

Fallowfield Facilities Unit

Design & Access Statement

July 2026

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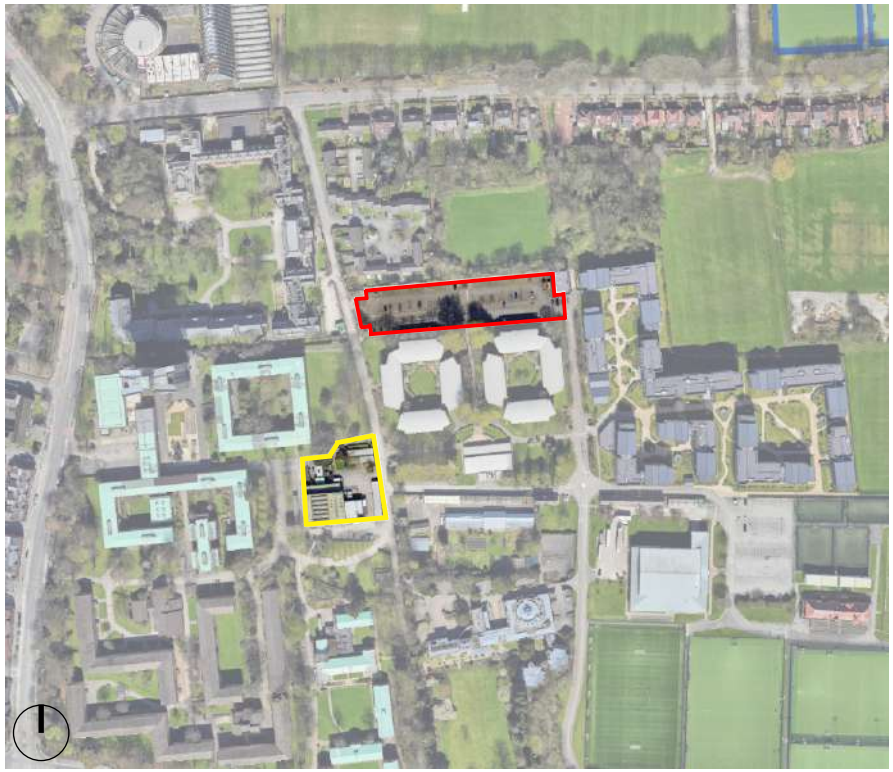
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1.0 Introduction

This Design & Access Statement has been prepared to support a full planning application for the Fallowfield Facilities Unit (FFU) on the Richmond Park car park on the University of Manchester's Fallowfield Campus.

This application is intended to supersede an extant planning permission ('the extant permission') granted by Manchester City Council ('MCC') in February 2025 which secured approval for the development of a purpose-built facility. This will facilitate the wider relocation of the University's Fallowfield Facilities, Maintenance & Compliance ('FMC'), Environmental Services Unit ('ESU'), Residence Support Teams ('RST') and Central Processing Unit ('CPU') based within the 'The Limes' Building on the Campus.

Since the granting of the extant permission, it has been confirmed that the approved scheme will not proceed. The University has subsequently undertaken further work to develop an alternative proposal for a purpose-built facility on the Site. The revised proposal, which forms the subject of this application, will accommodate the FMC, ESU and RST, with the CPU no longer forming part of this development proposal.



Site Location

Proposed Site

Existing Site - 'The Limes'

1.1 Project Team

Applicant/Client	University of Manchester
Project Manager	KC2
Quantity Survey	SDA Consulting
Planning Consultant	Turley
Architect	Halliday Meecham Architects
Structural Engineer	WSP
Civil Engineer	WSP
Drainage Consultant	WSP
MEP Consultant	DSSR
Acoustic Consultant	Dragonfly Consulting
Arboricultural Consultant	Tree Solutions
Ecology Consultant	Rachel Hacking Ecology
Landscape Architect	Layer Studio
Transport Planner	SK Transport
Fire Engineer	Stantec

2.0 Existing Site Context

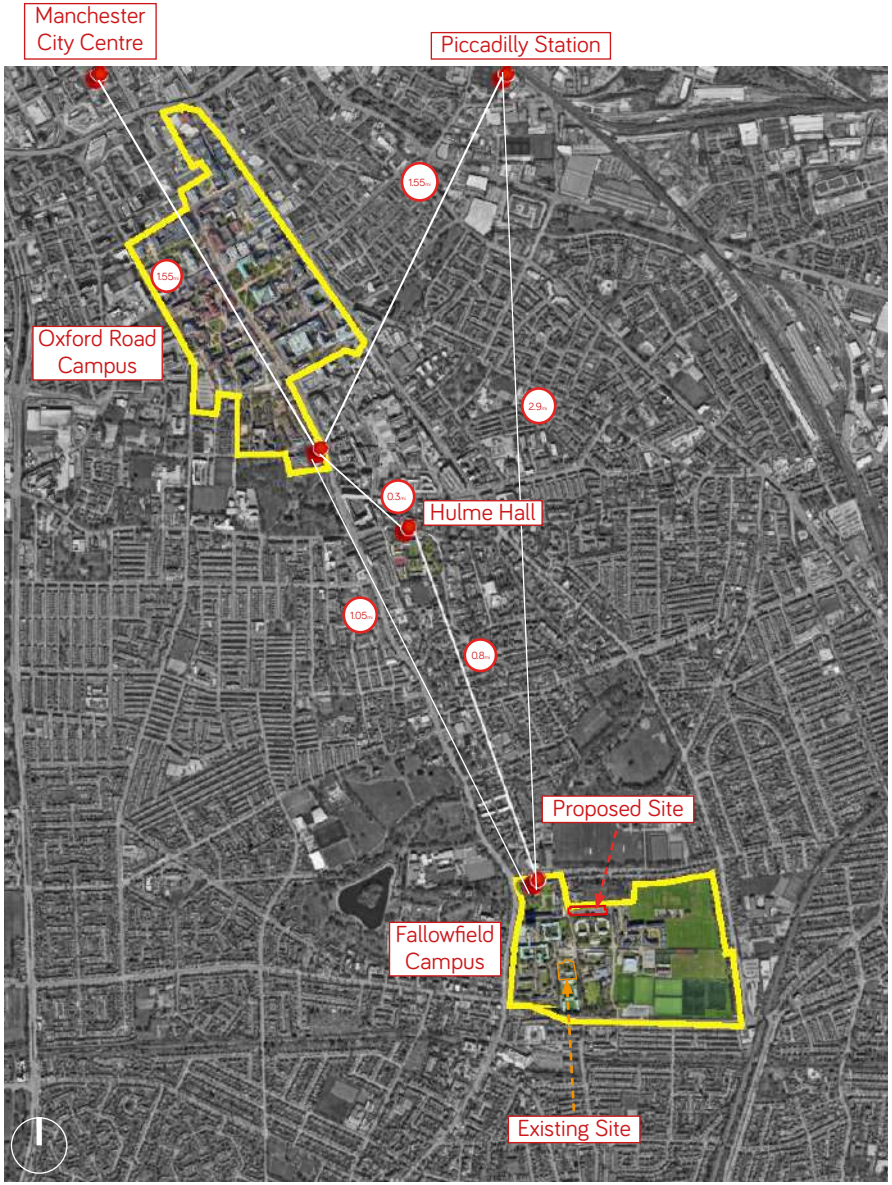
2.1 Site Location

Fallowfield Campus is the University of Manchester's main student residential area, situated within 2 miles of the University's main Oxford Road Campus and within 3 miles of Manchester Piccadilly train station in the city centre.

The University's Oxford Road Campus is easily accessible by walking, cycling and public transport, with the primary route via Wilmslow Road/ Oxford Road.

Fallowfield Campus is predominantly surrounded by residential properties. There are several schools in close proximity.

The Catering Central Processing Unit (CPU) included as part of the previously consented scheme will now be relocated to Hulme Hall on the University's Victoria Park Campus, which lies between the Fallowfield Campus and the Oxford Road Campus.



