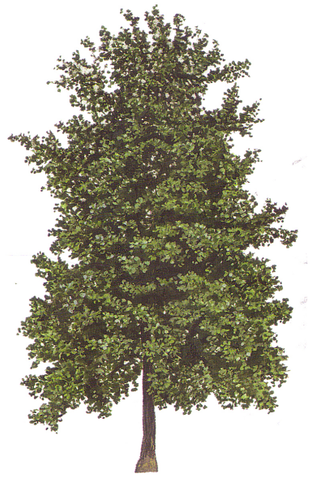
Soft Landscape Materials (continued)

Illustrative examples



Groundcover



Alder





Birch



Pear



Hornbeam



Climbing and screening plants





Grass groundcover

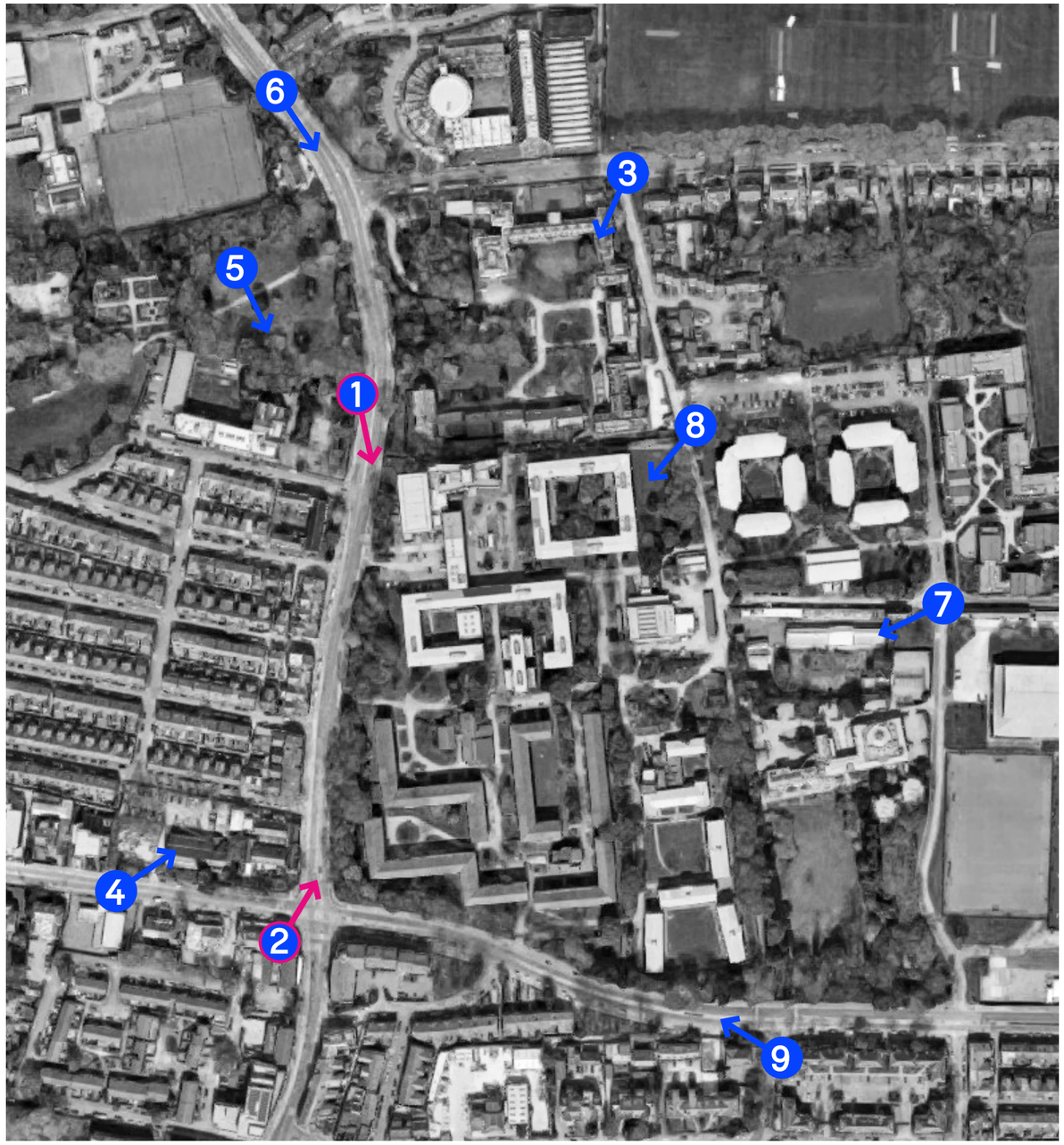
5.17 Heritage Townscape Visual Impact Assessment

