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Introduction

1.1 Pre-amble

The University of Salford has endorsed a vision to secure transformational change of its campus environment. The transformation will create a high quality campus delivering an excellent and modern teaching and learning environment which is safe, highly accessible, vibrant, legible and permeable and which integrates with its surrounding community. This transformation, along with surrounding regeneration initiatives, will create a distinctive new part of Salford.

In order to realise the vision and to deliver the significant change required, the University of Salford has prepared this Campus Plan to guide and successfully plan the comprehensive redevelopment required.

1.2 Purpose and Role of the Campus Plan

In 2008, the University developed and published a detailed Masterplan setting out a comprehensive 20 year vision and development programme to deliver transformational change to the existing Peel Park Campus. It is a comprehensive document but given its life cycle, the prevailing economic circumstances and the uncertainty surrounding future long term phases, there is a need for flexibility to ensure that the University can quickly react and respond to an ever changing and now competitive academic environment. The University considers the Masterplan as a visioning document which is to be used as a reference point for the long term redevelopment of the campus. It is not to be viewed as a definitive plan but the University is fully committed to its broad objectives, principles and early phase capital projects.

This Campus Plan does not seek to slavishly replicate the specific details of the Masterplan. Its purpose is to provide a more strategic framework to oversee, guide and test campus redevelopment. It also however, illustrates and communicates clearly the University aspirations and vision for change.
1.3 Structure of the Campus Plan

The Campus Plan:

- Expresses the University’s vision and strategy for transformation;
- Identifies the main issues, constraints and opportunities of the existing University campus environment;
- Explains in more detail how the City of Salford Unitary Development Plan (UDP) policies will be applied to the University of Salford campus;
- Sets out a strategic physical framework for campus redevelopment;
- Establishes a set of generic principles, development criteria and parameters to guide campus redevelopment; and
- Establishes a series of thematic strategies on key issues to support the framework.

![Diagram of Campus Plan Structure]
The University has established an internal Steering Group to guide the preparation of the Campus Plan. Consultation has primarily taken the form of internal and external design workshops and presentations. The stakeholders have included delegates from Salford City Council, Salford Urban Regeneration Company (URC), GMPT, Urban Vision, Network Rail, British Waterways and Greater Manchester Police.

The Campus Plan is set out in a number of sections as follows:

**Section 2:** Outlines the strategic policy context pertaining to the University and general planning policy context;

**Section 3:** Summarises the current campus context, its strategic position within Central Salford and its site specific constraints and opportunities;

**Section 4:** Sets out the development principles that will guide future redevelopment and secure transformational change;

**Section 5:** Explains spatial concepts and the physical Campus Development Framework;

**Section 6:** Outlines thematic strategies in respect of sustainability and energy, accessibility and car parking and public realm/open space; and

**Section 7:** Outlines timescale for delivery and immediate capital phase projects.
2.1 The University of Salford

The University has a strong reputation in delivering high standards in teaching quality, undertaking world-class research and facilitating business enterprise. As such, it is an educational establishment of more than local significance. The University has an aspiration to be a top quartile University in teaching and research by 2017 when its celebrates its 50 anniversary of Chartered status. It has a turnover of some £180.5m and has positioned itself strongly in serving the needs of local and regional industry and commerce, assisting over 2,000 organisations and creating more than 1,000 jobs in the region.

The University is also one of the largest employers in the City of Salford and together with over 20,000 students; the University contributes significantly to the local economy (estimated at over £1.2billion). Given its reputation, strength and status, the University of Salford is a key player in terms of:

- providing knowledge transfer and expertise for the City;
- enhancing the profile of the city; and
- providing of enhanced skills to the local community

Given the position of the Peel Park and Frederick Road Campus within Central Salford, the University can also play a major role in the regeneration of the area.

2.1.1 University Vision

The continued delivery of the above benefits to the City is very much dependent upon the success of the University in growing and developing as an institution. In order to grow and increase its market share in an increasingly competitive sector, the University recognises that it needs to increase the quality of its ‘offer’ in all aspects of University life and in particular the ‘student experience’. This includes the quality of its teaching and learning facilities, residential and recreational facilities and the wider physical campus environment; all of which are now very important factors for students in deciding where they wish to learn and study.

In response and in order to accommodate future growth and physical improvement, the University wishes to embark on a period of transformational change and significantly invest in its campus. This will result in the consolidation, rationalisation and improvement of University estate on the core campus site of Peel Park and Frederick Road and continuing the development of its facilities at MediaCityUK. To underpin this, the University has endorsed a new ‘vision’ and has prepared a Campus Plan which expresses this vision and the transformational change required in physical terms over a twenty year life-cycle.

2.2 The Framework for Regeneration

The City of Salford is embarking upon a significant period of renewal and regeneration. Central Salford in particular, where the University campus is located, is to be the main focus for major regeneration and investment activity for the next 20 years. Salford City Council in partnership with the Salford Urban Regeneration Company and other stakeholders wish to transform the area into one of the most popular and attractive places to live, work and study and in 2006, published a Central Salford Visioning and Regeneration Framework setting out how the area will be transformed into a beautiful, vibrant and prosperous modern city.

Salford City Council has also been awarded significant Government funding to deliver housing and renewal in Pendleton and Lower Broughton; neighbourhoods that adjoin the Frederick Road and Peel Park Campus. Planning permission has recently been secured to deliver a comprehensive mixed-use regeneration of the Chapel Street area and work has commenced on environmental improvements and traffic calming measures along the A6 corridor. Moreover, there is significant promotion of ‘Knowledge Capital’, consisting of a cluster of knowledge-based employment, education-related uses, cultural facilities and other uses. These are being developed around Salford University in addition to ‘Innovation Park’, which seeks to foster knowledge based employment/education uses.
2.3 Planning Policy Context

2.3.1 Salford Unitary Development Plan

The Salford Unitary Development Plan (UDP) provides the main planning framework for Salford. Securing successful and long term sustainable regeneration and renaissance is its over-riding objective.

The UDP recognises the importance of the University as an educational establishment of more than local significance which fulfils a number of roles within the city as a major employer, a key source of knowledge and expertise, a contributor to enhancing the external profile of the city and a key provider of enhanced skills to the local community. The City Council is particularly keen, through its UDP, to build on the positive social and economic benefits that derive from the presence of the University; this is both in terms of supporting the development of employment-related initiatives such as Innovation Park and Knowledge Capital and the key delivery role the University can play in the regeneration of Central Salford.

The University’s campuses are all located within the defined urban area of Salford and benefit from the overarching Policy EH35, which permits education and University related development, in principle, within each of the campuses (Frederick, Peel Park and Adelphi).