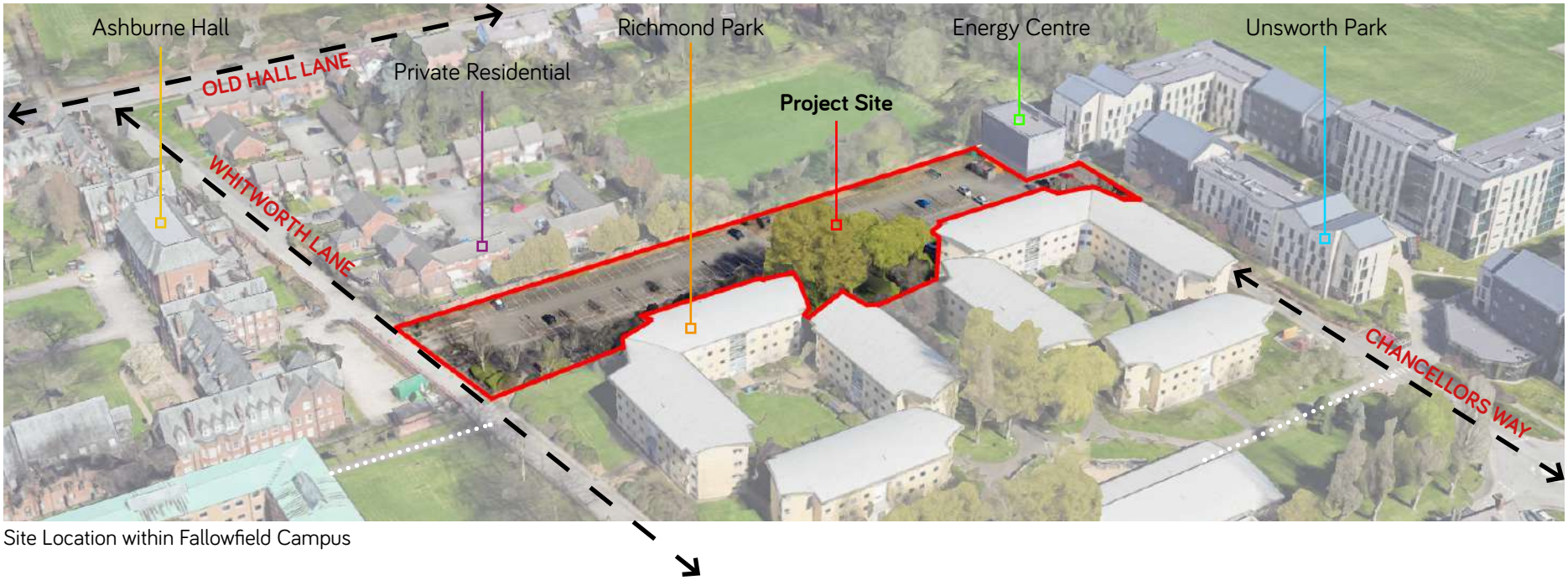
Location of Fallowfield Campus

The project site is Richmond Park car park, an underused University car park. The car park primarily serves nearby student residences within the Campus, and offers approximately 130 spaces, including disabled car parking bays for neighbouring halls. This allocation of car parking is shared between the Energy Centre, Richmond Park student accommodation and other University land uses.

To the north of the site are private residential properties and open green space and woodland. To the east of the site is Unsworth Park, the most recent halls of residence to be completed on the Fallowfield Campus, which includes and Energy Centre sitting at the north-east corner of the project site. To the south of the site is Richmond Park, halls of residence constructed in the 1990s and made up of two blocks. To south-west of the site is the adjacent Fallowfield Campus redevelopment, with much of Owens Park halls of residence already demolished to make way for new accommodation. To the north-west of the site is Ashburne Hall, a Grade II listed halls of residence built between 1910 and 1933.

Access into the site is from Chancellors Way to the east, Moseley Road to the south, Whitworth Lane to the west, and Old Hall Lane to the north. Vehicle access through Fallowfield Campus is controlled by vehicular security barriers.

The site is made up of tarmac hard surfacing, with a limited amount of soft landscaping contained within the red line boundary. Existing soft landscaping with mature trees sits directly outside the red line boundary, softening views into the site.



Site Location within Fallowfield Campus

2.2 Surrounding Site Context

The below diagram shows the land uses and building typologies surrounding the project site at Richmond Park car park. The existing 'The Limes' building is highlighted, indicating that it sits within the wider Fallowfield Campus redevelopment site. 'The Stables' are currently used by the Environmental Services Unit (ESU) as storage for machinery and equipment. ESU will retain 'The Stables', with some additional storage to be provided within and outside the new FFU development. The adjacent Energy Centre is an infrastructure building serving the nearby University buildings.

- Proposed Site Boundary
- Primary Vehicle Access
- Primary Cycle and Pedestrian routes
- Security Barriers
- Existing 'The Limes' Building
- Adjacent Fallowfield Redevelopment
- Richmond Park
- Existing Energy Centre
- Private Residential Housing
- Unsworth Park
- Ashburne Hall
- Current ESU Stores 'The Stables'
- Existing trees



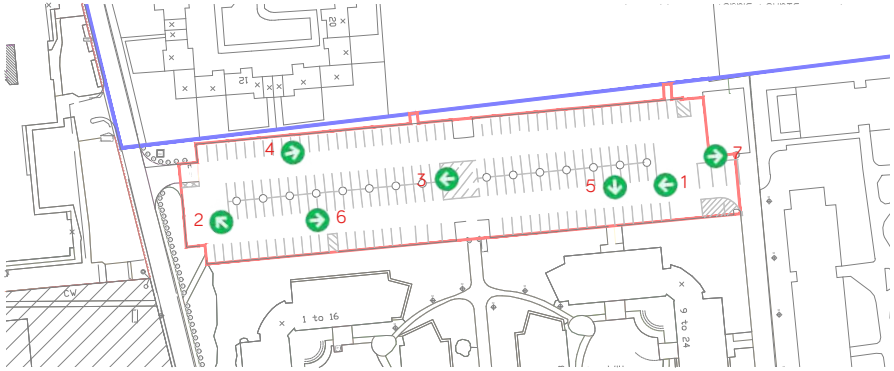
Surrounding Site Context

2.3 Existing Site Photos



View looking West to Ashburne Hall from the East side of the site

Photograph Key





View looking North-West towards Ashburne Hall and private residential housing



View looking West to Ashburne Hall from the East side of the site



View looking along the Northern boundary from the West



View looking South to Richmond Park



View looking East to the Energy Centre & Unsworth Park from the West side of the site



View looking East to the Energy Centre & Unsworth Park

2.4 Constraints & Opportunities

Site Constraints

- Existing Vehicle Access
- Topography Slope Direction
- 21 Metre Separation Distance
- Pedestrian/ Cycle Connecting Pathways
- Existing Accesible Car Park
- Existing Entry Requirements to Energy Centre
- Existing Below Ground Gas main
- Listed Building (Ashburne Hall)
- Neighbouring Trees
- Residential Frontages, Private
- Residential Frontages, Student Accommodation
- Gas Meter Cabinet



Site Constraints

Site Opportunities

- 21 Metre Separation Distance
- Vehicular Route Connection
- Retained Neighbouring Trees
- Retained Existing Accesible Car Park
- Proposed Site Footprint
- Existing Energy Centre
- Residential Frontages, Private
- Opportunity to connect to services in existing Energy Centre
- Sun Path



Site Opportunities

3.0 The Brief

3.1 Overview

Since the granting of the extant planning permission, it has been confirmed that the approved scheme will not proceed. The University has subsequently undertaken further work to develop an alternative proposal for a purpose-built facility on the Site. The revised proposal, which forms the subject of this application, will accommodate the FMC, ESU and RST, with the CPU no longer forming part of this development proposal.

The revised brief include the following elements:

- Facilties Management and Compliance (FMC) Maintenance Services: workshops, stores, staff changing, WC provisions, administration and welfare facilities.

- Residences Team (RST): storage space and sharing welfare facilities with the FMC team.

- Environmental Services Unit (ESU): storage space, a small office and sharing welfare facilities with the FMC team.

A Schedule of Accommodation was prepared by the University as part of their brief, outlining the required spaces, the "nice-to-have" spaces, and the spatial requirements. This Schedule of Accommodation is broken down into internal and external spaces for each team in the following tables.

FMC Name (Interior)	SubTotal Area (sqm)	Notes/Requirements
Workshop	32	• Needs to be a heated space. • Tool storage and work bench
Store	30	• Preference near offices/on same level
MTC Store	30	• To be on ground floor. Must be seperate to FMC Store.
Office 1 : FMC Office with storage	50	• 3nr desk spaces with corner office for manager and cup-boards/storage.
MTC Office 2 : Office with storage	17	• 3nr desk spaces, desired but not essential
FMC Meeting Room 4-5 people	20	
Staff Rest with hot desking (Shared)	44	FMC: 15nr ESU: 9nr RST:
Changing Inc. lockers, Showers, WC, drying room (Shared)	43	

FMC Name (Exterior)	SubTotal Area (sqm)	Notes/Requirements
Scaffolding storage (40ft container size)	exc. - external container	

RST Name (Interior)	SubTotal Area (sqm)	Notes/Requirements
Workshop for white good repairs	0	• Additional to 2024 requirement, Currently outsourced, possibilty FMC may take on.
RST: 2024 Scheme	238	
Residential Store (In and out bound, small scale plant)	inc	
Storage for white good repairs	inc	
Holding area for summer furniture replacement	inc	

RST Name (Exterior)	SubTotal Area (sqm)	Notes/Requirements
		• No requirements for RST Exterior.

