



**Manchester Science Park**  
Strategic Regeneration Framework Update

August 2018



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# Glossary

<b>CS</b>	Core Strategy	<b>MSCP</b>	Multi-Storey Car Park
<b>DHN</b>	District Heat Network	<b>PBSA</b>	Purpose Built Student Accommodation
<b>FTE</b>	Full Time Equivalent	<b>R&amp;D</b>	Research and Development
<b>GM</b>	Greater Manchester	<b>RNCM</b>	Royal Northern College of Music
<b>GMS</b>	Greater Manchester Strategy	<b>SRF</b>	Strategic Regeneration Framework
<b>GVA</b>	Gross Value Added	<b>SSF</b>	Strategic Spatial Framework
<b>HS2</b>	High Speed 2	<b>SME</b>	Small and Medium-Sized Enterprise
<b>HMO</b>	House in Multiple Occupation	<b>TfGM</b>	Transport for Greater Manchester
<b>IT</b>	Information Technology	<b>TMT</b>	Technology Media and Telecommunications
<b>IoT</b>	Internet of Things	<b>UoM</b>	University of Manchester
<b>MCC</b>	Manchester City Council		
<b>Manchester Met</b>	Manchester Metropolitan University		
<b>MSP</b>	Manchester Science Park		
<b>MFT</b>	Manchester University Hospitals NHS Foundation Trust		

# Executive Summary

In September 2014, Manchester City Council (MCC) approved a Strategic Regeneration Framework (SRF) for the future expansion and intensification of Manchester Science Park (MSP), a strategic employment area on the Oxford Road Corridor, following engagement with key stakeholders including members of the local community.

The Oxford Road Corridor covers a 243-hectare area running south from St Peter's Square to Whitworth Park along Oxford Road, overlapping with the core of Manchester's Central Business District. It brings together public and private sector partners committed to bringing forward new investment to generate further economic growth in the knowledge economy.

The presence and substantial investment programmes of these major institutions combined with investment in new research, incubation, science park facilities, important civic buildings, public space and cultural facilities have already established this area as a special place.

The Oxford Road Corridor is one of Greater Manchester's (GM) principal assets and opportunities to grow and diversify its economic base. It is

Manchester's central business and education district, and "...one of the world's largest clusters of health research, practice and commercial development...home to Manchester's Universities, hospitals, science park..."<sup>1</sup>.

It is critical to delivering GM's future growth as set out in Stronger Together: the GM Strategy 2013-2020:

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*"The route to growth lies in creating the conditions that make GM a destination for investment, in consolidating the existing business base and in securing a much higher growth rate in key sectors where we have the assets and advantages to success nationally and internationally."*<sup>2</sup>

Key to this is supporting sectors where GM has competitive advantage and leveraging assets to grow those sectors further, whilst sharing the benefits of this growth with local communities. Health and life sciences, financial and professional services, education and advanced manufacturing are critical assets.

The clustering of existing institutions and businesses on the Oxford Road Corridor make it a primary location for GM's future employment growth.

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<sup>1</sup> Source: Better Together: Greater Manchester Strategy, 2013

<sup>2</sup> Ibid.

Commercialisation of education and healthcare activities in conjunction with private sector partners will deliver high added value economic growth and employment in key science and technology sectors, which will benefit the wider GM economy.

In addition, the award of Life Sciences Enterprise Zone to MSP and Citylabs provides a competitive advantage that continues to deliver growth in these key sectors and ensure that the Oxford Road Corridor remains an attractive destination for occupiers.

These conditions and environment have ensured that locations within the Oxford Road Corridor are subject to sustained and accelerating levels of market demand for flexible, collaborative workspace across varying floorplates.

As identified within the Corridor Strategic Spatial Framework (Corridor SSF), which was produced to accompany the Corridor Strategic Vision to 2025 and provides a set of spatial principles to support the Corridor Partnership's strategic objectives, an important consideration is the finite quantum of land and therefore availability of space to grow within the Oxford Road Corridor, which is critical to the realisation of these objectives.

A key priority is to identify and support locations for future potential growth over the next 10 years, with science, digital and technology being key sectors in the overall hierarchy of land uses. This includes proposals for increased density and densification of expansion sites, in order to fully maximise their contribution to regeneration and employment growth,

in line with Manchester Core Strategy Policy CC1 Primary Economic Development.

Against this context, the 2014 SRF identified that MSP's attributes provide an excellent foundation from which to expand; MSP presents an unique opportunity to meet the sustained and significant demand for new commercial floorspace within the Oxford Road Corridor, and is clearly identified as an appropriate location for increased density within the Corridor Spatial Plan, subject to demonstrating that future development takes account of established urban design objectives and protection of existing residents' amenity.

