

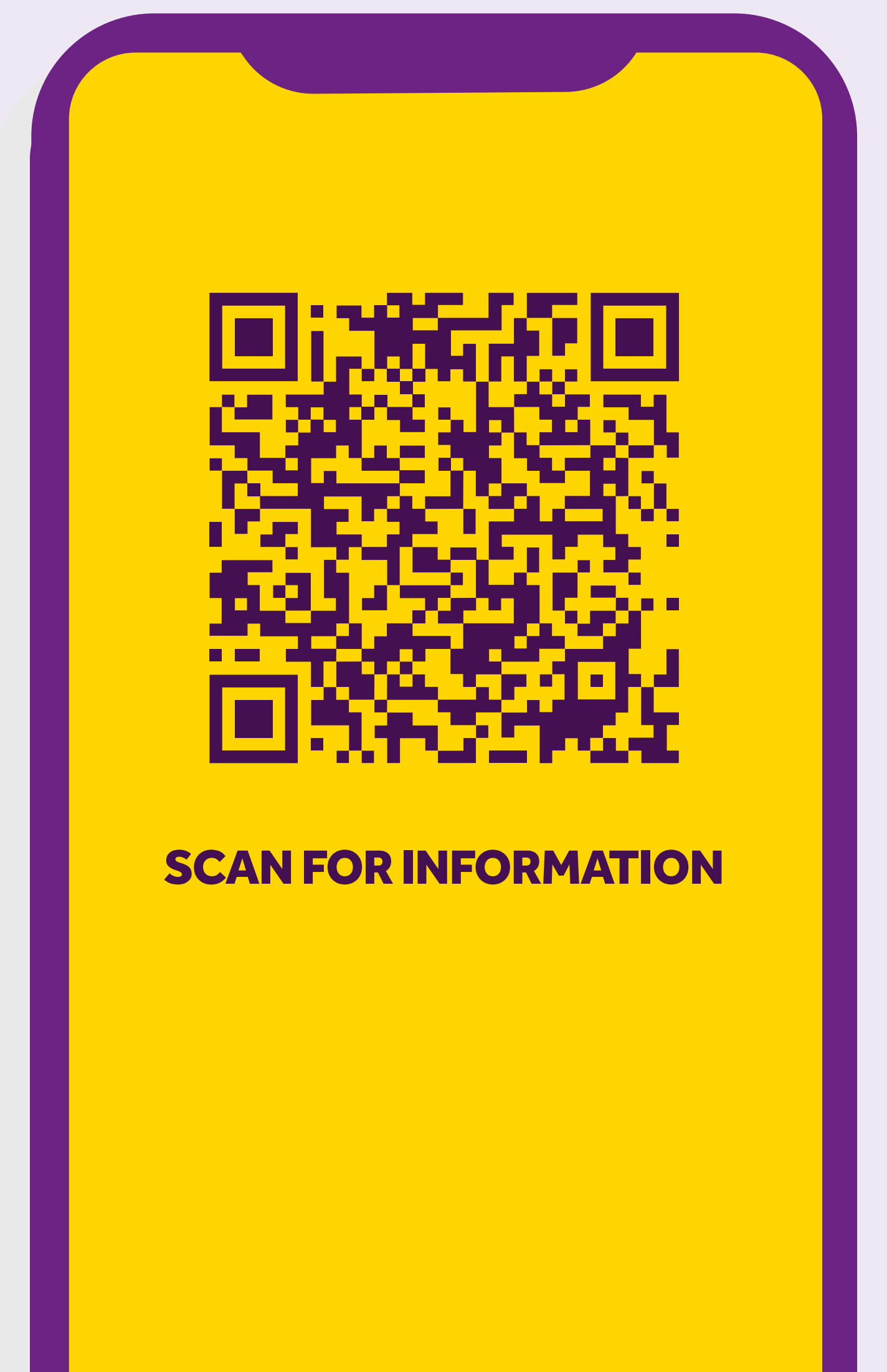
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Public Consultation | December 2024

Fallowfield Campus Residences Redevelopment Programme

Project Description

The development will deliver 3,300 quality and sustainable student bedspaces along with dedicated amenity space, focused student support accommodation for Reslife (a programme that offers support to students living in university accommodation), ancillary residential dwellings and greenspace.

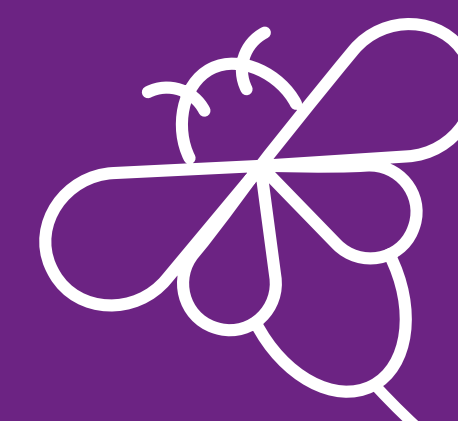


Our Team

The University of Manchester has partnered with Viridis Living to deliver the proposed development. The Viridis Living consortium consists of Equitix, GRAHAM and Derwent FM. This team has a proven track record in the delivery of modern and sustainable student accommodation.