ESU Name (Interior)	SubTotal Area (sqm)	N otes/Requirements
1 Person Office	6	• Requested but not essential
ESU : 2024 scheme	230	
1nr road sweepers	Inc.	• Requested but not essential
Wood Chipper storage	Inc.	• Requested but not essential
Rock Salt	Inc	• Could be retained in Armitage Stables
Compost/Soil/Mulch	Inc	• Could be retained in Armitage Stables

ESU Name (Exterior)	SubTotal Area (sqm)	Notes/Requirements
MEWP with 15ft boom storage	exc.	• Requested but not essential

Ancillary Name (Interior)	SubTotal Area (sqm)	Notes/Requirements
Ancillary Switch Room	20	• Reduced as no CPU
Ancillary Plant/Water Tank	0	• Not anticipated required with strip out of CPU but requires design input.
Ancillary Transformer	0	
Ancillary Riser	5	• Reduced as no CPU
Ancillary Comms Room	13	
Ancillary Cleaners/COSHH Store	4	
Ancillary Corridors	70	
Ancillary Internal Plant	28	

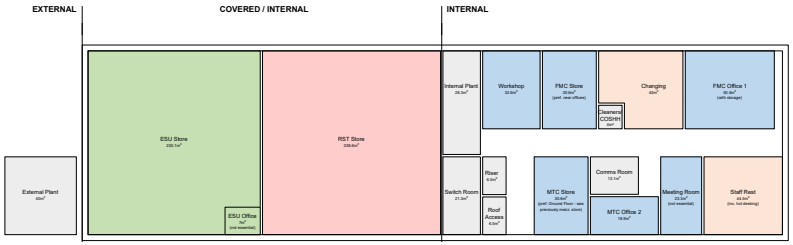
Ancillart Name (Exterior)	SubTotal Area (sqm)	Notes/Requirements
Ancillary External Plant	40	• Reduced as no CPU

4.0 Design Development

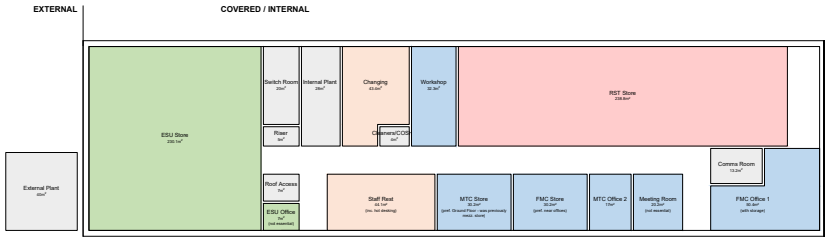
4.1 Spatial Arrangement

The functions of spaces and their required adjacencies were reviewed and organised to provide initial layout options for the building, with both one and two storey options considered.

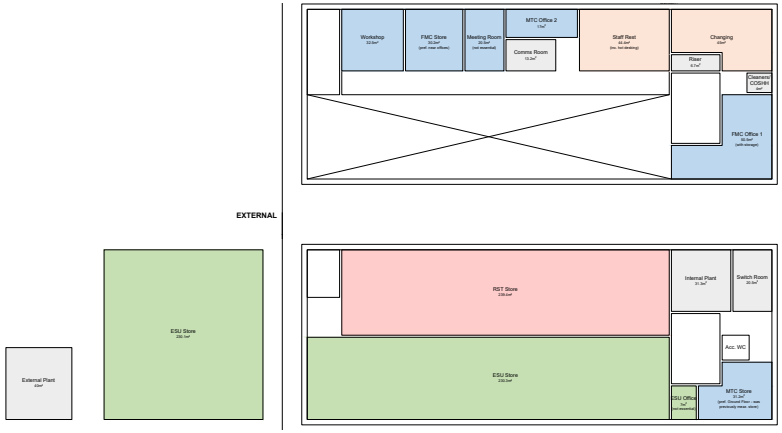
All options followed a linear format, reflecting the linear form of the site and reflecting the form of the extant planning permission.



Spatial Arrangement 1 - One Storey



Spatial Arrangement 2 - One Storey



Spatial Arrangement 3 - Two Storey

4.2 Site Layout Options

In considering the site layout, the main constraints were the proximity and required separation to existing residences, both private and University-owned halls of residences, existing vehicular access points from the south-east and north-west corners, and a below-ground gas main running through the eastern part of the site.

Existing trees to the site perimeter and their associated root protection zones, and the site's gentle sloping topography also provided key considerations in the siting of the building and the site layout.

This led to the positioning of the new building in the eastern part of the site, set towards the northern boundary, but allowing space for the existing trees to the north and avoiding the below-ground gas main.

Alternative options for the compound location and retained parking were explored, as well as mirroring of the building, which will be discussed on the following pages.



Site Layout Development

Proposed Building Footprint

Retained Neighbouring Trees

Existing Below Ground Gas Main

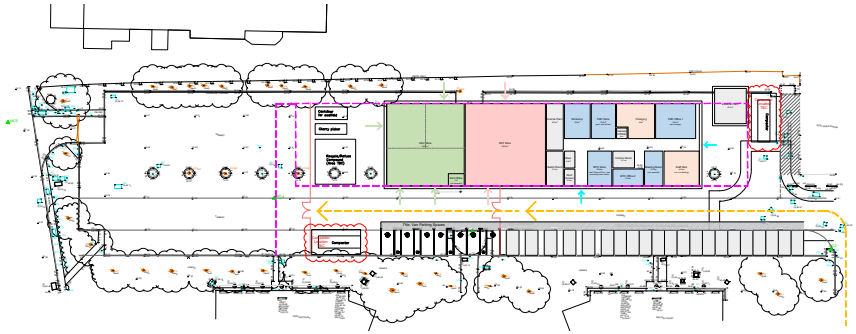
Existing Keep Clear Entry Requirements to Energy Centre

Pedestrian Entry Points

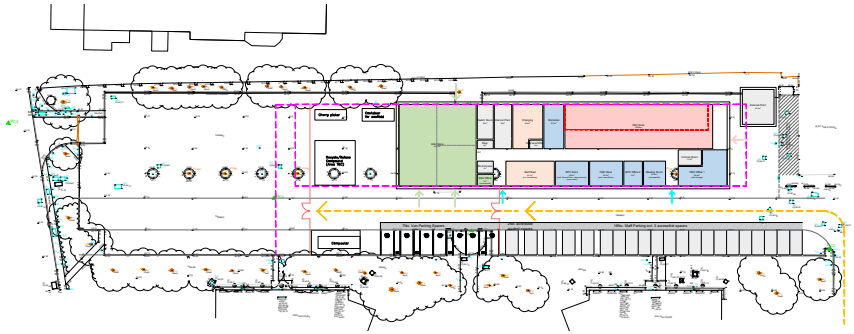
4.3 Layout Development

The following pages provide an overview of the iterative process of developing the site and building layout.

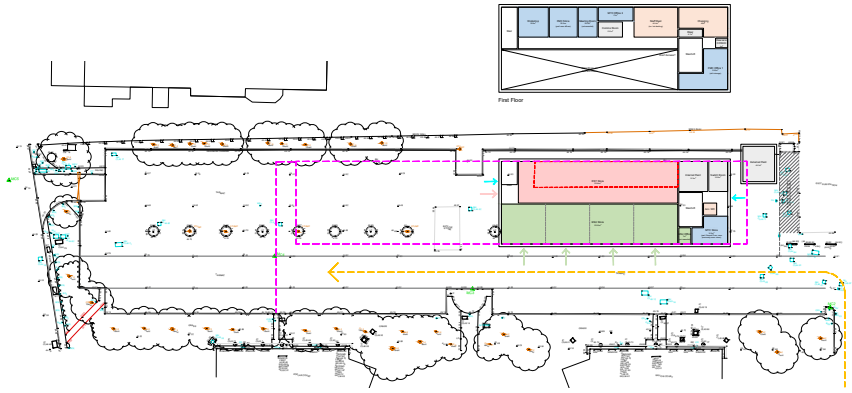
This page indicates how site layouts were developed for each of the initial spatial arrangements. Access for pedestrians and vehicles was considered, including the important provision of a one-way system for use during Student arrivals and departures weeks.



Spatial Arrangement 1 - Site Layout



Spatial Arrangement 2 - Site Layout



Spatial Arrangement 3 - Site Layout

Key:

- FMC
- ESU
- RST
- Shared
- Plant

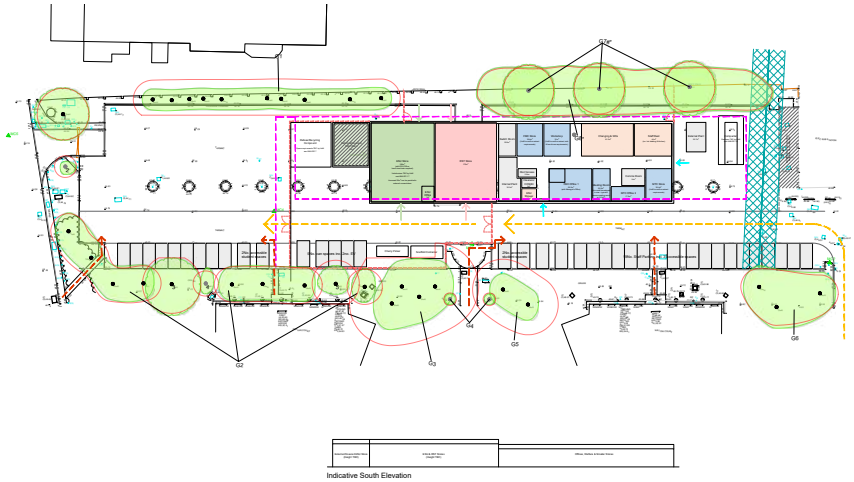
- One-way route (for use during Student Move-in weeks etc.)
- Outline of previous scheme
- Equivalent footprint of existing RST garages adjacent to Limes
- Proposed fence/gate

The University's preference was Spatial Arrangement 1; a single storey building with the larger stores set together at one end of the building.