A number of other policy designations and site allocations overlay the campuses and these include:

- At Frederick Road, Policy E2 and Policy 4/3 designate land within Innovation Park to include knowledge based and higher education development;
- At Chapel Street (west) and The Crescent, Policy MX1/2 allocates land (including the campus), for mixed use development which can include higher education development;
- Policy E3 applies to the entire campus area and includes it within the Manchester and Salford Knowledge Capital Area, within which higher education development is encouraged; and
- The campus is affected by two areas of policy constraint. One is Policy CH3/2 applying to the Crescent Conservation Area affecting the southern part of the campus, Peel Park and the David Lewis Playing Fields, and the second is the area of Peel Park which is a key recreation area and is protected from development under Policy R4/5. It is also part of the Irwell Valley (Policy EN5) and a wildlife corridor (Policy EN9).

2.3.2 Supplementary Planning Guidance Document

There are a number of statutory Supplementary Planning Documents and non-statutory Planning Guidance that amplify specific UDP policies which are relevant to the University Campus and its redevelopment. These are:

Statutory Supplementary Planning Documents:
- Nature Conservation and Bio-diversity SPD, July 2006;
- Design and Crime SPD, July 2006;
- Trees and Development SPD, July 2006;
- Greenspace Strategy SPD, July 2006;
- Planning Obligations SPD, March 2007;
- Sustainable Design and Construction SPD, March 2008; and

Non-Statutory Planning Guidance
- Irwell City Park Planning Guidance, March 2008; and
2.3.3 Salford Local Development Framework

The Salford UDP is to be replaced by a Local Development Framework. After consulting upon an Issues and Options Paper in October 2008, the City Council published a Draft Core Strategy in November 2009 which will, once adopted, set out the City’s main planning framework up to 2027.

The document recognises that the wider Manchester City Region is committed to delivering accelerated economic growth over the next few decades so that by 2025, it is a world class city with economic productivity levels matching those of London and the South East. Equally, the priority of regeneration and renewal of Central Salford is maintained and by 2027, the draft Core Strategy envisages Central Salford will have seen very high levels of investment and development transforming the area into a diverse, high quality and vibrant place based around a mix of uses including employment, housing, local facilities and visitor attractions. The draft Core Strategy expects the University of Salford to be comprehensively improved and expanded and to act as a catalyst to reinvigorating the Crescent area. This is anticipated via consolidation of University activity on the Peel Park and Frederick Road campus as set out in the University Masterplan.

The City Council are also preparing a Development Framework for the Crescent Area of the City. The Framework will provide future guidance on the application of the UDP’s mixed use policy for the area and will guide the transformation of the area into a vibrant and modern part of the Regional Centre.

The University’s land ownership is extensive within the Crescent Area and it will be a key partner in delivering transformational change through its campus redevelopment plans. The content of this Campus Plan will inform the emerging framework for the Crescent.

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2.3.4 The Crescent Conservation Area Appraisal

The City Council published an appraisal of the Crescent Conservation Area in May 2008. The appraisal defines what is important about its character and appearance and identifies its characteristics.

The Crescent Conservation Area recognises that the University has become a major landowner within the Crescent and has carried out steady redevelopment of sites and rejuvenation of existing buildings since the late 1960’s. The appraisal identifies that the main strength of the area is that it possesses some fine individual late 19th Century buildings and early 19th Century buildings that are Grade II listed together with some fine urban spaces such as University Square and Fire Station Square. However, this strength is counterbalanced by the dominance of the A6 trunk-road. Peel Park is also considered as being under-used and hidden from the Crescent and whilst its tree coverage still defines the formal path arrangement many of its original features have now been lost. The appraisal identifies that there is enormous potential for positive redevelopment to enhance the character and appearance of the Conservation Area both in terms of wider regeneration initiatives and the University’s proposals for enhancing its campus environment.
3.1 Campus Context

3.1.1 Site Location

The University of Salford is located to the west of the historic centre of Salford and less than two miles from the centre of Manchester. University facilities are spread over a number of sites, with the main campus and focus being the Peel Park and Frederick Road Campus on The Crescent and with further facilities to the south of The Crescent at Irwell Place, at Adelphi to the east and at Castle Irwell to the north. The University’s land ownership is extensive covering approximately 70 hectares.

The focus of the Campus Plan is the University’s main campus at Peel Park and Frederick Road. The area that this covers is indicated by the redline on the adjacent plan (Figure 1).

The campus is isolated from its immediate surroundings by busy roads and the River Irwell and is bisected by a railway line. The main points of arrival on The Crescent, Wallness Lane and from Salford Crescent Station are uninspiring and present an unattractive impression to visitors.

Figure 1: University land ownership
Whilst the wider initiatives promoted by Salford City Council and Central Salford URC may reduce isolation, the arrival experience must be tackled by the University, initially perhaps through public realm improvement work but in the longer term through restructuring of the built fabric.

Immediately to the east of the campus is Peel Park. Dating from 1846 it is one of the world’s first public parks. The University buildings turn their backs to this attractive landscaped space and it is under-utilised despite its obvious attractions. To the north of the park is the Davis Lewis Recreation Ground which is managed by Salford City Council. Both green spaces abut the River Irwell and with few bridge crossings the river provides a major barrier to easterly movement.

Chapman Building sits central to the Peel Park Campus

Maxwell Hall with the Maxwell Building immediately behind

The main University Campus at Peel Park and Frederick Road is set within a predominantly residential landscape but with major road and rail infrastructure fragmenting the area and reducing connections. Alongside the railway line are light industrial uses. The adjacent residential communities are suffering from deprivation and regeneration programmes are underway to bring about housing market renewal.

Only limited retail activity exists within walking distance of the University and there are few other facilities available to students. Whilst there is significant historical value in the environment along The Crescent and Chapel Street, to the east there are many vacant sites and buildings and this contributes to anxieties over safety and a lack of vibrancy or vitality. Many students pass quickly through this area to spend time elsewhere.

The Crescent currently forms a major barrier between the Peel Park Campus and the Irwell Place Campus
3.1.2 Accessibility

The University Campus should theoretically benefit from excellent connections bordered by the A6 and served by some 40 buses per hour, and Salford Crescent Station which operates regular services from both Manchester Victoria station, Manchester Piccadilly, Salford Central and Manchester Airport and to other destinations within the Region.

The Campus is less than a mile away from the Regional Centre, and is close to both the motorway network and to Manchester International Airport.

Traffic Calming of the A6

Central Salford URC and Salford City Council have commenced significant traffic calming works and environmental improvements on The Crescent and Chapel Street which currently carries a significant flow of traffic, particularly at peak hours. The proposals will significantly alter the highway and pedestrian environment of the A6 creating a tree-lined boulevard which will give priority to pedestrians, cyclists and public transport. The proposals encompass widened footways, introduce improved pedestrian crossing facilities, and reduce the carriageway to two lanes in each direction. A 20mph speed limit will be imposed and one traffic lane in each direction will be dedicated for use by buses. Along the University frontage, the proposals seek to introduce pedestrian ‘super crossings’, to enhance pedestrian movement, and a significant central refuge/reservation will be included to encompass both formal and informal landscaping and paving.