Viridis, which translates as "green" from Latin, encapsulates the consortium's aspiration to build a greener, sustainable future at the Fallowfield Campus, rooted in the delivery of an unrivalled student experience.





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The Site

The extent of the Site is shown in red, with the wider Fallowfield Campus outlined in blue (see diagram below).

Currently the Site includes a range of student residential accommodation, support and service buildings and outdoor space. The Site is approximately 9.5 hectares in size. To the north, the Site was defined by Owens Park Tower (visible in the image below), which is in the process of being demolished.

The current application maintains the same red line area, as per the approved outline application.

The intention is to create a residential scheme that harnesses the rich history and culture of Fallowfield and binds it together with current and future student demands. The current Fallowfield Campus has been considered within the design at all times.

What has happened so far?

Outline Planning
Permission granted for:



3,300 student bedspaces and focused student support accommodation for Reslife



1,200 sq. m. ancillary residential dwellings



4,500 sq. m. ancillary floorspace for student support, study and extra-curricular activities

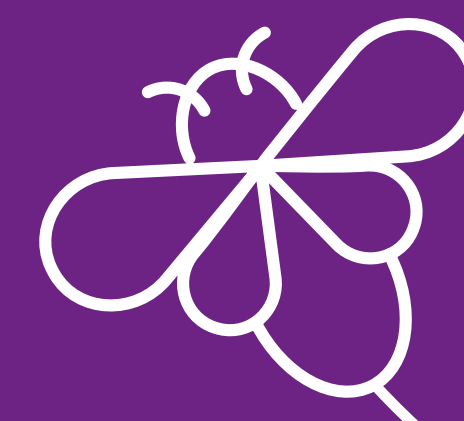


Cycle and car parking, circulation space, public realm, green infrastructure and open spaces

Site Location Plan



Site Location



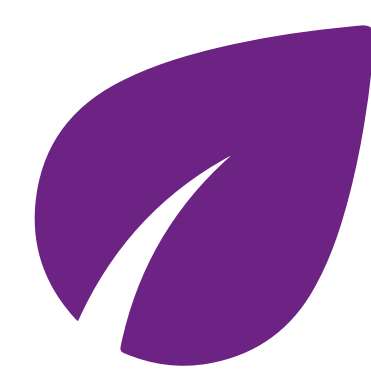
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Objectives



Meeting
accommodation
demand



Modern and
sustainable
accommodation



Inclusive
student
environment



Catering for
different price
points relative to
wider market in
the city

What is happening next?

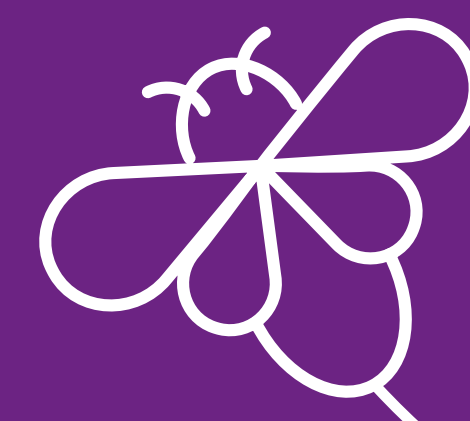


Site wide Reserved Matters
application to be submitted in
early 2025



Public Consultation:
5th December 2024
– 9th January 2025





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Proposal | Layout

General

The general site organisation is that of accommodation blocks set within a landscape arranged to create five vibrant new neighbourhoods each with their own identity and sense of place.

The buildable development areas, exclusion zones and connectivity diagrams have been carefully interpreted to maximise the qualities of the site and its spatial context in relation to both the University campus and the wider Fallowfield community.

A new primary avenue connects the existing main entrance to the west (on Wilmslow Road) along a colonnaded and animated street scene to the new central hub facility on the eastern boundary.

A secondary hierarchy of planned routes and vistas help legibility and way finding around the site, contributing towards a community focused solution.