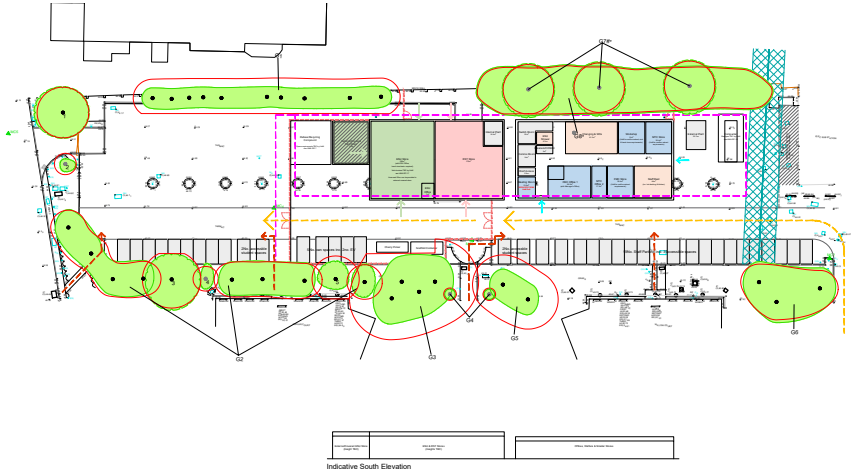
This was further developed, including reducing the amount of internal space for the large ESU & RST Stores and providing a small external covered canopy instead.

Splitting the building in two, with the larger stores as one building and the remaining staff workspaces, smaller stores, workshop and welfare facilities as a separate building. It was proposed that the larger stores would have a higher roof than the other part of the building/s.

As on the extant permission, these options both positioned the larger stores to the west side, with the compound wrapping around the west and southern sides of the building and the retained car parking split across two parts of the site.



Single Building Site Layout



Split Building Site Layout

Key:

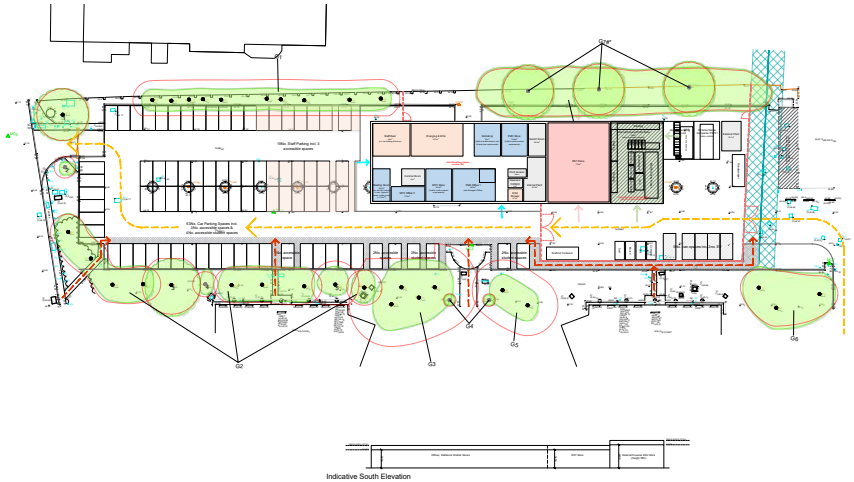
- FMC
- ESU
- RST
- Shared
- Plant

- One-way route (for use during Student Move-in weeks etc.)
- Outline of previous scheme
- Proposed fence/gate (extents to be developed, acoustic fence locations TBC)
- Existing Trees (Root Protection Area in red)
- Indicative Gas Easement (TBC)
- Pedestrian Access

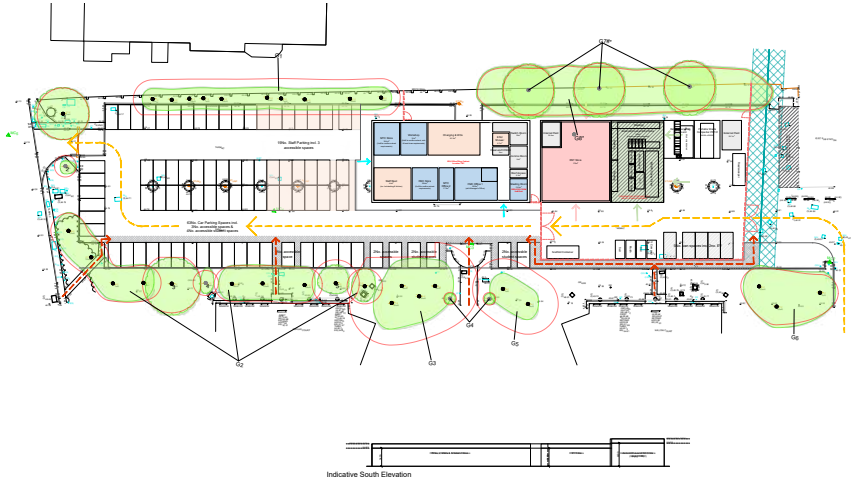
A key point in the development of the layout was mirroring the building and site layout. This positioned the compound to the East of the site, and meant that access for operational vehicles could be fully segregated from vehicles using the retained car parking to the West of the site. External plant equipment, the compacter and operational vehicles most likely to produce noise were now located furthest away from Redshaw Close. Operational vehicles to the compound no longer had to access site adjacent to Redshaw Close. This will all minimise disturbance for those private residences.

The retained car parking to the West has its own entrance off Whitworth Lane, using the existing car park access. With the staff workspaces and welfare spaces now being positioned in the western part of the building, a main entrance could be created on the west elevation. This is visible as you approach from Whitworth Lane, either by car or on foot.

Following further discussion with the University, it was agreed that the large ESU Store could all become an external covered canopy.



Single Building Site Layout - Mirrored



Split Building Site Layout - Mirrored

Key:

- FMC
- ESU
- RST
- Shared
- Plant
- One-way route (for use during Student Move-in weeks etc.)
- Outline of previous scheme
- Proposed fence/gate (extents to be developed, acoustic fence locations TBC)
- Existing Trees (Root Protection Area in red)
- Indicative Gas Easement (TBC)
- Pedestrian Access

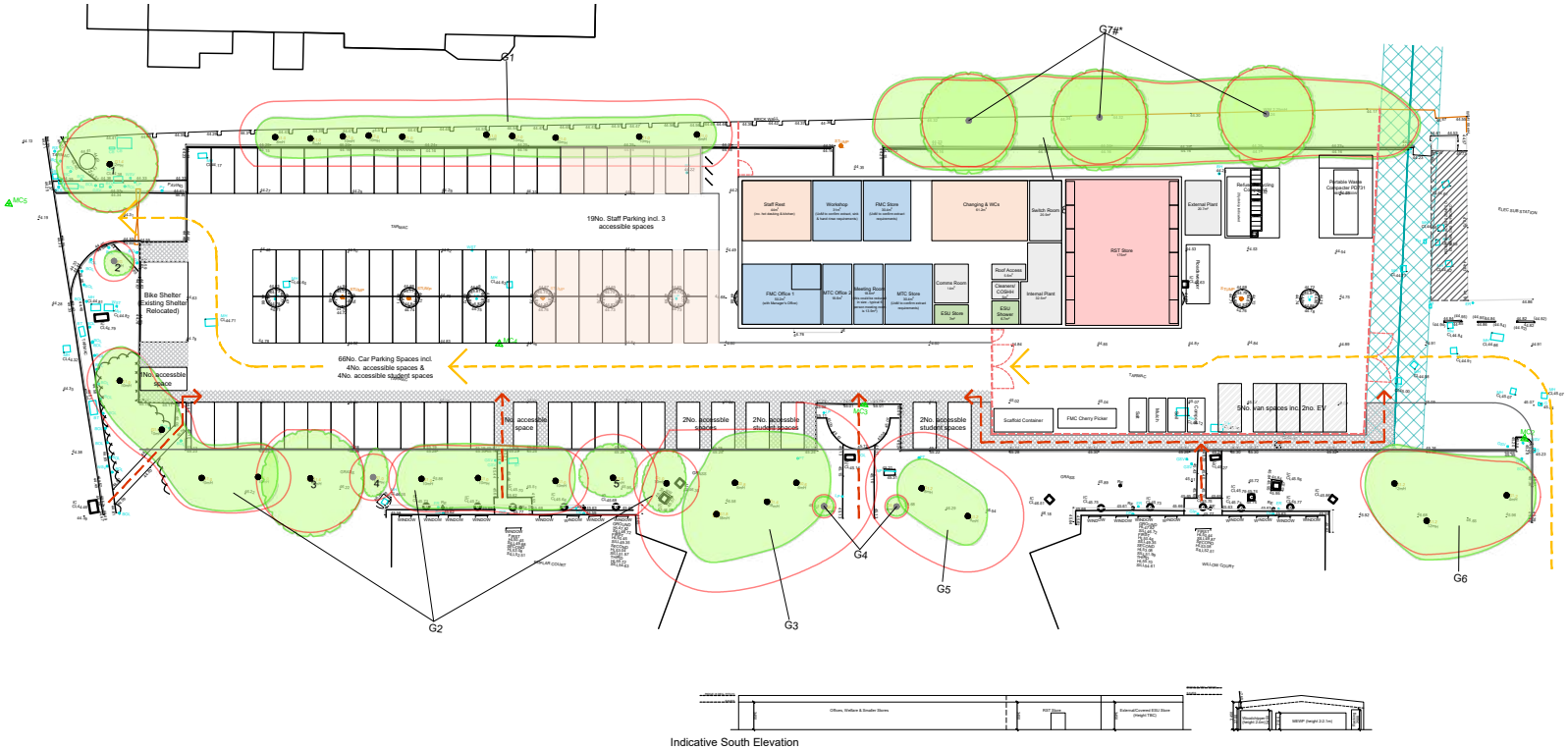
4.4 Preferred Layout

The University's preferred option is for a singular building with the compound and larger stores positioned to the east of the site, and the staff workspaces, smaller stores, workshop and welfare facilities positioned to the west with access directly from the remaining car park.

