Redevelopment of Fallowfield Campus
University of Manchester

Design Guide

MANCHESTER 1824
The University of Manchester

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1.0 VISION FOR THE SITE

The University's priority is to deliver a world class environmentally sustainable portfolio across their estate that enriches the student experience. These plans involve identifying and working with a partner to deliver the redevelopment of the Owens Park, Oak House and Woolton Hall areas of their Fallowfield Campus to meet the increasing demand for quality student bedrooms in safe and sociable surroundings.

Redevelopment of the site following demolition of the existing buildings represents the best option to achieve a high quality student experience aligned to modern expectations in today's competitive accommodation market. The design of the new buildings will ensure that both their initial construction and long-term operation are aligned with the University's approach to environmental sustainability.

The Fallowfield Campus has the potential to contribute wider benefits to the city. The delivery of modern student accommodation promotes city-wide regeneration objectives in supporting employment growth, graduate and talent retention, developing Manchester as a city of choice on the international market and in supporting the wider housing market by catering for specific needs.

1.1 Development Objectives

The objectives of the development are to:

- Provide sector-leading, high quality student accommodation aligned to modern expectations.
- Increase the campus impact as a positive neighbour, maximising opportunities to impact positively on surrounding communities.
- Improve the environment for pedestrian and cycle users, encouraging a balanced and vibrant residential community.
- Contribute to the positive experience of students and staff at the University of Manchester (UoM).
- Enhance the existing green character and promote the ecology and biodiversity of the site.
- Respond sensitively to the setting of the listed buildings surrounding the site.



Creating a modern and high quality development

2.0 INTRODUCTION

2.1 Purpose of the Design Guide

The current application is for an Outline Planning Consent, and the detailed design will be progressed over the coming period. This detailed design will be used to inform the Reserved Matters Applications (RMA) that will be brought forward for agreement. The purpose of the Design Guide is to establish a robust framework for the application site that defines the quality of design for these future RMAs. This Design Guide provides direction whilst allowing for a variety of design solutions, defining the level of quality that the designs should aim to achieve.

This Design Guide, in combination with the Parameter Plans and the other documents that make up the outline application, form a set of control documents through which Manchester City Council (MCC) will determine future RMAs for the site.

The Design Guide is supplementary and additional to all relevant statutory guidance, Building Regulations and Approved Documents. Where any conflict arises the statutory guidance shall take precedence.

Included in the document are diagrams and reference images intended to help demonstrate the design intent. All such references are provided for illustrative purposes only.

2.2 How to use the Design Guide

The Design Guide must be read in conjunction with the Parameter Plans, Planning Consent, Conditions and Drawings for Information.

The Design Guide aims to communicate the character and qualities that any scheme will need to aim for, such as placemaking, community-building, safety, sustainability and design quality.

2.3 Compliance with the Design Guide

All subsequent RMAs on the redevelopment of Fallowfield Campus site must demonstrate overall compliance with the Design Guide. This must be demonstrated through a Design Compliance Statement that addresses all sections of the Design Guide.

Departures from the Design Guide would need to be identified, and supported by a clear rationale. The rationale could include design or placemaking benefits, or responses to changing legislation, circumstances and technological advancement.



Integration of landscape and woodland into the scheme



High overall design quality



Internal spaces to support student social life



Engaging and attractive public realm

3.0 SUSTAINABILITY

3.1 University of Manchester Sustainability Principles

The University recently approved their new Environmental Sustainability Strategy 2023-2028 document, which sets out their key sustainability goals and covers topics including:

- Teaching and Learning
- Zero Carbon
- Construction and Refurbishment
- Resource Management
- Travel and Transport
- Valuing Nature

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.

"Achieve zero carbon emissions in our operations (Scopes 1 and 2) by 2038 without exceeding our 'carbon budget'. We will follow the recommended pathway of a 13% year-on-year reduction in carbon."

"Embed sustainability into all construction, refurbishment, and maintenance activity, working towards zero carbon and the removal of other environmental impacts"

The project must reflect and respond to the following principles, key elements of which are summarised here:

Construction and Design

- Appoint an Environmental Sustainability Advisor to all major projects.
- Follow Passivhaus principles – or the most appropriate and environmentally beneficial standard.
- Adopt standard metrics for monitoring and reporting embodied carbon for major construction, refurbishment, and long-term maintenance projects.
- Reduce to a minimum construction and redevelopment waste, establishing clear expectations with contractors and measuring impact throughout.
- Achieve 20% biodiversity net gain on all major construction and refurbishment projects.
- Carry out Post Occupancy Evaluations.
- Apply "social value" principles across major projects to realise environmental, social and economic gains.
- Increase awareness of the impacts caused by choice of materials, considering carbon and end of life implications.
- Promote active travel (walking, cycling, wheeling) as the preferred and most beneficial form of travel.

Waste and Resource Management

- Work with suppliers, staff and students 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 the waste we produce through campus operations by 2025.
- Divert 100% of waste from landfill via new waste contracts from 2023 onwards.
- Roll out food waste collection facilities to 100% of buildings by 2024, or when legislation demands it, whichever is sooner.
- Seek opportunities to reduce food waste both at point of ordering/purchase and consumption, working with external partners to find ways to minimise food waste.

Energy and Facilities

- No gas boilers will be fitted other than in exceptional circumstances and must be approved through the zero carbon governance process.
- Explore the potential for renewable energy generation on and/or around our buildings and campus.
- 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 & Facilities and IT Services.



Recycling and waste disposal



Renewable energy generation



Biodiversity and landscaping



Sustainable construction

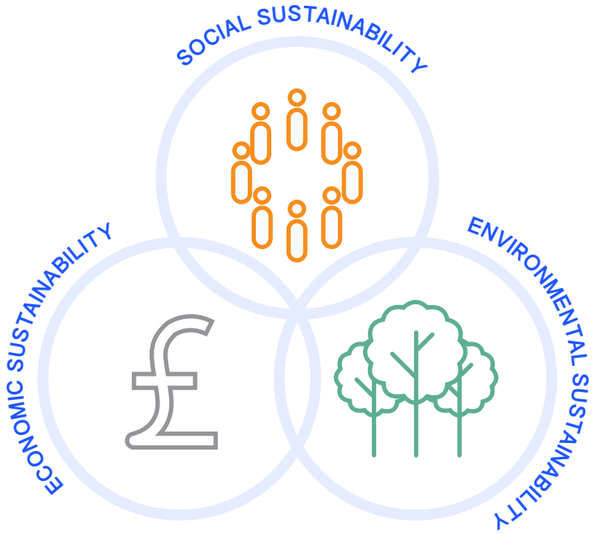
3.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out that 'sustainability' comprises three strands: Economic, Social and Environmental sustainability. The objectives for the redevelopment of the Fallowfield Campus are based on these strands.

General Guidelines

- All buildings must be designed to reduce their carbon footprint and to achieve levels of environmental sustainability and self-sufficiency.
- The Fallowfield Campus must work towards zero carbon.
- Buildings must be adaptable to different uses/lifestyles and be resilient to future change.
- Buildings must consider a fabric first approach to energy efficiency alongside other interventions.

For additional sustainability guidance and principles, refer to Chapter 6 of the Design and Access Statement.



Economic Sustainability

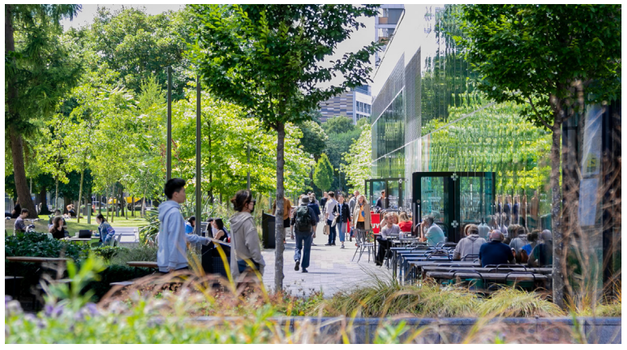
- Create local employment opportunities during the construction phase, both directly and indirectly through the supply chain.
- Create opportunities for a variety of businesses to flourish due to increased footfall.
- The sourcing of local materials and labour is encouraged in line with the Council's guidance.
- Provide access to work and study via walking, cycling and public transport.
- Create a range of accommodation types to generate a mixed community to contribute to the local economy.

Social Sustainability

- Ensure high standards of living in terms of health and well-being, and low crime levels.
- Actively support health and well-being with a network of sustainable and safe active travel routes throughout the site.
- Enable balanced and inclusive communities to develop.
- Provide a range of student hubs, amenity spaces and places to meet the needs of students.
- Establish a network of green infrastructure that is well designed and managed to create a sense of community.

Environmental Sustainability

- Preserve and enhance the quality of the built environment and existing heritage assets.
- Promote sustainable transport and minimise reliance on private cars.
- Reduce operational carbon emissions through improved energy efficiency to meet current planning policy.
- Conserve and enhance the natural environment, improve biodiversity and protect habitats.
- Create a range of diverse, connected, public green spaces for play, recreation opportunities and ecological enhancements.


Generating a diverse community


Safe and active pedestrian routes


Network of green infrastructure


Amenity spaces promoting well-being

4.0 SITE LOCATION

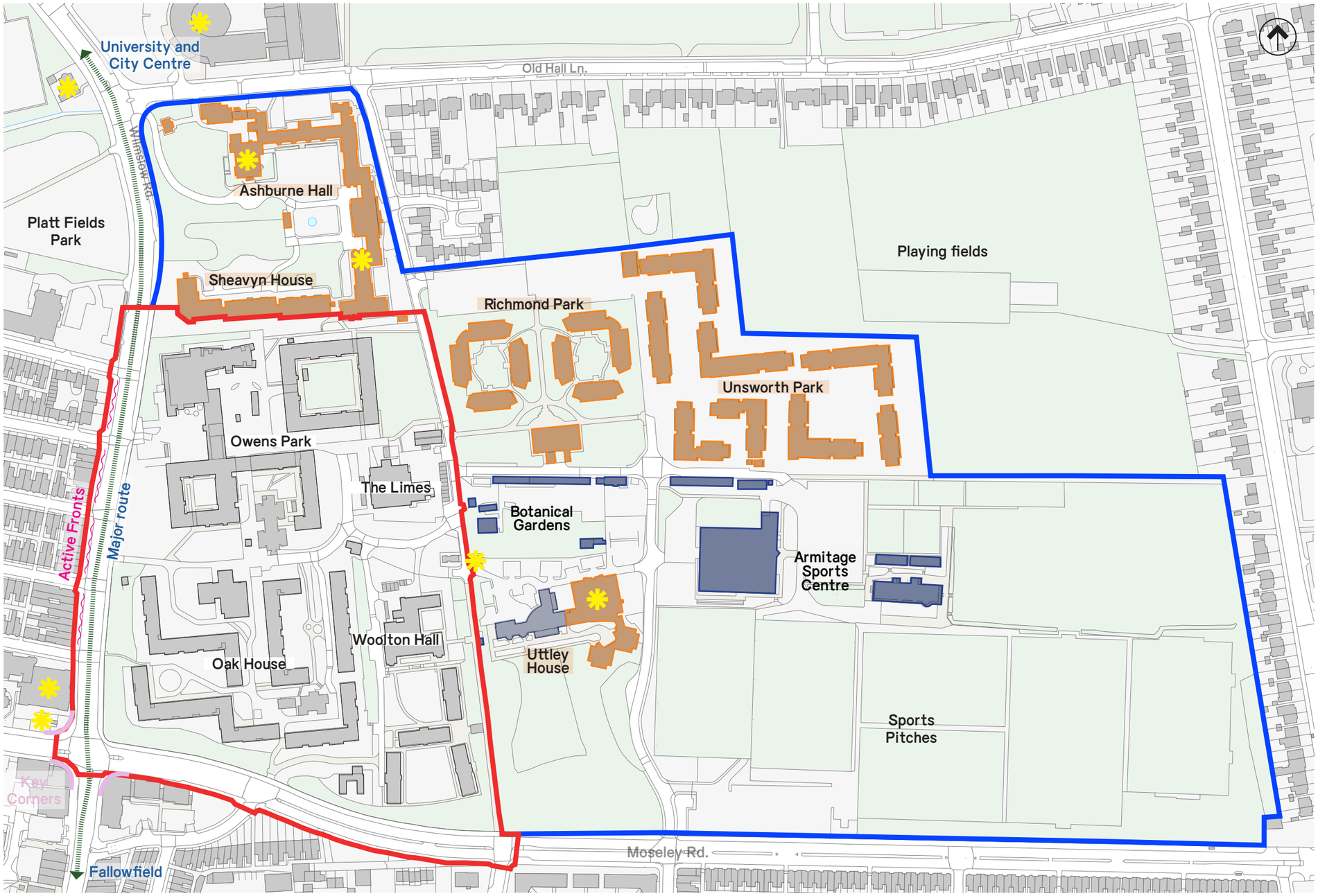
4.1 Existing Aerial View



4.2 Existing Site Plan

The site is located within the wider UoM Fallowfield Campus, adjacent to student accommodation at Richmond Park, Sheavyn House and Uttley House.

It sits in the Fallowfield ward, bordering the Rusholme ward to the north, and Old Moat and Withington to the south.



