

Fallowfield Student Village

Development proposals

MANCHESTER

1824

The University of Manchester

BDP.



Introduction

The University of Manchester is aiming to become a top 25 research University in the world by 2020. As part of that it will be a place:

- that is known worldwide for its academic values and educational innovation;
- where all students enjoy a rewarding educational and wider experience;
- where research prospers and makes a real difference; and,
- where the fruits of scholarship resonate throughout society.

A key objective is also to ensure that the University’s work has impact beyond academia and yields economic, social and cultural benefits, whenever the opportunity arises.

Economic Benefit

Directly, the University is one of the largest employers in the City and makes a significant contribution not just to the local economy but also the wider North West economy. Its world class research outputs, the commercialisation of that research and the pool of talent it attracts and develops are essential to Manchester’s future growth and prosperity. The University’s 2020 Vision and the significant programme of investment associated with its delivery will drive the City’s competitive position both nationally and internationally and will deliver enormous added value in attracting national and international inward investment, accelerating sustainable economic growth and enhancing the city’s productivity levels. The construction work required to deliver these development proposals will create employment and training opportunities for local people.

The Need for Improvement

This substantial investment in the University’s largest Student Campus and its sports facilities are a fundamentally important part of delivering the University’s vision and associated benefits. Today, much of the site is in a poor condition and does not meet the expectations of students or their parents. As important, it does not relate successfully with the wider Fallowfield area. There is therefore a need to deliver a significantly enhanced student experience in a well-designed, attractive, supportive and secure environment. This will provide the necessary platform for encouraging recruitment as well as aiding retention of students and fostering their personal and academic growth. In addition, a key objective has also been to realise the way in which redevelopment of the site can impact positively on the wider Fallowfield Community

The Adopted Development Framework

A Development Framework for the site was adopted by Manchester City Council in December 2014 following a period of public consultation in the summer of 2014. Approval has been granted through that process for the overall principle of redeveloping the site as well as the important development and urban design principles that should be taken into account in working up detailed design proposals.

Community Consultation

The consultation process also identified a number of points, raised by the local community which have been carefully considered and taken into account in developing the detailed designs for the site:

- Ensuring the scale and external appearance of the proposed development is appropriate.
- How the proposed increase in student numbers and the potential impact of that on the local area can be managed and mitigated, including in respect of noise, waste, traffic and security.
- Maximising the positive impact on the local and regional economy and proposed improvements to the local built environment.
- Support for the improving the range and quality of retail offer; however, concern that this should not only cater for students.
- Ensuring that Whitworth Lane remained as a through route and increasing the level of pedestrian permeability through the site.
- Maintaining the green infrastructure of the campus which is highly valued.
- Providing increased community access to facilities within the campus, for example, sports facilities, library, café and meeting spaces.

This Exhibition

The purpose of this exhibition is not therefore to replicate the original consultation process but to demonstrate how the detailed design of the enhanced campus is proposed to be delivered in line with adopted development principles as well as in response to detailed issues raised during previous consultation.

The Proposals & Their Benefits

The Residential Campus

A planning application is being prepared for submission in September 2015 for the phased redevelopment of the Residential Campus. The proposals will deliver both new traditional cluster flat accommodation and new townhouse style accommodation blocks which will broaden the appeal of the Campus to a broader range of students and age groups.

The proposals will also provide enhanced support facilities including warden’s accommodation, amenity hubs with facilities for laundry, learning and social spaces, a catering and maintenance hub as well as an energy centre.

A focal point for the campus will be a new Central Hub adjacent to Wilmslow Road. This will provide dining, catering facilities, offices for administration and support staff, student learning space and a new student bar. This facility will also include accessible space for dual use with the local community, including meeting rooms for example.

The wider Wilmslow Road frontage has been carefully designed to provide better connectivity with the District Centre. This will transform the areas appearance, its vitality and viability and will provide an environment and range of uses that can be enjoyed by students and the wider community. The proposed uses will include ground floor retail units and a GP Surgery in this location.

