

MANOR WHARF: MAJOR MANCHESTER STUDENT LIVING PROJECT - PLANNING APPLICATION

- **Manor Property Group proposes over 1000 high quality riverside apartments in Salford**
- **Sustainability and renewable energy features**

Manor Property Group has submitted a planning application for one of the largest independent student living developments in Manchester. The proposed scheme consists of 1,091 student bedrooms in Adelphi Street, Salford, and is located within the Salford Central Regeneration Area. The design incorporates associated office space, café and a gym, together with parking spaces, external work and landscaping.

Manor spokesperson Bill Addy said the proposals would help to transform the site and address growing demand for high quality independent student accommodation: "Manor will be regenerating an area of Salford which has seen many years of decline and we are looking forward to working with the planners to enable start on site later this summer in order to meet growing demand for occupancy from September 2013."

Renowned architect careyjones chapmantolcher has developed a stepped design which provides most of the student apartments with attractive views across the adjoining River Irwell and the Meadows. A series of linked buildings will range between six and eight storeys, with a single tower of 18 storeys at the northern end of the site.

"This innovative yet sympathetic design will not only help to meet the growing demand for student accommodation in this part of Manchester but will also greatly enhance this derelict site in a strategic location" commented Rob Cunniff from careyjones chapmantolcher.

The development will offer 24 hour on-site security and in response to student demand for fast broadband connectivity Manor will be installing the latest fibre optic facility to every bedroom. Each of these study bedrooms will finished to the highest standard and along with the well-designed kitchen and social areas it will offer a new level of quality for student accommodation. It is within easy walking distance of the University of Salford campus, only a few hundred metres away, and the highly accessible location is also well served by both train and bus services.

The scheme will incorporate a number of sustainability and renewable energy measures and will aim for a BREEAM 'very good' rating on completion. The student accommodation will incorporate combined heat and power plant technology and the zoning of bedrooms to form eastern and western heating and cooling, plus a heat recovery system for the winter period. Other measures range from mechanical ventilation in the gym to dual flush toilet systems.

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 Salford 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