Following further consultation with the ESU team, it was agreed that a large ESU Store would no longer be provided within the proposals. Instead, the team would keep their existing storage spaces at 'The Stables' and a smaller store would be included within the building to provide space for small tool battery charging. Some items can also be kept outside in the compound, such as compost, mulch and grit salt.

With the removal of the large ESU Store from the proposals, it was also agreed that the height of the RST Store could be reduced, bringing the roofline for the whole building to the same level.

A pitched roof was chosen to keep the roof level low whilst also providing a south-facing sloped roof for PVs.



Indicative South Elevation

Preferred Site & Building Layout

5.0 Consultation

5.1 University of Manchester Consultation

Extensive consultation was held with FMC, ESU & RST as part of the extant permission.

Further consultation was held with these teams to develop a brief for the revised scheme.

Engagement with these teams has continued throughout the development of the revised scheme.

5.2 Public Consultation

The University has engaged with local residents on Redshaw Close, Whitworth Lane and Old Hall Lane through a letter drop sharing details of the revised scheme. Contact details were provided to allow residents to raise any queries or concerns.

Further details of public consultation can be found in the Planning Statement prepared by Turley.

6.0 The Proposal

6.1 Use & Amount

The site sits within the existing University of Manchester Fallowfield Campus, the University's main student residential area.

The site area contained within the red line boundary is 0.43 hectares. The existing site is an underused University car park made up of tarmac hard surfacing.

This proposal will provide the University with a new facilities building for the Facilities Management & Compliance (FMC) Maintenance Services, the Environmental Services Unit (ESU) and Residences Team (RST). These services are being relocated to enable the existing building to be vacated and the site cleared ahead of re-use as part of the adjacent Fallowfield Campus redevelopment.

Spaces within the building include a workshop., storage, offices and staff welfare facilities.

The Gross Internal Floor Area is 674m^2.

A 885m^2 compound area is provided to the east of the building.

The remaining car park is being retained. Some spaces will be allocated for use by the building's staff, with line work refreshed and resurfacing where required.

Following earlier design development and client feedback, the Schedule of Accommodation is as follows:

Team	Room Name	Area
FMC	Office	36.15m^2
FMC	Managers Office	6.79m^2
FMC	Store	30.75m^2
FMC	Workshop	31.33m^2
FMC	MTC Store	30.75m^2
FMC	MTC Office	19.31m^2
RST	Store	175.87m^2
ESU	Shower	6.72m^2
ESU	Store	8.16m^2
Shared	Meeting Room	22.69m^2
Shared	Accessible WC and Shower	6.72m^2
Shared	Ambulant Universal WC 1	3.18m^2
Shared	Ambulant Universal WC 2	3.18m^2
Shared	Ambulant Universal WC 3	3.18m^2
Shared	Changing Room 1	12.41m^2
Shared	Universal WC 1	12.58m^2
Shared	Shower 1	4.50m^2
Shared	Changing Room 2	12.41m^2
Shared	Universal WC 2	2.58m^2
Shared	Shower 2	4.50m^2
Ancillary Plant	Comms	14.1m^2
Ancillary Plant	Internal Plant	32.5m^2
Ancillary Plant	Roof Access	4.48m^2
Ancillary Plant	Cleaners	5.04m^2
Ancillary Plant	Switch Room	20.71m^2
Circulation	Corridor	84.92m^2

Total Area (excluding external walls)	595.5m^2
Total GIFA	674m^2

6.2 Layout

The building is arranged in a linear format that aligns with the form of the existing car park site, parallel to the North and South boundaries.

The main staff access is from the retained car park to the West of the site. A centralised corridor runs West to East, allowing ease of access to all rooms. The largest office and Staff Rest are the first rooms along this corridor as you enter from the West. The Staff Rest overlooks the car park providing opportunity for passive surveillance.

Further along the corridor are small stores, a workshop and further administration spaces including offices and a meeting room. At the Eastern end of the corridor are WCs, showers and changing rooms as well as access into plant places.

A secondary pedestrian access is located on the South elevation, adjacent to the vehicular compound. The ESU Store/Office and dedicated shower facilities are located immediately inside this entrance, allowing easy access for staff from the vehicular compound. Continuing past these rooms, the corridor connects to the central corridor.

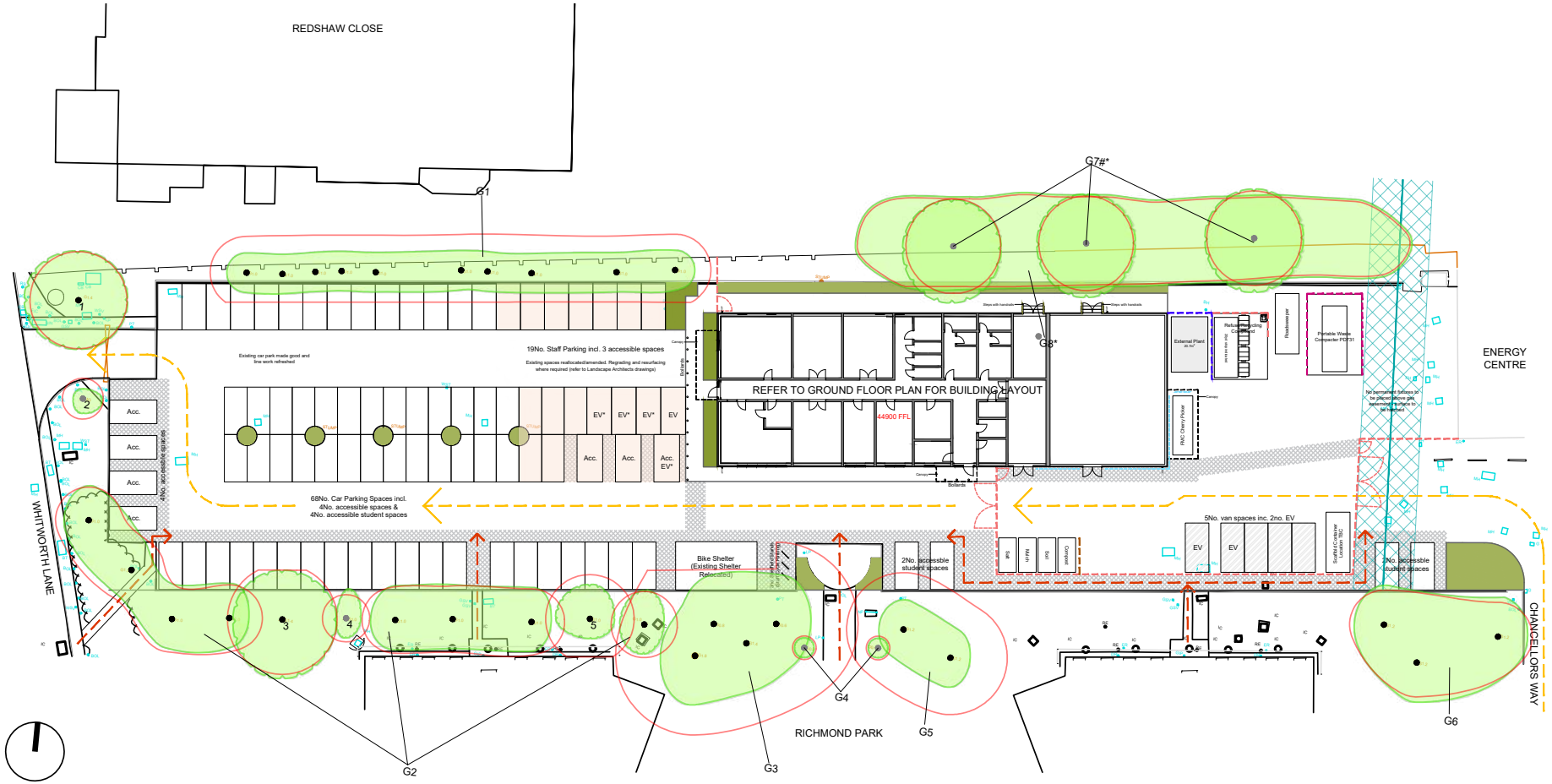
At the very Eastern end of the building is the large RST Store, which is not directly accessible from inside the building. This space is accessed from within the vehicular compound via doors on the Southern elevation. A secondary set of doors are provided on the Northern elevtion.

Externally, the vehicular compound is located to the East of the building and is accessed from Chancellor's Way. As well as parking for vans and other services vehicles, the compound contains external plant equipment, refuse areas and storage for materials for ESU use, such as compost, mulch and grit salt. This has been located away from private residences on Redshaw Close in order to minimise disturbance from vehicles and equipment. The compound's Eastern boundary fence follows the line of a below ground drain, set back from the drain itself to ensure adequate access for any future maintenance.