Proposed Site Layout

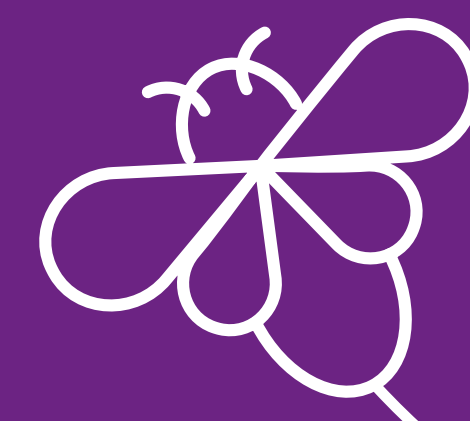


Illustrative landscaping diagram

- 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 CGI



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Proposal | Scale

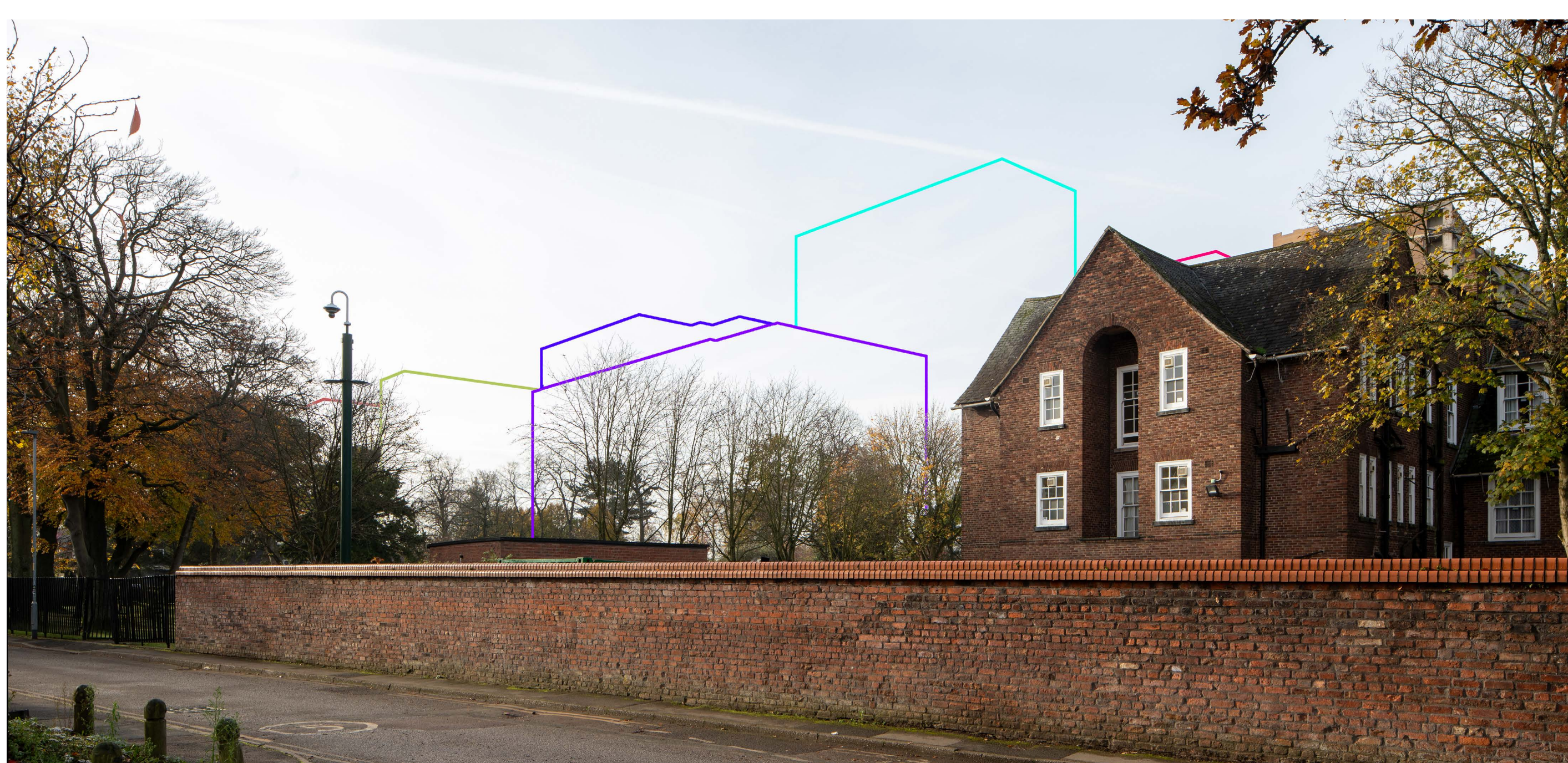
- Existing Owens Park blocks predominantly between 3 and 4 storeys
- Owens Park Tower (currently being demolished) is 19 storeys
- Proposed blocks are a mix between 5 and 15 storeys
- Predominantly 6 storey blocks to the perimeter