MSP's attributes include: its highly accessible location; exceptional links to major research institutions; existing business base comprising innovative science and technology companies at all life-cycle stages; and, a support service that encourages collaboration and co-creation.

The 2014 SRF set out a vision for MSP based on the following principles:

- Creation of an innovation ecosystem, leveraging MSP's advantages in terms of locational clustering with major knowledge and research institutions, the wider economic assets of the city and support from stakeholders, to produce commercially viable products and services, encourage entrepreneurship and drive sustainable economic growth.
- Transformation of the physical environment, and delivery of a prestigious, iconic science park, which raises the profile of MSP and will appeal to national and international occupiers.

- Getting the property product right for occupiers – more than a standard office park service.
- Capitalising upon the capacity and scale for expansion – providing modern, flexible units that meet the needs of all occupiers – in order to ensure that it maximises its contribution to delivery of GM's economic strategy.
- Creating an environment and facilities that provide opportunities to bring people, resources and links together. Delivering an innovation hub, which can be occupied by high value, knowledge-dependent businesses and foster a sense of community.

These principles were underpinned by a recognition that new development would be delivered in a way strengthened linkages between MSP and Hulme and Moss Side, to ensure that the benefits of growth are shared.

Since 2014, significant progress has been made including: delivery of the Bright Building as the heart of the park; development of partnerships and initiatives, including CityVerve, Mi-IDEA and Med-TECH Incubator; supporting infrastructure, including new multi-functional public realm; acquisition and refurbishment of Hillel House, now known as BASE, the refurbishment of Greenheys Business Centre and the acquisition of Synergy House; support for a range of training programmes and apprenticeships, including for local schools; and, continued business support through events and services.

The success of these projects show that MSP is moving towards its vision of becoming an exemplar global urban science park. The continued strength of the science, digital and technology sectors and on-

going demand from existing customers and potential new occupiers looking to benefit from the agglomeration effects of the Oxford Road Corridor, demonstrate that MSP is still capable of achieving more as the interface between science, research, academia and business.

The 2018 indicative Masterplan and SRF Update therefore set out a refreshed strategy. It recognises that there is scope for the expansion of MSP to be more ambitious, in order to ensure that this unique opportunity is maximised for the benefit of GM, including the local community. This approach is fully in accordance with the Oxford Road Corridor Strategic Vision to 2025 and the Oxford Road Corridor SSF. It will support MSP as it looks to further expand its accommodation in a manner that takes account of the needs of new and existing technology business with the potential for rapid growth, particularly those developing and commercialising new products and processes.

Factoring in the confirmed availability of potential expansion sites and opportunities for a slightly higher development density where existing buildings are reaching the end of their purposeful life, it allows for the delivery of an increased quantum of floor space in a way that is appropriate to the site and will ensure that the potential of MSP is maximised.

The next phase of projects includes delivery of workspace designed to meet the requirements of businesses within the key science and technology sectors. This will provide incubation, grow on and high quality premises for inward investors, spin-outs, start-ups and high growth companies. It will also

provide public realm and infrastructure to support the collaboration activities that are the basis of the innovation eco-system that has been created at MSP.

The SRF Update allows for a broadening of potential uses, to include purpose-built student accommodation (PBSA) provided that this is in accordance with Manchester's Core Strategy Policy H12 Purpose-Built Student Accommodation and appropriate amenity and food and beverage retail provision, which will support the growing community of workers, residents and the wider residential neighbourhoods.

This report provides a composite set of development principles to guide the delivery of future projects. It does so in a manner that will ensure MSP drives new job creation, creates an iconic science park environment with sustainability at its heart, and enables its success to be shared with local communities. It will be the subject of further engagement with key stakeholders, including the local community.



# 1 Introduction

In September 2014, Manchester City Council's (MCC) Executive Committee endorsed a Strategic Regeneration Framework (SRF) to support the future expansion and intensification of Manchester Science Park (MSP).

The proposals for MSP are strategically important. They provide a unique opportunity, within an increasingly competitive and dynamic global marketplace, to leverage the multiple assets of the Oxford Road Corridor in order to support investment as well as deliver high added value economic growth and employment in key science and technology sectors. This has been

evidenced by sustained and accelerating levels of market demand. In addition, this in turn will support enhanced productivity in the City Region, as well as the further expansion and diversification of Manchester's economic base.

Given the important economic advantages and agglomeration opportunities associated with the Oxford Road Corridor, it is also essential that the finite resources of developable land available within the Oxford Road Corridor are fully utilised through an increased density of development, whilst ensuring that the urban environment remains attractive

and sustainable. This is a key objective of the recently endorsed Oxford Road Corridor Strategic Spatial Framework (SSF) (7 March 2018), which has been prepared in order to provide a framework for delivering the strategic themes and objectives established in the Corridor Strategic Vision to 2025. It also underpins the importance of supporting MSP's further expansion opportunities through the preparation of this SRF refresh, whilst at the same time ensuring that the proper planning of the area continues.