A Heritage Townscape Visual Impact Assessment has been undertaken by SLHA in order to assess the effect of the proposals upon the settings of the surrounding Listed Buildings. Existing and proposed views of the site were agreed with the Local Planning Authority and were subsequently assessed in accordance with Historic England and ICOMOS guidance on the analysis of visual impacts upon heritage assets. The Visual Impact Assessment found that the impact of the proposals upon the settings of the Listed Buildings and by those settings, would be overall negligible.

The two key views (1 and 2) are illustrated on the following pages to demonstrate how the illustrative masterplan sits within the verified views.

5.18 View Locations

1. Looking south-east along Wilmslow Road towards the site from the 'Langley Road' bus stop.
2. Looking north along Wilmslow Road from the junction with Moseley Road, located on the corner outside 258 Wilmslow Road. The view takes in the collection of historic buildings on the north side of Moseley Road and the south-western corner of the site.



TVIA / Verified View Locations Plan

Key

1 → View illustrated on following pages

3 → View analysed as part of HTVIA

5.18.1 View 1

Looking south-east along Wilmslow Toad towards the site from the ‘Langley Road’ bus stop.



Key

- Zone 01: +63.800m
- Zone 02: +90.800m
- Zone 03: +72.800m
- Zone 04: +66.800m
- Zone 05: +69.800m
- Zone 06: +63.800m