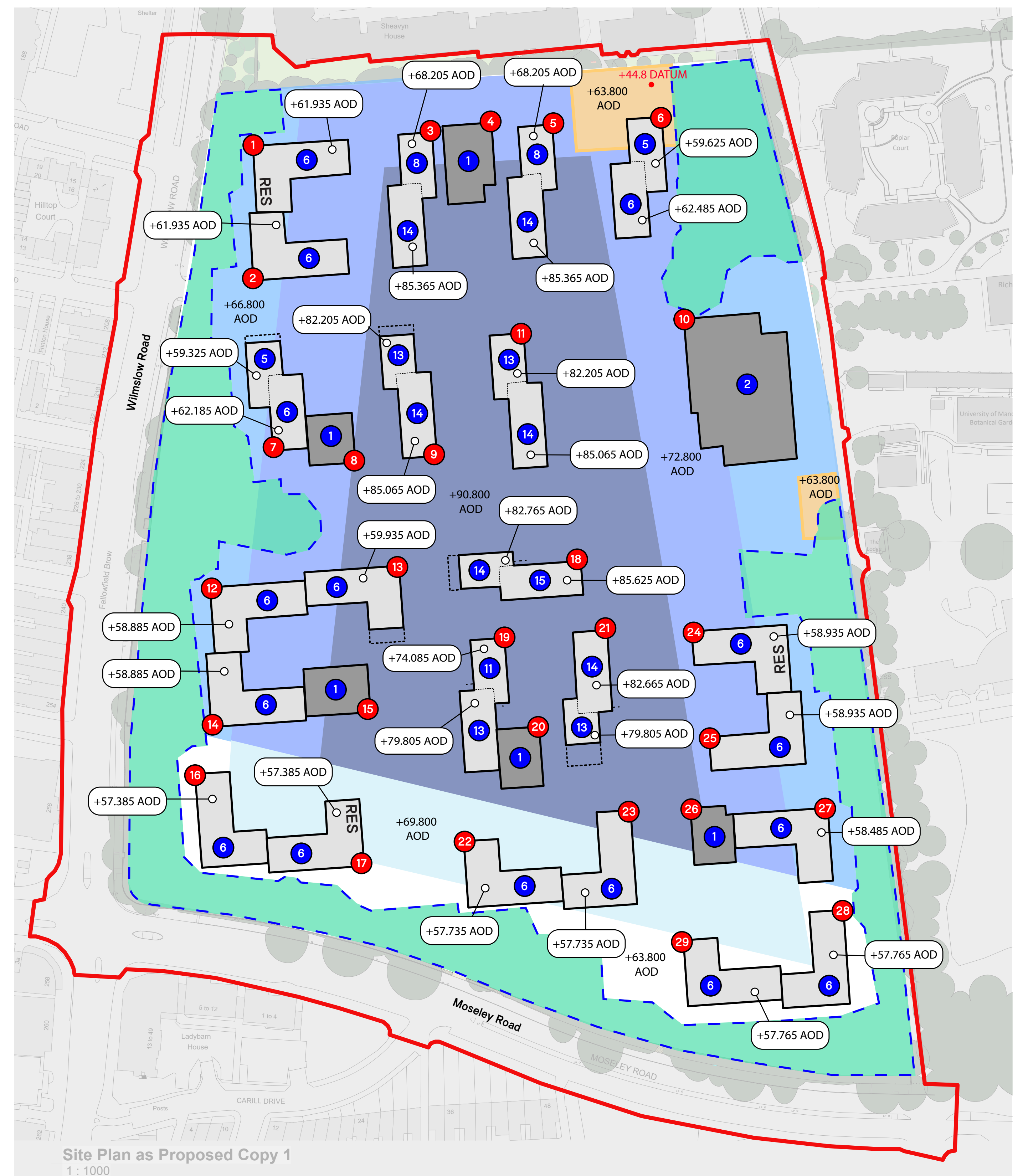
View from the junction of Wilmslow Road and Moseley Road.
Note massing is not visible beyond the tree line



View looking west along Gunnery Lane



View looking southwest from Whitworth Lane near Ashbourne Hall



The above plan shows the proposed buildings' heights set against the massing zones established in the Approved Outline Parameters. The storey heights are shown in the blue circles, while the "AOD" (Above Ordnance Datum) reflects the true geographical elevation (usually from sea level). The parameters sought to limit height around the perimeter of the site and establish zones of increased scale towards the centre. This approach has been carefully adhered to in the design with the "L" block consistently at 6 storeys around the perimeter with the taller "S" blocks running through the middle.