As with the 2014 SRF, there is a focus on ensuring that the opportunities created through the expansion of MSP are shared with the local community and that development is managed to minimise any potential impact to MSP's neighbours. This is

reflected in the refreshed draft SRF; an engagement exercise will be undertaken with the local community to secure further feedback prior to final endorsement.

### 1.1 MSP – a Unique Proposition

As an update of the 2014 SRF and indicative Masterplan for MSP, this document describes the significant investment and progress that has been made to date. It presents a refreshed set of proposals that will further reinforce the delivery of important economic, social and environmental objectives associated with MSP.

The context remains that MSP is an unparalleled opportunity to deliver economic growth and enhanced productivity, by leveraging its locational proximity and partnership working with institutions and organisations operating across science, research, academia and business.

Through completion of the first phase of the 2014 Masterplan, MSP has already taken significant strides towards its vision of becoming an exemplar global urban science park.

This progress is fully detailed in Chapter 3 and includes the following:

- Delivery of the Bright Building; the refurbishment/extension of Greenheys; and, the extension and refurbishment of Hillel House (BASE). These

projects have provided a modern, dynamic environment and facilities that support co-creation, commercial community and leveraged learning.

- Acquisition of Synergy House.
- The award of Enterprise Zone status with a specialism in Life Sciences (alongside CityLabs 1.0), which provides competitive advantages to drive future growth for example the ability to claim business rate relief.
- Development of partnerships and initiatives, including CityVerve, Mi-IDEA and Med-TECH Incubator.
- Provision of important supporting infrastructure that will further create the right environment for growth, such as new public realm and cycle parking facilities.
- Continued business support through a programme of events and services.

An innovation ecosystem is being created at MSP, which is capable of further leveraging its locational advantages to produce commercially viable products and services, encourage entrepreneurship and drive sustainable economic growth and employment.

Beyond its immediate boundaries, MSP is also a key project within the wider strategic vision for the Oxford

Road Corridor, which will see the area reinforce its position as:

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*“Manchester’s cosmopolitan hub ... where talented people from the City and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading Cities.<sup>3</sup>”*

The vision for Oxford Road Corridor, and the contribution of key projects such as MSP, will enhance the location as a place to live, visit and work for students and knowledge workers across the world.

### **1.1.1 Strategic Context**

#### **1.1.1.1 Economic and Sectoral Context**

Over a thirty year programme of transformation, Manchester has become recognised as one of Europe’s most exciting and dynamic cities. By 2025, more than 600,000 people are expected to live in the city of Manchester, up 7.6% on the 2015 level<sup>4</sup>. In addition, the city is located at the heart of Greater Manchester (GM), which is the largest conurbation outside of London and has a combined GVA of more than £68.2 billion<sup>5</sup>. In 2016, almost one third of this figure was generated in the city of Manchester<sup>6</sup> and £3 billion within Manchester’s Oxford Road Corridor.

Manchester’s enhanced economic performance has been underpinned by a move from its traditional manufacturing and industrial role towards a service-

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<sup>3</sup> Corridor Manchester Strategic Vision to 2025, 2009

<sup>4</sup> Manchester City Council, City Centre Strategic Plan 2015-2018, <http://www.manchester.gov.uk/>

<sup>5</sup> Office for National Statistics, Regional Gross Value Added (Income Approach) tables (released 20 December 2017),

<https://www.ons.gov.uk/file?uri=/economy/grossvalueadded/gva/datasets/regionalgrossvalueaddedincomeapproach/current/gvaireferencetables2.xls>

<sup>6</sup> Office for National Statistics, *ibid.*

based, high growth economy. Importantly, it is this sector of the economy that provides a large proportion of the high skilled and high productivity jobs in the national economy. Manchester’s increasingly buoyant economy continues to be further strengthened and diversified by high added value growth in sectors such as Creative and Digital, Health, Science and Innovation, Advanced Materials and Engineering. These are key areas of focus for MSP as it continues to grow.

Economic growth has also been supported by Manchester’s expanding international connections and centres of excellence in research and higher education.

For example, the new Graphene Engineering Innovation Centre and Sir Henry Royce Institute within the UoM estate will contribute towards the further growth of research, innovation and commercialisation in advanced materials, science and technology. These facilities will help to underpin the UK manufacturing base and reduce the time to market from invention to application for new materials.

In addition, investment in transport infrastructure has deepened labour markets. MSP has an important role to play in capitalising upon these further advantages.