Existing View



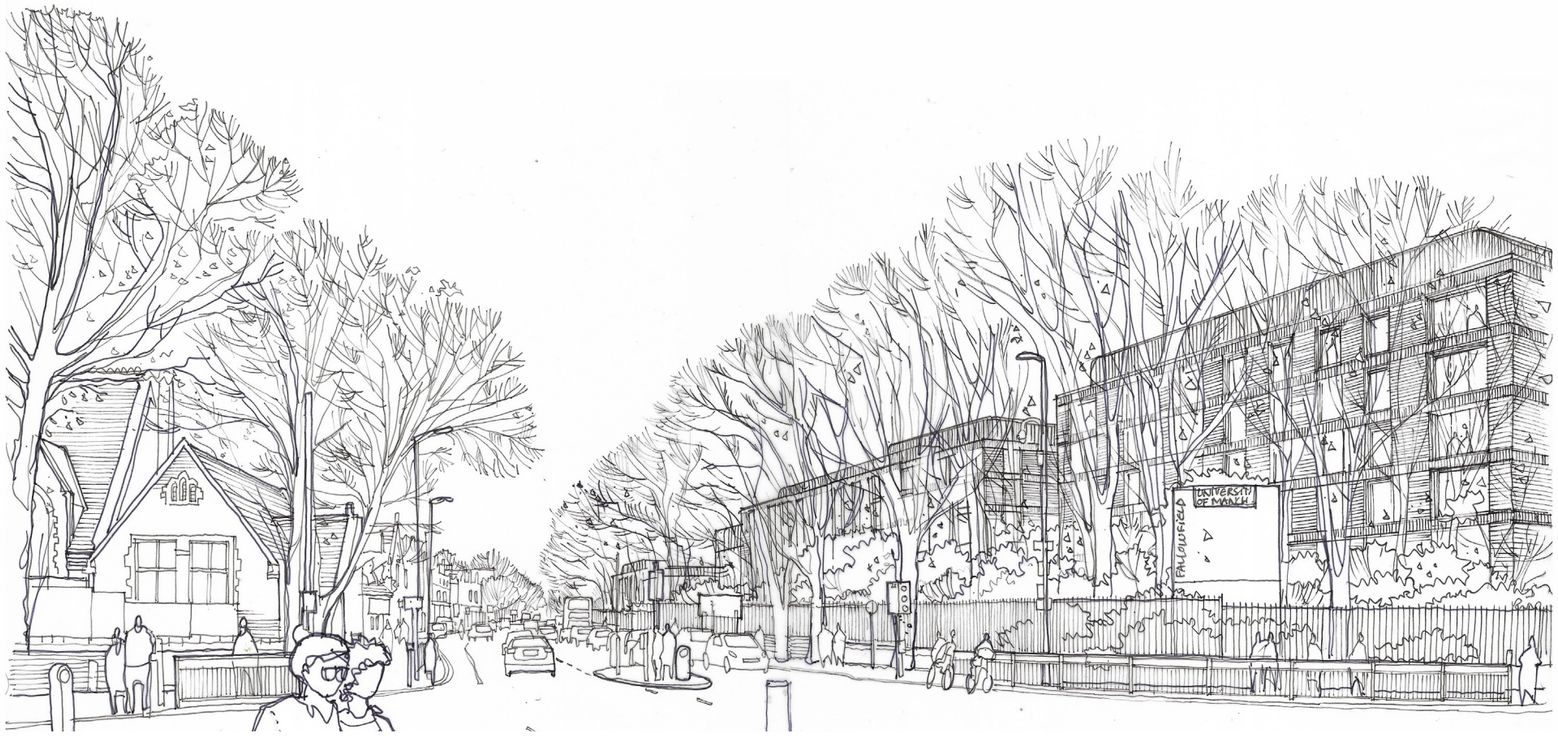
Illustrative Masterplan View



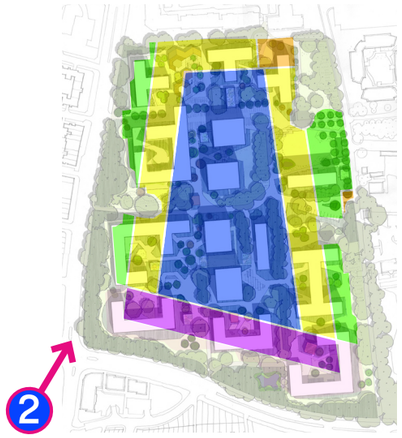
TVIA View

5.18.2 View 2

Looking north along Wilmslow Road from the junction with Moseley Road, located on the corner outside 258 Wilmslow Road. The view takes in the collection of historic buildings on the north side of Moseley Road and the south-western corner of the site.



Illustrative Masterplan View



Key

- Zone 01: +63.800m
- Zone 02: +90.800m
- Zone 03: +72.800m
- Zone 04: +66.800m
- Zone 05: +69.800m
- Zone 06: +63.800m



Existing View



TVIA View

6.0 SUSTAINABILITY

6.1 University of Manchester Sustainability Principles

6.1.1 Overview

The University have set out their key sustainability goals within the 'Environmental Sustainability Strategy 2023-2028' document which reference the UN Sustainable Development Goals. Their core goals include priority operational areas which focus on embedding environmental sustainability within decision-making.

The University is developing and delivering a zero carbon masterplan which meets the University's public commitment to achieving zero direct carbon emissions by 2038.

The project must reflect and respond to the University's following commitments as outlined in the 'Environmental Sustainability Strategy 2023-2028':

6.1.2 Teaching and Learning

- Enable student experiences to be co-created with sustainability targets/ measures.

6.1.3 Zero Carbon

- Achieve zero carbon in operations (scopes 1 and 2) by 2038 without exceeding the 'carbon budget' by following the recommended pathway of a 13% year on year reduction in carbon.

6.1.4 Construction and Refurbishment

- Appoint an Environmental Sustainability Advisor to major projects.
- Follow Passivhaus principles or the most appropriate and environmentally beneficial standard.
- No gas boilers to be fitted other than in exceptional circumstances and must be approved through the zero carbon governance process.
- Adopt standard metrics for monitoring and reporting embodied carbon for major construction, refurbishment and long-term maintenance projects.
- Explore the potential for renewable energy generation on and/or around the buildings/ campus.
- Reduce to a minimum construction and redevelopment waste, establishing clear expectations with contractors and measuring impact throughout.
- Achieve 20% biodiversity net gain.
- Carry out Post Occupancy Evaluation (POE) to assess performance of new buildings and drive continued efficiencies and improvements.
- Apply social value principles across major projects to realise environmental, social and economic gains.