To the West, the remaining car park is retained and is accessed from Whitworth Lane. Some parking spaces are allocated for use by staff, a number of spaces are allocated as accessible spaces for surrounding halls of residences, and other spaces are unallocated for use by the wider campus. The main pedestrian access, on the Western side of the site, directly faces the access into the site from Whitworth Lane, providing a clear view of the building's main entrance.

Whilst the car park and the compound have their separate access points, segregating cars from services vehicles, gates between the two can be opened allowing traffic to flow through the site in a one-way system. This system will be used during student arrivals and departures which are the busiest periods on the campus.

The building's linear form reflects the previously consented scheme, however the larger store and compound area have been moved from the centre of the site to the East. This allows the compound to have its own entrance and locates vehicles and equipment with the potential to create the most noise and disruption away from private residences to the North-West of the site.



Site Plan with Ground Floor Plan

6.3 Scale & Massing

The proposed building is single storey, with a slightly higher roof height than a typcial single storey building to accommodate storage facilities.

The building has been reduced in scale from the previously consented scheme, which was two storeys. This is due to the previously included CPU being relocated elsewhere.

The overall scale of the building in plan was determined by its functionality and the spaces needed for a project of this nature. However, the reduction in scale from the previously consented scheme means the new building is not overbearing on neighbouring buildings which range in height from two storey (private residences to the North-West of the site) to three, four & five storeys (University-owned halls of residence to the West, South & East).

Whilst the adjacent Energy Centre is a building of similar nature to this proposal as it is an infrastructure building, it is much taller than the proposal at an equivalent to three storeys in height.



Proposed Scale in Relation to Surrounding Buildings

- 1 Storey Building
- 2 Storey Building
- 3 Storey Building
- 4 Storey Building
- 5 Storey Building

6.4 Appearance & Materials

The function of FFU is to provide a facilities and services building to support the wider University. Whilst the site is predominantly surrounded by residential buildings of a variety of bricks, the closest building to the site is the Energy Centre. This is an infrastructure building serving other nearby University buildings, and has an industrial look with dark engineering brick at its base and a dark grey cladding to the top.

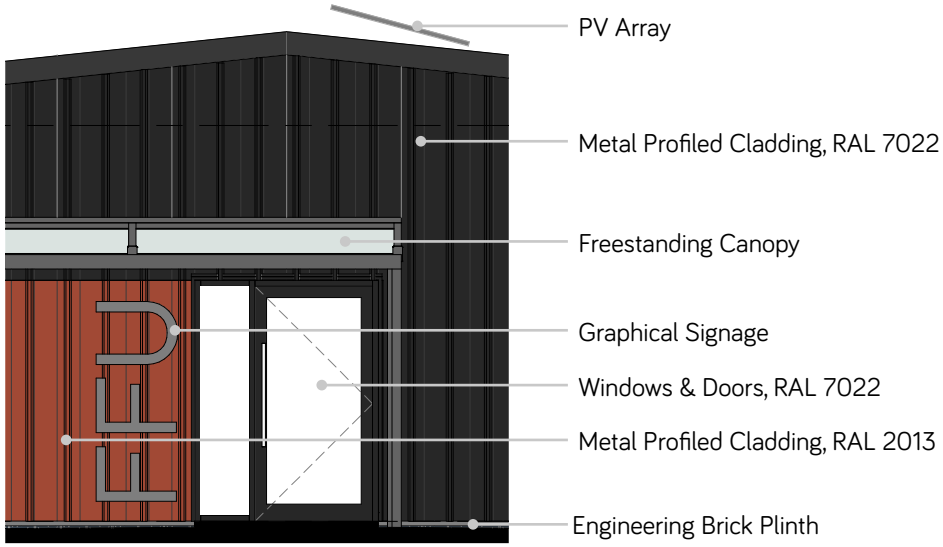
The extant planning permission drew inspiration from the industrial appearance of the adjacent Energy Centre with use of a dark cladding, but a feature colour was also added, which reflected the warm red brick tones of the surrounding residential buildings.

These proposals aim to respond to the building's functional and industrial nature, whilst referencing materials and colours chosen as part of the previous scheme.

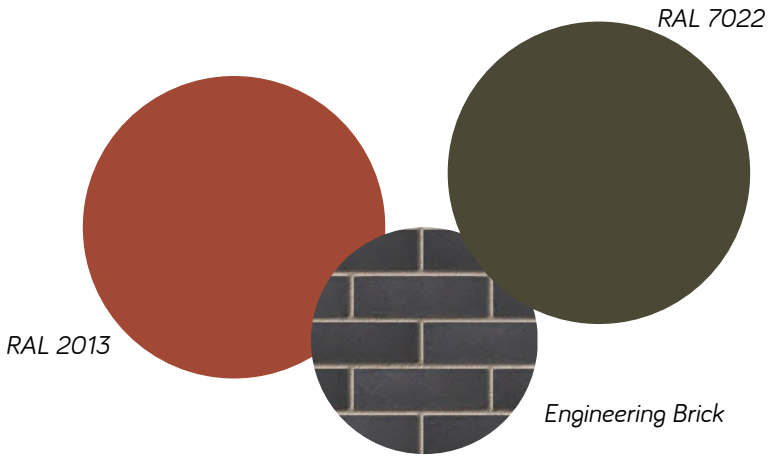
A dark grey metal profiled cladding is used as the main material across the facade, reflecting the Energy Centre's dark vertical louvres. With the reduction in scale to single storey, this dark grey metal profiled cladding is continued onto the roof to fully wrap the building, providing a consistent finish that may be viewed by nearby neighbouring buildings from above.

Feature panels are highlighted around doors and windows in RAL 2013 to create interest across the elevation, reflecting the tones of brickwork on nearby residential buildings, as referenced on the previous scheme.

Windows and doors match the dark cladding to provide a seamless appearance. Entrances are further highlighted with external canopies and graphical signage.



Indicative Elevation Bay



Material Palette

6.5 Landscaping

Much of the site's existing hard surfacing will be retained or upgraded to provide functional space that supports the proposed use as a services and facilities building.

Hard surfaces will be suitable for vehicular use. A paved path wraps around the perimeter of the building, providing segregated pedestrian routes and allowing maintenance access to the building.

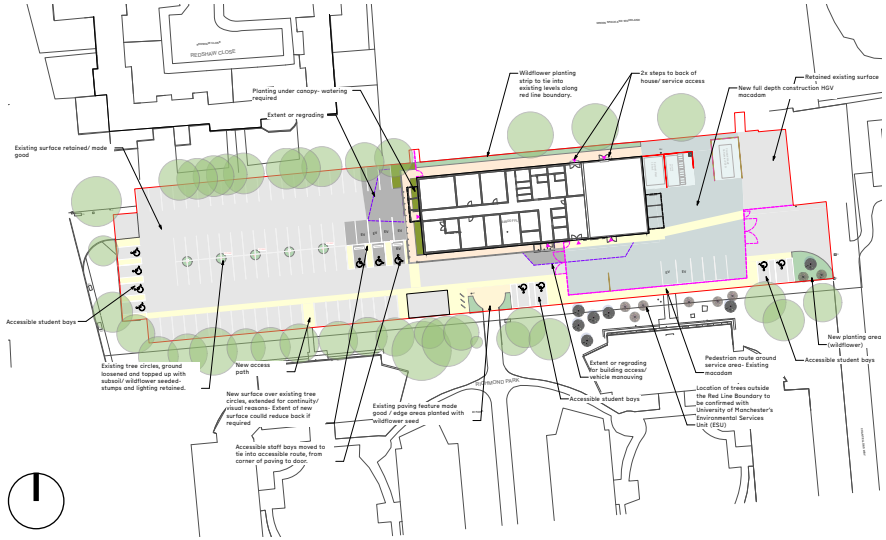
A secure fence is provided to the compound, with separate vehicular and pedestrian gates. Acoustic fencing of a solid construction is included around the external plant area and compacter to mitigate against noise.

Small areas of grasses, flowering perennials and wildflower have been included to encourage biodiversity and soften the hardscaping.

Positioned outside of the red line boundary, the existing treeline to the north of the site and mature trees within the landscaped area to the south provide a buffer to the predominantly hard landscaping.

Please refer to the Landscape Plan (reference *440-LYR-XX-ZZ-DWG-L-1001*) and Design Document (reference *440-LYR-XX-XX-RPT-L-0002-00*) by Layer Studio for further details on the proposed landscaping.

A Biodiversity Net Gain Assessment has been carried out. It was determined that the dominant habitat on site is of negligible ecological value and the loss of the species-poor modified grassland is not of significance. Despite this, the Assessment calculated that there would be a small deficit in the post-development value. As such, it is to proposed to plant new trees within the immediate University surroundings.



