

## **PROPOSED STUDENT ACCOMODATION WILL PROVIDE JOBS BOOST TO LOCAL ECONOMY**

### **'Manor Point' development will create much needed jobs in Coupland Street, Manchester**

#### **480 jobs including construction and full and part time roles on completion**

Manor Property Group has applied for full planning permission for an eight storey block of 676 student apartments at Coupland Street in Manchester.

There are a number of associated job opportunities which will boost the local economy with over 300 construction and supplier jobs during the build phase and up to 30 full time jobs and 50 part time jobs and training opportunities as part of the student accommodation. Separate office space could also support over 100 jobs.

Called Manor Point, the careyjones chapmantolcher design has created a fully enclosed courtyard development with a series of eight storey blocks connected at the strategically imposing corners of the site with a landscaped inner courtyard which will offer an outdoor amenity space for the residents.

Manor spokesperson Bill Addy said the plans for Manor Point would regenerate a brownfield site and bring it back into use: "Manor recognises the strategic importance of the Coupland Street site which is within walking distance of both the University of Manchester and Manchester Metropolitan University. In addition it will create an opportunity to meet the growing demand for high quality independent student accommodation in the city. We hope to be able to start on the site later this summer and be ready for occupancy from September 2013."

The brownfield site which has been vacant wasteland for a number of years is currently in a state of decline and is becoming overgrown. It has now been earmarked for development as part of the Corridor Manchester Strategic Vision and it is hoped the plans meet with the Council's general policy which seeks to bring about the lasting regeneration of Hulme.

Colin Wilson from The Planning Studio in Manchester has provided the planning and regeneration statement for the application. He commented: "This is a unique and exciting opportunity to deliver a major student accommodation development for this derelict site together with a significant number of jobs. It is in a prime University location and will regenerate an area that has been derelict for a number of years."

It is strategically located within easy walking distance of the University of Manchester campus and Science Park as well as Manchester Metropolitan University and the teaching hospitals. It is convenient for a wide range of local facilities and services which are available along the Oxford Road campus.

The site is in a highly accessible location with excellent transport links, the nearest railway stations are Oxford Road which is approximately 500m to the West and Piccadilly approximately 800m to the North West, both of which are around ten to fifteen minutes walking distance respectively. The area is also very well served by frequent bus services between the city centre and Didsbury along Oxford Road. Buses also pass by the site from Booth Street West and Boundary Lane, which has a number of bus stops within easy walking distance.

Each of the en-suite study bedrooms in Manor Point will be in a range of four to seven cluster apartments with shared kitchen and communal facilities. The development will provide a total of 676 bedrooms with an associated management office, a gym and laundry, as well as an on-site internet café. The development would have a very modest amount of car parking provision with five standard spaces and four disabled spaces as well as a secure cycle storage area. The design includes just over 2000sq.m of Class B1 offices with 13 car parking spaces and one disabled parking space.

The development will incorporate a number of sustainability and renewable energy measures, including the use of combined heat and power plant technology as well as the zoning of student accommodation bedrooms to form an eastern and western heating and cooling system. The site will also use heat recovery during the winter time with a mechanical ventilation system in the gym, pulse and sub metering systems as well as dual flush toilets and will aim to meet BREEAM 'very good' rating on completion.

Manor Point will operate a secure manned entry system with 24 hour on- site security to ensure student safety at all times.

Manor is one of the largest independent developers of student accommodation in the country with 11 strategic sites across northern university towns, including Hull, Manchester, Salford, Bradford, Durham, Birmingham, Sheffield and Leeds. The Manor Point site will be operated by Manor Student Homes.

ENDS

Notes to editors

Manor Property Group has a broad base of property developments worth in excess of £625 million development value. Manor has over 30 years' experience with a wide range of projects which span leisure, retail, commercial, residential and student developments.

More information at: [www.ManorPropertyGroup.com](http://www.ManorPropertyGroup.com)