6.1.5 Responsible Procurement

- Apply relevant scope 3 emissions targets in relation to the procurement supply chain and measure estimated emissions against these targets.

6.1.6 Resource Management

- Increase awareness of the impacts caused by choice of materials, considering carbon and end-of-life implications.
- Work with suppliers, staff and students to increase positive action to reduce waste at all stages of procurement, use and disposal.
- Establish mechanisms to encourage and support a low consumption model alongside reuse and sharing across the university.
- Recycle 45% of waste produced through campus operations by 2025
- Divert 100% waste from landfill via new waste contracts from 2023.
- Roll out food waste collection facilities to 100% of buildings by 2024.
- Seek opportunities to reduce food waste both at point of ordering/ purchasing and consumption, working with external partners to find ways to minimise food waste.
- Improve water metering to provide greater clarity on consumption and opportunities for increased efficiency and a potential reduction target.
- Reduce energy consumption by a total of 10% against a 2018 baseline, achieved by joint working across the University led by The Directorate of Estates and Facilities and IT Services.

6.1.7 Travel and Transport

- Provide adequate electric vehicle charging points for staff, students and visitors.
- Support a transition to sustainable modes of travel.
- Promote active travel (walking, cycling, wheeling) as the preferred and most beneficial form of travel.

6.1.8 Valuing Nature

- Work with academics, staff and students to develop biodiversity priorities to enhance wildlife and public spaces on campus.
- Identify opportunities to increase green, cooling and absorbent spaces as an adaptation response to climate change.
- Integrate biodiversity themes into current and future estates strategy, with nature and green spaces an integral part of planning.
- Eliminate use of peat-based compost by 2023.
- Continually seek to reduce the use of synthetic chemical herbicides on campus.
- Increase quality and quantity of existing green space, achieving a 10% increase in urban greenspace by 2028 from 2018 levels.
- Provide a measurable improvement in biodiversity by 2030.
- Measure wellbeing outcomes and improve staff and student wellbeing scores associated with campus green space by 25% by 2028 from a 2018/2019 baseline.

6.2 Energy and Carbon

6.2.1 Operational Energy and Carbon

The development should be committed to reducing operational energy use wherever possible, in line with the City Council 2038 Net zero aspirations. In order to achieve this, the illustrative masterplan follows a fabric first approach to ensure the building is as energy efficient as possible, through aiming to achieve low u-values with a 500mm external envelope. The scheme has also been designed to achieve daylight uniformity, minimising the electrical equipment required in bedrooms for lighting and ventilation.

In alignment with national and local carbon targets, there should be no direct consumption of fossil fuels on site. Clean energy systems have been applied to the illustrative scheme, using all electric across the site, partially supplied from the on-site renewable technology in the form of PVs on the roofs. Car-free approach to the site shown in the illustrative masterplan will also contribute to the reduction in carbon emission.

During detailed design stages, as a part of future reserved matters applications, the design team should work collaboratively and holistically, adopting innovative thinking, to reduce energy use and carbon emissions, as far as possible while striking a balance between cost effectiveness and energy reduction.

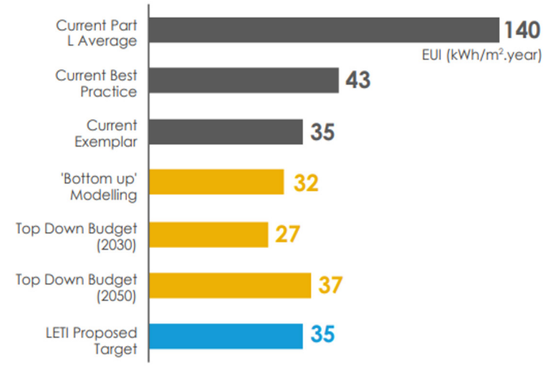
6.2.2 Embodied Carbon

The scale of the development means that it will have an enormous impact in terms of embodied carbon. In order to mitigate this, the footprints of the individual buildings, as indicated on the illustrative masterplan, have been minimised through efficient circulation and core design, resulting in reduced embodied carbon. Demolition materials from the existing site will be available for a reuse in the new development and should be considered as a part of reserved matters application for elements such as hardcore, aggregate, etc.