Proposed Scheme overlaid on Outline Height Parameters

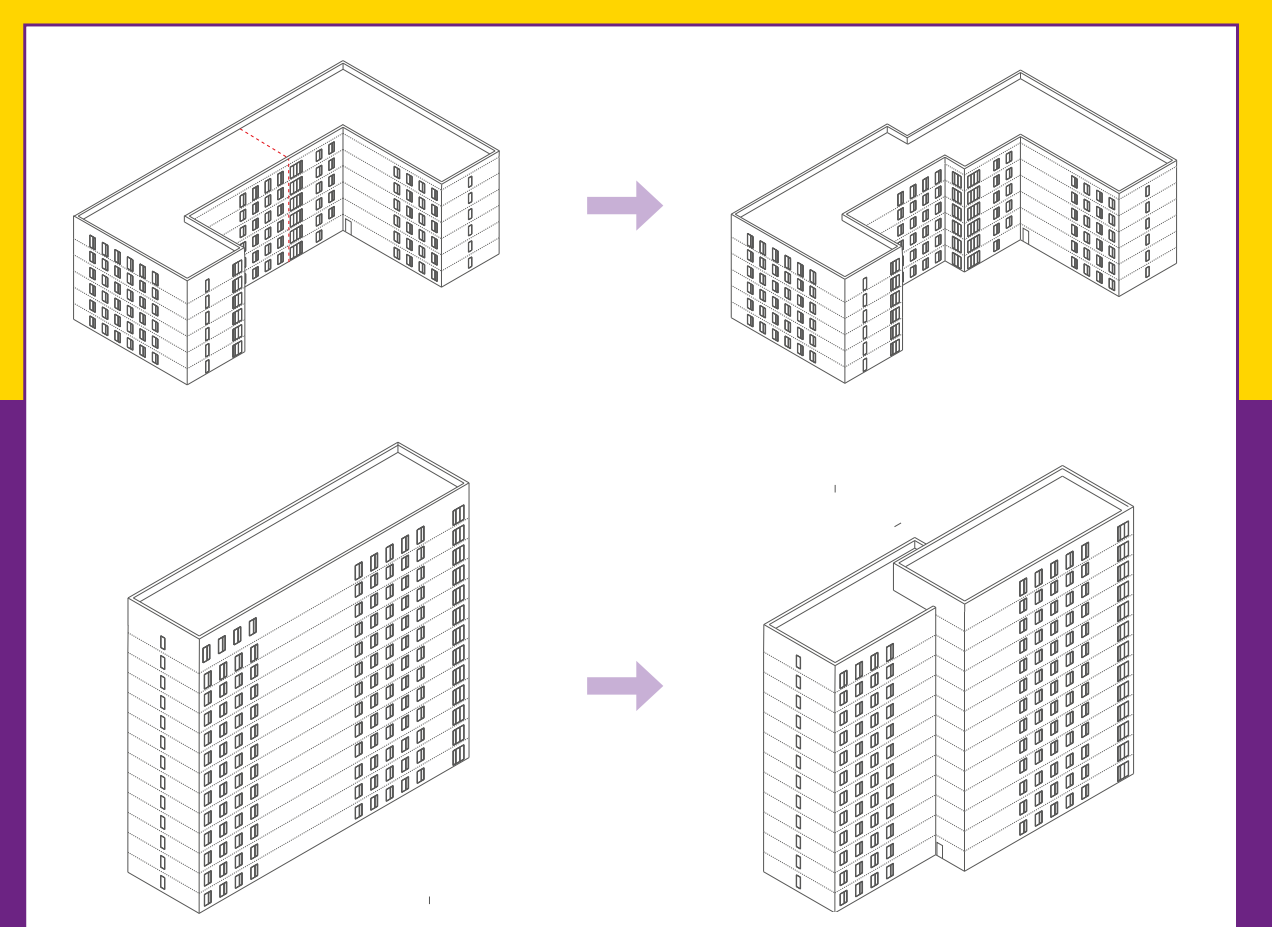
Block massing is stepped and articulated in order to break up and prevent the appearance of monolithic façades. Further articulation is provided by cutbacks and colonnades to provide shelter and to animate the routes around the site.

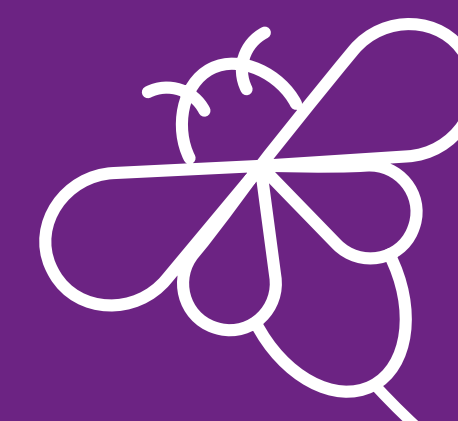
Building Typologies

Building typologies have evolved through design development to comprise two main types intended to serve alternative purposes.

A series of 'L' blocks are located around the perimeter of the site and arranged to form inward facing courtyards giving a sense of enclosure and seclusion.

The taller articulated 'S' blocks run through and define the centre of the site to frame and support the movement patterns and also benefit from longer views to the surrounding areas.





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Proposal | Appearance



Illustrative CGI

The overall appearance is one of a confident and contextual expression of brick and reconstituted stone buildings set in lush green landscape.

This limited palette of materials has been chosen to reflect and sit sympathetically with the Fallowfield Campus and wider area; the old and new alike.

A subtle tonal range in the materiality is provided in the form of warm light and dark red bricks to reflect the domestic scale and heritage of the site, and cooler greys for the reconstituted stone that respond to the semi urban modernity.