Key

- Application Boundary
- UoM Ownership Boundary
- University Buildings within Application Site Boundary to be Demolished
- Retained University Halls
- University Facilities
- Listed Buildings

Note: drawing not to scale

4.3 Existing Fallowfield Campus Features

The Fallowfield Campus is characterised and partially surrounded by established woodland borders, generous green spaces, and characterful tree clusters. Its setting includes newer high-quality developments such as Unsworth park, and multiple historic buildings, including Ashburne Hall and Uttley House, both in use as student accommodation. Various character areas can be found surrounding the site, including an area encompassing the Armitage Sports Centre and adjoining recreation grounds, the retail focused Wilmslow Road high street to the east, and residential areas extending deeper into the wider Fallowfield area.

The site also contains several references to its past, such as the iron gates at the entrance to Woolton Hall. The retention or relocation of key features, such as the Woolton Hall gates, should be considered as a part of the new development.

As a result of these features, the site has many positive associations for existing and past students. These characteristics must be maintained wherever possible and improved by the new development, and enhance the current architectural and landscape value of the site.



Unsworth Park



Uttley House



Clusters of mature trees



Ashburne Hall with the ‘Toast Rack’ building behind

4.4 Mitzi Cunliffe

The site contains multiple features reflecting its history. The most significant feature is the fibreglass relief artwork by Mitzi Cunliffe which is currently located at the base of Owens Tower, completed from 1964-1965.

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 below.

The artwork will be retained for future re-display and stored safely by the University of Manchester during demolition. Opportunities to reuse the artwork will be identified as part of the design proposals.



Cosmos by Mitzi Cunliffe on Owens Tower



Mitzi Cunliffe



Woolton Hall Gates



The BAFTA mask, one of Mitzi Cunliffe’s most well-recognised works

4.5 Existing Site Challenges

Whilst there are a number of positive features of the Fallowfield Campus, there are a significant number of challenges present within the development area. The age and condition of the existing accommodation within the development area does not reflect the academic achievements and status of the University of Manchester.

The University recognises that redevelopment needs to address this, for example, there is a clear opportunity to provide improved student amenity space encouraging students to utilise the facilities provided on campus.

The challenges present on the site include:

1. The existing residences, which provide poor quality student experience, and do not comply with modern energy performance and accessibility requirements.
2. Current level changes across the site, which do not address modern accessibility standards.
3. Refuse management, which is visually disruptive, and contributes to a poor experience for residents.
4. Existing ancillary buildings on site, which are subject to vandalism, and provide little aesthetic value to the area.
5. Buildings which are utilitarian, lack activity, and present blank façades.
6. Site infrastructure which is visually intrusive and contributes to the generally poor quality of the built environment.
7. Lack of amenity and study space to service the entire campus.

The redevelopment of the site must resolve the issues highlighted above, which are further explored later in the Design Guide.













5.0 SITE-WIDE DESIGN STRATEGIES

The following section sets out the proposed underlying site wide strategies, that help to frame and support a positive student experience.

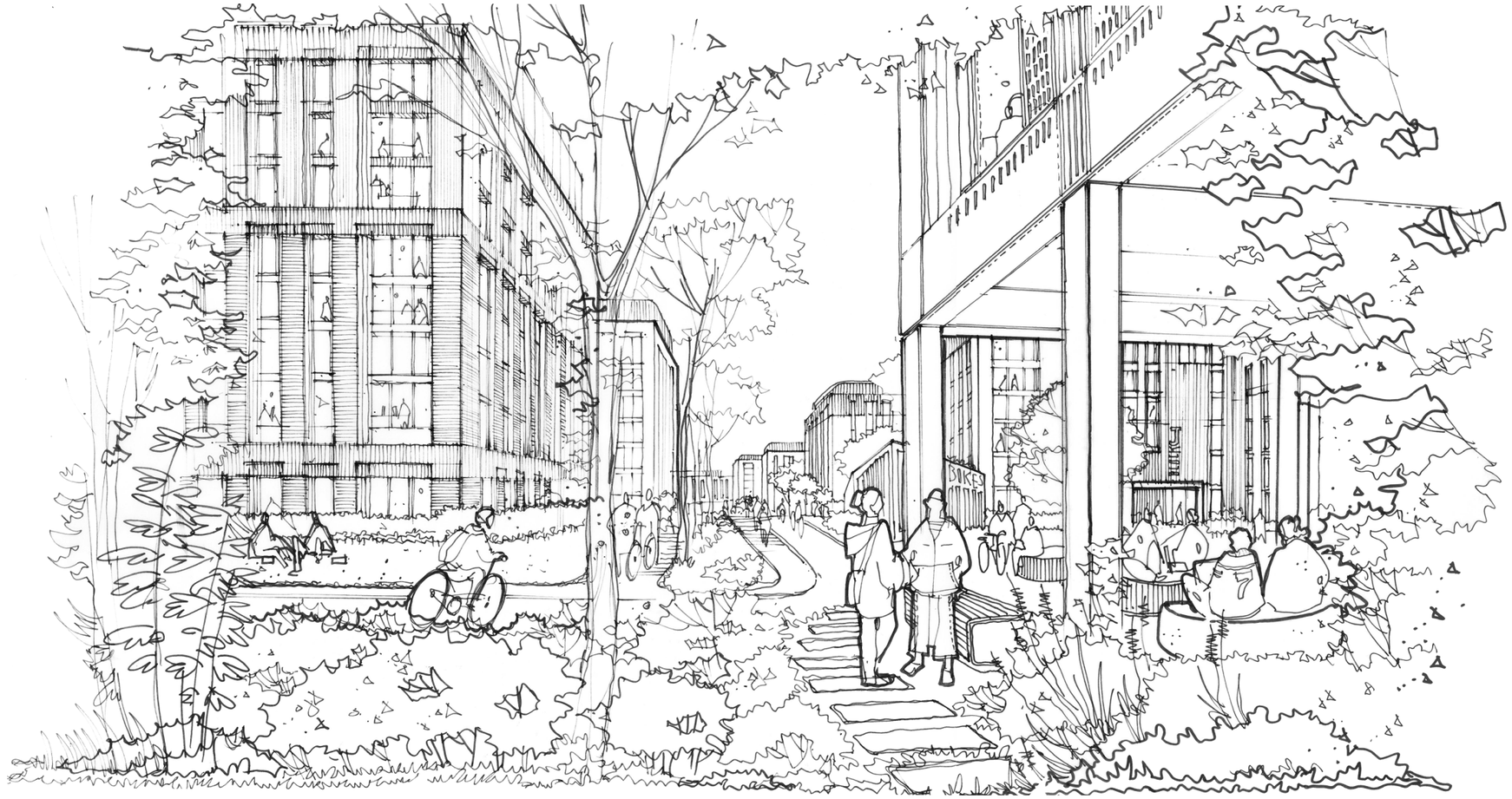
5.1 Student Experience

Student wellbeing must be at the core of the proposal, and should be considered at all stages of the design process. High quality design will enhance their day to day life and create a more attractive and visually stimulating environment.

Improving student social and environmental experience on campus must be reflected in all design decisions. A sense of safety on site must be supported by well considered strategies for lighting, way-finding and natural surveillance.



Encouraging positive use of the landscape



Student experience should be prioritised across the site, to create a positive atmosphere



The landscape should encourage social interaction



Pleasant outdoor spaces reduce stress during exam periods

5.2 The Strategic Approach to the Site

1. A main entrance to the site will serve the new development as well as the wider campus.
2. The project will have a clear network of pedestrian routes to other parts of the campus and a local network of links and walkways, promoting clear wayfinding and legibility.
3. The existing perimeter woodland and trees around the periphery of the site will be retained and preserved, providing valuable screening for neighbours.
4. The new development will include amenity space provision for the entire Fallowfield Campus, including a network of green spaces that connect the entire campus and are available to all students.

5.3 Key Drivers

The following section describes the key spatial elements that detailed design proposals should reflect.

Placemaking

The new development must embody a distinct 'Fallowfield' personality to support a sense of belonging and well-being and not be detrimental to the surrounding areas.

Community-building

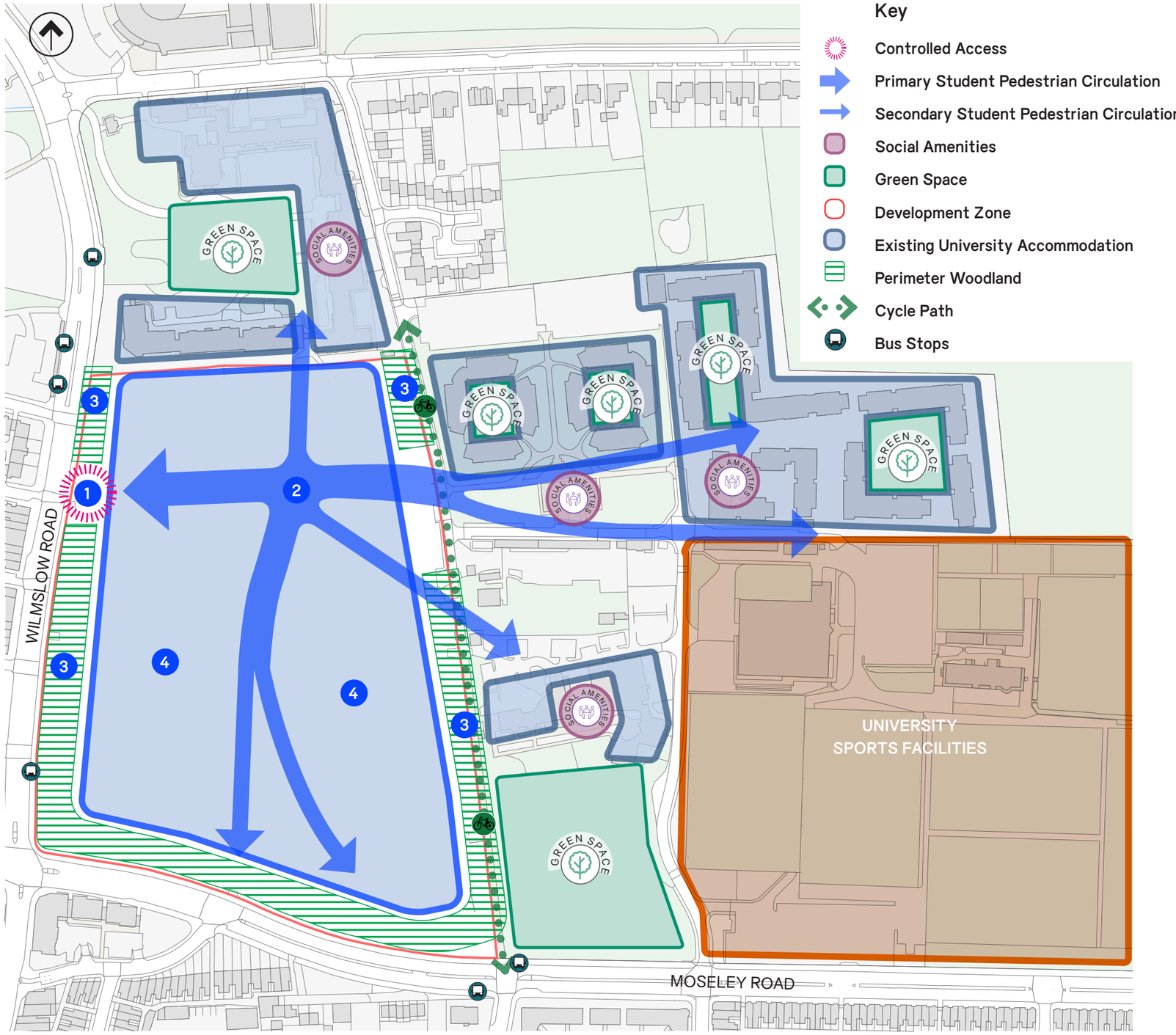
The new built environment must contribute to social cohesion within the development and the wider Fallowfield Campus and mitigate visual impact on adjacent residential areas.

Character Areas

The development should contain a variety of character areas defined by density, intensity of circulation and relationship to public realm and outdoor areas.

Green Spaces

The development must ensure that the variation in the existing landscape character is reflected in any landscape proposals with buildings comfortably integrated.



Note: drawing not to scale

5.4 Green Infrastructure

The landscape setting of mature trees and interlinked green spaces is a key feature of the attractiveness of the campus. Detailed schemes must consider how the landscape infrastructure can help to provide attractive leafy routes to encourage walking, cycling and social interaction.

The redevelopment of the site must enhance the landscape through new planting to create continuity in tree groups and belts, and a diversity of spaces for people and wildlife. The retention of key tree groups is important to maintain the character and integrity of the site, as they provide significant visual, biodiversity and well-being benefits.

The redevelopment of the site must aim to minimise tree removals, with any removal justified. The development must follow the tree replacement ratio of 3:1. Careful consideration must be given to the spacing of replacement trees to ensure they reach maturity and maximise their environmental benefits. Consideration must also be given to the biodiversity benefits, the species and its place in the wider landscape infrastructure system on site.





Existing evergreens and conifers add colour and coverage in the winter season



Woodland border



Individual trees add interest and create focal points



Perimeter woodland and trees to be retained - The corner of Moseley Road and Whitworth Lane



Perimeter woodland and trees to be retained - View along Wilmslow Road



Potential to extend woodland areas along boundary to increase biodiversity



Groups of trees are important to the character of the site

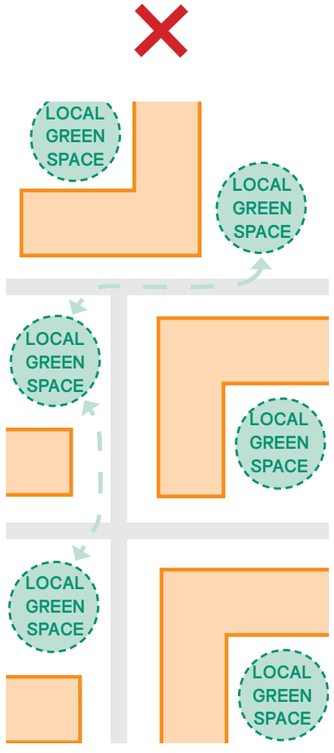
5.5 Types of External Spaces

The landscape must provide the outdoor infrastructure to support positive use and social interaction.

