

University of Manchester – Fallowfield Campus Residences Redevelopment Programme

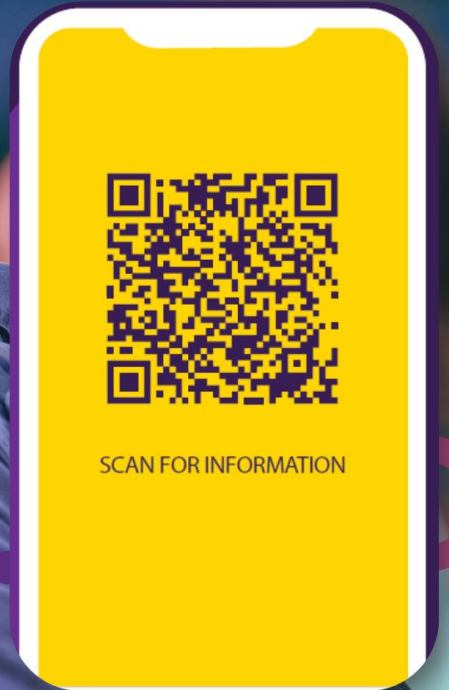
Welcome

Date: Monday 5th December

Project Description: The redevelopment will deliver 3,300 quality and sustainable student bedspaces, along with dedicated amenity space, focused student support accommodation for Reslife, ancillary residential dwellings and greenspace



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The team

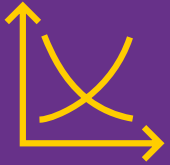


The Site



Site Location Plan

Objectives



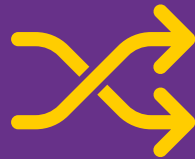
**Meeting
accommodation
demand**



**Modern and
sustainable
accommodation**



**Inclusive student
environment**



**Catering to different
price points relative
to wider market**

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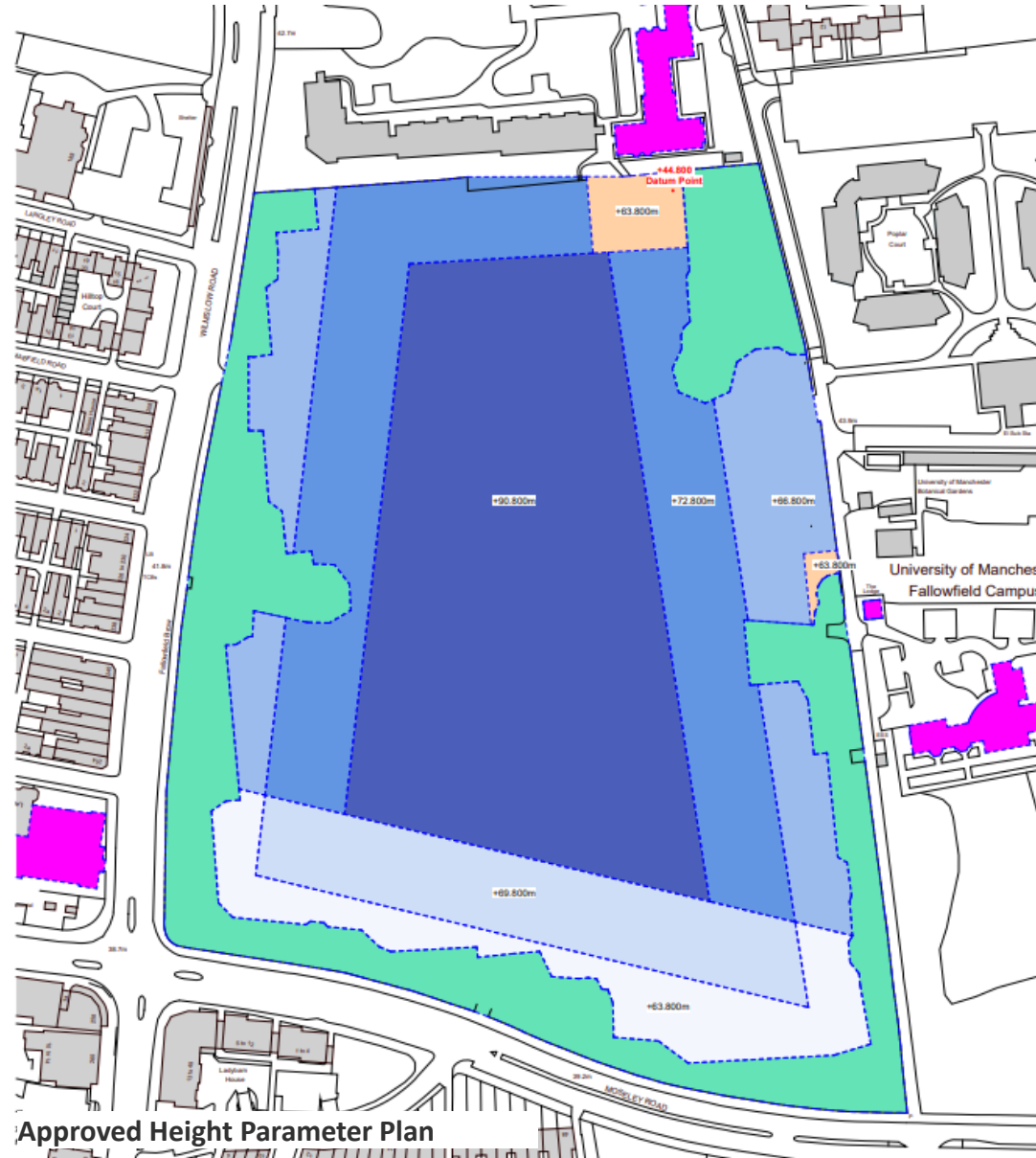