Platform at the station can be dangerously overcrowded

Salford Crescent Station

Salford Crescent was constructed in the 1980’s and is located within the footprint of the main campus. It consists of a single island platform providing access to tracks on either side for services operating in each direction. The stations existing infrastructure and associated facilities are now considered inadequate and no longer fit for purpose due to increased demand from the number of students attending the University.

There are a number of issues concerning the existing layout and facilities at the station and these include:-

- No visual identity or visibility on the A6 or on Windsor Bridge;
- Insufficient waiting room and standing areas;
- Congestion when people are queuing for tickets on the platform;
- Poor access from a single bridge, poor accessibility from surrounding areas nearby Pendleton, and no disabled access;
- No interchange facility for onward journeys by bus;
- Short platforms that are unable to accommodate trains more than 5 coaches in length; and
- No vehicular drop-off or pick up facilities.

Central Salford URC, Network Rail and GMTPE are currently developing proposals to reconfigure and expand the station. Whilst a number of options are being considered at this stage, it is anticipated that the final proposals will include a new station building on Windsor Bridge incorporating a new lift and stairs for access down to the platforms. It is anticipated that the new station redevelopment will be completed by July 2014. In addition to the station improvements, a new bus lay-by is proposed on University Road which, from January 2011, will accommodate a new bus shuttle service linking the new Media City development and the University of Salford.
3.1.3 Recent/Emerging Regeneration Activity

Both the City Council and Central Salford URC have ambitious plans for Central Salford. A broad range of programmes and regeneration initiatives are planned or are underway to transform surrounding areas:

- **Irwell City Park**
  Access to the River Irwell will be dramatically improved and the river corridor will become a linear park leading from the University through Manchester and Salford to Salford Quays.

- **Housing Renewal**
  The Lower Broughton, Charlestown and Lower Kersal and Pendleton neighbourhoods will be re-vitalised with new housing and reinvigorated communities.

- **New Pendleton Shopping District**
  A new large retail store and the redevelopment of the existing Shopping City is proposed which will invigorate the shopping facilities and encourage a better mix of shops and services. The focus of the new shopping area will be a new public space. The local and wider community will benefit from the improved setting and people-friendly spaces - an attractive, welcoming environment in which to visit and shop.

- **Central Salford – Chapel Street**
  Outline Planning Permission has recently been secured by the English Cities Fund to deliver a comprehensive mixed use redevelopment of the area. The redevelopment will, in essence, create a new city centre in the old city of Salford with a vibrant and distinctive collection of shops, cafes and leisure opportunities. Around 1,600 new homes will be built and over 11,000 jobs will be created.

- **The Meadows**
  There are plans for the Meadows to become a major, high quality, landscaped area - a special green and blue oasis within walking distance of Central Salford and Manchester. The area will link Chapel Street to the University campus and will also be overlooked from The Crescent, where the boulevard will become a beautiful terrace, and provide a perfect vantage point from which to appreciate the high-quality landscaped space by the River Irwell. In 2008, Central Salford started a five-year programme of management and maintenance to deal with the invasive weeds such as Japanese Knotweed and Himalayan Balsam, remove some of the diseased trees and prune others. This sensitive thinning will allow more light into the area and increase the variety of habitats for local wildlife. New native trees, shrubs and wildflowers will be planted to increase the biodiversity of the site.

- **Salford Museum and Art Gallery**
  Consideration is being given to the future enhancement of the Museum and Art Gallery building upon its existing historical and cultural asset. An enhanced museum and art gallery will also assist in revitalising the campus and contributing to a 24 hour University environment.

Figure 2 identifies the proximity of these initiatives to the University. Whilst there are varying degrees of timescale and delivery, it is necessary that the Campus Plan responds to these programmes and seeks wherever possible to build upon them.
Figure 2: Other regeneration initiatives within the University's vicinity
3.2 Site Context

3.2.1 Character of the University Environment

An analysis of the layout and built environment of the University has highlighted a number of important issues that are summarised below:

- Salford University’s academic activities are dispersed on four different campuses. The larger Peel Park Campus and Frederick Road Campus form the core of the University, while the smaller and more fragmented Irwell Place Campus and Adelphi Campus comprise only a few University buildings interspersed with non-university uses;
- Campuses are segregated from one another by physical barriers formed by the railway line, major highways (the A6), the River Irwell, Peel Park and the Crescent Meadows;
- Routes between campuses are convoluted and indirect, and involve the passing along, or crossing of major road infrastructure or lead through areas that lack activity and are perceived to be unsafe;
- The University is experienced from insular and inward looking campuses rather than as an integrated and coherent whole with a single identity and sense of place;
- Peel Park Campus offers a generally attractive green and leafy environment benefiting from the presence of Peel Park nearby while the other campuses are characterised by a more urban environment that lacks this green quality and tranquility;
- The building stock is generally comprised of large-scale stand-alone buildings with heights typically ranging between one and four storeys. The Allerton and Maxwell Buildings are notable exceptions rising to 9 and 10 storeys respectively. The majority of buildings, with the notable exception of the Peel Building, the Chapman Building and to some extent the new Lady Hale Building, lack a particular architectural or visual quality that adds interest and distinctiveness;
- The University has little on-campus student accommodation or ancillary active uses beyond teaching times which restricts the campus community in terms of animation, surveillance and vibrancy, particularly at the weekend and during the evenings;
- Apart from the arrival point at The Crescent, entry points into the University campuses are not appropriately addressed. They fail to perform as welcoming gateways with existing buildings lacking an appropriate form and height and exposing unattractive back sides and servicing areas. This adverse arrival experience is exacerbated at Salford Crescent Station with convoluted and tight pedestrian spaces and the need to navigate a roundabout (towards Peel Park Campus) or pass alongside an urban motorway (towards Frederick Road Campus);
- The Broadwalk is an important structuring device on Peel Park Campus with buildings orientating their fronts to this central access spine. In other places buildings are less successful in helping to define a coherent and legible campus environment;
- The quality of the public realm within the campuses is variable and in many places dominated by provision for vehicles rather than for pedestrians. Internal streets, car parking, left-over green spaces and grass verges, without clear purpose, predominate;
- There is no sense of a clear central place or hub where activities converge and the layout, function and architecture of buildings, together with the public space design, would suggest the epicentre of the University;
- Although a few green and hard surface public spaces can be found within the University campuses, none of these function as focal places with appropriate amenities that invite gatherings and social activities of students and staff;
- Peel Park is a major asset but is underutilised by the community due to lack of integration, a significant difference in level, poor overlooking and natural surveillance, the lack of footfall and animation, a tired and uninspiring design and significant safety concerns; and
- The River Irwell is similarly dislocated from the University campus. At present it is hidden away, difficult to access and its embankments do not offer any amenities or facilities that add interest or generate activities.

The University does not take full advantage of its location close to significant green spaces and the river, alongside a major route into the Regional Centre and adjacent to a railway station. For the Peel Park Campus in particular, there is opportunity to create a tranquil, green environment that can positively contrast with the harsher urban environments of the region’s other Universities whilst still offering easy access to the city’s cultural, retail and social activities.