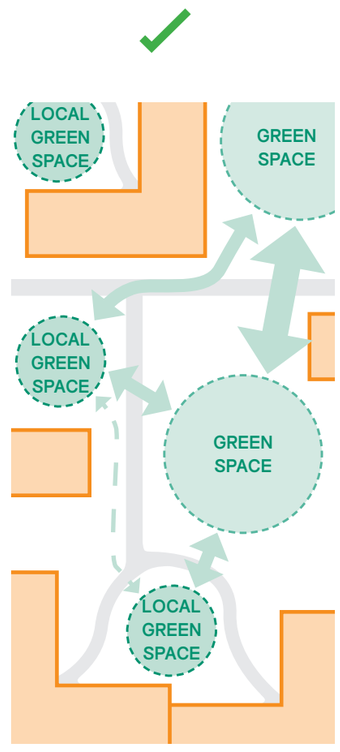
This should be achieved by creating a range of social spaces connected by a network of convenient and attractive green routes. External spaces should encourage safety, physical and mental health, and help to build a friendly and supportive student community.

The landscape redevelopment of the site must consider the following strategies:

- Creating a sequence of well-defined spaces progressing from private personal spaces to shared communal spaces, external courtyards, and entrance gardens connecting to a range of communal spaces for larger gatherings and can support social activities. These can include both open and sheltered space to provide a variety of comfortable spaces throughout the year.
- Defining clear thresholds between and thoroughfares through these spaces, which signify boundaries and behaviours.
- Providing playful shared places for a variety of purposes.



Lack of hierarchy of scale and links between spaces



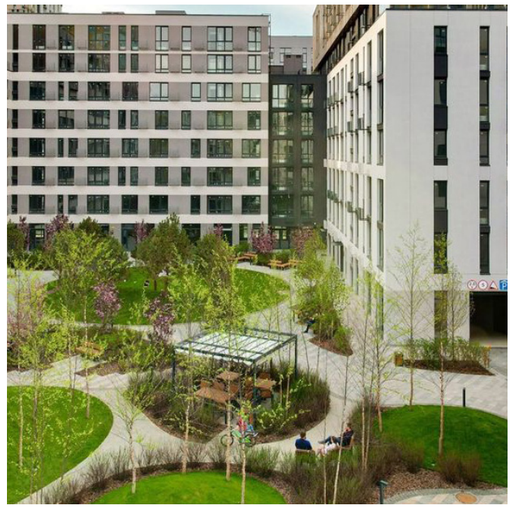
Interconnectivity of green spaces with a clear hierarchy



Supporting social activities



Spaces for larger gatherings



Shared courtyards



Quieter shared spaces

5.6 Gateway and Arrival

From the main site gateway through to individual residence entrances, a clear design hierarchy must inform and signify spaces of arrival, orientation, social interaction and circulation.

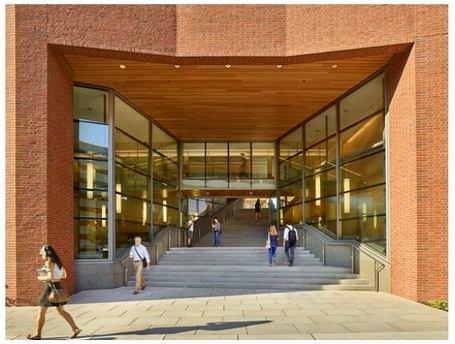
Distinctive design strategies should be used to create attractive places throughout, aiding wayfinding and a sense of ownership and belonging.

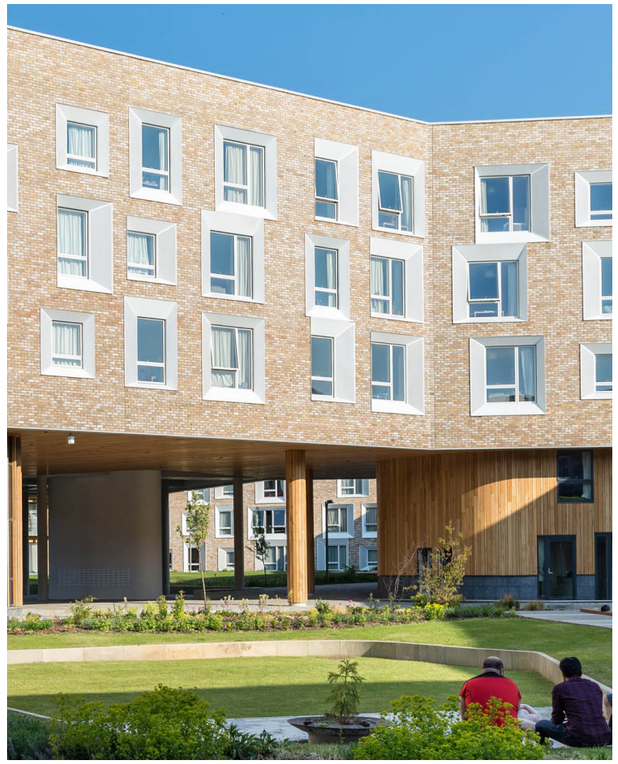


Clear and defined entrance to site



Create a focal point





Using built form to create opportunities for entrance and movement through



Entrances into residential blocks through social hubs, encouraging welcome and clear orientation.

5.7 Circulation Spaces

The new development must be predominantly car-free with limited access, for example for maintenance, emergency vehicles and accessible parking and controlled access for moving in and moving out days.

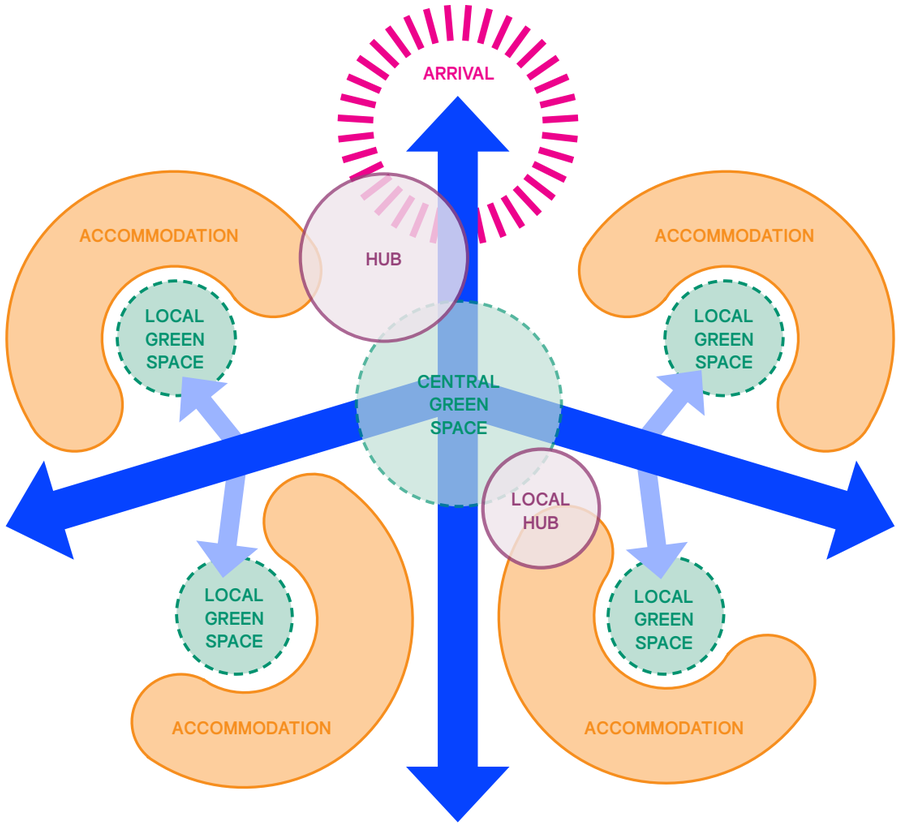
Access points should align with those set out on the Parameter Plans.

Circulation throughout the site must be considered carefully to allow easy access to accommodation blocks and amenity spaces. A clear hierarchy of routes should be established to help guide people from the arrival point to their desired destination.

The circulation spaces must be welcoming, safe and easy to use throughout the day and at all times of the year. Making legible routes with good sight lines is key to creating an attractive movement network.

Strategies to consider should include:

- Using the proposed circulation to link to the wider existing Fallowfield campus network.
- Circulation routes sized and designed in accordance with their intended level and type of usage.
- Prominent visual locations chosen for key shared facilities such as social hubs and large open spaces.
- Residential accommodation grouped in clusters to create local focal points for social interaction and community building.



An example of a clear hierarchy of spaces and routes



Primary route



Secondary routes



Shared pedestrian and cycle routes

5.8 Accessibility

Our Future, the University's current Vision and Strategic Plan communicates an aim to create a place to work and study where all feel able to thrive and can fully achieve their professional and personal aspirations against a backdrop of continuous change. The University are committed to increasing efforts to embed the right processes, support, pathways and conditions to help their students and colleagues achieve success.

The strategy sets out a vision for students and staff to be representative of the diversity within our communities and supported by fair and progressive employment practices. It explains plans to build on existing work to promote and embed equality, value diversity and promote inclusion, to ensure the University community continues to embrace the breadth of experience, thought, and background, and reflects the wider societies we serve.

Disabled students make up over 19% of University of Manchester students, and the University are proud to offer an accessible and inclusive service. The University have a dedicated Disability Advisory and Support Service (the DASS) which supports a variety of different groups, whether students, staff or supported. The DASS provides practical support by working with students to identify the practical adjustments they need to enable them to succeed- in their studies, work and the rest of their university experience.

An inclusive approach is fundamental to the design of new accommodation is fundamental to supporting these commitments and so all users can utilise the full range of facilities and services without any detriment to that experienced by non-disabled people. Therefore, the proposed development must provide access and facilities that are considered 'reasonable' under the Equality Act 2010.
The design must take into account the full range of disabilities (wheelchair dependants, semi-ambulant users, deaf, partially sighted, etc.) in compliance with BS8300:2009.

The following provision must be delivered, but not limited, to:

- The ability to provide a range of accessible accommodation to cover multiple needs.
- Access for all, including wheelchair users across the site.
- Suitable sanitary provision.
- Features to assist people with visual, hearing imperatives and cognitive difficulties find their way around and safely.
- Age-friendly design.

Accommodation for wheelchair users should vary to include provision for kitchen sharing, accommodation for carers, proximity to accessible parking and key facilities and should be provided across a range of residential offers. Rooms should be designed to avoid a clinical feel.

Accessible accommodation should be able to support elements such as:

- Wheelchair accessible room.
- Ensuite accommodation.
- Vibrating pillows, deaf alerters and flashing lights.
- Disabled parking.
- A fridge for medication storage.
- Pastoral care.



Adapted spaces should feel non-clinical





Kitchens and living spaces should suit different needs





Accessible bedrooms should provide necessary adaptations, such as wet rooms and adapted furniture



Development should be wheelchair accessible

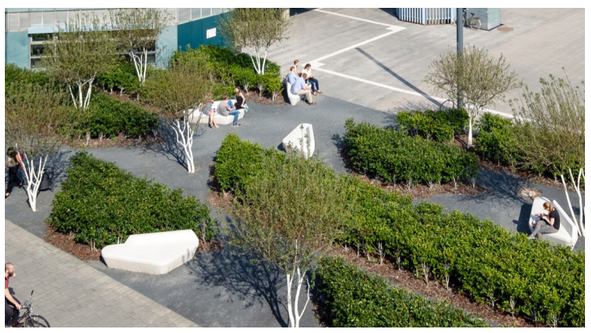
5.9 Planting

The landscape at Fallowfield has developed the characteristics of mature woodland and woodland edge habitats, with tall trees in belts and groups interspersed with small open spaces and sunny glades. At the same time the range of planting types and species is relatively limited, relying heavily on non-native evergreen shrubs and high-maintenance grass lawns.

In the future, the selection and installation of plants must consider the use of species which are adaptable to local and future conditions, and which promote biodiversity.

Strategies for planting must consider the following:

- Making use of native-species of forest and woodland edge trees to reinforce the tree belts, and provide a new generation of replacement trees which will maintain the resilience of the site in the face of environmental stresses associated with climate change.
- Introducing shade-tolerant native species of under-storey shrubs and small trees which will increase the foliage canopy and biodiversity.
- Introducing shade-tolerant native ground-cover herbaceous plants which will supplement the biodiversity of the site.
- Providing more seasonal and visual interest for example by adding shrubs with winter flowers and colourful bark, as well as early spring bulbs.
- Creating shelter beside walkways through the use of multi-species hedges which can clipped low to provide visibility.
- Making use of vertical surfaces and screens, such as cycle stores and ancillary structures, as support for climbing plants.
- Integrating green roofs into the landscape infrastructure, so that they can provide a continuous high-level habitat which connects with tree belts and groups.
- Creating distinctive, colourful planting arrangements to highlight entrances and special places.