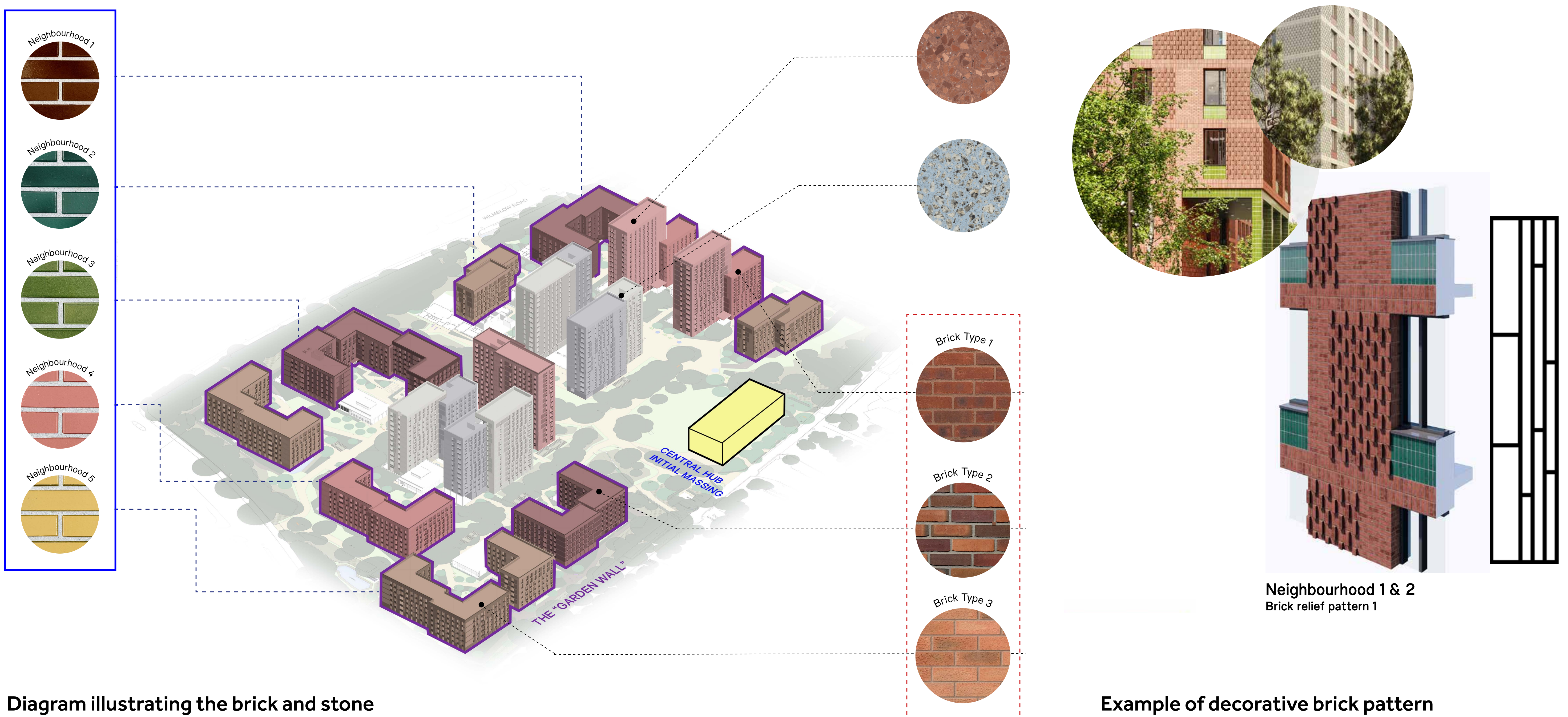
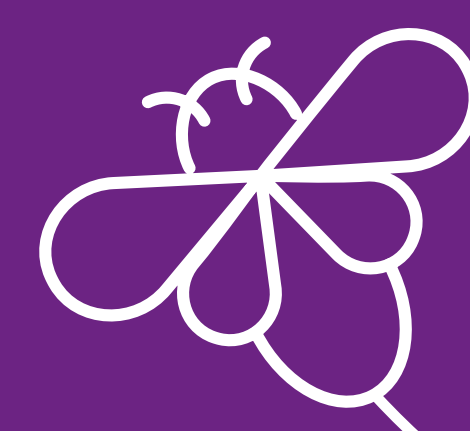


Diagram illustrating the brick and stone type that define each neighbourhood

Example of decorative brick pattern and vent panels to windows



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Proposal | Landscaping

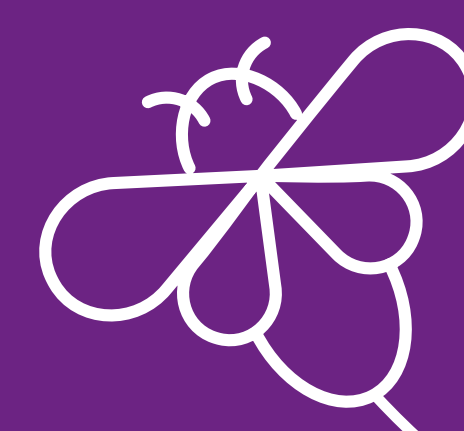
- > The development proposal prioritises the retention of existing trees, particularly along Wilmslow Road and Moseley Road. While 82 trees will be removed for construction, a minimum of 246 new trees will be planted, enhancing the Site's long-term resilience and biodiversity.
- > The proposal also includes enriching existing habitats and the introduction of new ones, such as green roofs and swales, to further bolster biodiversity. Provisions for nesting boxes and insect hotels will further support local fauna.
- > The Site's landscape will feature a hierarchy of spaces, including a central communal greenspace, a public east-west walkway, a private residential garden area, a main pedestrian route, and courtyard gardens. A perimeter woodland walk will offer a fitness trail and tranquil seating areas.