The University environment must become more welcoming, more active, more vibrant, more accessible, and present a more positive image to its surroundings.
Figure 3: The University is set within a green context

Figure 4: Movement is constrained by physical barriers

- Railway
- Major roads
- Proposed canal
- Green spaces
- University sites

Pedestrian movement
- Barriers to pedestrian movement
- Pedestrian routes between university sites
- Discontinued pedestrian bridge
- Opportunity for improved route

Arrival points at university
- Main arrival point
- Secondary arrival point
3.2.2 University Colleges

The University comprises 3 colleges with a total of 12 Schools.

**College of Arts and Social Sciences**

The College of Arts and Social Sciences provides a wide range of taught programmes and research opportunities in art, design, English, sociology, politics, contemporary history, music, media, performance, law and business.

**College of Health and Social Care**

This college comprises three schools: the School of Social Work, Psychology and Public Health; The School for Health, Sport and Rehabilitation Sciences; and the School of Nursery and Midwifery.

**College of Science and Technology**

This college comprises three schools: the School of Computing, Science and Engineering; the School of Environment and Life Sciences; and the School of the Built Environment.

University space is either allocated to schools, to support divisions or managed as part of a teaching room pool. School space includes office spaces for teaching, research and administrative staff and research students, and specialist teaching spaces.

**Other Uses**

The University campus also includes the following uses:

- The Tom Husband Leisure Centre located on the northern edge of Peel Park Campus and managed by the Student Union;
- Commercial shop units run by external operators located in Horlock Court (including a branch of HSBC), the Maxwell Building and University House, all on Peel Park Campus;
- The Jack Goldberg Nursery located on the Frederick Road Campus; and
- The Salford Museum and Art Gallery located on The Crescent offering a range of permanent and temporary exhibitions with ancillary facilities such as a café, shop and car parking.

Only a limited number of student bedspaces are currently provided within the University campus. These are located in Constantine Court and Horlock Court on the Peel Park Campus and provide 80 and 168 bed spaces respectively. The majority of University managed student accommodation is provided off campus at Castle Irwell, to the north and in high rise towers in Pendleton to the west and Trinity to the east.
3.2.3 University Building Appraisal

The majority of the University building stock was constructed in the 1960’s and 70’s and many of these buildings are now in need of refurbishment. A number of modest buildings were built through the 1980’s and 1990’s including the Ashworth Building (1987), Business House (1988) and Brian Blatchford (1992) but these contribute little to the image of the University. In more recent times Centenary House (1995), Mary Seacole Building (2006) and the Lady Hale Building (2007) have been completed. These buildings deliver better quality learning environments but despite its architectural awards the Centenary Building has maintenance issues and other buildings are poorly utilised.

Advances in computer, communication and networking technology and changes to the teaching environment mean that the original design assumptions of many buildings do not meet current expectations, and use of space is often inefficient. Many issues apply across the entire spectrum of University buildings with the principal problems including inflexible cellular office spaces, a disjointed classroom stock with a disproportionate number of large rooms, and a general lack of informal spaces for individual studies or group work.

Many of the existing University buildings look old and do not represent an image of an innovative, modern and quality learning environment. Older buildings generally exhibit poor thermal performance which results in high energy consumption.

Figure 5 identifies buildings identified as assets and liabilities to the University in the Masterplan.
3.2.4 Student Accommodation

The University of Salford currently owns and manages student bed spaces over two sites:

- 1,059 beds at Castle Irwell; and
- 248 beds on Peel Park Campus in Horlock and Constantine Courts.

Much of the University’s accommodation is no longer attractive to prospective students who are becoming more discerning in their choice of accommodation and the range and type of facilities on offer. Moreover, the University has limited student accommodation on campus with the majority of its provision being located on a satellite site away from the campus. This limits continual activity and vibrancy within the campus ‘after hours’. Like many other Universities, it wishes to continue its aspiration to guarantee accommodation to first year undergraduates and if possible extend this offer to overseas students. Therefore, there is a need to undertake significant investment in delivering more modern student accommodation.

To rectify this, the University is pursuing a strategy to replace existing student accommodation through partnership with third parties with the immediate priority of increasing further provision of student built accommodation on the campus.

Figure 6: Location of student accommodation
3.2.5 Access, movement and parking

Vehicular movement and car parking
Currently, car parking is located at 21 separate sites within the University campus. Together, these 21 car parks provide 2,482 spaces including 55 disabled parking bays.

The impact of this arrangement is that the campus is filled with vehicles entering, leaving or searching for a car park space. This has negative implications for congestion, noise, and air quality as well as the ambience of the campus as a whole.

Public Transport accessibility
The main campus is relatively well served by public transport, albeit with some major weaknesses:

- Interchange between the services is poor; and
- Public transport penetration into the campus is limited to a bus service between various University destinations.

Cycling
The proximity of the campus to the city centre makes cycling an ideal option for students and employees at the University. However, provision for cyclists is poor, uncoordinated and haphazard. In addition, the A6 is subject to such substantial traffic volumes as to make the prospect of cycling along it intimidating. The traffic calming proposals aim to improve this providing dedicated cycle lanes that will encourage greater cycle use.

Pedestrian Movement
Movement from one part of the University campus to another is constrained by a number of major barriers including the railway line, River Irwell and Broad Street/The Crescent. Within the campus, pedestrians must often compete for space with motorised vehicles. This, coupled with the generally unattractive environment, deters walking.
3.2.6 Constraints and Opportunities

As a result of the analysis, there are a number of challenges and opportunities that can be identified:

### Challenges:

- **Fragmentation** — the University is located on several sites that are isolated by physical barriers;
- **Buildings** — many of the University buildings are inefficient, poorly utilised, wasteful of energy and in need of considerable investment. Many project a poor image of the University;
- **Image** — the points of arrival to the University are particularly uninspiring, and often marked by poor quality buildings. The public realm lacks a consistent treatment and is dominated by surface car parking;
- **Land ownerships** — whilst the University’s land ownership is extensive there are some sites that are owned by others, notably Peel Park, the Museum and Art Gallery and spaces to both the north and south and sites around Salford Crescent Station. This may limit the University’s opportunity for change or require negotiation with third parties. Many of these sites are owned by Salford City Council;
- **Road Infrastructure and severance** — Broad Street and The Crescent present significant barriers to movement and sever connections between the Peel Park Campus and Irwell Place. These roads also limit opportunity for vehicular access;
- **Railway infrastructure** — the railway line severs the connection between the Peel Park Campus and the Frederick Road Campus;
- **Heritage** — part of the University Campus falls within The Crescent Conservation area and there are some listed buildings and structures within the University’s ownership including the Grade II listed Peel Building.
- **Safety and security** — the University is located within a mixed environment where industrial and residential uses converge. Some connections within the campus and through the surrounding area lack overlooking though proposed regeneration initiatives should improve the situation;
- **Topography** — there is a considerable change in level between the University campus and Peel Park which effectively isolates the park from the campus; and
- **Risk of flooding** — this is in respect of Peel Park, the northern car park and David Lewis Playing Fields but is not a concern for the remainder of the campus.
Opportunities