Hedges to define spaces



Native ground cover

5.10 Ecology and Biodiversity

Biodiversity net gain must be achieved. Strategies that should be considered in addition to those outlined in '5.9- Planting' are:

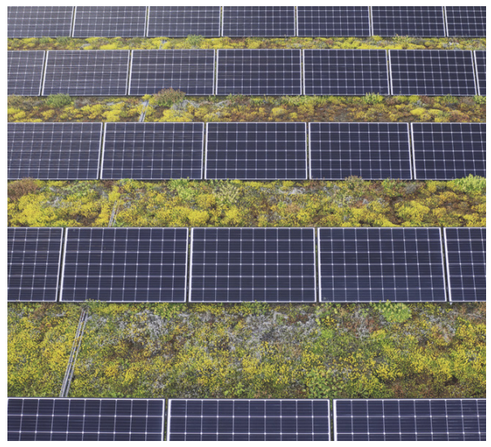
- Improving the perimeter woodland ecological quality, including incorporating native species ground and understorey planting.
- Enhancing grassland through wildflower planting establishing a varied sward height where feasible to increase ecological value.
- Considering biodiverse green roofs to support invertebrates and black redstart.
- Planting species that are known to be of benefit for pollinators where they are non-native species.
- Providing habitats and animal refuges to encourage biodiversity, such as ponds and bird houses.



Varied sward height through windflower planting



Woodland perimeter enhancement



Biodiverse green roofs



Planting for pollinators

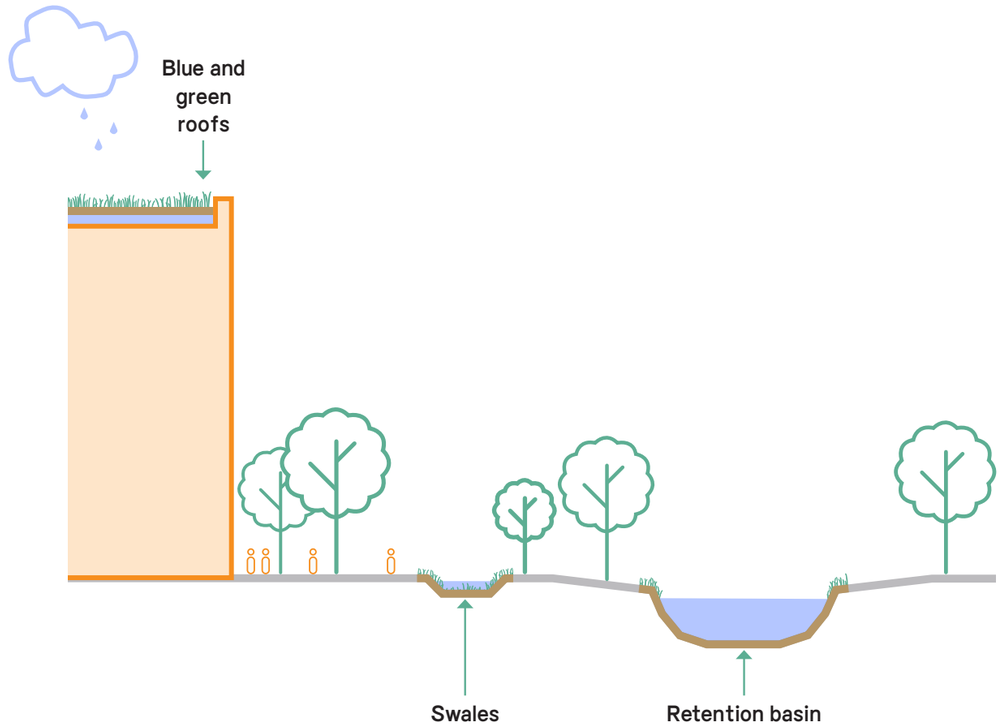
5.11 Drainage and SUDS

The development must improve the current drainage on site through implementing a range of strategies including SUDS, with a particular focus on the area of flood risk in the south east corner.

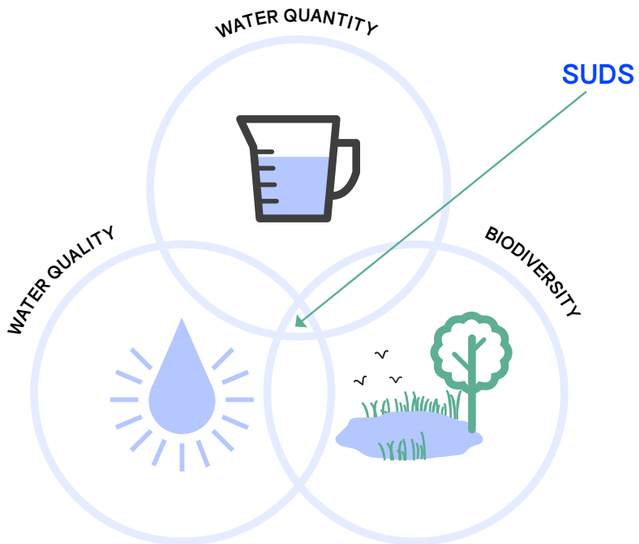
Strategies to consider should include:

- Integration of areas of blue, brown or green roofs to aid drainage, attenuation and biodiversity net gain.
- Working with the existing terrain and level changes on site.
- Creating a low maintenance SUDS system that is self-sufficient.
- Consider use of swales and wetland areas.
- Attenuation ponds to aid in the overall flow of rainwater through site and beyond, mitigate flooding risk and biodiversity net gain.

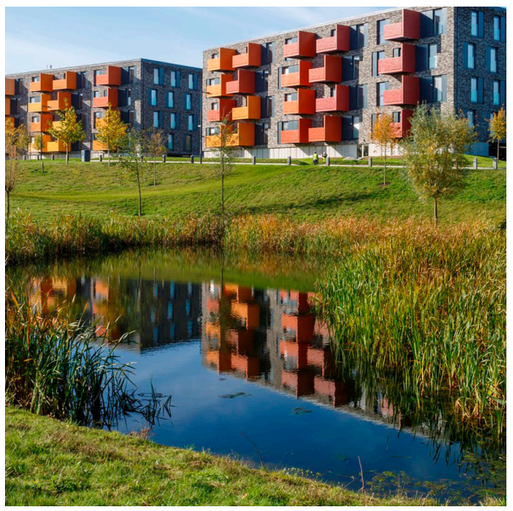
A holistic strategy must be employed across the site, with thought also given to any required localised temporary solutions that may be required as part of a phased delivery strategy.



An example of interconnected drainage strategies



SUDS principles



Retention basins



SUDS



Rain gardens

5.12 Street Furniture

Street furniture should be high quality, robust and contemporary in design. A palette of furniture including benches and seats, bollards, litter bins and cycle stands should be developed to establish consistency, using colour as a means to provide identity and distinctiveness. The furniture should be age-friendly and inclusive for all.

Strategies to consider should include:

- The introduction of bespoke or specialised elements such as play or exercise equipment.
- Selecting furniture on the basis of longevity, sustainability, low carbon footprint and low whole life cost.
- Making use of self-finished materials such as unpainted timber to minimise maintenance costs.
- Incorporating surfaces which are warm to the touch.
- Careful positioning in respect to pedestrian and cyclist flows to minimise clutter and obstacles.
- Seating placed to create social groupings close to but not obstructing walking routes.



Durable and high quality furniture



Seating for social interactions





Interaction with landscaping



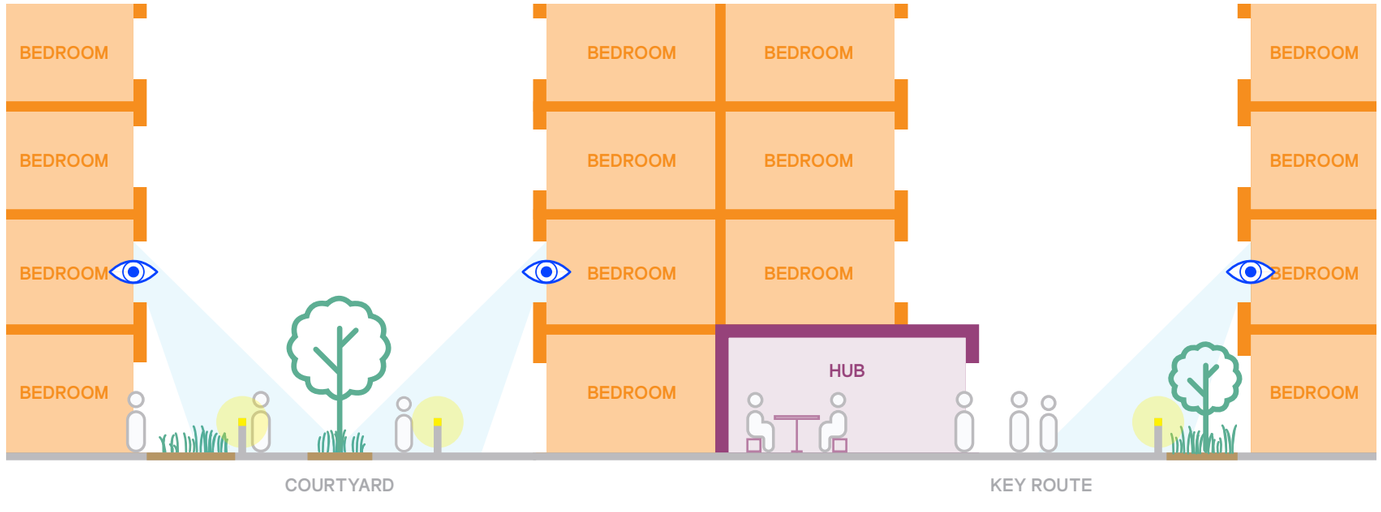
5.13 Security

Security on site must be embedded within the design, from the main entrance point to the individual residential blocks.

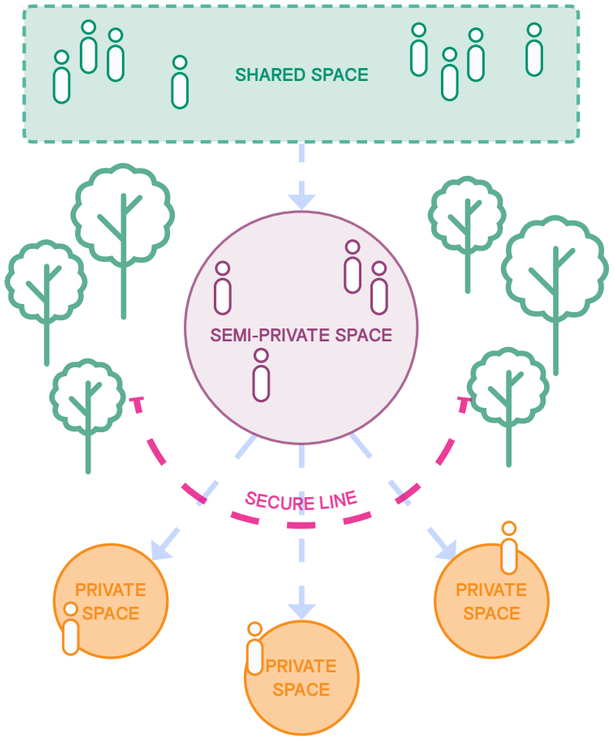
The main entrance off Wilmslow Road should be considered carefully to make it inviting for students. This can be done through built form, street furniture, planting and the careful location of amenity space.

Site organisation should allow for passive supervision of circulation routes and entrances. All primary circulation routes should be well lit, with lighting selected to be high quality and easily maintainable.

There should be a coherent security strategy that clearly defines public, semi-private and private spaces.



Embedding secure principles into the design



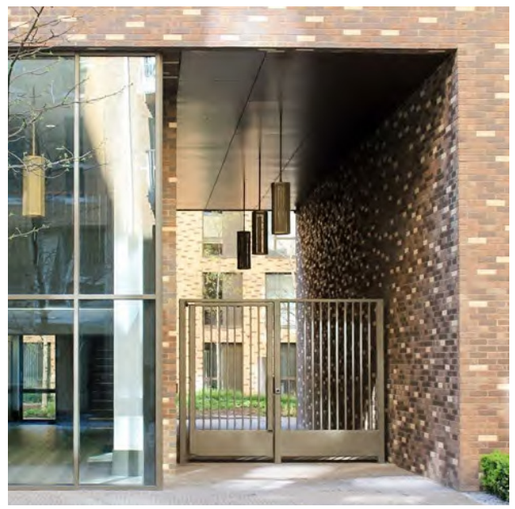
Clearly defined types of spaces



Intricate gate design



Colour and materiality of fencing matches other elements and details

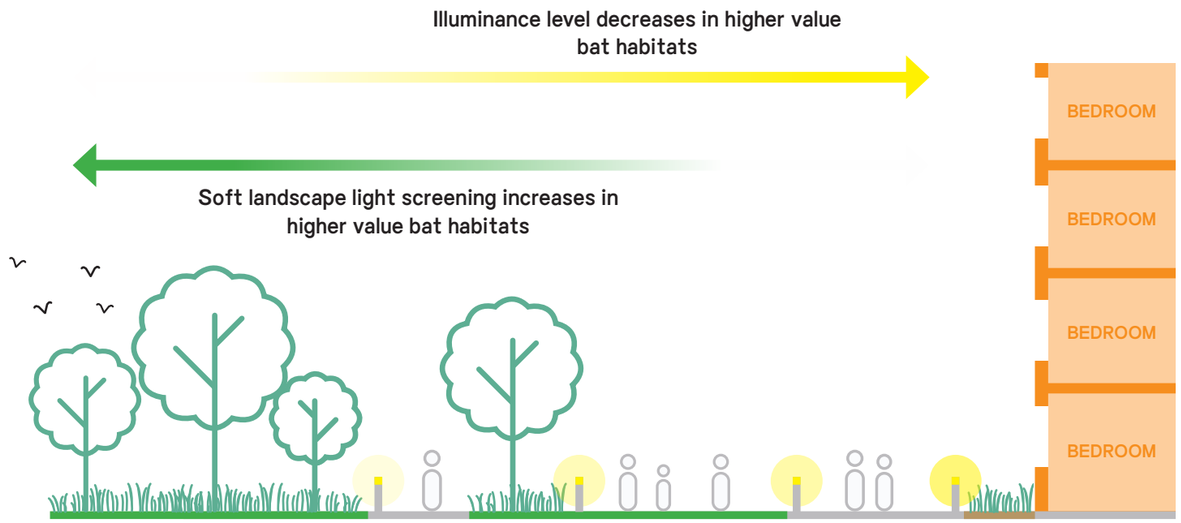


5.14 Lighting and Ecology

The design of lighting on site is important for safety, wayfinding and site ecology. Lighting with higher illuminance can be used in the busy central areas, but warmer light with a lower illuminance should be considered when paths are in close proximity to high value habitats.