Enhanced public routes will be provided through the site creating enjoyable pedestrian connections between Wilmslow Road, Whitworth Lane and the Armitage Sports Centre.

This comes forward as part of a landscaping strategy which focused on retaining and enhancing the green infrastructure within the site. In this regard, it should be pointed out that a key driver for the detailed design and layout of the scheme has been around the protection of mature trees.

Reconfiguration of the site will allow Whitworth Lane to be enhanced as a public pedestrian route. The quality of the street environment can be improved through positioning town houses adjacent to the street in order to provide enclosure, activity and enhanced surveillance. Lighting and CCTV will be introduced as part of the proposals to improve safety and the overall quality of experience for the public when using this route.

All new development will be provided using the best practicable sustainable design and construction techniques to minimise impact during the project’s lifecycle. This is incumbent on the University who take a highly responsible and long term investment approach to all their new development. Construction logistics and environment management will be conducted responsibly and in line with best practise to ensure any disruption to adjoining land users will be kept to a minimum.

The Sport Campus

New sports pitches are proposed which will increase the capacity of the site to accommodate sport and will increase opportunities for participation for all ages and abilities by providing:

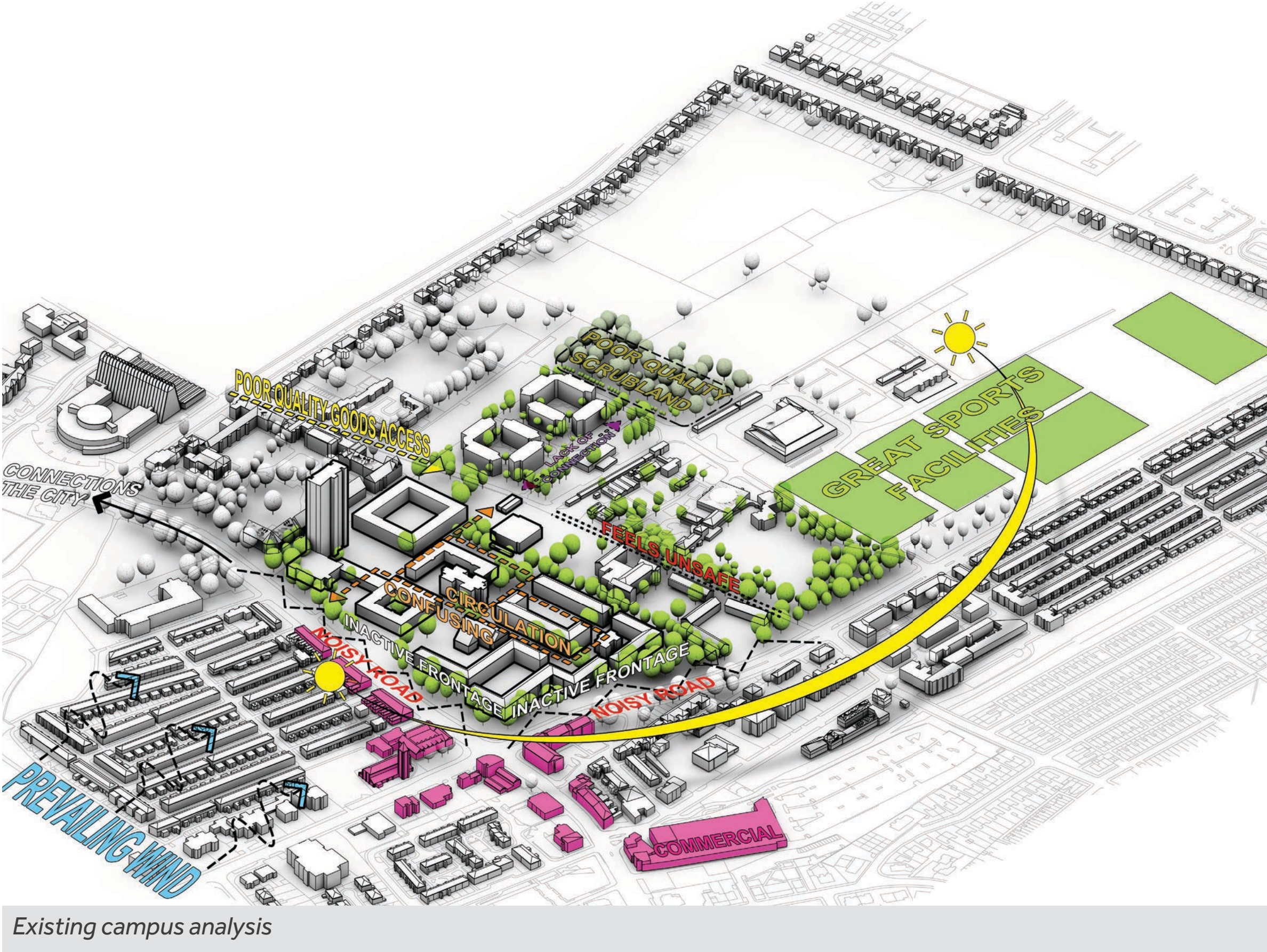
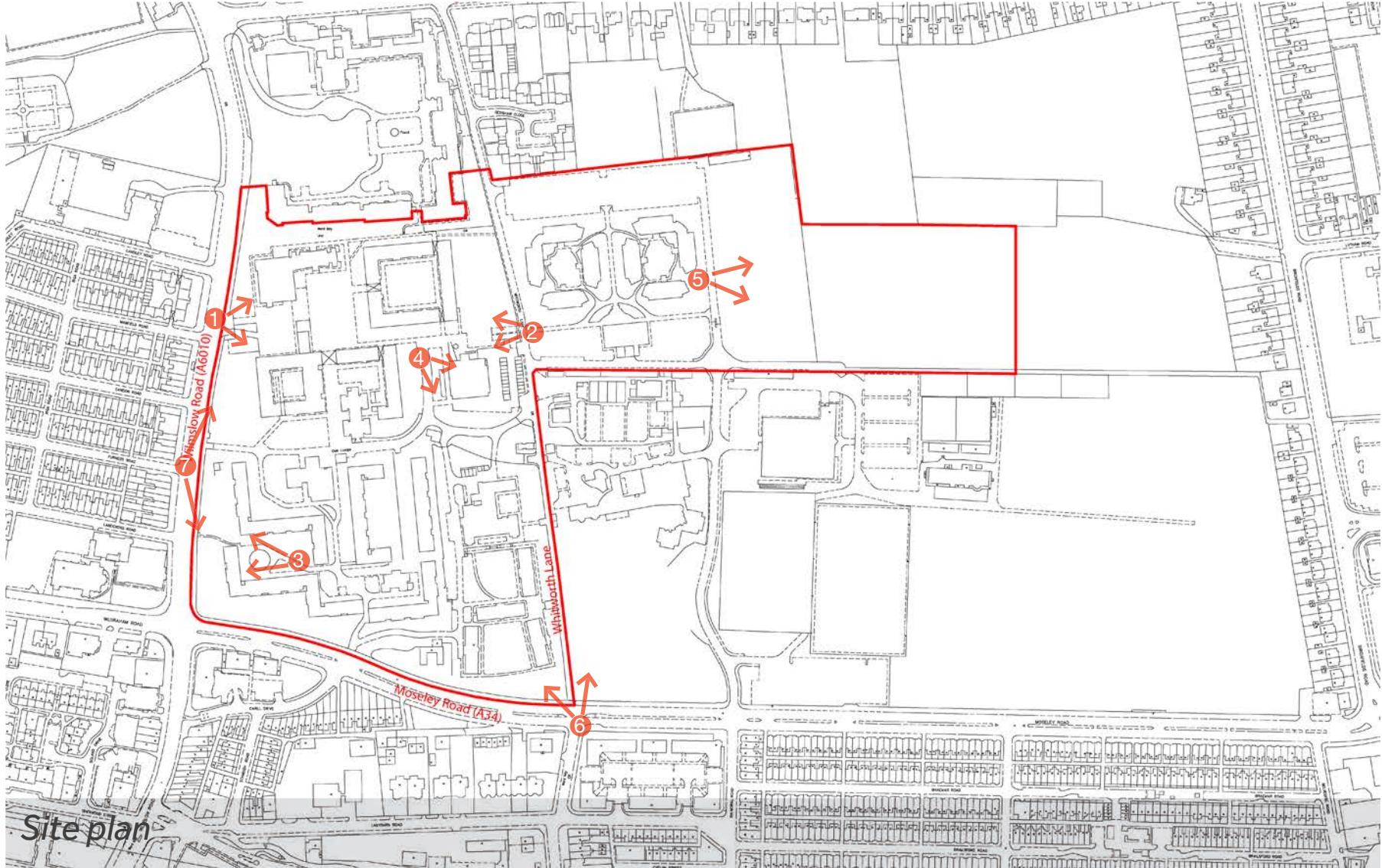
- Two ‘sand dressed’ hockey pitches;
- One 3G rugby pitch; and,
- One 3G football pitch.