- **Location** — proximity to Manchester City Centre and Salford Central and to considerable regeneration activity which will bring about a transformation of the area in future years;
- **Partnership working** — potential to work closely with other partners to help deliver ambitions including shared University/community facilities or improvements to Salford Crescent Station;
- **MediaCityUK** — potential for improved links with MediaCityUK and opportunity to gain from its success;
- **Peel Park and other natural amenities** — potential to increase access to a number of natural amenities including Peel Park, the Crescent Meadows and the River Irwell and to develop a distinctive campus that embraces the natural environment;
- **David Lewis playing fields** — potential to enter into partnership with Salford City Council to facilitate community and university use of the playing fields adjacent to the campus;
- **Land assets** — the University owns a significant area of land that allows opportunity to deliver change;
- **Public transport** — Salford Crescent Station is located at the heart of the campus and The Crescent is an important strategic bus route. Proposals are being developed to both transform the station and improve bus interchange services;
- **Traffic calming** — a programme of works is now underway by Salford City Council and the Central Salford Urban Regeneration Company to traffic calm The Crescent and Chapel Street;
- **Irwell City Park** — ambitious plans are proposed to transform the access and amenity of the river;
- **Manchester, Bolton and Bury Canal** — the route of the former canal passes alongside the railway line at the western edge of the Peel Park Campus and this former watercourse could be re-instated to create an attractive amenity; and
- **Site acquisition** — land values close to the University are generally low aiding potential acquisition.

In order to bring about a transformation of the University campus, a vision has been developed that builds on these opportunities and also addresses the challenges. This vision is set out in the next section of the report.
04 Development Principles

The University has agreed a series of ‘Development Principles’ to guide campus redevelopment and to deliver transformation:

**PRINCIPLE 1: A STEP CHANGE IN THE QUALITY OF THE EXTERNAL ENVIRONMENT**

- Create a series of public spaces linked by a ‘central access spine’
- Improve the relationship between the University campus and Peel Park
- Animate public spaces through the surrounding buildings
- Deliver high quality architecture

**PRINCIPLE 2: UNIVERSITY TO BECOME ‘BRIGHT STAR’ OF ACTIVITY AND QUALITY WITHIN CENTRAL SALFORD**

- Ensure that the Peel Park Campus is the centre of activity
- Widen the range of uses and activities on campus
- Provide better connections and integration to the wider area
- Create an environment that will encourage academic excellence

**PRINCIPLE 3: CREATE A GREEN AND CONNECTED CAMPUS**

- Improve the University’s interface with Peel Park
- Extend green fingers of parkland landscape into the heart of the campus
- Connect the campus to the wider area including the Meadows and Chapel Street
- Provide uses to emphasise the attractive waterside environment
**PRINCIPLE 4: FOCUS ON POSITIVE ARRIVAL EXPERIENCE**

- Transform points of arrival through public realm improvement
- Build new University buildings to form welcoming gateways
- Enhance Salford Crescent Station

**PRINCIPLE 5: SAFE AND DEFINED PUBLIC AND PRIVATE SECTOR**

- Ensure buildings present a positive face to the public realm and provide active frontages
- Secure rears of buildings
- Design out left-over and unused space and ensure that all public areas have a clear function

**PRINCIPLE 6: A PHASED IMPROVEMENT TO THE CAMPUS**

- Identify early win projects that provide a positive impact on the University identity and image
- Generate activity on the campus at an early stage including provision of new student accommodation
- Provide flexibility - infrastructure dependent projects should not delay other development activities
PRINCIPLE 7: A MORE POSITIVE LIVING EXPERIENCE

- Bring residential and learning experience together
- Provide a vital and vibrant campus combining sports and social facilities with accommodation and learning
- Improve connections to the surrounding areas and to the centre of Manchester

PRINCIPLE 8: TRAVEL PLANNING

- Improve integration of public transport to reduce the need to travel by car
- Enhance the environment and make better connections to the wider area to encourage walking and cycling
- Reduce and manage car parking and rationalise access arrangements

PRINCIPLE 9: SUSTAINABLE DEVELOPMENT

- Create a walkable campus and reduce the need to travel
- Provide more sustainable and energy efficient buildings
- Create natural habitats with native species to aid biodiversity and visual interest
5.1 Spatial Concepts

Concept 1: Concentration and consolidation

At present, the University uses are dispersed at a number of locations, some of which are separated by physical barriers. To overcome this fragmentation, it is proposed to bring the University functions closer together thereby concentrating the majority of activities on Peel Park Campus and Frederick Road Campus with a new facility at MediaCityUK. This will help to bring the University elements together (teaching, learning and living) and allow the rationalisation of its learning resource facilities. Consolidating on the core site will also release properties and sites that can be disposed to generate income.

Figure 8: Concentration and consolidation
Concept 2: Improving connection with surroundings

There are currently few pedestrian routes that link the Frederick Road Campus and Peel Park Campus with each other and to surrounding areas. It is proposed to create a tighter network of direct and legible routes, which will join the two campuses together and make it easier and more convenient to move around on foot. Linking these internal routes with the external highway and pedestrian network such as The Crescent, which is being significantly improved, and with public transport hubs such as Salford Crescent Station, improves access to the University by foot for staff and students and also connectivity to the wider area. Equally, this improved connectivity will improve access for the wider community to the educational environment, to Salford Crescent Station and some of the underutilised assets of the area such as Peel Park, the River Irwell and the Crescent Meadows.

Figure 9: Improving connections
Concept 3: Improving the relationship between Peel Park and the Campus

Peel Park currently suffers from low activity (from the public and students alike) due to difficult and illegible access from the A6 and an adjoining University campus which largely turns its back on the park. This needs to be improved.

Peel Park is a public facility and it will remain so. It will ultimately be up to the City Council and its stakeholders to bring forward enhancement proposals for the park. However, given its proximity to the park, the University can play an important role in assisting its improvement by introducing new buildings and routes that positively interface with and look onto the park. This interaction would produce a mutually beneficial relationship whereby the park lends its qualities and ambience to the University experience, whilst the University and its functions, stimulate activity, provide overlooking and make the park feel safer.

Essential to achieving this is to create better and convenient access into the park and to create new destinations and animated frontages at its boundaries. This requires development and new buildings on the northern car park and along its western edge. The western margin of the park will need to be re-modelled in order to overcome the level differences and open up visual and physical links. A realignment of the Broadwalk and associated landscape grading will create an additional wedge shaped green space in the north of the campus that would complement Peel Park.

Figure 10: Integrating Peel Park
Concept 4: Simplifying access, movement and parking

The University environment is, in many places, dominated by surface car parks and access streets. Whilst walking is the primary mode for moving around the campus, pedestrians are often confined to narrow footpaths. Walking should be better facilitated and encouraged.