Strategies to consider should include:

- Using planting and site levels to screen artificial light close to sensitive habitats.
- Considering darkness as well as lighting; avoid lighting in perimeter woodland and areas for biodiversity.
- Avoiding light spill on to, or illumination of, artificial bat roost boxes and associated vegetation which might be used as flight-lines, such as the woodland and woodland edge.
- Ensuring that external lighting does not increase existing lighting levels on ecologically valuable habitats, and seeking to improve light spill conditions where possible.
- Developing a pathway lighting strategy which creates pools of light at junctions and entrances, using short-column lighting, with lower levels of lighting in between.



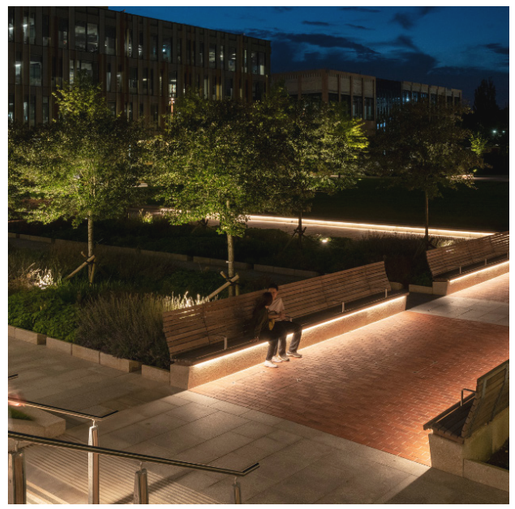
Designing with ecological principles in mind



Bat protection measures



Soft landscaping for artificial light diffusal and screening in animal habitats



Warmer colour temperatures

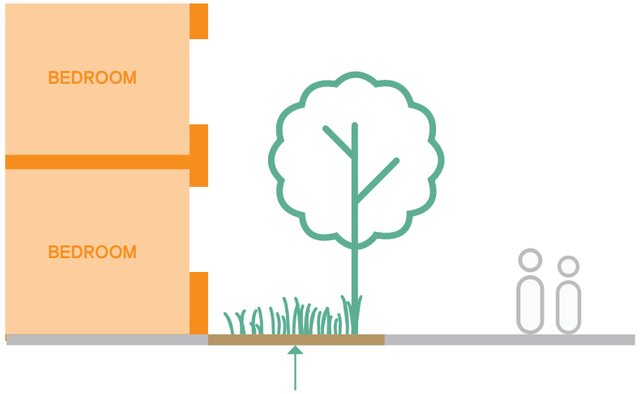
5.15 Privacy

Circulation routes should be set away from ground floor bedroom windows to allow for sufficient privacy planting/ screening, and discourage people from getting close to the residential facade.

Strategies to implement should include:

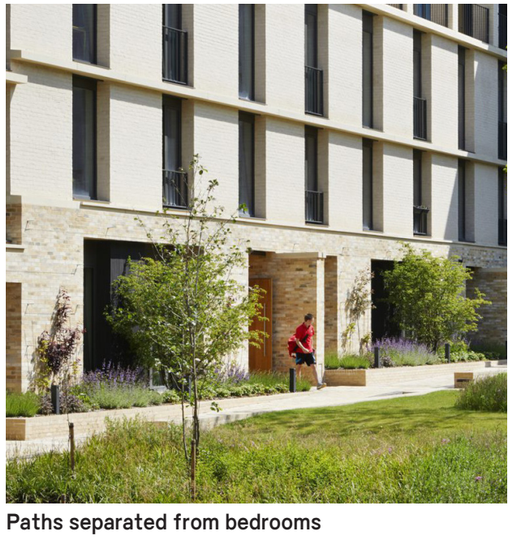
• Orientating building frontages to overlook surrounding pathways and landscape areas to provide passive surveillance.

• Installing privacy planting/ screening to frontages.

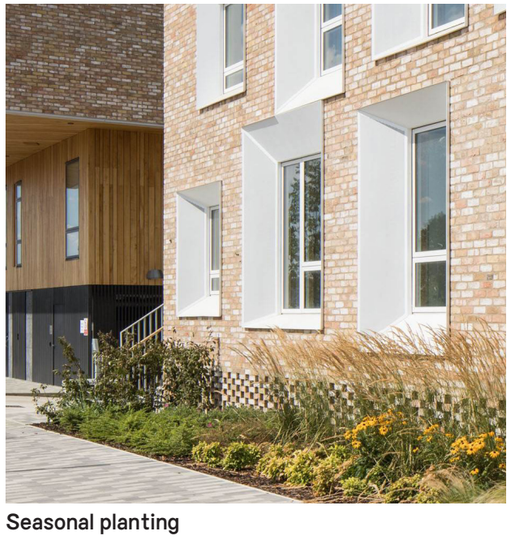


Pedestrian vision into ground floor bedrooms prevented by planting.

Privacy planting



Paths separated from bedrooms



Seasonal planting

5.16 Wayfinding and Signage

The spatial organisation of the site and clear sight lines will assist in wayfinding with all routes clearly signposted.

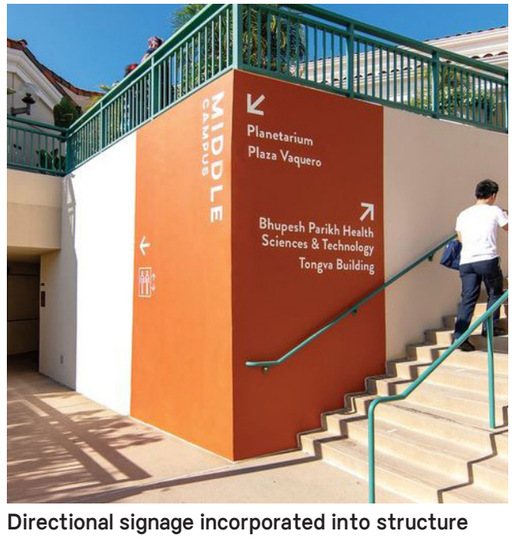
Signage must follow the hierarchy of circulation routes and spaces within the development, with maps of the site at key points, and easy to understand directions.

The design of signage must be distinctive and clear, and should be in keeping with the overall design concept for the development. Signage must be coherent, and follow one overarching strategy across the site whilst complying with the wider University of Manchester signage strategy.

The naming strategy for buildings could reflect the history of the city and the University, reinforcing the development's connection to its context. Input may be sought from the wider student community through consultations during the naming process.



Existing signage to be upgraded



Directional signage incorporated into structure



New signage to be of the highest design quality



Attractive building signage

5.17 Boundary Treatments

A clear approach to design will be adopted for boundary conditions, incorporating thoughtful high quality detailing.

The boundary treatment must follow the overarching design principle of maximising retention of the character of the perimeter woodland areas. Perimeter features such as fencing, gates and retaining walls should also be retained or repaired where possible.

Any interface between the existing boundaries with any new boundary conditions must be considered carefully, with the existing repaired and improved where necessary and the two conditions integrated carefully.

Any new boundaries or improvements to existing conditions should be considered with security, accessibility and placemaking in mind.



Existing edge conditions should be integrated into the new development









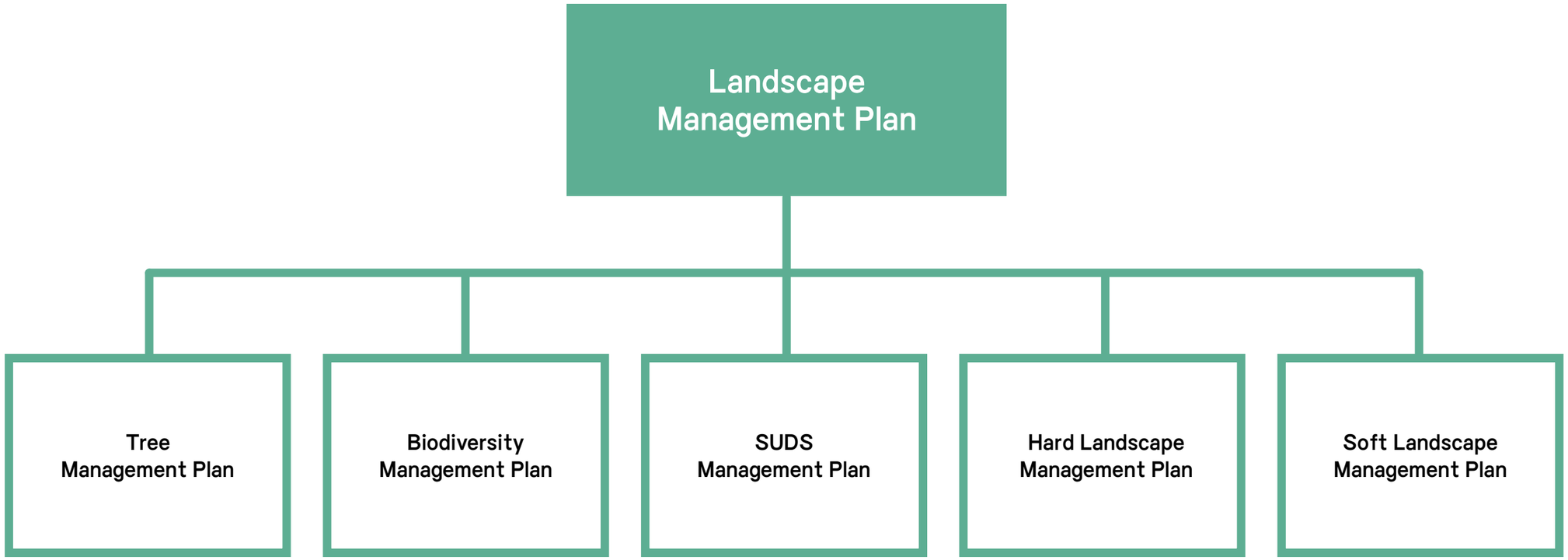
Existing boundary condition to be retained and improved where possible

5.18 Landscape Management

The integrated nature of landscape elements, such as trees, biodiversity and SUDS, make it important that strategies are related to the long term aspiration and vision of the site. A holistic and thorough landscape management plan must be in place by completion of the development.

Before completion of the project, the following management plans must be in place:

- Tree Management Plan
- Biodiversity Management Plan
- SUDS Management Plan
- Hard Landscape Management Plan
- Soft Landscape Management Plan



6.0 BUILT FORM

This section explains the considerations for the form of the buildings.

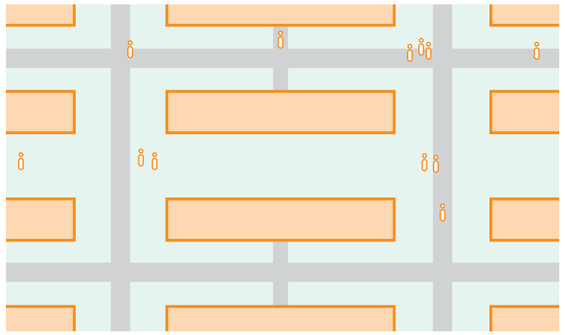
6.1 Footprint and Roofscape

The buildings should, where possible, vary in footprint and height to create a dynamic and engaging roofscape and site plan. Overuse of linear blocks of the same height should be avoided.

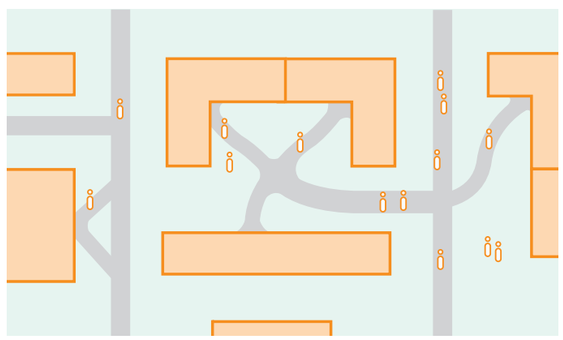
Maximum heights should comply with those set out on the Parameter Plans.

Varying the form of building footprints will help to create different character areas, courtyards, and external subspaces which will all contribute to a layout that encourages the use and ownership of outdoor spaces. This also adds visual interest and help to create a sense of identity for residents.