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LIVING

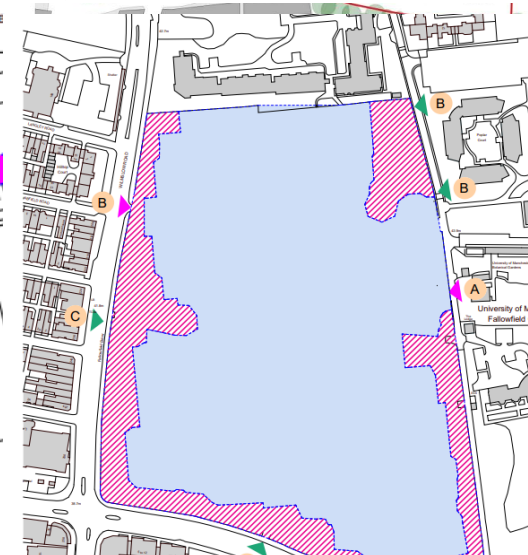


Progress to date

- **Outline Planning Permission Granted.**
- 3,300 student bedspaces and focused student support accommodation.
- 1,200 sq. m. ancillary residential dwellings.
- 4,500 sq. m. ancillary floorspace for student support, study and extra-curricular activities.
- Cycle and car parking, circulation space, public realm, green infrastructure and open spaces.



Illustrative Masterplan (Outline Application)



Approved Developable Area Parameter Plan

Key Areas of Interest

- Type and quality of amenity spaces.
- How the accommodation will be managed.
- Sustainability.
- Pedestrian access, cycle access and movement through the site.
- Tree retention and landscaping.
- How compliance with the Outline Planning Permission would be demonstrated at Reserved Matters Stage.



What's next?

- Site Wide Reserved Matters Application to be brought forward by Viridis
- Public Consultation: 5th December 2024 – 9th January 2025
- Reserved Matters Application to be submitted early 2025

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Proposed Site Layout Plan

Proposal - Layout

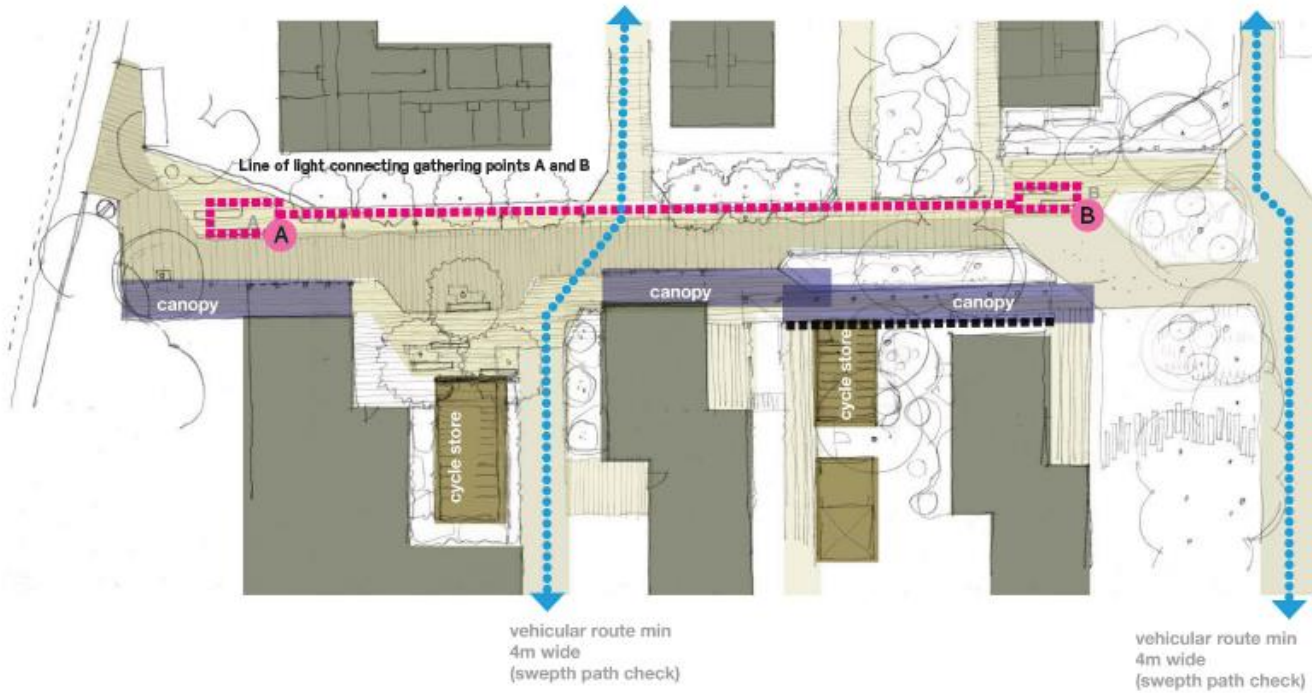
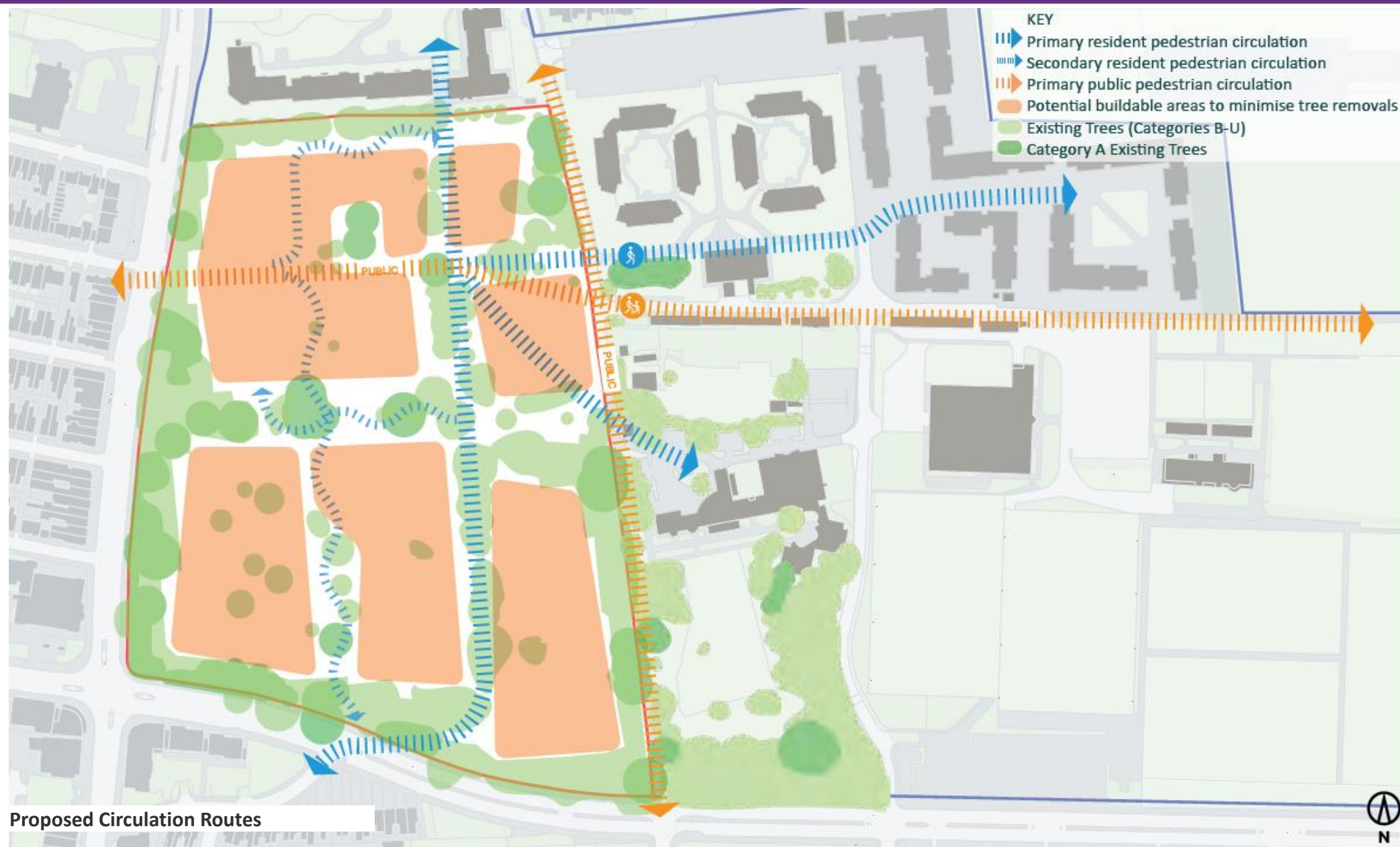