It is proposed to discourage trips through the centre of the University and concentrate parking in locations that are easily accessible from the primary road network. The campus environment should be primarily free of cars with pedestrian routes that allow for necessary servicing and disabled access. To that effect, it is proposed to reduce the number of car parks within the campus and consolidate the parking spaces into a reduced number of sites.

Figure 11: Access, movement and parking
Concept 5: Encouraging a modal shift

For a range of reasons, the main campus is overly dominated by vehicular traffic. To fully realise the potential experience of the campus, some modal shift away from the private vehicle and towards more sustainable forms of transport must occur. This will be achieved in a number of ways, including:

**Improving access to public transport**

Salford Crescent Station is a major asset for the University providing an important public transport hub in the heart of the University. However, due to narrow and congested platforms, lack of disabled access and a poor environment it fails to reach its potential.

Central Salford URC and Salford City Council are working in partnership with Network Rail, GMPTe and other stakeholders, to transform the station into a modern public transport hub and to introduce traffic calming that will transform the environment on The Crescent. The new railway station would integrate with bus facilities at The Crescent and there is a need to create a seamless interface with the University environment. Connections through the University campus should provide excellent access to this interchange. These changes will improve access to the campus and enable the University to actively encourage a modal shift.

**Improving links with existing sustainable routes**

The campus will be developed to include links to the existing Sustrans on-road cycling routes. These include National Cycle Route 6 which runs past Seaford Road and along Adelphi Street near Castle Irwell providing continuous routes towards Manchester City Centre. Further local cycle routes are provided along Cross Lane and Belvedere Road providing access to John Lester / Eddie Colman student residential courts and along Cannon Street providing access to Matthias and Bramall student residential courts.

**Developing the Travel Plan**

The University Travel Plan is currently in its final year and is to be replaced. A significantly more ambitious Travel Plan with strong financial and organisation commitment to reducing the impact of the car and encouraging a modal shift is critical to achieving a substantive change.

Figure 12: Encouraging a modal shift
Concept 6: Emphasising gateways and landmarks

The University suffers from a fragmented campus. It lacks a clear centre and, with the exception of the University front at The Crescent, the arrival experience is poor.

The University provides a number of opportunities to deliver new prominent landmark buildings within the centre of the campus. These buildings are to provide academic and teaching provision but also could provide front-of-house student facilities, ancillary retail, café and restaurant spaces utilising attractive public space as social and gathering places for the University community. The special role of this part of the campus will need to be reflected through a distinct build form with iconic and interesting architecture and a quality public space design.

Entrance points to the University campus should be developed as notable gateways. This may include landmarks, with outstanding architecture, and frontages that welcome the visitor, a public realm treatment that signals the start of the University environment and appropriate signage. The arrival point at the station needs particular attention. New development on both sides of the railway should create an urban setting with enclosed and defined spaces and a clear emphasis to the routes into both campuses.

Figure 13: Emphasising gateways and landmarks
Concept 7: Vitality – bringing the Campus to life

At present the University lacks animation outside teaching times. The campus is largely devoid of activity in the evening and during the weekend. During those times, support facilities such as food outlets, ancillary retail and student facilities are closed and it is less attractive to be at the campus. This is partly generated by the lack of on-campus student accommodation.

Further on-campus student accommodation and the need to substantially enhance the mix of uses on campus are crucial elements to ensure true transformation is delivered. On-campus student accommodation will increase activity, surveillance, animation and increase the viability of ancillary retail, restaurant and café space and support longer opening hours of shared University facilities. The opportunity to increase the opening times and increasing event and exhibitions at the museum and art gallery would also increase vitality of the campus.

To further support and increase the University’s range of facilities on offer, the University envisaged within its masterplan a new hotel and conference centre; the preferred location being adjacent to the Salford Crescent station on the Frederick Road campus where it would be both highly visible and accessible to visitors. This remains a long term aspiration. A further long term aspiration for the University is a replacement Sports Centre which currently offers only a limited range of facilities and it is not an inviting building. There is also an opportunity to present a new building in the heart of the campus which could provide the positive interface required to Peel Park.

Figure 14: Increasing vitality
5.2 The Campus Plan

The development principles and spatial concepts underpinning the vision for the University have been drawn together and physically expressed through the Campus Plan. It will guide and frame the redevelopment required to bring about transformational change and includes the following elements:

- **New development zones** which provide sufficient development opportunities to bring forward new academic buildings to provide high quality teaching and learning facilities and other ancillary uses to broaden campus activity.

- **A new student village** that looks onto Peel Park and the David Lewis Playing Fields. The step-change required to deliver campus consolidation alongside the need to provide further student accommodation on campus and the extent of the re-provision required from existing dispersed satellite sites, all point towards the creation of an enlarged student village within the campus. The opportunity to provide a student village offers a huge opportunity to invigorate the campus with activity which is currently lacking outside core teaching hours, and to ensure an active, vibrant and safe campus. The development of the student village should be of high quality design which should positively interact and interface with and overlook Peel Park and the David Lewis Playing Fields.

- **A comprehensive improvement of the public realm** within the University environment including the creation of a number of spaces within the campus that are animated by surrounding buildings. Existing spaces such as University Square (on The Crescent) are to be revitalised and a new hierarchy of spaces introduced through the campus including a new square and arrival point adjoining the Crescent Station.

- **The re-alignment of the Broadwalk** the main thoroughfare and structuring route through the University so that it provides a ‘community-spine’ that links a new improved Salford Crescent Station with both the student village and the wider communities of Pendleton and Lower Broughton. The Broadwalk will be the principal pedestrian/cycle route through the campus.

- **A better neighbour with Peel Park** with the existing difference in level overcome through re-grading of the land at the parks margins, new routes provided that connect the Park and new buildings that positively interface with and overlook the Park.

- **New pedestrian and cycle connections** across the railway line providing better linkages between the Frederick Road and Peel Park Campus.

- **Improved connections to Innovation Park** to the north of the University campus and promotion of a synergy between the University and the industries that are developed in this location; and

- **Consolidation and Rationalisation of car parking** which will, over time, encourage a modal shift away from the private car and reduce the opportunity to drive to the University by car.

The Campus Plan has been developed in the context of existing and emerging initiatives being brought forward by local stakeholders including the new Crescent Station, traffic calming and environmental improvements of The Crescent, development of Irwell City Park, the regeneration of Chapel Street and the programme of housing renewal in Pendleton and Lower Broughton. The route of the Manchester, Bolton and Bury canal has also been safeguarded ensuring that this waterbody can be reinstated at a later date when funding becomes available.