Lighting and Security

Adequate lighting and safety precautions have been carefully considered as part of the proposals to ensure the development provides an inclusive environment for all.



Landscape concept

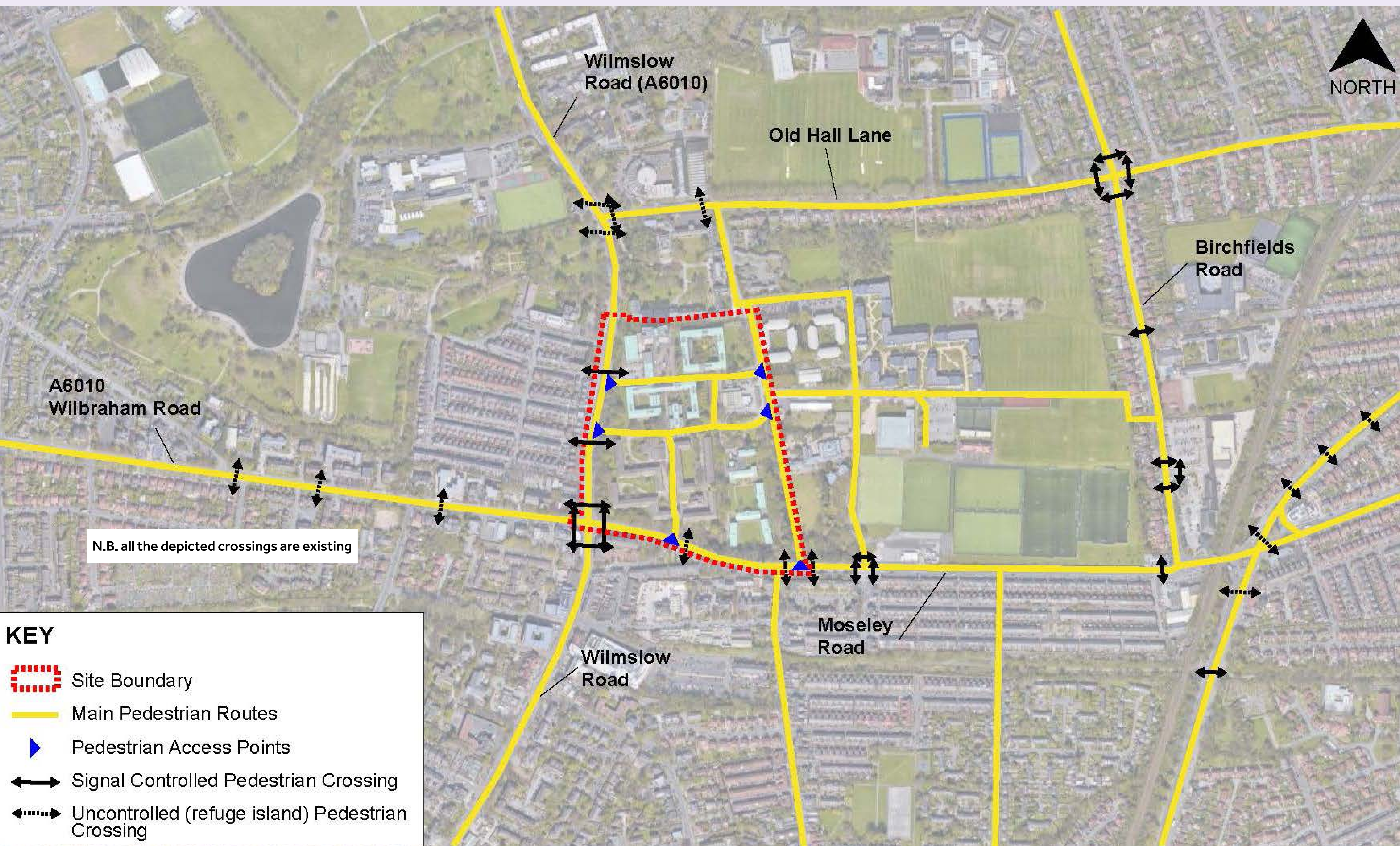


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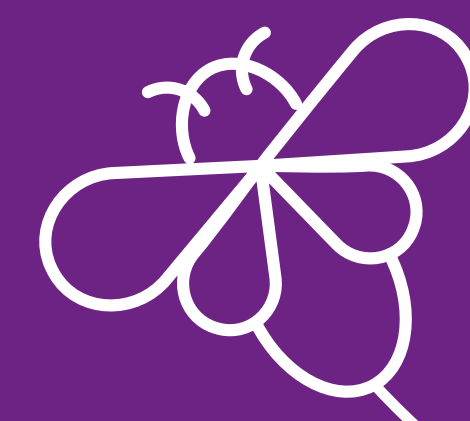
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Access, Servicing, Deliveries and Parking