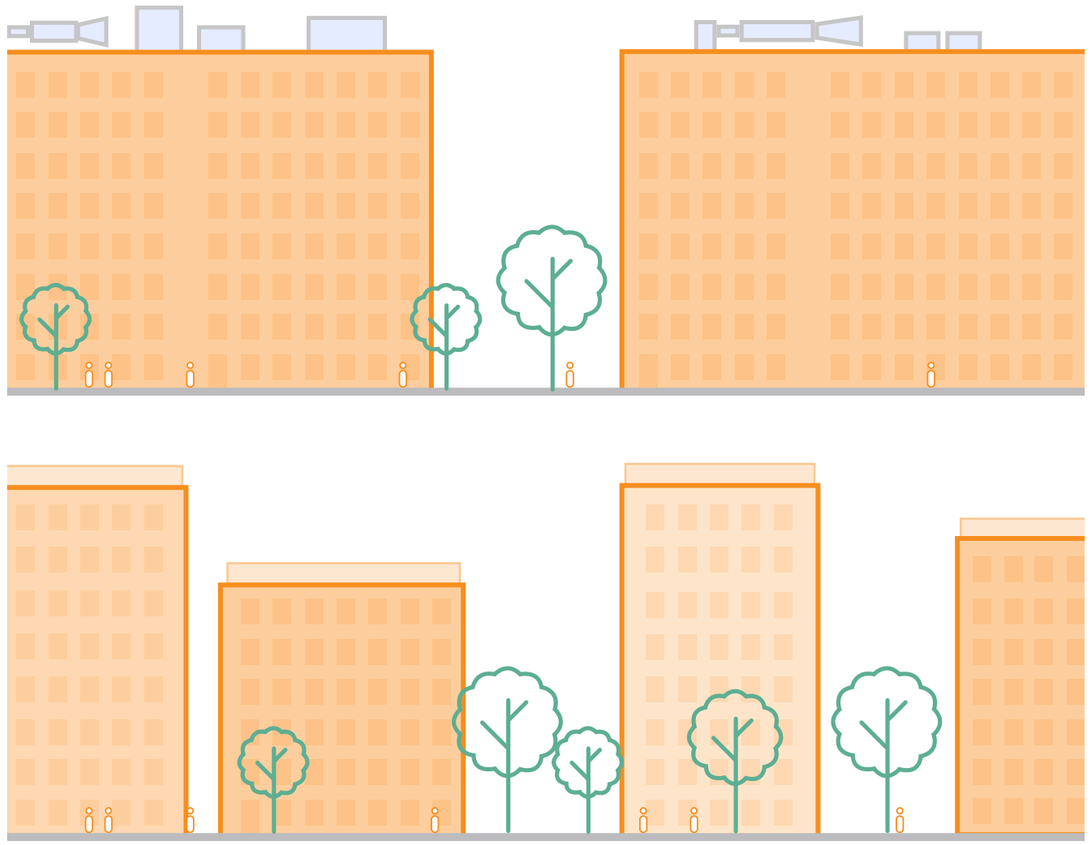
All plant will require enclosure which must be designed to a high standard and form a coherent part of the overall façade composition.



No variation between block footprints



Diversity in block form helps to create a dynamic environment with interwoven external spaces.



Varying the roofscape to create interest and conceal plant



Varying roof geometry to create interest



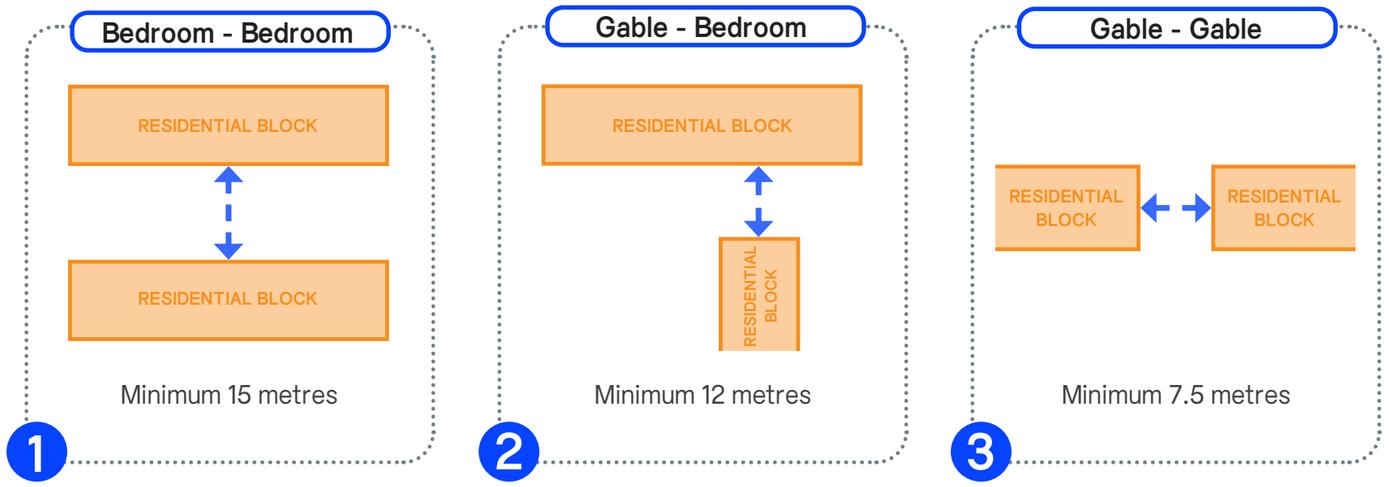
Contrast top floor with typical floors



Blocks built at different heights to create an engaging visual appearance

6.2 Minimum Distances

The following diagrams indicate the ideal minimum distances between buildings of various types and forms. These distances are suggested to ensure privacy in student bedrooms and sufficient daylight levels and should be achieved where possible but should be adjusted to respond to different scales of building form, the creation of positive spaces and a hierarchy of routes. The governing factor in reducing distances below the suggested minimum should be the root protection zone of the existing trees



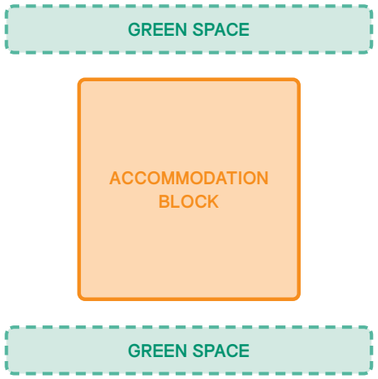
6.3 Block Typology

The building typologies should be efficient in design, create inviting spaces and contribute positively to placemaking.

The diagrams opposite demonstrate several of the approaches to block typology that may be considered and illustrates potential arrangements. Using multiple blocks to create form a superblock, for example around a courtyard, is a positive way to arrange blocks create local community clusters.

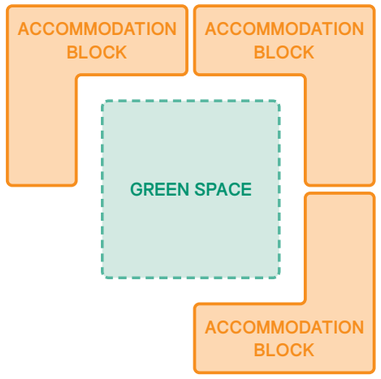
A scheme that combines several types of typology would contribute to a varied and interesting site, with different types of spaces linking to create a defined hierarchy of space. For example, using courtyard arrangements to create a strong edge which can define boundaries along with square blocks which can face outwards on all sides.

A variation in the shape of blocks will provide the flexibility required to navigate site constraints, with smaller blocks able to fit around existing landscape and larger blocks able to maximise efficiency in more open spaces. However, a consistent identity within the variation is important, with blocks being required to contribute to high-quality detailing, a consistent or complimentary material palette and a feeling of a single campus style. If developed in phases, designs must be considered carefully so that they work together, both functionally and visually, and come forward to an equal level of design quality and ambition.



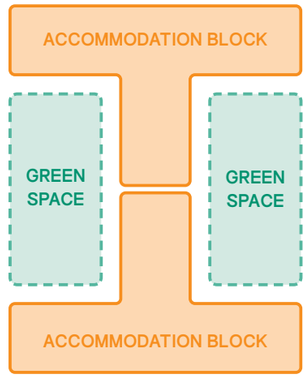
Square Blocks- central core arrangement

This creates an opportunity for height and outward facing arrangements.



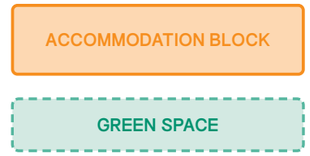
'L' Blocks- courtyard arrangement

This allows for the formation of localised community groups around a communal green space.



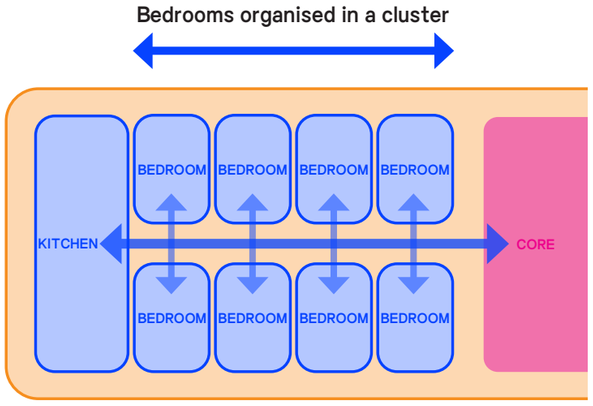
'T' Blocks- formation of 'H' arrangements

This allows for an efficient ratio of flat clusters to core and communal courtyards to be formed either side.



Linear Blocks

This allows for an efficient core arrangement and a slim footprint allows flexibility to fit around landscape features.



Cluster flat principles



'T' block residences forming external courtyards



'L' blocks surrounding communal space

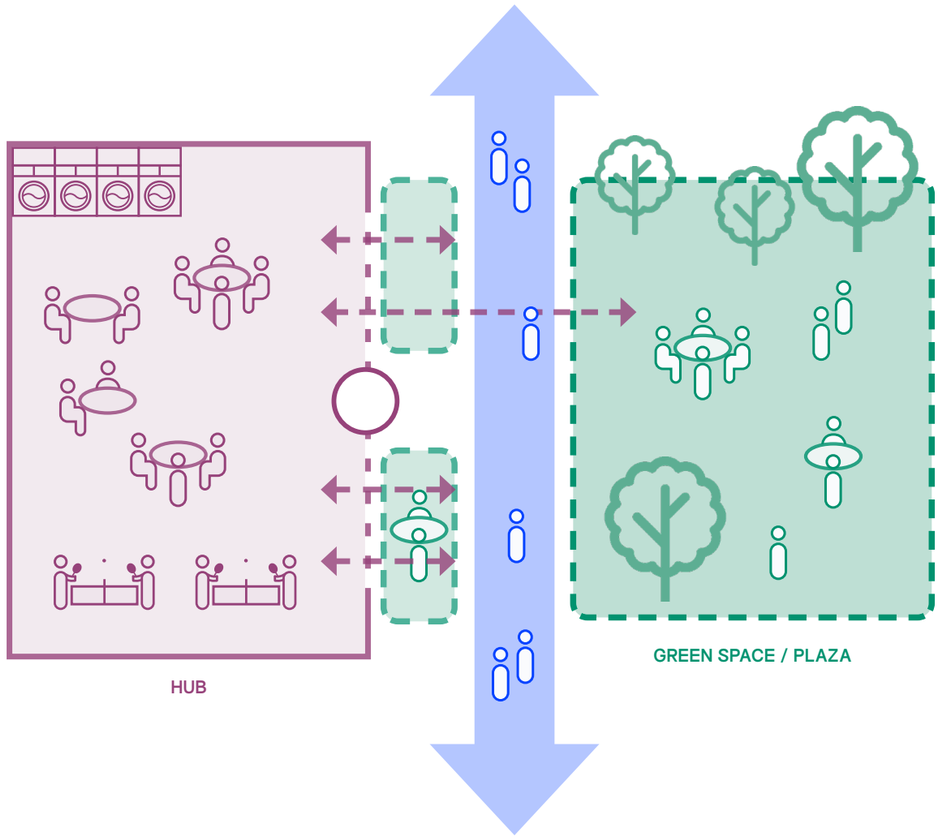


Linear blocks bordering sloped landscape feature

6.4 Social Hubs

The entrances to social hubs should be eye-catching and inviting, directing students towards the facilities. The entrance areas should be combined with outdoor seating spaces and green areas to provide further opportunities for gathering and social activities.

The elevational treatments of the hubs could differ from the residential elevations to emphasise the difference in use between the buildings and to showcase internal activities. Visual connections between the hubs and outdoor spaces, especially soft landscaping and planting, will help contribute to a sense of well-being and an open facade will invite students into the space.



