

In March 2019, Coupland 3 experienced a flood that damaged the newly refurbished teaching and WC facilities in the basement. Upon investigation, it was identified that there were several issues that contributed to the flood, including defects to the local foul draining system; the substandard quality of the building tanking system; and inadequate surface water drainage systems.

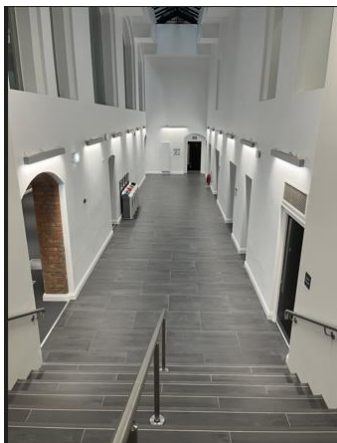
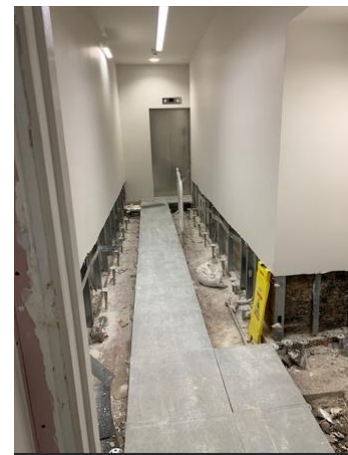
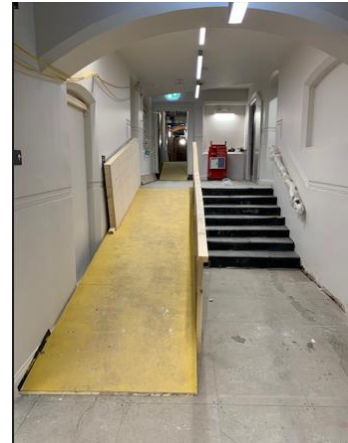
In alignment with the insurance investigation, a new design team was commissioned to

investigate and improve the draining system, re-tank the basement area, and reinstate the teaching and WC facilities. Work to strip and decontaminate the building began in September 2019, with water tank improvement works taking place in August 2021.

In late 2023, the basement was reinstated (with additional draining added), and refurbishment work on the flooring, classroom, and WCs started. Handover of the space was achieved in September 2024, which allowed teaching to commence in October.

A brief overview of the scope of work is below:

- **Redesign of the Basement Drainage System:** Incorporation of a pumping mechanism to manage foul water from the lower-ground toilet and shower facilities effectively.
- **Surface Water Management:** Redirection of surface water drainage to higher levels to prevent future flooding incidents.
- **Restoration of Teaching Spaces:** A like-for-like reinstatement of basement teaching spaces to maintain functionality while respecting the original design.
- **Circulation and Teaching Spaces Reinstatement:** 5no. Seminar Rooms and large Student Computer Area reinstated, including circulation areas.
- **W.C. Reinstatement:** Male, Female and accessible W/Cs.
- **Change Facility:** Universal shower and change facility reinstated.
- **Mechanical and Electrical Services:** Reinstatement of mechanical ventilation, safety systems and lighting.
- **Tanking System Improvements:** Water ingress issues have been resolved through improvements to the previous tanking system.
- **Additional Drainage:** Works to redirect rainwater pipes to above slab level and install a new pumped chamber with old sewer connection capped off.



Whilst this has been a very challenging project in terms of investigating and remedying the drainage issues, the results are outstanding and provide the University with modern, striking facilities. Feedback from external users, students and staff has been very positive which is a credit to the team involved.



Key People involved

- Client - University of Manchester
- Project PM - Recom Solutions
- Architect / Principal designer - Wilson Mason LLP
- Structural - Clancy Consulting
- MEP – DSSR
- Cost consultant - Gardiner & Theobald LLP
- Fire Engineer – RLB (Rider Levett Bucknall)