The Campus Plan also reaffirms the University’s following intentions:

- Withdrawal from the Adelphi Campus and the majority of Irwell Place, and the disposal of buildings and sites within these areas. This is to include Adelphi House, Centenary House and the Farmer Norton site at Adelphi and Crescent House, Faraday House, and Humphrey Booth House and land to the rear, within Irwell Place; and

- Disposal of Castle Irwell site currently occupied by student housing.
Figure 15: Campus Development Framework
06 Thematic Strategies

6.1 Accessibility

The University environment is, in many places, dominated by surface car parks and access streets. Whilst walking is the primary mode for moving around the campus, pedestrians are often confined to narrow footpaths. Walking should be better facilitated and encouraged.

It is proposed to discourage trips through the centre of the University and concentrate and manage parking in locations that are easily accessible from the primary road network. The campus environment should be primarily free of cars with pedestrian routes that allow for necessary servicing and disabled access. To that effect, it is proposed to reduce the level of car parks within the campus and consolidate the parking spaces into a reduced number of sites.

Much of the loss in parking will be partly offset in the short term by the inclusion of additional car park leases at Castle Irwell, and the creation of additional parking bays resulting from the re-configuring of the existing car parks which would provide additional space. The Myers Building site and the former Police Station site may also be used for additional car parking for a temporary period.

The injection of additional student residential accommodation to the campus results in a more accessible environment for students and a reduction in vehicular trips can be achieved due to students being contained within the site and accessible to all amenities.

The general reduction in car parking on campus will be supported by a significantly more ambitious Travel Plan. A strong financial and organisation commitment to reducing the impact of the car and encouraging a modal shift is critical to achieving a substantive change.

The additional pedestrian movement will be facilitated by a package of traffic calming measures. This would include extensive traffic calming along University Road, which will ensure that this route is no longer used as a rat-run. The existing roundabout, along University Road, adjacent to the railway station will become shared surface where priority will be given to pedestrians. Vehicles would enter as a guest having to give-way to these users and provide a more welcoming access point to the University.

As part of a wider package of local highways works adjacent to the University, the A6 will be subject to extensive traffic calming measures. This would include the reconfiguration of the highway to encompass one traffic lane and one vehicular lane in each direction. New 4m wide super-crossings will also be provided across the A6 which would enable enhanced access to both The Crescent and University Square. The emerging redevelopment of the campus will be designed to ensure that it complements the traffic calming proposals along the A6.
6.2 Sustainability and Energy

Buro Happold has carried out an outline energy analysis of the Masterplan development programme to provide the recommended energy strategy for the University. This provides a ‘best value route’ to meeting HEFCE 2020 carbon emissions target of 48% reduction over 2005 baselines for the University estate.

This strategy first prioritises the need to ensure all new buildings are energy efficient, secondly proposes a reduction in the energy consumption of the existing building stock and finally, introduces a green, site wide, district energy system.

Priority One: New buildings
A set of exemplar standards will be developed for all new building projects on campus, delivering new buildings with carbon emissions at least 25% below Building Regulations Part L 2006, prior to the introduction of renewable technologies. This equates to approximately 5%-10% emissions improvement above Building Regulations Part L 2010. This will ensure buildings are designed to operate as efficiently as possible prior to introducing renewable energy technologies and complement later introduction of site wide infrastructure.

This measure will deliver an anticipated 0.5% carbon emissions saving for the estate.

Priority Two: Energy conservation of existing buildings
A clear energy auditing and management strategy bespoke to each existing building will be implemented to optimise energy conservation and provide a schedule of works to improve energy and carbon performance. Remedial works will predominately be associated with improvements to the building services systems and ICT.

This measure will deliver an anticipated 1.5% carbon emissions saving for the estate.

Priority Three: Site wide energy infrastructure
Develop a site wide district heating infrastructure, fed from an energy centre using combined heat and power (CHP) and / or biomass technology. The following two strategies are currently investigated further:

a. A biomass energy centre with 100% natural gas back-up boilers serving academic buildings only around Chapman Square and south of Peel Park Campus with potential to connect Maxwell Building and the Museum at a later date. This measure could deliver an anticipated 9% carbon emissions saving for the estate.

b. A biomass and CHP energy centre with 100% natural gas back-up serving academic buildings constituting Peel Park campus including student residences and sports facility. This measure could deliver an anticipated 15% carbon emissions saving for the estate.

Note: It is assumed that the 3rd party developer will introduce his own energy strategy for the student residences and sports facility to reduce approximately 2% carbon emission savings for the campus to meet the HEFCE 2020 Target.

Reducing carbon emissions

1. Baseline area 234,202m² includes all academic, student residences and leisure centre/sports facilities (existing and new build).
   - 100% baseline carbon emission = 2,366 t CO₂ (New Build Carbon Emissions) + 17,357 t CO₂ (Existing Buildings Carbon Emissions).
   - HEFCE 2020 target= 9,825 t CO₂ (48% Carbon Emission Reduction over 2005 baseline of 18,895 t CO₂).

2. Demolitions equalling 58,667m²

Figure 16 illustrates graphically the carbon savings that can be secured from this strategy.
Our key recommendations for the University Energy Strategy are stated below.

### Priority One: New Buildings

- **demolishing existing buildings**: 35% Emissions reduction
- **new buildings**: 0.5% Emissions reduction
- **bioenergy and CHP energy centre serving mixed use buildings only**: 15% Emissions reduction
- **bioenergy and CHP energy centre serving academic buildings only**: 9% Emissions reduction

### Priority Two: Energy Conservation of Existing Buildings

- **energy auditing and management strategy bespoke to each existing building**: 0.5% Emissions saving
- **district heating infrastructure**: 1.5% Emissions saving

### Executive Summary

HEFCE 2020 target = 9825 tCO2 (48% Carbon Emission Reduction over 2005 baseline of 18895 tCO2).

Baseline carbon emission = 2366 tCO2 (New Build Carbon Emissions) + 17357 tCO2 (Existing Buildings Carbon Emissions).

**Area 1**: 234202 m²

- 35% Emissions reduction from demolishing existing buildings
- 0.5% Emissions reduction in new buildings from exemplar building standards
- 15% Emissions reduction from biomass and CHP energy centre serving mixed use buildings only

**Area 2**: 17535 m²

- 9% Emissions reduction from biomass energy centre serving academic buildings only
- 1.5% Emissions reduction from low impact refurbishments on existing buildings

Figure 16: Approach to meeting HEFCE 2020 Target Emissions
6.3 Public Realm and Landscape

General Principles

Currently much of the public realm across the campus is heavily influenced by the requirement for vehicular access and consequently, the surface treatment of external areas is dominated by dense bitumen macadam. Pedestrians are confined to narrow footpaths and, as a result, there is often a conflict between vehicular and pedestrian uses, especially when pedestrians cross over or spill out onto access roads. Car parking is scattered across the campus and this detracts from the visual quality of the campus.

One of the overarching aims of the Campus Plan is the consolidation of University buildings and departments as well as to improve connectivity in and around the campus. A coordinated and coherent public realm and landscape design will also help to join disparate parts, and architectures, of the campus together into a unified whole. A consistent approach to the use of hard and soft landscape materials will be adopted with local materials used appropriate in order to promote local distinctiveness and identity.