Diagram showing proposed key routes



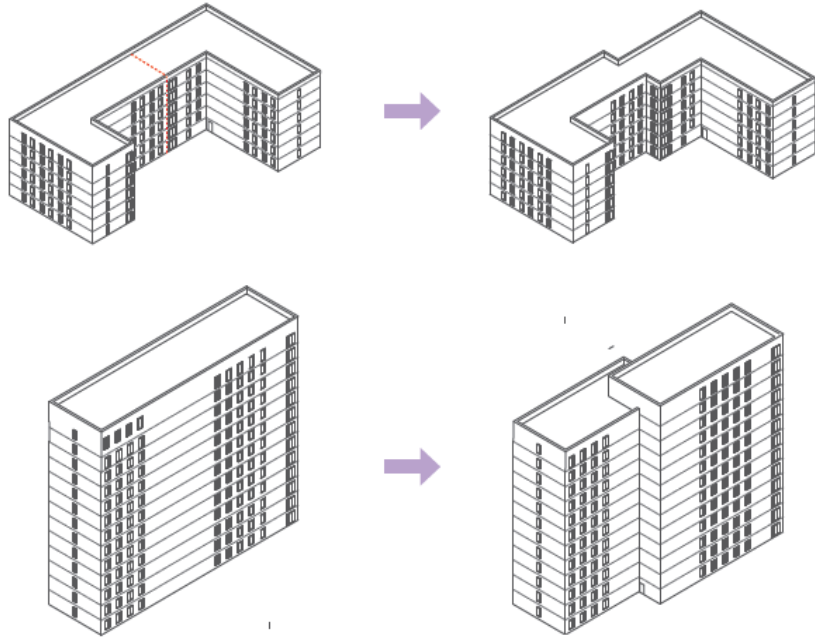
Illustrative sketch

Proposal - Layout

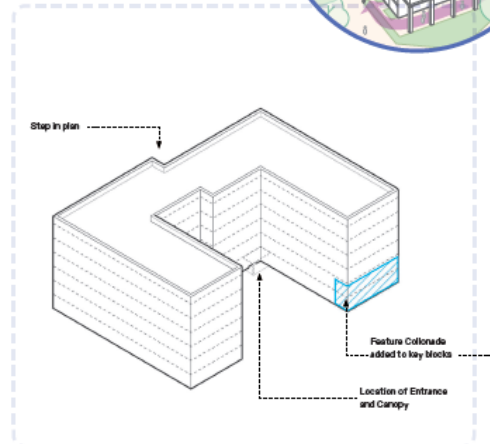
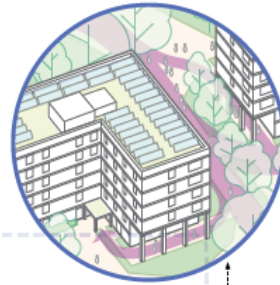