Landscape Plan by Layer Studio

KEY

GENERAL INFORMATION

- **APPLICATION SITE BOUNDARY**

HARDWORKS

- **MACADAM SURFACE TYPE A**
  To HGV Areas (Heavy Duty Build Up)
  Subject to Future Detail
- **MACADAM EXISTING**
  Made Good/ Patch Repaired
  Subject to Future Detail
- **NEW MACADAM SURFACE TYPE B**
  To Vechiluar areas & Back of House
  Subject to Future Detail
- **CONCRETE PAVING TYPE A**
  To Pedestrian Path
  Subject to Future Detail
- **SURFACE MARKING**
  To Highlight Pedestrain Routes
  Subject to Future Detail
- **EXISTING PAVING FEATURE**
- **LOCALISED REGRADING**
  To Provide Accessible Routes
  Subject to Future Detail
- **CONCRETE PAD**
  To External Structures
  By Others

SOFTWORKS

- **CLEAR-STEM/ MULTI STEM TREE PLANTING**
  Refer to Planting Schedule
- **ORNAMENTAL SHRUBS AND GRASSES MIX 1**
  To Building Elevation
  Subject to Future Detail
- **WILDFLOWER SEEDING**
  To Edges
  Subject to Future Detail

FURNITURE

- **2.5m SECURE FENCE**
  To Compound
  Subject to Future Detail
- **2.5m ACOUSTIC FENCE**
  To Compactor, Solid Construction (min mass 12kg/m²)
  Subject to Future Detail
- **3m ACOUSTIC FENCE**
  To Compactor, Solid Construction (min mass 12kg/m²)
  Subject to Future Detail
- **2.5m VEHICULAR GATE**
  To Compound
  Subject to Future Detail
- **PEDESTRIAN GATE**
  2m Height
  Subject to Future Detail
- **BOLLARD**
  Subject to Future Detail

6.6 Access

Vehicles

The existing two points of vehicular access into the site will be retained. However, access for staff and general parking will be separated from the access for service vehicles accessing the compound. This will provide security and safety for building users and the wider campus.

Staff parking, student parking and general parking for the wider campus will be retained in the western part of the site. Vehicles will enter and exit from Whitworth Lane.

Operational vehicles to the site will enter and exit the secure compound from Chancellor's Way in the East.

A small number of student parking spaces are provided on the Eastern side for residents of Unsworth Park.

During the busiest periods on Campus (student arrivals in September and student departures in June/July), the two sets of gates on either side of the compound can be opened to create a one-way through-route from Chancellor's Way to Whitworth Lane. Staff will manage the compound and traffic on these occassions to ensure the safety of the general public.

Pedestrians & Cyclists

Staff accessing the building enter from the retained car park in the Western part of the site, etiher through the main entrance on the Western elevation or through a secondary entrance on the Southern elevation close to a pedestrian gate into the compound.

Pedestrian access is provided from the car park via a route around the southern perimeter of the new compound. This maintains the connection East to West between the car park and Unsworth Park

The existing cycle shelter that is currently positioned in the centre of the car park will be repositioned on the Southern boundary of the site, close to the path leading to the Richmond Park.

An additional three Sheffield stands are provided for staff, providing six cycle parking spaces for those who may commute to work via bike.

Both the repositioned cycle shelter and the new Sheffield stands are within the range of existing University CCTV, providing an element of safety and security for users.

Refuse Collection

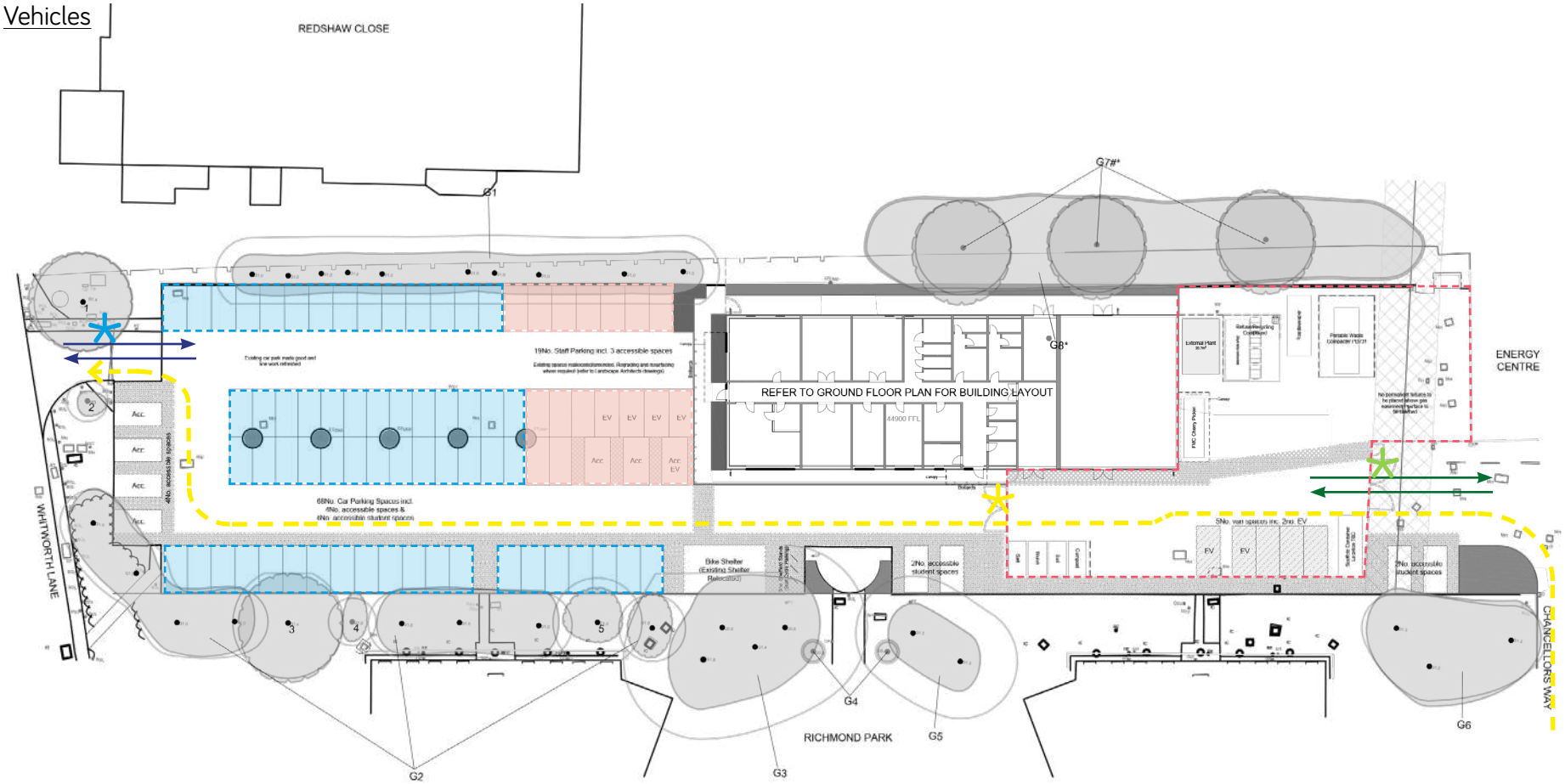
Waste collection arrangements will be made by the University.

Refuse and recycling areas are provided within the compound, including a compacter which is solely used for contaminated bins.

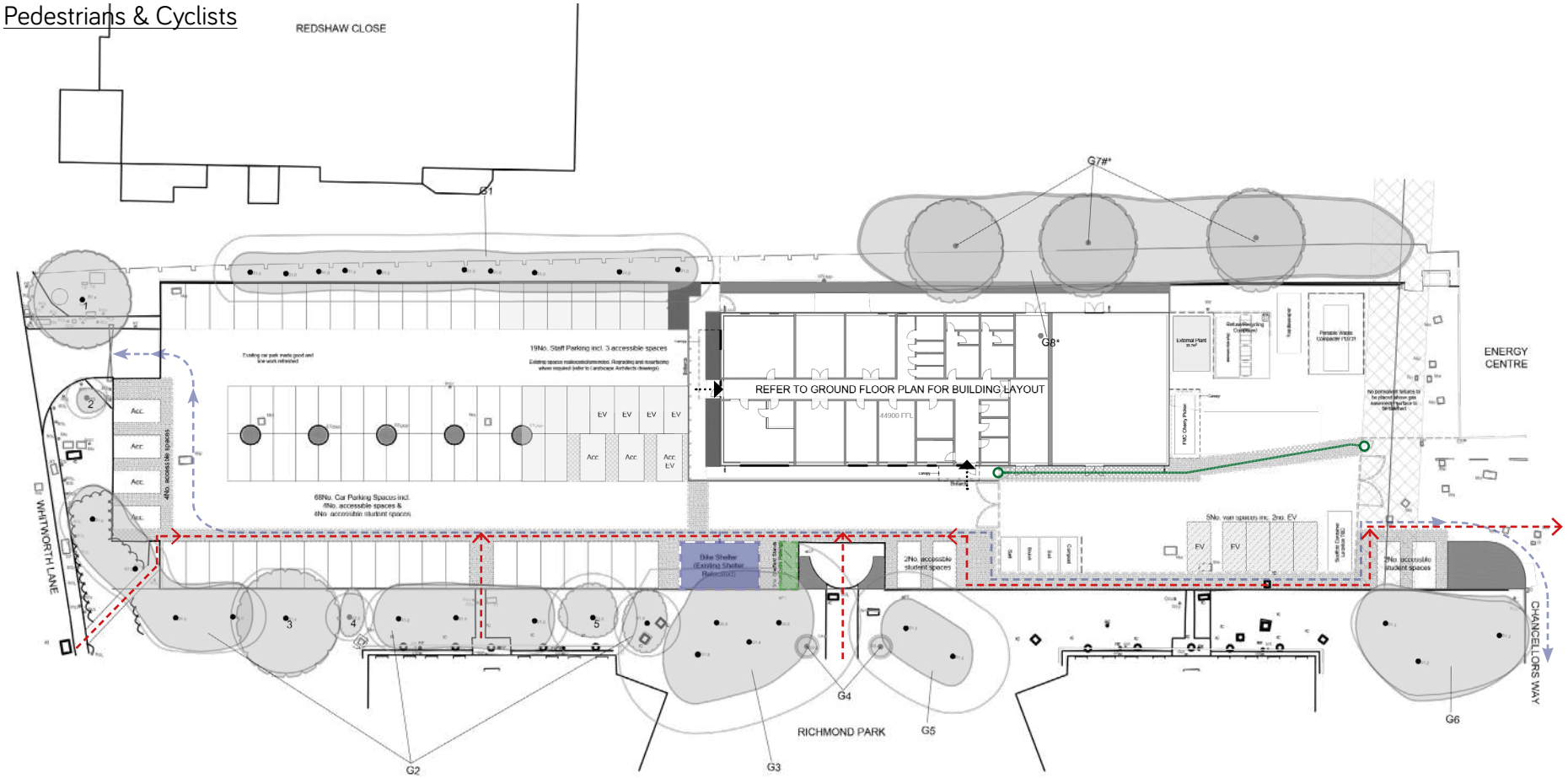
Refuse vehicles will enter and exit the compound via Chancellor's Way to collect waste or exchange skips.