These sports proposals are the subject of a planning application submitted to the City Council on 17th July 2015.

Project Timeline

- Submission of Planning Application for New Sports Pitches: July 2015
 - Submission of Planning Application for Fallowfield Student Village: September 2015
 - Determination of Planning Application for New Sports Pitches: October 2015
 - Determination of Fallowfield Student Village Planning Application by MCC: expected January 2016
 - Construction of sports pitches is complete: June 2016
 - Commencement of Construction of Phase 1 of Fallowfield Student Village: June 2016
 - Commencement of Construction of Phase 2 of Fallowfield Student Village: June 2017
 - Completion of Phase 1 of Fallowfield Student Village: May 2018
 - Completion of Phase 2 of Fallowfield Student Village: May 2019
 - Commencement of Construction of Phase 3 of Fallowfield Student Village: June 2019
 - Completion of Phase 3 of Fallowfield Student Village: May 2021
- The site will be subject to limited work which will be undertaken this summer / autumn. This is likely to include:
- Site investigations; and,
 - The removal of Japanese Knotweed (an invasive weed) and associated vegetation clearance from part of the site.

Site Analysis

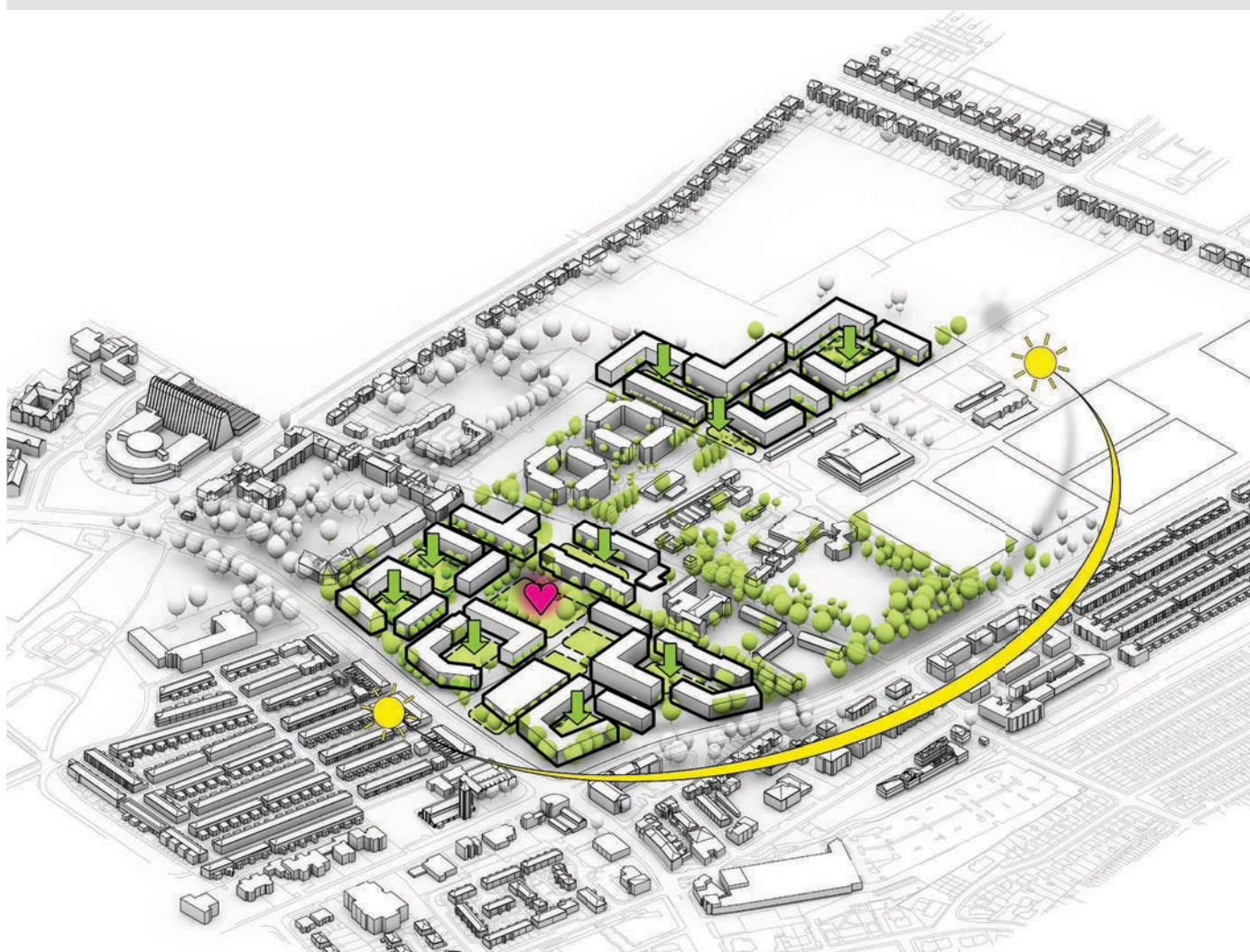


Proposal

Improved pedestrian connections to the wider Fallowfield area



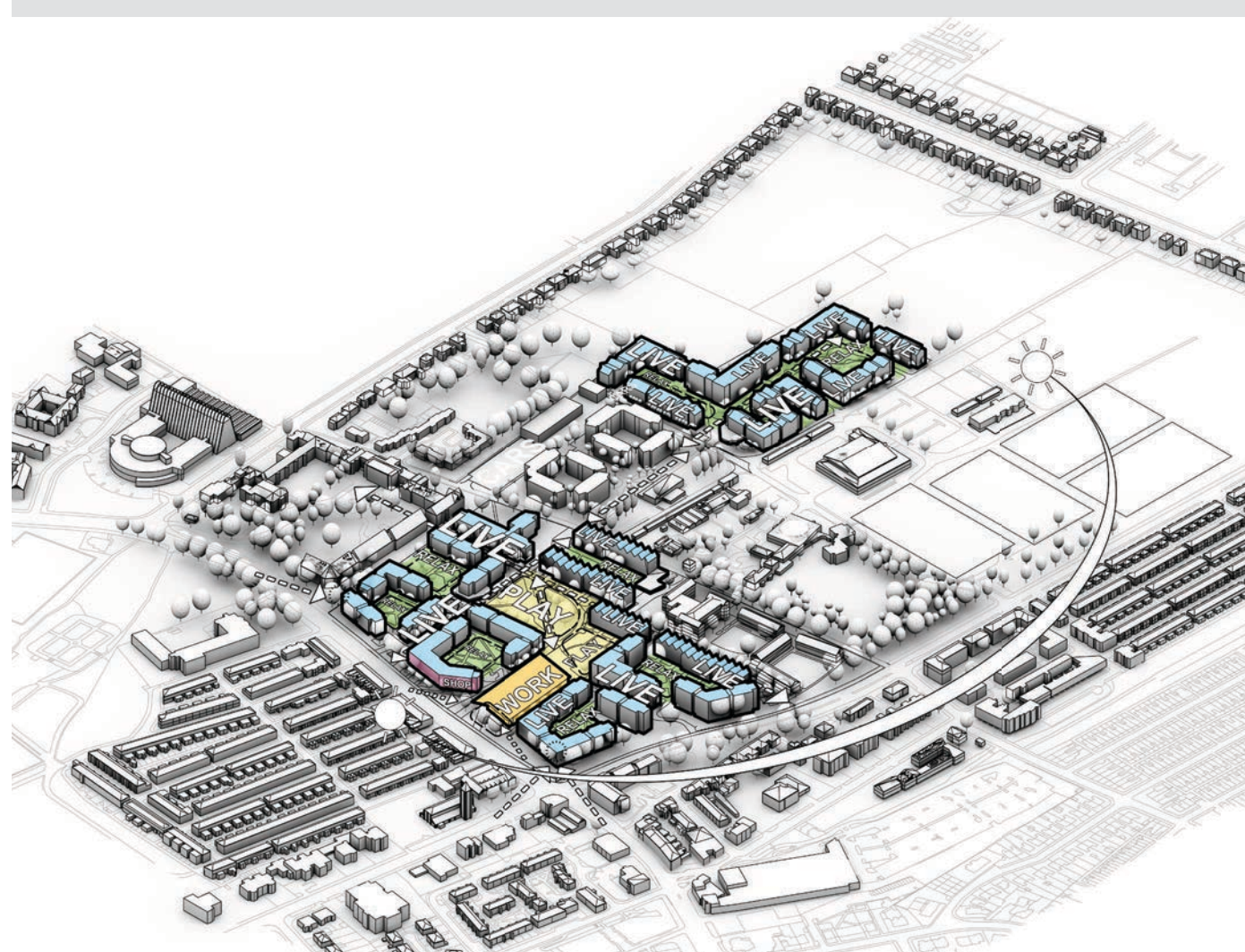
Enhanced public realm in an around the site



Public routes: Improving accessibility of the site for all users



Buildings to support the health and vitality of Fallowfield



Vehicular routes + pedestrian access



Maintain and enhance the green infrastructure of the campus



Night view of the proposed enhanced campus

Masterplan



- Legend**
- 1. New Central Hub Building
 - 2. New Retail Units including Doctors GP Surgery
 - 3. New public entrance space off Wilmslow Road
 - 4. New Village Green with public route through
 - 5. New Student Residential Buildings
 - 6. New Central Processing Unit and Energy Centre
 - 7. Improved pedestrian route linking new residential developments
 - 8. Rationalised and improved main car park
 - 9. Vehicular access to main car park
 - 10. Improvements to Whitworth Lane
 - 11. Main vehicular access into site
 - 12. Existing Ashburne Halls
 - 13. Existing Woolton Halls
 - 14. Existing Richmond Halls
 - 15. Existing Firs Villa
 - 16. Existing Chancellors Hotel & Conference Centre
 - 17. Existing Armitage Sports Centre
 - 18. Existing All Weather Sports Pitches
 - 19. New All Weather Sports Pitches
 - 20. Existing Grass Sports Pitches
 - 21. Existing Public Right of Way

- Key**
- Planning boundary
 - Proposed buildings
 - Hard surfacing
 - Planting
 - Grass areas
 - Proposed trees
 - Existing trees retained

Landscape



View 1 - View from Whitworth lane



Pedestrian + Cycle friendly



High quality furniture



Contemporary seating



Clear and legible routes



Flexible spaces



Sustainable planting



Integrated landscape



Retained mature trees



View 2 - Main public route within new campus