Proposed Circulation Routes

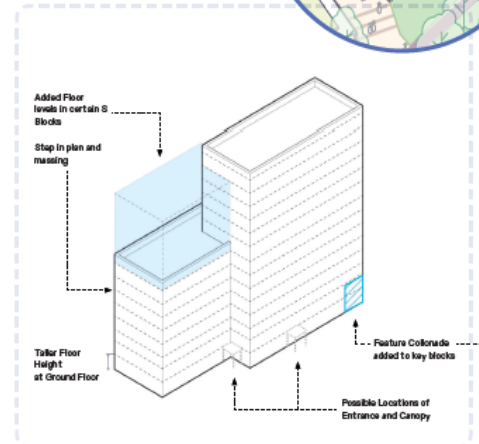
Proposal - Scale



Proposed Typologies



Typical L Block

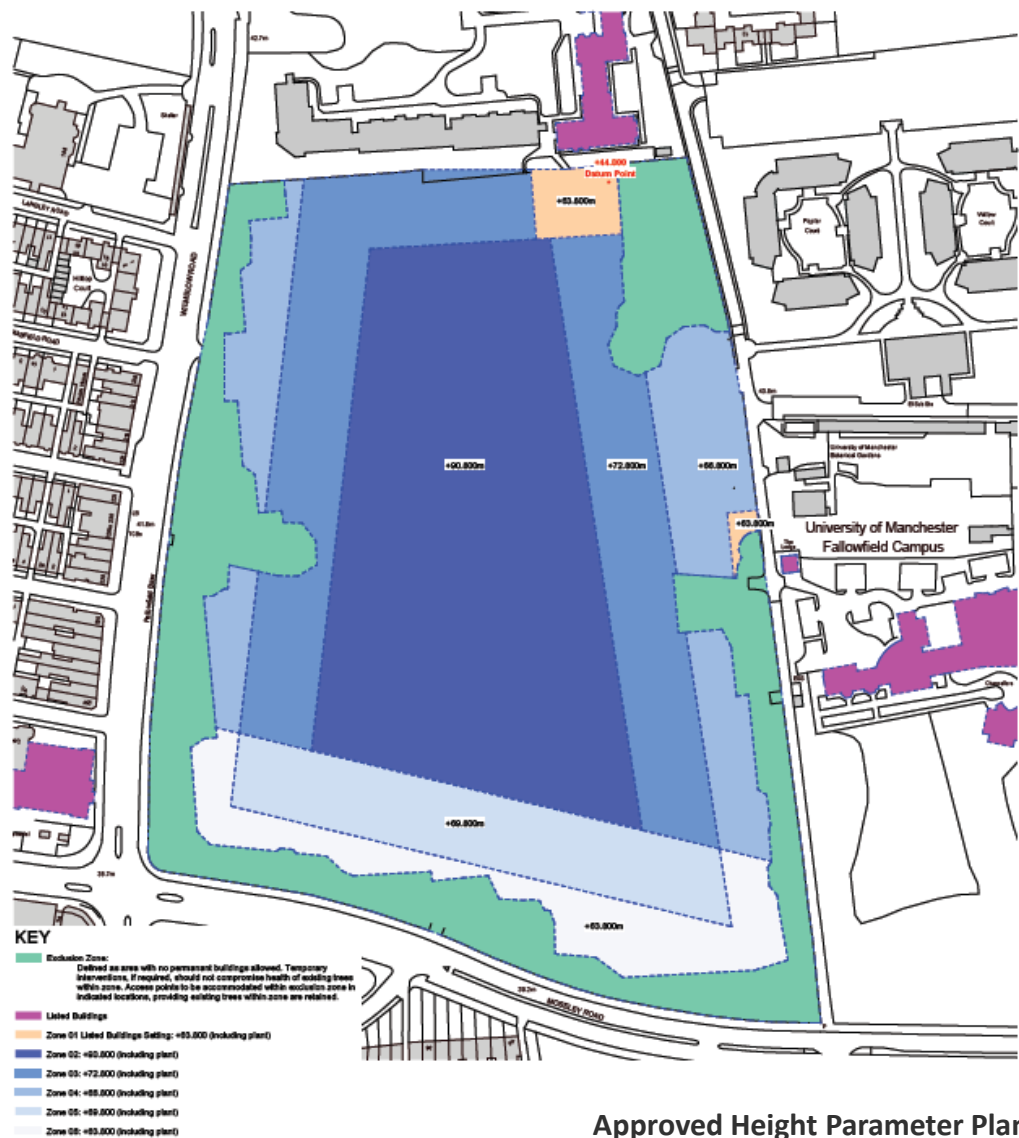


Typical S Block

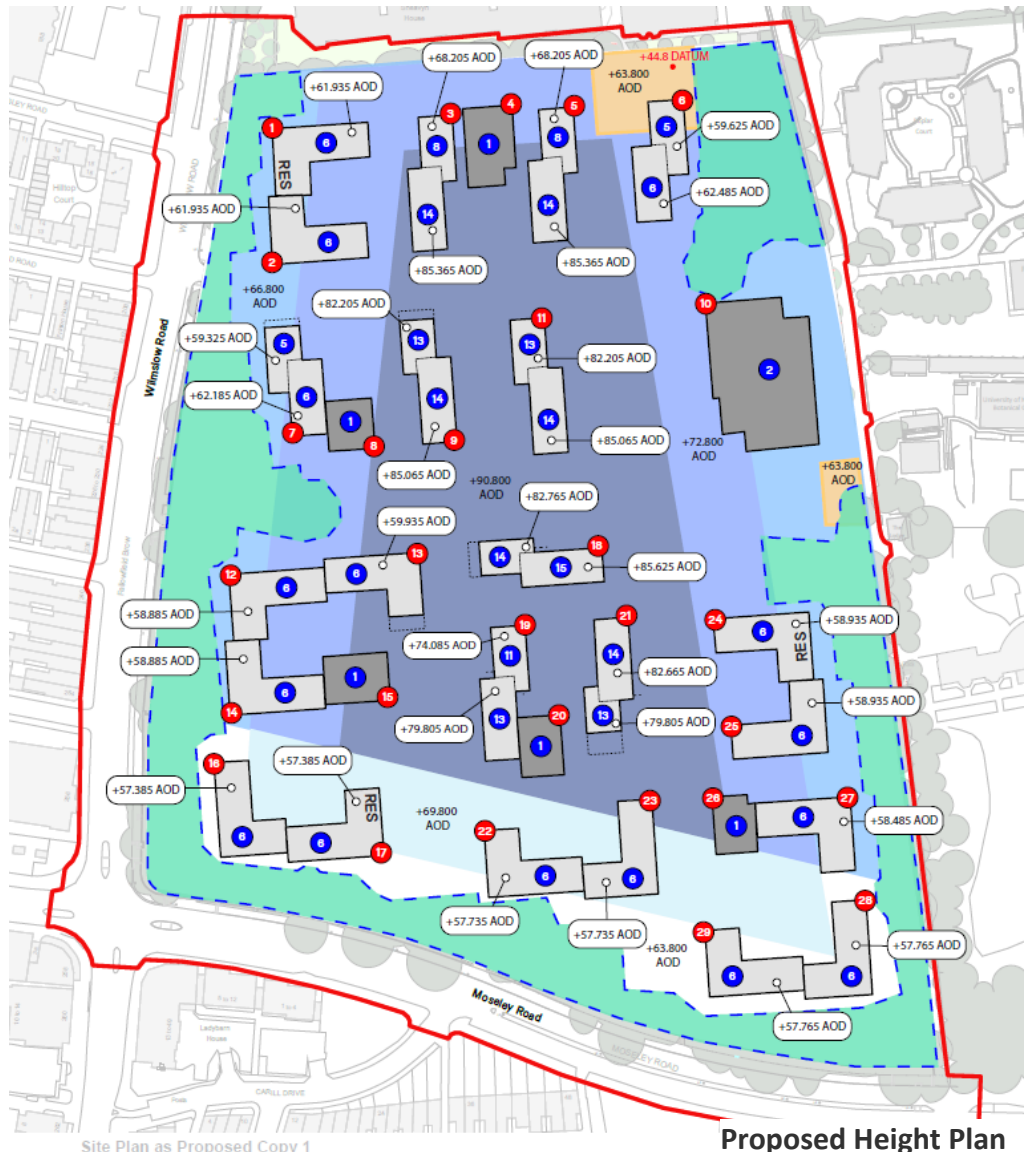
- L Blocks: 6 storeys, located to the perimeter of the site responding to the surrounding context.
- 'S' Blocks: articulated and stepped in height ranging from 5 to a maximum height of 15 storeys.
- Local Hubs: single storey buildings with the larger Central Hub at two to three storeys.
- Height to the perimeter is kept low, with an increase in scale towards the centre of the site.