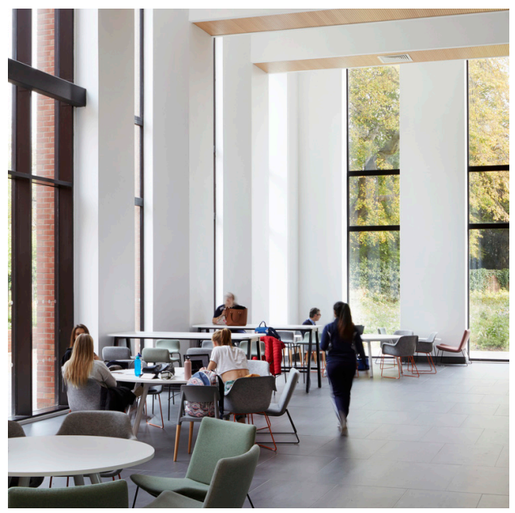
Principles of social hubs with relation to primary circulation routes and green space



Striking and inviting entrance



Incorporated into residential blocks



Indoor - outdoor connection

6.5 Residential Façades

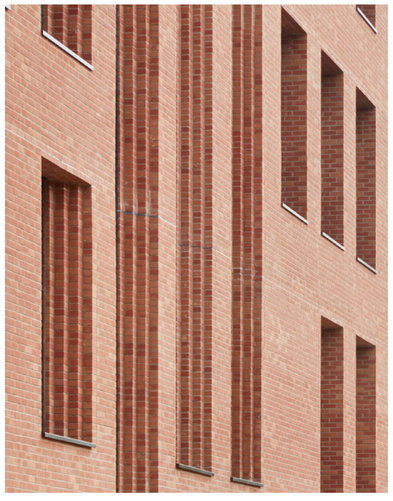
The appearance of residential façades is fundamental to the quality and character of the development. Unattractive blank façades must be avoided. Expression of rhythm, textural elements and reveals should be considered.

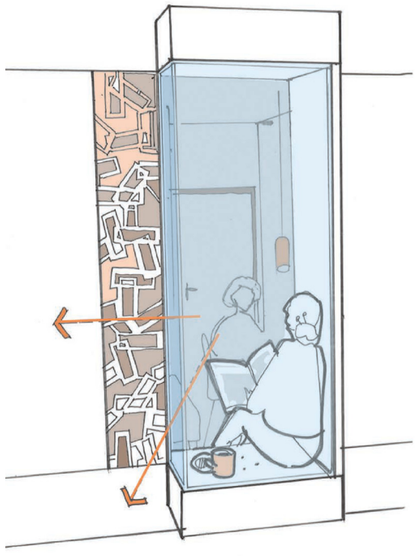
The following elements must be designed to add interest, depth and consistency in quality:

- Window openings, surrounds, reveals and shading.
- Doors, entrances and entrance canopies.
- Textures and materials to create animation and variation.
- Overhangs to respond to routes and landscape. Attention to be paid to soffit detailing and materiality.

Elements such as ventilation grilles, rainwater goods and plant enclosures must be design carefully as part of the overall design language, whether discrete or positively expressed.

High quality and durable materials must be detailed to be long lasting and maintainable. Visible fixings must be avoided where possible.





Window treatments offer opportunity to create interesting details



Locating kitchens and social spaces on gables to animate facade



Timber facade treatment continues into soffit, creating a striking focal point



Window set-backs adds depth to the facade whilst minimising overheating



Carefully designed window grills add interest and unique character to the development

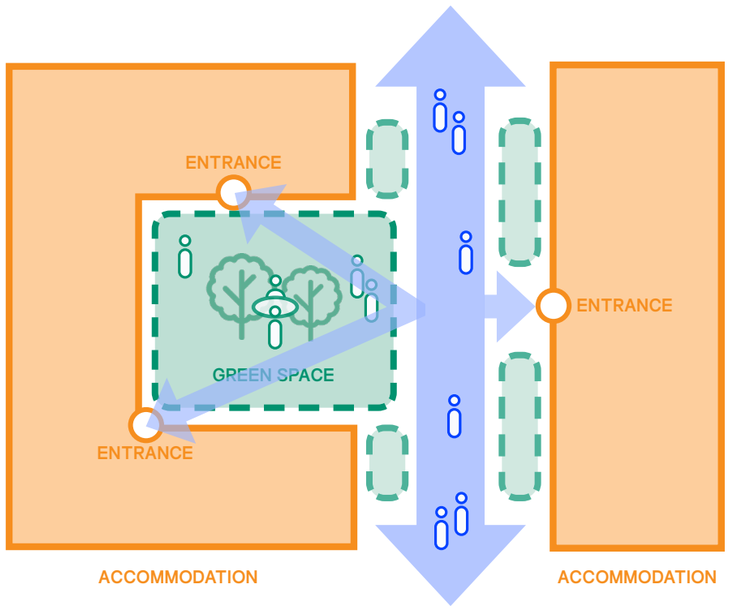


Upper levels with a different treatment creates visual interest

6.6 Residential Entrances

Residential entrances should be located off both key routes and secondary paths. Linking or grouping block entrances encourages interaction between students and allows for passive supervision of surrounding open spaces.

High quality detailing and clear signage are integral parts of good entrance design for residential blocks.



Principles of residential entrances in relation to primary circulation routes and green space



Clear sight lines and signage with feature residential entrance



Features to delineate entrance doors



Entrance signified for example by a canopy and an associated high bench for perching



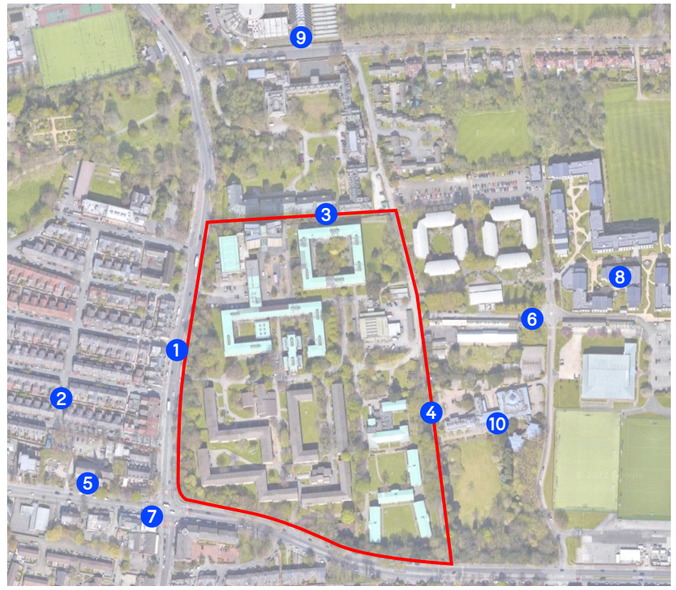
Clear signage

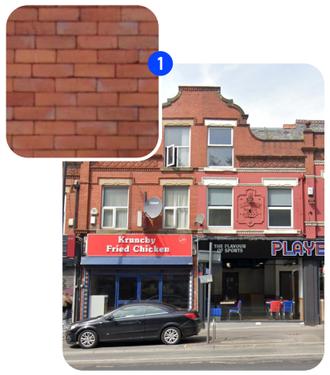
6.7 Existing Material Palette

The predominant material in the surrounding area is brick. The types of bricks in the area vary greatly,with the high street featuring Manchester red with terracotta detailing, terraced houses in multi-red brick, 1950s residential buildings in pale brown brick and 1980s-1990s residential blocks with yellow and orange brick. Other materials in the surrounding area include historic buildings in natural stone, and rain screen cladding on modern buildings, as well as modernist concrete.

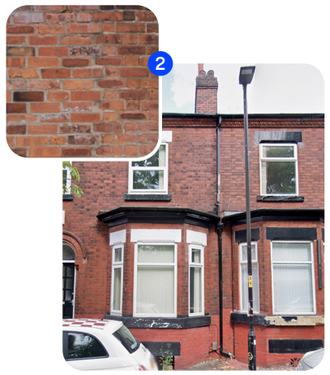
Fallowfield Campus contains predominantly brick buildings in many different shades from multi-red brick to contemporary buff and grey. Other materials are found within the development area, including render on historic buildings and traditional stone. The assumption is that brick is likely to be one of the prominent materials used.

The new development should where possible reference the surrounding context, either by the use of brickwork similar to that within the local area, to set the scheme comfortable within the setting, or through contrasting brickwork that bring attention to the development and its surroundings. All other material proposals should be carefully considered and explained so it is clear how they align with the existing context.





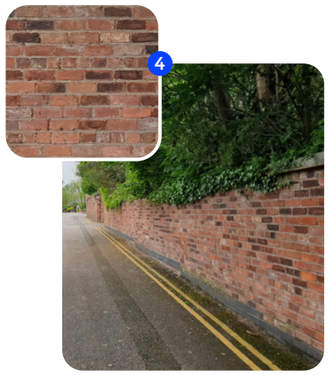
Wilmslow Road frontage - red brick and terracotta



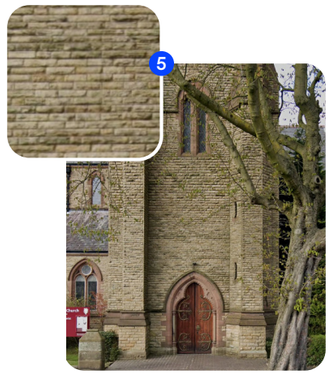
Surrounding terraced housing - red brick



Grade II Listed Ashburne Hall - brown brick patterns



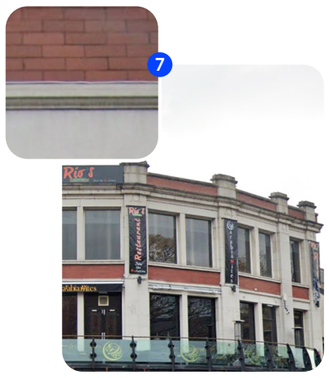
Whitworth Lane garden wall - multicoloured brick



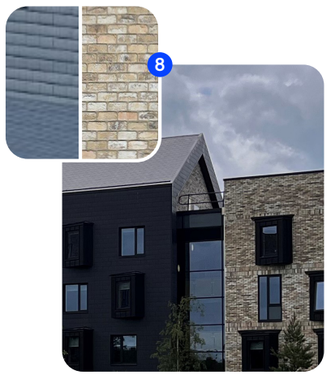
Grade II Listed Holy Innocents church - stone facade



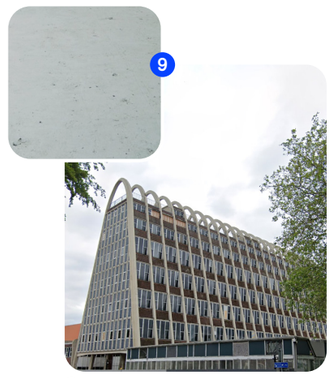
Gunnery Lane aged brick



Wilbraham Road - brick and stone



Unsworth Park - pale brick, fibre cement cladding and metal window surrounds



Grade II Listed Hollings Building - pre-cast concrete



Grade II Listed Uttley House - render

6.8 Approach to Material Palette

The proposed materials must be chosen with careful consideration of the following:

Response to Context

The chosen material palette may be complimentary to or contrast with the surrounding context, but there should be a clear design rationale to the selected approach, with refined and high quality detailing.

Quality and Durability

All materials should be of high quality, with a long lifespan and low maintenance requirements to withstand weathering and physical damage.

Material choices for elements such as window reveals, parapets and coping, soffits, entrances, plant enclosure and rainwater goods should be of high quality and considered in relation to the overall palette as either complementary or contrasting.

Sustainability

The carbon footprint of all materials should be considered to reduce the embodied carbon impact of the development.

Suitability

Preference should be given to robust, rich, substantial and versatile materials such as brick and pre-cast, complemented by the sensitive and subsidiary use of supporting materials. PPC metal finishes are not acceptable as a primary component of the facade.

The size of the development allows for a range of tones and textures to be applied successfully across the site. Variations in the palette could be used to define different character areas, and different functions within the spaces. There should be a clear, coherent and well balanced palette of materials across the scheme.



Different materials to provide a contrast



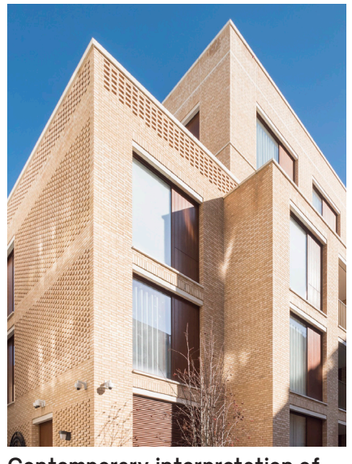
Durability and quality including well considered soffit detailing



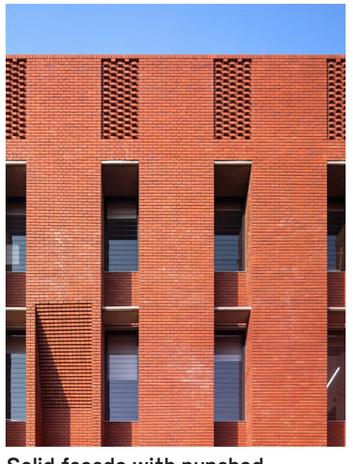
Brick patterns creating interest



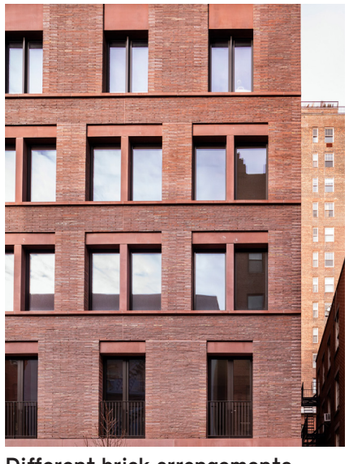
Combination of contextual and contemporary materials



Contemporary interpretation of traditional materials



Solid facade with punched windows and deep reveals



Different brick arrangements create distinct visual character

6.9 Ancillary Structures

Vehicular and pedestrian access will be required to all new free-standing buildings across the site in order to enable initial installation, future maintenance and testing, and the eventual replacement of equipment at the end of its life. Ancillary enclosures should be incorporated into buildings or combined into a single entity to avoid unnecessary clutter within the landscape.