The campus will provide a number of spaces that will provide a variety of settings providing outdoor lecture theatres, performance areas or quieter external meeting places where people can come together to share ideas in a more informal, less institutional environment. All external campus spaces are to be simple uncluttered spaces that allow the free movement of students but also provide a safe and vibrant learning environment.
Public and Landscaped Space

There are a number of places within the campus that are special as a result either of their location, their role or particular spatial configuration. They will need to be carefully designed to appropriately respond to a range of functional requirements, offer suitable amenities to their users and complement and support surrounding uses. Their design should vary and offer different features to make each place distinct, easily recognisable, and with an identity of its own. This variety of different spaces will enrich the campus environment help people to find their way around and make the University of Salford a special place to be.

University Square

It is proposed to create a representational entrance space to the University at The Crescent marking this important gateway. This space is to provide an appropriate setting for the adjoining grand historic buildings, the Salford Museum and Art Gallery, the Peel Building and the future extension of the Maxwell building. With a high quality design it should welcome visitors and invite them to walk across into the campus. Furthermore it will integrate controlled vehicular access for visitors to the museum. The majority of the existing space is grassed but it lacks formality, animation or activity. Whilst there are a number of trees within the area they fail to create a structure or define “zones” within the area.

The traffic calming of The Crescent offers the opportunity to consider extension of this space across the road to link with the area fronting the Fire Station.

Station Square and Mary Seacole Place

Station Square provides a new point of arrival to the university from Salford Crescent station and forms the southern end of the Broadwalk. This new space will be linked directly to the Frederick Road Campus via the existing railway bridge which will be upgraded with improved signage and lighting.

Station Square will be a shared pedestrian/vehicular surface and will act as a drop off point for various transport modes and help facilitate interchange. The space will be constructed in robust materials. The smaller Mary Seacole Place will provide a gateway into the Frederick Road Campus.

Newton Plaza

The new Newton Plaza will provide a setting for the existing Peel and Newton Buildings. Centrally located within the campus, it also forms a linking space between the Maxwell Building and the rest of the campus. Many campus routes also converge on this space. As such there is an opportunity to provide a multi-functional space with a mix of hard and soft landscaped areas that caters for a variety of activities and uses including gathering, sitting out, performance, people watching and studying.
Chapman Square
Chapman Square forms a ‘quadrangle’ space in the heart of the campus and is enclosed by University buildings. The Broadwalk passes through the space and spill out from the surrounding buildings will ensure that it is busy and active. There are many existing trees within this area and the space will retain its green character with a mix of open grass areas and hard paved areas providing opportunity for students or staff to relax during breaks, sit on the grass, catch the sun, or enjoy their lunch. The space is also an ideal location for outdoor campus parties.

Allerton Courtyards
The concept of existing small courtyard spaces within the Allerton Building sets the theme for public spaces on the Frederick Road Campus. The proposal is to establish a number of small interlinked squares and garden spaces, each with their own individual design and character that, alternating between hard and soft surface, provide contrast and variety. The design needs to carefully consider sun orientation and overshadowing when placing outside seating areas given the enclosure of these spaces.

The Broadwalk
The current Broadwalk is a central route that links parts of the existing Peel Park Campus. This Plan proposes to expand its role as well as realigning the route so that it connects Station Square with the new University accommodation. The Broadwalk will provide a continuous paved route that will accommodate both cyclists and pedestrians. It will traverse a number of different spaces and provide further connectivity with Peel Park. A rhythm of benches, tree planting and lighting will also help reinforce its character.

The realignment of the Broadwalk requires landscape grading of the embankment of Peel Park in order to achieve a consistent gradient from the current site of the Clifford Whitworth library to the northern edge of the northern car park. The landscape either side of the route must be remodelled to give smooth and even gradients that will provide a gradual transition from the lower level of Peel Park to the upper university campus level. This will help to open up views and access into the park.

Peel Park
Peel Park is owned and managed by Salford City Council and acts as the green lung for the University campus. As a public park its landscape environment offers a rich leisure resource on the doorstep of the university and it complements the open space offer within the campus itself. Its large open area provides for a number of recreational activities including longer periods of rest, playing or studying, but also for jogging and other informal sporting activities particular for both students and local residents.

Campus redevelopment and the restructuring of the public realm areas of the campus offer a unique opportunity to create a better relationship between the park and the campus. Creating better access into the park will encourage students to use it more often. University development, such as the student village, orientating building frontages towards the park, will create better overlooking and, in turn, the park will become safer. As such it will be a more attractive resource for surrounding communities. The current design of the park, is tired and in need of investment. A shared vision working hand in hand with Salford City Council is necessary to bring about a step change that will benefit both residents and students.
The transformation of the University campus will not happen overnight; it will be delivered incrementally through a series of phases over the lifetime of this document (15–20 years). It will also not be delivered solely by the University but will be reliant upon working in partnership with other stakeholders and Third Parties.

The University has secured funding for the first phase of capital projects required to begin the redevelopment of the campus. The first phase of redevelopment will take up to five years and principally concern the following projects:

- The refurbishment and extension of the Chapman building to provide further academic and learning space;
- The construction of the student village (to be delivered by 3rd party);
- The replacement of the existing academic space from the Adelphi Campus to Chapman Square comprising of two phases – a new building for Arts, Media, Social Science (The Arts Building Phase I) and a new building for Art and Design (The Arts Building Phase II);
- Public Realm improvements at Chapman Square and Station Square; and
- The creation of a new Broadwalk through the Peel Park campus.

An indicative timescale for delivery of these projects is set out below.

**Refurbishment and extension of Chapman Building**
- Submission of Planning Application – January 2011;
- Planning Permission secured – March 2011; and

**Student Village**
- Consultation and Exhibition – March 2011;
- Submission of Planning Application – April 2011;
- Planning Permission secured – July 2011;
- Appointment of 3rd Party Provider – Autumn – 2011;
- Submission and approval of Reserved Matters – Winter 2011; and
- Construction begins (phase I) – Early 2012.

**Adelphi Campus Decant**
Phase I - The Arts Building (A new building for Arts, Media, Social Science at Chapman Square)
- Consultation and Exhibition – March 2011;
- Submission of Planning Application – April 2011;
- Planning Permission secured – Summer 2011; and
- Construction begins – Autumn 2011.

Phase Z - The Arts Building (New Building for Art and Design)
- Submission of Planning Application – Spring 2012;
- Planning Permission secured – Summer 2012; and
- Construction begins – Autumn 2012.

**Public Realm (Chapman Square and Station Square)**
- Consultation and Exhibition – March 2011;
- Planning Permission secured – Summer 2011; and

**Public Realm (Remaining Broadwalk to Student Village)**
- Consultation and Exhibition – March 2011;
- Submission of Planning Application – April 2011 (with student village planning application);
- Planning Permission secured – Summer 2011; and
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