Proposal - Scale

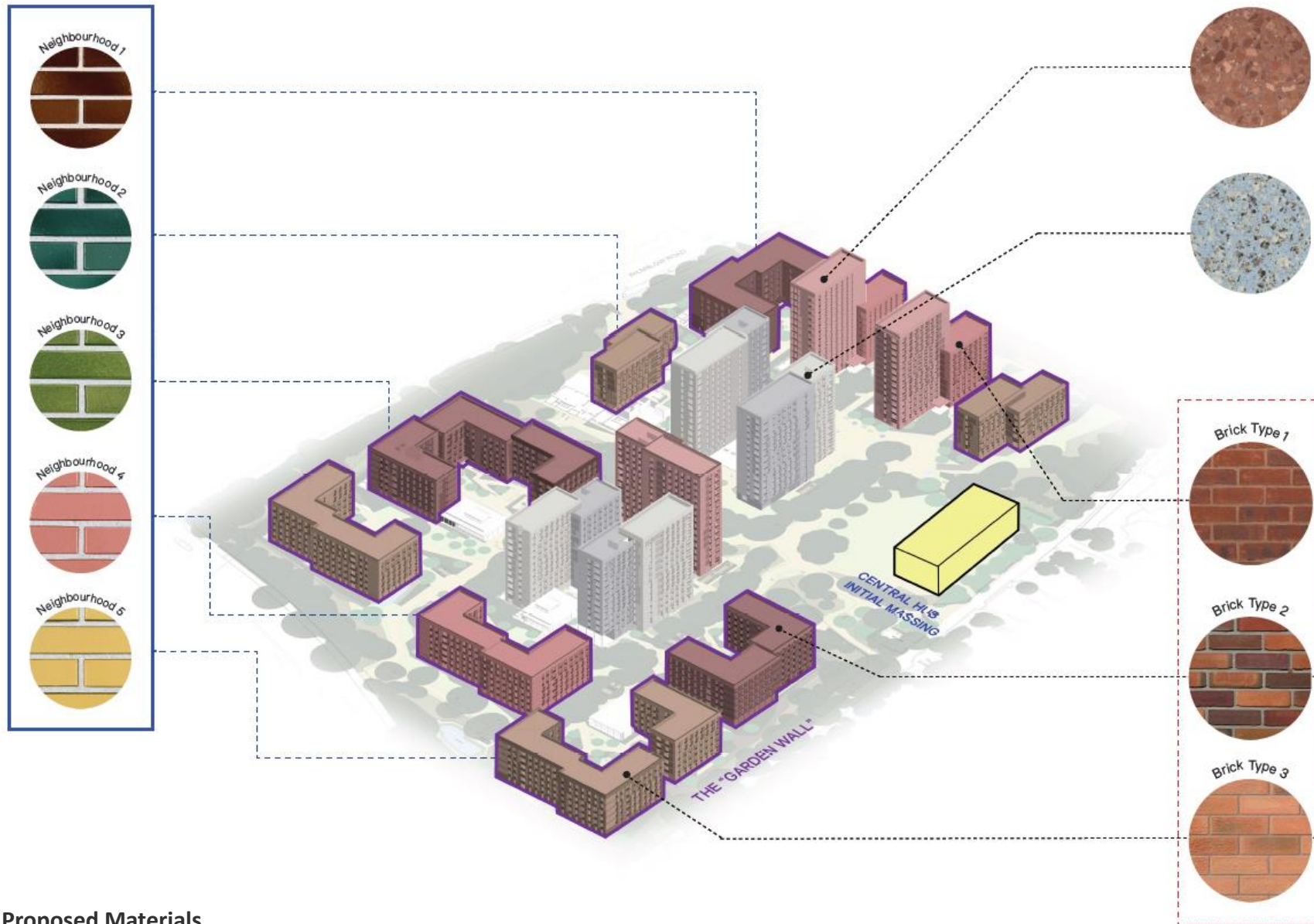
Outline Planning Parameters



Proposed Scheme overlaid on Outline Height Parameters



Proposal - Appearance



Proposal - Appearance

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Illustrative CGI

Proposal - Appearance



Illustrative CGI's

Proposal - Appearance

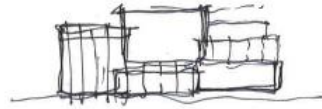


Illustrative CGI's

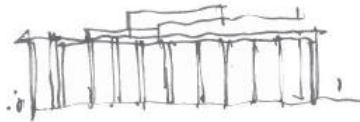
Proposal - Appearance

Conceptual Sketches

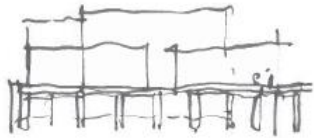
1 Expressed Volumes



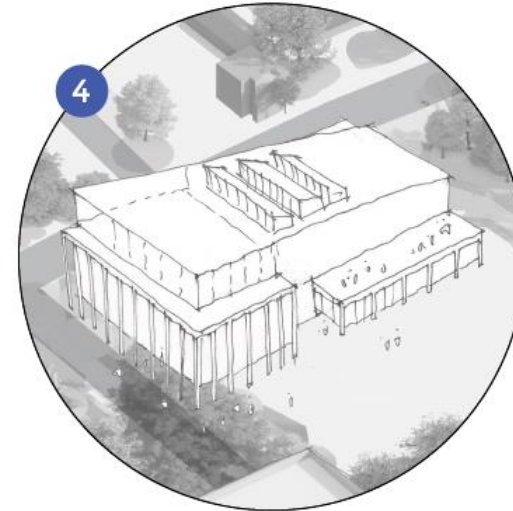
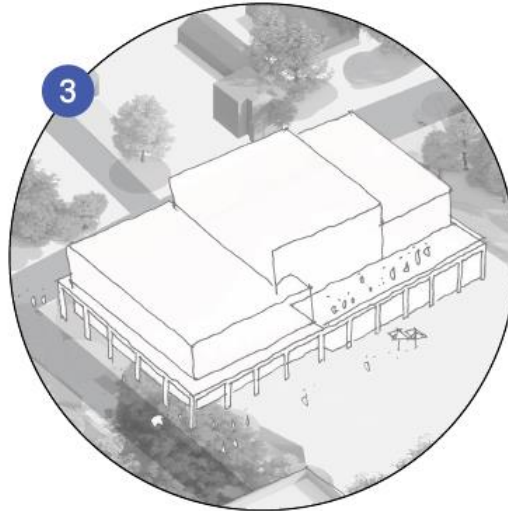
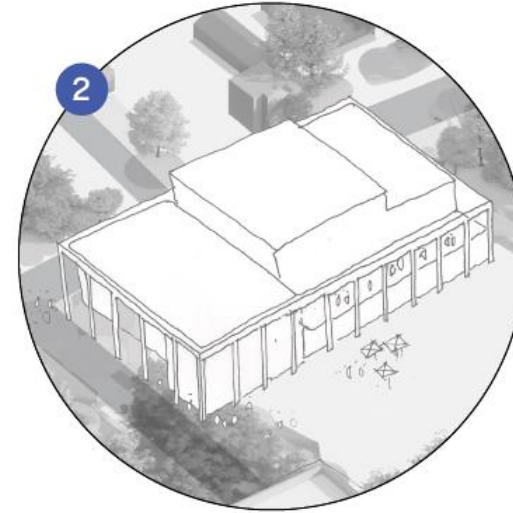
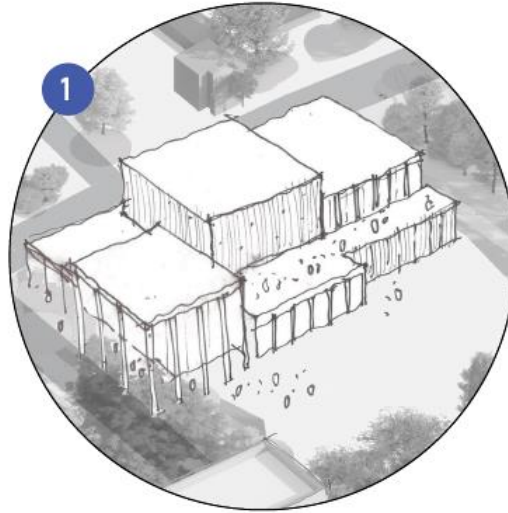
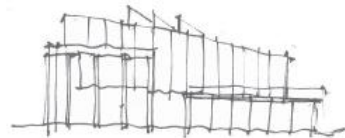
2 Unifying Elements