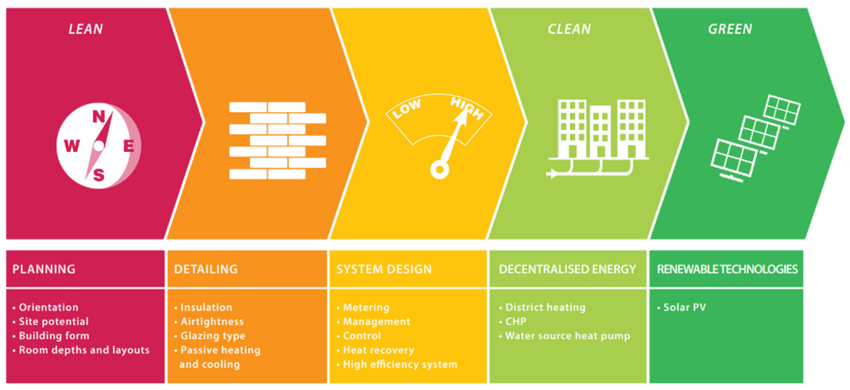
Other carbon reduction techniques, such as modern methods of construction, should be explored by the reserved matters applications; the design team will be required to consider material sources not just from a transportation perspective, but also the manufacturing processes involved as well as the ease of construction, design life, and end of life scenarios. The embodied carbon of the development should be quantified and benchmarked to understand the overall impact and allow the design team the opportunity to reduce impact where possible.

6.2.3 Target Setting

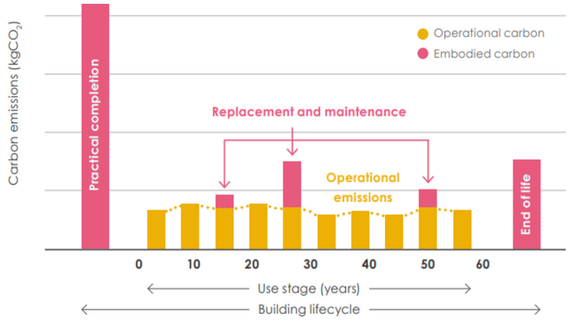
The targets should be meaningful and achievable and in the first instance refer to the University's 'Environmental Sustainability Strategy 2023-2028'



Operational energy targets - LETI climate emergency design guide



Lean, clean, green energy hierarchy



Relationship between operational and embodied carbon - LETI climate emergency design guide 2020

Upfront Carbon, A1-5 (exc. sequestration)

	Band	Office	Residential	Education	Retail
	A++	<100	<100	<100	<100
	A+	<225	<200	<200	<200
LETI 2030 Design Target	A	<350	<300	<300	<300
	B	<475	<400	<400	<425
LETI 2020 Design Target	C	<600	<500	<500	<550
	D	<775	<675	<625	<700
	E	<950	<850	<750	<850
	F	<1100	<1000	<875	<1000
	G	<1300	<1200	<1100	<1200

Embodied Carbon, A1-5, B1-5, C1-4 (inc. sequestration)

	Band	Office	Residential	Education	Retail
	A++	<150	<150	<125	<125
	A+	<345	<300	<260	<250
	A	<530	<450	<400	<380
RIBA 2030 Built Target	B	<750	<625	<540	<535
	C	<970	<800	<675	<690
	D	<1180	<1000	<835	<870
	E	<1400	<1200	<1000	<1050
	F	<1625	<1400	<1175	<1250
	G	<1900	<1600	<1350	<1450

All values in $kgCO_2e/m^2$ (GIA)

RIBA/LETI embodied carbon targets

6.3 Sustainability Strategies

6.3.1 Key Sustainability Principles

The principles for sustainability should adhere to the University's 'Environmental Sustainability Strategies 2023-2028' as close as possible.

Important principles that could be applied as part of this are:

6.3.2 Net Zero Carbon and Circular Economy

For a development of this scale, climate response should be at the forefront of design principles. A fundamental part of this lies in the carbon emissions associated with the development and the way in which these are addressed throughout the life cycle of the project. The carbon pathway of the development should demonstrate alignment with MCC's objectives.