A swept path analysis has been carried out to ensure vehicles have adequate space to service to operate and manoeuvre within the compound. This can be found within the Transport Statement prepared by SK Transport which accompanies this application.

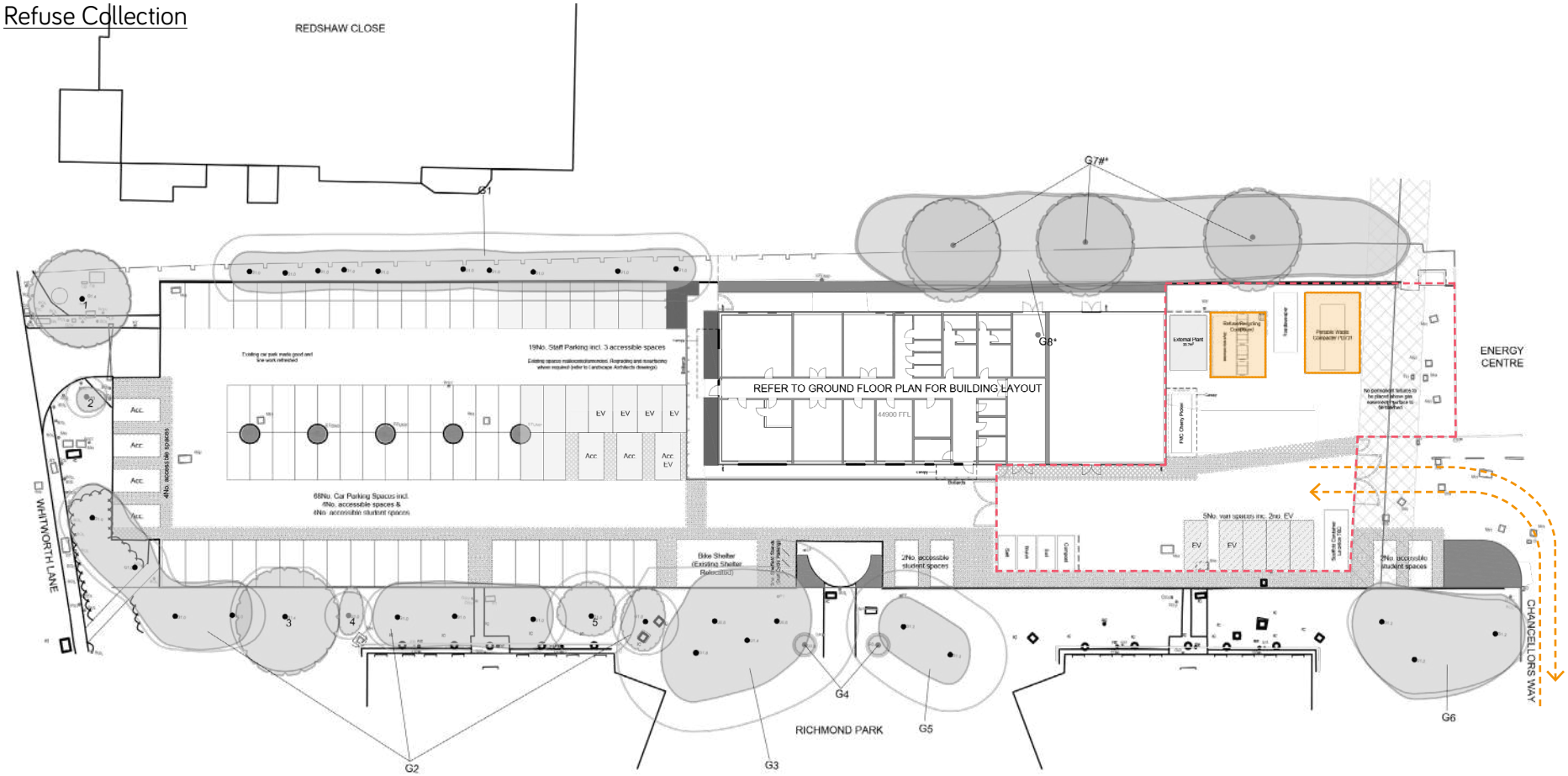
Vehicles


REDSHAW CLOSE
G1
G7*
G8*
REFER TO GROUND FLOOR PLAN FOR BUILDING LAYOUT
ENERGY CENTRE
19No. Staff Parking incl. 3 accessible spaces
68No. Car Parking Spaces incl. 4No. accessible spaces & 4No. accessible situation spaces
WHITWORTH LANE
CHANCELLORS WAY
RICHMOND PARK
G2
G3
G4
G5
G6
Compound
Compound Entry & Exit Gate
Compound Operational Vehicle Movement
General Parking
Staff Parking
Car Park Entry & Exit
Car Park Vehicle Movement
One-way route in operation during busy periods only
Gate used for one-way route only

Pedestrians & Cyclists



Refuse Collection



6.7 Accessibility & Inclusion

A number of elements have been included within the design to ensure inclusive access and compliance with Part M of the Building Regulations.

Level access will be provided to both entrances into the main part of the building containing the workspaces, welfare facilities, stores and workshop. Access to the larger store will also have level access from the south side of the building, which will be the main entrance from the compound.

As the revised proposal is for a single storey building, all rooms can be accessed from the ground floor and no lift is required.

A Part M-compliant accessible WC and shower will be provided. A number of other WCs will be ambulant and compliant with Part T of the Building Regulations.

Provision has been made for accessible parking bays for staff, students and the wider campus within the retained car park.

6.8 Visual Impact & Views

FFU will occupy a position on a previously vacant car park, however it has been set back within the North-East part of the site to maximise separation distances to surrounding buildings.

The proposed height is a reduction from the extant planning permission, minimising the impact of the mass on its surroundings.

Existing trees surrounding the site will provide a visual buffer for surrounding properties, particularly from the private residences on Redshaw Close.

Feature panelling, graphic signage and canopies have been used to highlight entrances into the building. These elements are particularly visible on the Western elevation as you approach from Whitworth Lane, either by car or on foot.

External landscaping is predominantly hard surfaces, which is comparable to the existing car park appearance.



Whitworth Lane Approach




niftylift

7.0 Summary

This Design & Access Statement sets out how the proposed new Fallowfield Facilities Unit on the University of Manchester's Fallowfield Campus responds to its location and wider setting.

Richmond Park car park is considered underused by the University. As such, it was determined to be a suitable site for relocation of services currently housed in the existing 'The Limes' building.

Detailed site investigations and surveys have been carried out by specialist consultants and recommendations used to further understand the site constraints and opportunities, informing the design proposals.

Extensive consultation was carried out with FMC, ESU & RST to develop a brief for this revised scheme, which has continued throughout the design development stages.

Through design development, a number of options were explored to assess the site and review possible solutions. These included the scale of the building, access into the site and the location of the compound.

The proposed height is a reduction from the extant planning permission, minimising the impact of the mass on its surroundings.

Materials have been chosen to create an appearance that responds to the building's functional and industrial nature, whilst also referencing materials and colours chosen as part of the previous scheme.

Access for pedestrians, cyclists and operational vehicles has been carefully considered and segregated to ensure security and safety for building users and the wider campus, whilst also providing the University with the flexibility to manage traffic in a one-way system during the busiest periods of the year.

The proposed Fallowfield Facilities Unit (FFU) will provide a new purpose-built facility to accommodate the University of Manchester's Facilities Management & Compliance (FMC) Maintenance Services, the Environmental Services Unit (ESU) and Residences Support Team (RST), which support vital operations across the wider Campus.

The relocation of these services will enable the existing building to be vacated and the site cleared. This is vital to allow re-use of the existing site as part of the adjacent Fallowfield Campus redevelopment.

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