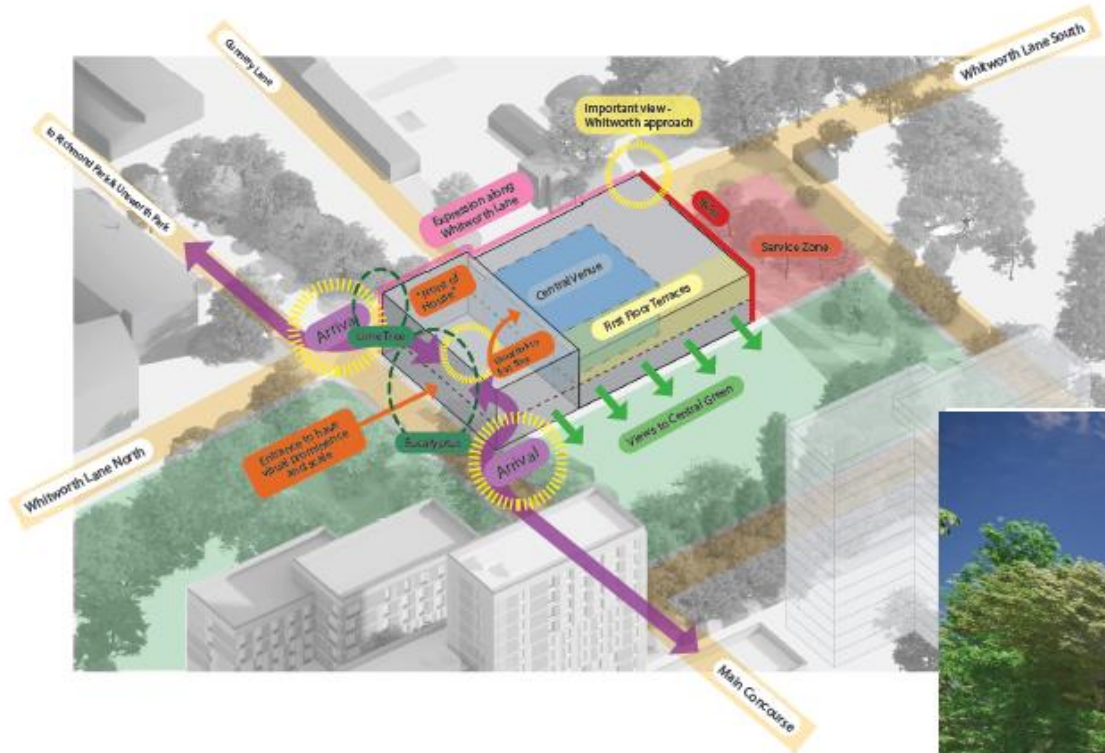
3 More Human Scale



4 Different scales joint by a 'single volume' expression



Proposal - Appearance



Illustrative Diagram - Central Hub



Proposal - Landscaping

- Retain existing trees around the perimeter of the site
- Plant new trees, hedges and create greenspace throughout the site
- Improve and extend areas of on-site recreation and amenity space
- Create safe, well-lit and attractive paths and spaces
- Create bio-diverse landscape and green roof areas for nature-based rainwater management



- Terraces of ground floor flats
- Residential courtyard gardens
- Informal greenspace
- Open greenspace
- Public square and main route
- Growing spaces
- Main circuit route
- Perimeter walking/activity route
- Wilmslow - Richmond link