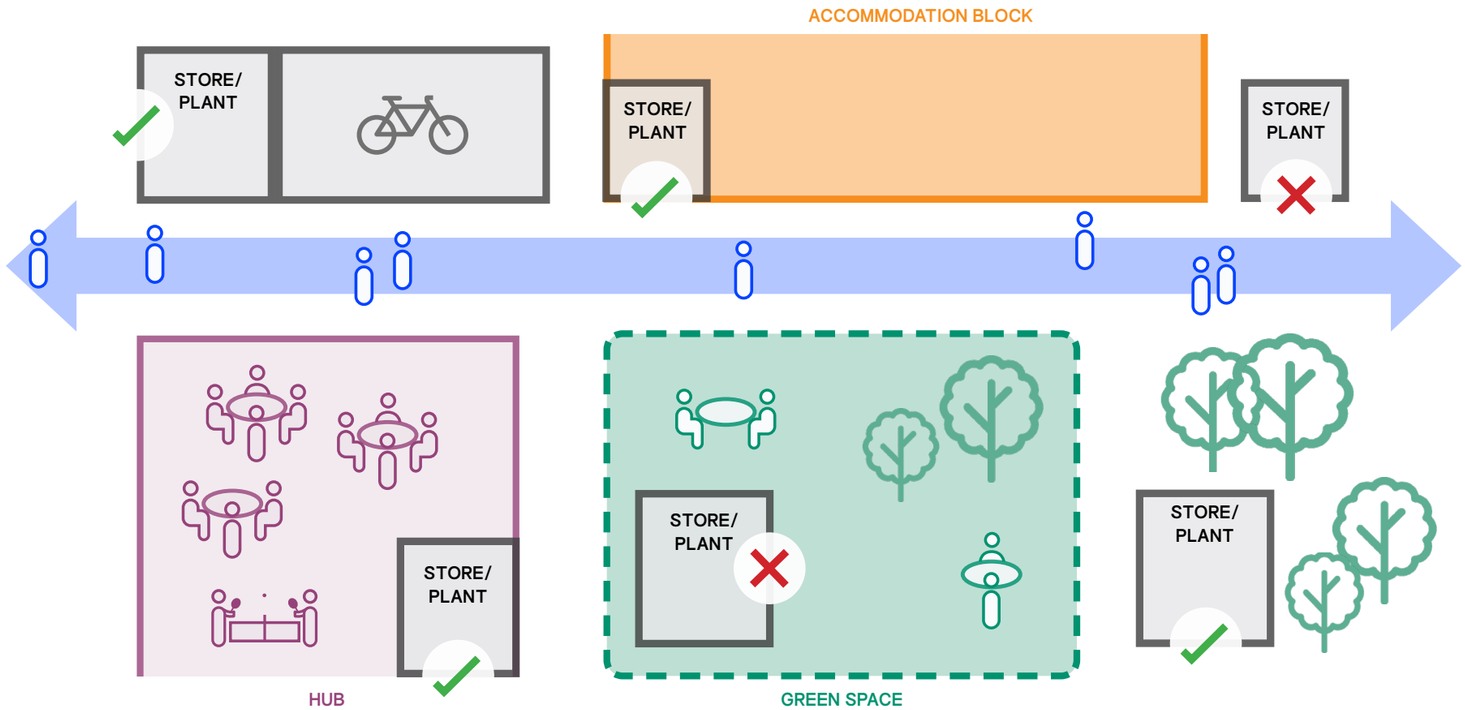
If required to be positioned in the landscape they must be away from bedroom windows, main circulation routes, and open spaces.

6.10 Cycle Parking Provision

The redevelopment of the Fallowfield site provides an opportunity to integrate active travel measures to encourage walking and cycling.

Strategies to implement should include:

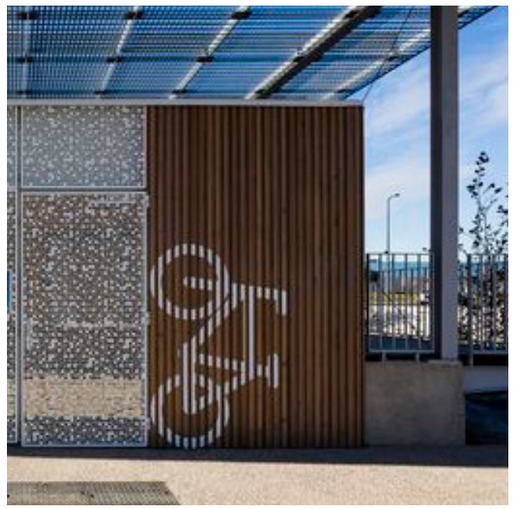
- Ensuring adequate provision for cycle storage, with appropriate capacity for the student population at Fallowfield.
- Ensuring that secure, covered cycle stores are provided in convenient and easily accessible locations, which are visible from adjacent routes.
- Integrating cycle stores into the landscape through the use of landscape planting and screening materials.



Ancillary structure and cycle store principles in relation to primary circulation routes, green space and accommodation



Blue and brown roofing



Use of interesting and eye-catching graphics to define function



6.11 Parking

Vehicular access to the site should be restricted to create a predominantly car-free site, other than exceptions such as for accessible parking spaces. These, where provided, will be required to tie into the overall landscape strategy. Strategies such as integrated planting, provision of surrounding soft landscaping and careful thought to materiality must be considered to limit the impact of the spaces on the landscape.









Integrated planting

6.12 Refuse and Maintenance Stores

The preferred location for the bin stores should be inside a residential block or social hub for function, aesthetics, and site arrangement.

If necessary, free-standing bin enclosures could be used but they must be discrete and blend into the surrounding environment. These enclosures must be well-designed and create a sense of full enclosure.

The redevelopment of the site must consider:

- Integration of waste storage facilities and equipment stores into the buildings.
- The location of the existing compactor.
- Providing additional measures to manage waste, such as on-site composting facilities for organic waste.





No external bin storage should be proposed to avoid repetition of current conditions on site

6.13 Surfaces and Hard Landscaping

The redevelopment of the Fallowfield Campus provides an opportunity to upgrade the existing infrastructure of impermeable hard surfaces to incorporate more characterful natural materials such as stone. Permeable surfaces which perform to current requirements for sustainability, long working life, low carbon use and permeability to manage surface water run-off must be incorporated.

The design of new surfaces and hard landscape should consider the following:

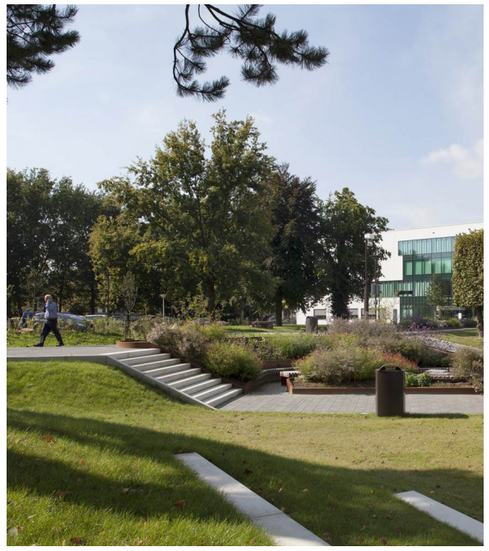
- Selecting materials for their longevity, sustainability, low carbon footprint and low whole life cost.
- Creating special places through the use of natural stone surfaces.
- Incorporating light-toned surfaces which reflect light into shady parts of the site.
- Integrating surface water management measures such as permeable surfaces and substrates, or drainage falls to swales and rain gardens.
- Integrating manhole covers and below ground utilities early in the design development.



Light-toned surfaces



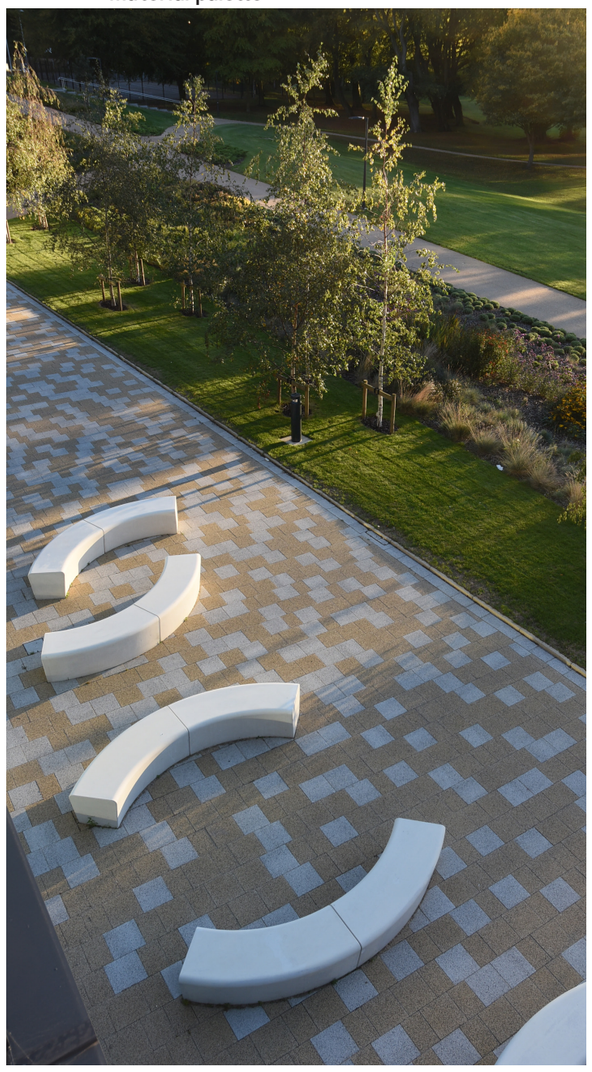
Creating special places using natural stone material palette

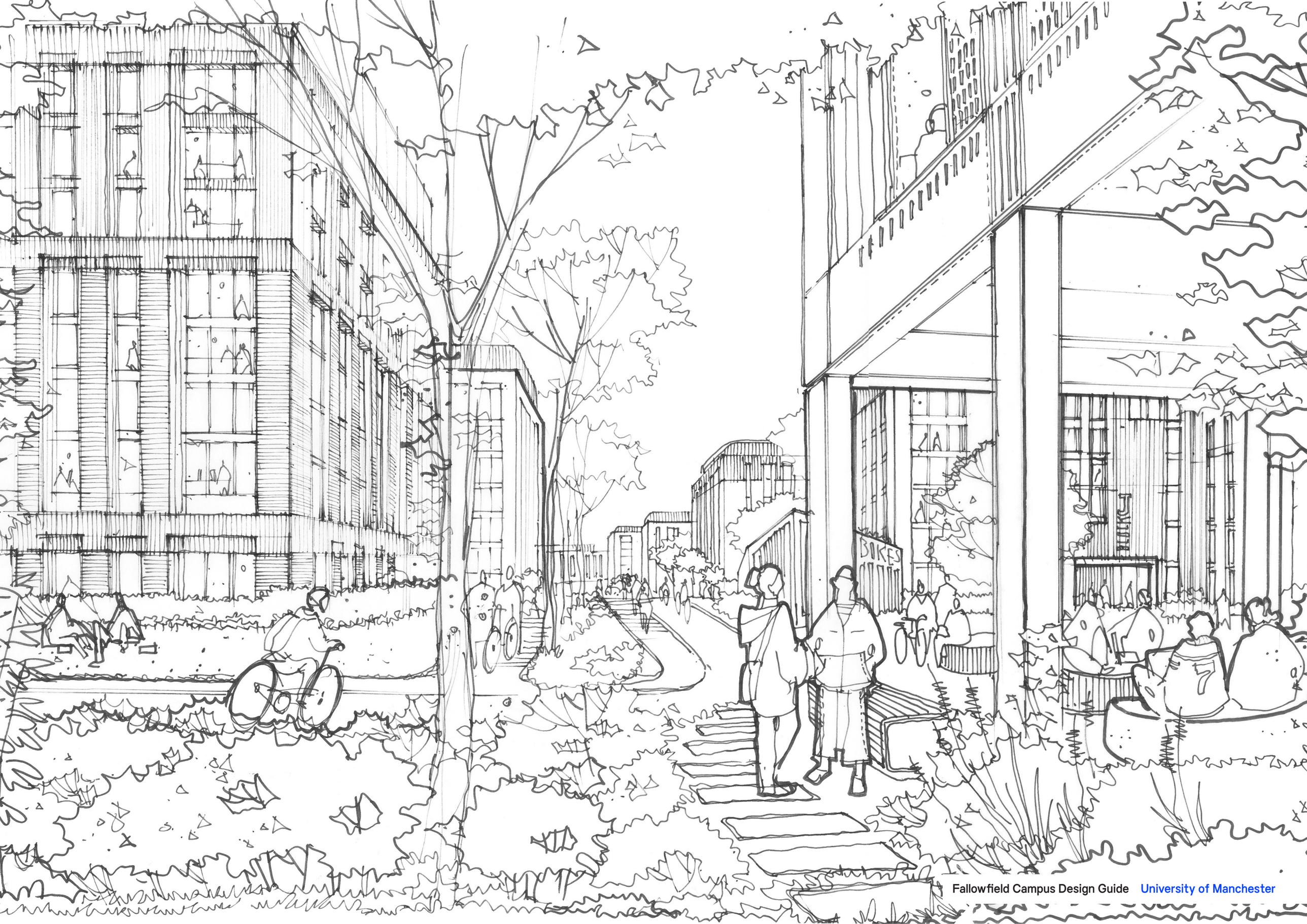


Steps and sloped footpaths



Tree pits




BIKES