The illustrative masterplan proposes to use demolition waste from the previous scheme as a material in the construction, for example for hardcore. It maximises the use of existing footprints and proposes the retention of existing road wherever possible to minimise new hard surfaces being created.

The retention of many of the mature trees on the site contributes to carbon absorption and replacing with a 3:1 ratio allows for the absorption rate to rise.

The detailed design at the reserved matters stage should also consider the following strategies:

- Using reclaimed, re-manufactured components
- Selecting products with sustainable credentials, high recyclability, high recycled content and can be leased.
- Designing for ease of disassembly and re-use.

6.3.3 Biodiversity

The scheme should ensure sustainable land use, habitat protection and creation, and improvement of long-term biodiversity for the building's site and surrounding land. The delivery of Biodiversity Net Gain (BNG) should be prioritised, and statutory targets achieved. Further information on BNG approach and strategies could be found in Biodiversity Net Gain chapter of the Environmental Impact Assessment

The illustrative scheme integrates various methods of increasing biodiversity by extending the areas of woodland within the exclusion zone, introducing new habitat areas such as ponds, incorporating blue and green roofs, introducing more native planting to encourage habitats for native fauna and reinforcing and protecting existing green corridors/ borders.

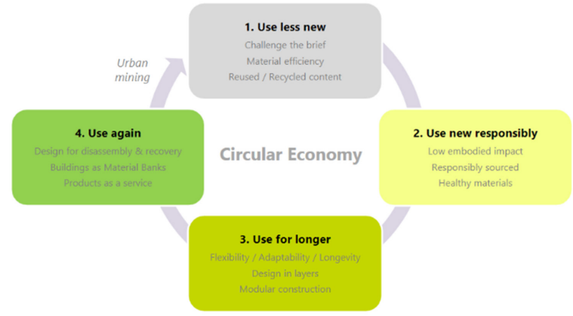
6.3.4 Health, Wellbeing and Social Value

The illustrative masterplan encourages active lifestyle and green travel through creating a predominantly car-free site and providing 25% cycle store coverage and increasing pedestrian connections through the site and wider campus. The creation of attractive external social areas for residents lends itself to a healthy and social environment. Attractive green spaces and active travel routes aim to encourage a healthy lifestyle.

6.3.5 Sustainable Water Use

The illustrative plan incorporates sustainable urban drainage strategies (SUDS) as a part of water management and flood risk mitigation. The plan shows 2 ponds and a network of swales, as described in section 5.9 of this report. Finished floor levels of the buildings are established to eliminate a risk of flooding, also supported by landscape design.

For further details please see Green-Blue Infrastructure chapter of the Environmental Impact Assessment.



Circular economy design principles



UN Sustainable Development Goals

7.0 ACCESS STRATEGY

7.1 Access and Inclusion

Attention has been paid to access issues with cognisance to the use of the building and with reference to Part M of the Building Regulation, the Equality Act and other relevant regulations and standards.

The illustrative masterplan has accommodated 21 accessible bedrooms:

- 14 for independent wheelchair users
- 7 for wheelchair users with complex needs.

7.2 Access to Site

Access to the site will be predominantly via public transport and bike. Refuse, goods and emergency vehicles can access the perimeter of the site. For moving in/ out days, cars will temporarily be allowed access.

7.3 Parking Provision

The illustrative masterplan proposes that site is car free with no private parking on the site. The site will provide 21 disabled parking bays to support the provision of accessible student bedrooms.

7.4 Cycling Provision and Amenities

Cycling provision in the illustrative masterplan is to be provided at 25% of the student room number in external, covered secure cycle parking. Provision is to be confirmed by future reserved matter applications.

7.5 Public Transport Amenities

The Fallowfield site is situated within walking distance of several public transport nodes;

Bus stops on Wilmslow Road (heading south) - 0.2 miles // 260 meters

Bus stops on Wilmslow Road (heading north) - 0.1 miles // 130 meters

Bus stop on Wilbraham Road (heading west) - 0.3 miles // 390 meters

Bus stop on Wilbraham Road (heading east) - 0.3 miles // 390 meters

Mauldeth Road train station - 1.1 miles // 1.8 km

Levenshulme train station - 1.3 miles // 2 km

7.6 Service Vehicles, Refuse Lorries, Fire Engines etc

7.6.1 Fire access

Vehicular access for the fire service has been designed to meet requirements for road width between curbs, gateways, turning circles between curbs, turning circle between walls, clearance height and carrying capacities.