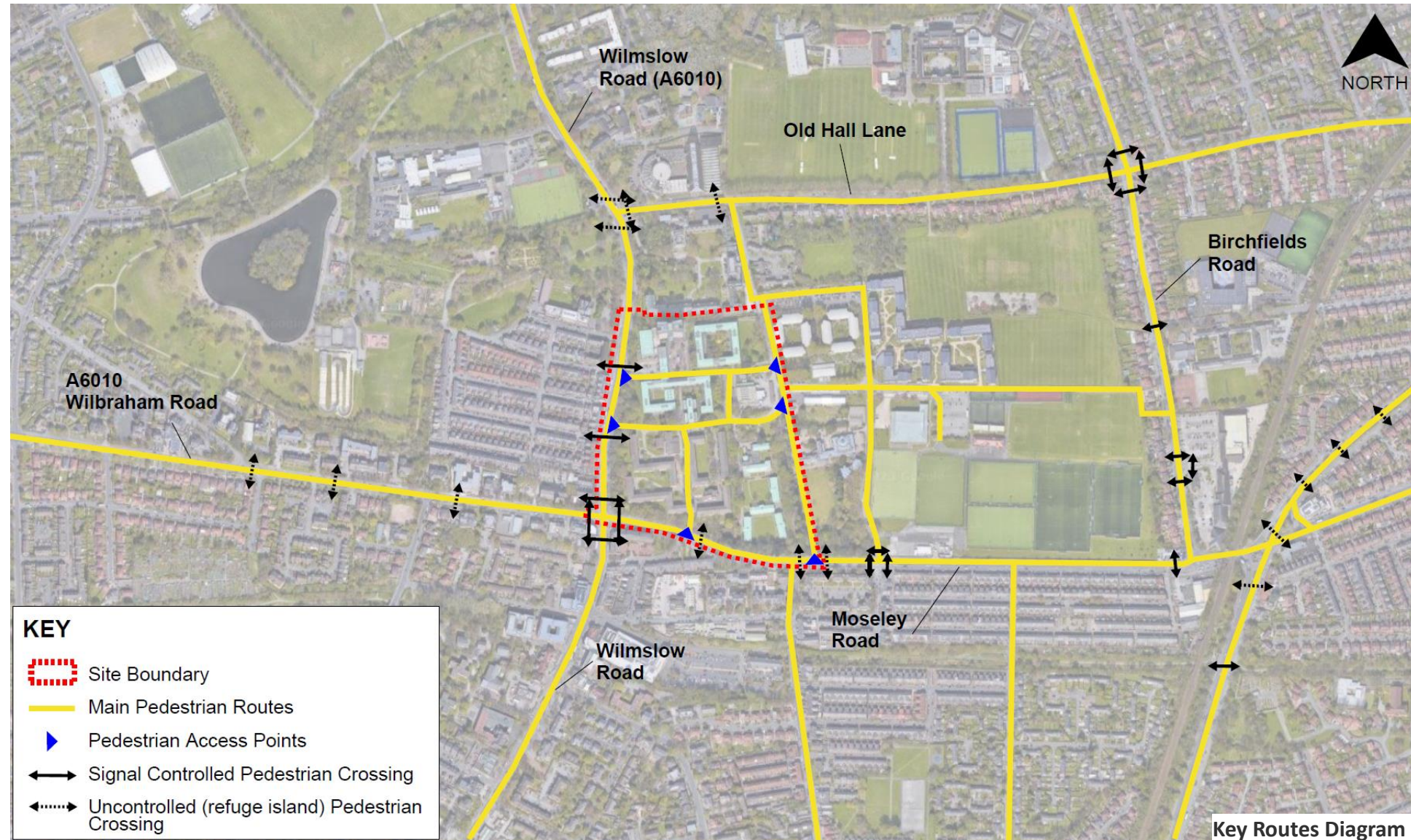
Illustrative Landscaping Diagram

Proposal - Landscaping



Proposals – Transport and Mobility

- Highly accessible.
- Pedestrian and cycle access with high-quality cycle parking.
- Improving public realm and access for pedestrians and cyclists.
- Reduction in parking on-site to reduce traffic generated by the campus.



Student Management

- Reslife – a team of professional staff who lead on events and welfare and manage out of hours welfare/care.
- 24/7 campus support and security.
- Leading asset management company, Derwent FM, will operate the accommodation collaboratively with UoM.
- New central hub providing social space and areas for events and informal study.



Sustainability

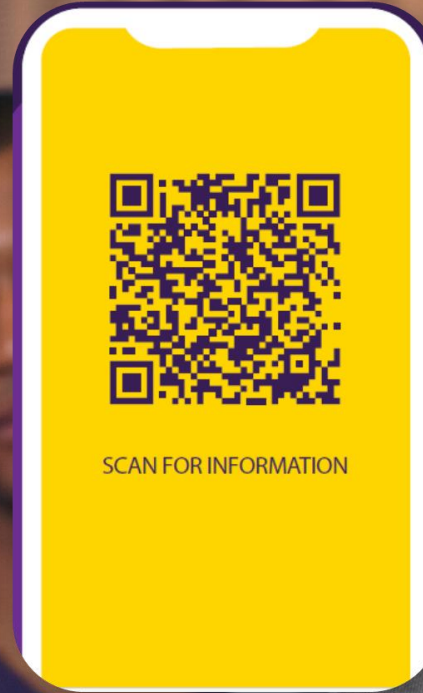
- Highly efficient, low energy project.
- Low impact during construction and operation.
- Utilising an off-site form of modern construction to drive quality, air tightness, reduce waste and reduce carbon emissions.
- Maximising the use of on-site renewables.
- Resident comfort is prioritised, as is creating an environment that actively promotes wellbeing through optimised acoustic performance, natural daylight and high air quality.

Public Consultation

- Open for **five** weeks from 5th December 2024 to 9th January 2025
- Drop-in events at Uttley House, Chancellors Way, Fallowfield, Manchester, M14 6NN:
 - **12-4pm 11th December**
 - **3-7pm 12th December**
- Visit our website:
manchester.ac.uk/fallowfieldconsultation
- Email **consultation@deloitte.co.uk** referencing 'Fallowfield Consultation'

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Questions



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