- > Pedestrian and cycle access will be maintained from Moseley Road, Wilmslow Road and Whitworth Lane, with additional connectivity permeating through from the rest of the Fallowfield Campus to the north and east. Internally, walking and cycling routes will largely be free of vehicles except on move-in/out days and for refuse collection purposes.
- > High-quality cycle parking will be provided for c.25% of the student population, which equates to a provision of over 800 cycle parking spaces conveniently located across the campus and near residences and amenities.
- > The proposals will largely remove car parking, giving priority instead to improving public realm and access for pedestrians and cyclists. Levels of accessible (blue badge) parking will be maintained to meet requirements.



Key routes diagram



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Sustainability

Sustainable development and environmental performance have been carefully considered and designed into the proposed development from an early stage.

- > A low impact construction design, utilising an off-site form of modern construction, has been developed for each of the buildings. Off-site construction, as a result of factory conditions, will help to achieve:
 - > A 50% reduction in delivery vehicles to site
 - > A 40% reduction in site operative hours
 - > A 70% reduction in construction waste
- > A fabric first approach will drive quality, air tightness and waste and carbon reduction
- > Viridis has refined its structural design to reduce the quantity of concrete required across the Project. The installation of precast concrete structures will provide much lower operational and embodied carbon emissions - 2-3% less in comparison with traditional in-situ concrete and steel solutions. This will considerably reduce the construction footprint.
- > To minimise emissions relating to repair, replacement and/or refurbishment, Viridis has developed a robust material specification to prevent the need for frequent replacement.
- > Viridis will maximise the use of on-site renewables to deliver a highly efficient, low energy project. Long life assets, inclusive of renewable materials, which will operate with minimal intervention, supported by smart energy and occupancy recording systems, will further optimise the buildings' performance over the 50-year concession period.

Biodiversity

The proposed development will deliver a 10% betterment in BNG, as well as a number of other enhancements for local biodiversity.

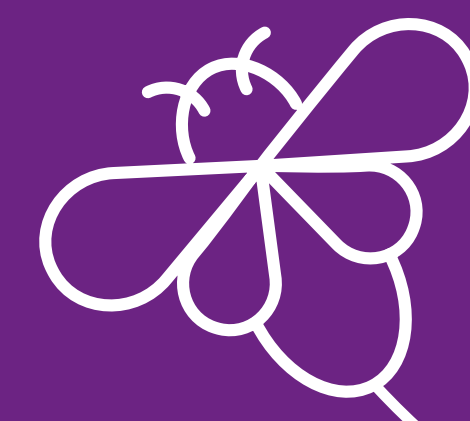
As noted in the Landscaping section, the proposals have been carefully planned to minimise any loss of trees. The biodiversity of the site will be improved through the introduction of new native plant species to existing woodland, hedgerow and grassland habitats, and the addition of new habitats such as green roofs and swales. Additionally, the conditions for bats, birds and invertebrates will be improved through the provision of nesting and roosting boxes, and insect hotels.



An example of panels, which were constructed within a factory environment, being installed as part of a methodical construction programme. This process significantly reduces deliveries to site



An indicative example of modern methods of construction within a factory environment. Panels are produced in factory conditions, which significantly reduces the carbon footprint of construction projects



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Other items you might be interested in

Student Management

The focus is on enhancing the student experience and creating a caring and inclusive culture, which will enable the students to thrive personally, socially and academically. Key features of the student management approach at the Fallowfield Campus will include:

- > Reslife – a team of support 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 the University
- > New central hub providing social space and areas for events and informal study

Affordability

The new accommodation in this development will be a high quality ensuite offer. The University is committed to providing a diverse range of accommodation and rents across the residential portfolio. There is an established and wide ranging ladder of rents, including significantly cheaper older ensuite accommodation, and 1,245 non-ensuite bedrooms at Whitworth Park. The University is also introducing a new accommodation bursary.

Social Value

Viridis commits to leaving a lasting social impact at Fallowfield in partnership with the University of Manchester. We recognise that the Fallowfield Campus opportunity isn't just about the students, but how we can meaningfully engage with the local Fallowfield community and create a legacy of opportunity, upskilling and jobs.

Construction

The construction programme is scheduled to commence in June 2025 and conclude in September 2030. A phased programme of delivery, incorporating an off-site construction methodology, will be implemented to help manage and reduce disruption to the students and local community. A bespoke website will be launched in 2025 which will provide 24/7 progress updates, lookahead plans and key contacts. Signposting information for employment opportunities will also be included.

The Residents

Students who will live in the new development will be predominantly first year undergraduates, both UK and international. The additional accommodation on the campus will also provide an opportunity for the University to offer more bedrooms to non-first year "returning" students.

PUBLIC CONSULTATION HAVE YOUR SAY

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'



SCAN FOR INFORMATION