A minimum of 3.7m has been allowed for main fire access routes and turning facilities provided. The diagram opposite shows access routes and suggested parking locations.

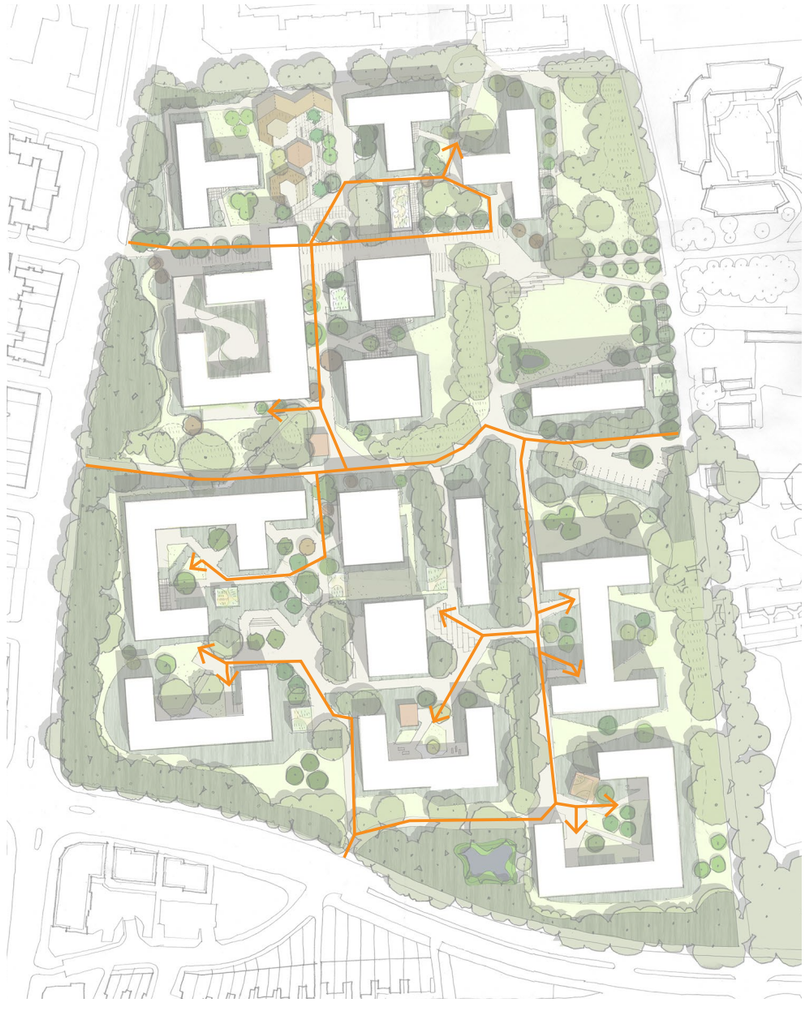
7.6.2 Refuse Vehicles

The illustrative masterplan is based on the central waste collection point and compactor being located within Richmond car park to serve the wider Fallowfield Campus, including Richmond, Uttley House, Ashburne and Sheavyn House.

Each block within the illustrative proposal is provided with integrated bin stores sized to accommodate 65.10 L per student per week, and 7.5 L per week for the hub.

The waste strategy is to utilise mall electric vehicles moving waste from each block to the centralised waste collection point. This particular approach limits refuse collection vehicles from accessing the site. The exact location of the central collection point and operational waste strategy will be confirmed at reserved matters stage. The Parameter Plans allow refuse vehicles to enter the site if required.

For more details please refer to Operational Waste Management Strategy.



Fire service access routes, with arrows showing potential parking locations.

7.6.3 Service Vehicles

Service vehicles, for example for maintenance use, will be able to access the site as outlined in the Parameter Plans and Access Plan.

As mentioned in section 7.6.2, the access points could be used for refused collection vehicles is required by the waste collection strategy bought forward at reserved matters.

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