Prospects for economic growth are closely tied to the ability to attract and retain the most talented individuals. Projects such as MSP have a critical role in improving Manchester’s attractiveness as a location to live, study, work, invest and do business.

In addition, at the heart of Manchester and GM’s strategic objectives is the need to ensure that all residents can access and benefit from the opportunities created by economic growth.

### 1.1.1.2 Strategic Planning Objectives

The strategic importance of expanding MSP can also be viewed against the significant contribution it would make to the delivery of strategic planning objectives including:

Table 1: Strategic Objectives

Strategic Policy	Relevant Objective(s)
Northern Powerhouse Strategy (2014)	Identifies skills, science and innovation and the development of a collaborative approach to promoting the Northern Powerhouse to foreign investors as priorities.
Our Manchester – The Manchester Strategy (2016)	Manchester will be in the top flight of world-class cities by 2025; it will have a competitive, dynamic and sustainable economy that draws on its distinctive strengths in science, advanced manufacturing, culture, and creative and digital business.
Greater Manchester Strategy (2013)	By 2040 GM will be one of the world’s leading city regions, reaping the benefits of sustainable and inclusive growth across a thriving Northern economy. It will be ever more self-reliant, connected, dynamic, inclusive, digitally-driven, productive, innovative and creative.

Strategic Policy	Relevant Objective(s)
Manchester Core Strategy (2012)	Employment generating uses will be promoted within the Regional Centre, taking advantage of the commercial assets of the core and opportunities to provide accessible employment to Manchester residents.
Manchester City Centre Strategic Plan (2015)	Oxford Road Corridor is the most important economic area in GM, with more job creation potential than anywhere else.
Central Manchester Strategic Regeneration Framework (2014)	Capitalise on Central Manchester's strategic location to achieve sustainable economic growth. Create the local conditions and opportunities that will bring investment and enable larger employers and SMEs to grow. Develop projects that will link residents to local employers and future growth sectors.
Corridor Strategic Spatial Framework (2018)	Securing the development of commercial and academic applied research facilities and commercial accommodation, including incubation, grow on and high quality premises for inward investors, spin-outs, start-ups and high growth companies.

Tech Incubator at Circle Square, which opened in May 2018.

MSP has experienced continued growth driven by demand from existing customers flourishing and expanding their operations, and increasing demand from new customers attracted by the MSP proposition and its sector clusters.

The Oxford Road Corridor operations in particular are recognised as a TMT sector hotspot for more than 1,500 digital jobs.

The Tech Incubator is designed for data science and technology innovation start-ups. It will offer businesses specialist growth services from MSP and its long-term partners including Manchester Digital and Complete Resourcing.

Construction has also now commenced on the first two new commercial buildings at Circle Square, which are due to be completed in early 2020 and will provide circa 400,000 sq.ft. of space for progressive businesses across a range of sectors including digital technology.

The buildings will be BREEAM Excellent and feature innovative workspace designs, including collaborative co-working, studios and social spaces.

Construction of Citylabs 2.0 is due to commence in October 2018; the delivery of Citylabs 2.0 and 3.0 in partnership with MFT will form one of the largest campuses in the UK with a focus on predictive, preventative, personalised and participatory medicine ('P4').

These commitments demonstrate the on-going success and strength of the Oxford Road Corridor as a whole, which continues to be an extremely attractive

### 1.1.1.3 Market Conditions

The Oxford Road Corridor remains a highly sought after location for businesses of all sizes within the science and technology sectors.

MSP operates from three locations along the Oxford Road Corridor: MSP, Citylabs 1.0 and the Manchester

destination for a range of science and technology-based operations.

When looking at the supply and demand for floorspace at MSP, macro factors and micro factors provide confidence in growing the product pipeline now. In terms of macro factors, there is a global, national and regional demographic demand shift from Finance & Professional Services to Technology Media and Telecom companies, which aligns well with the MSP strategy to support the growth of these sectors and those allied to it. This trend translates into lettings activity; in 2017, 400,000 sq. ft. of office space was let to TMT companies/customers in Manchester City Centre.

From a micro perspective – the underlying occupancy rates of the MSP portfolio, the pace of letting of the Bright Building and the growth of some MSP's technology company customers are firm indicators for the need for more product. Significant growth has been witnessed in number of digital technology businesses (including Cubic Motion, Digital Bridge, ANS, M247, SteamCo, NWEH), who have leased or instructed to let an additional 27,500 sq. ft. (net) within the last 9 months. This previously occupied space has been backfilled or has identified pipeline.

The addition of the Bright Building enabled a series of new lettings and customer expansions at MSP. This in turn has created a level of churn in the portfolio for which demand remains strong, particularly at the incubation and start-up end of the market. MSP experiences average lettings of between 50,000 sq.ft.

and 80,000 sq.ft. per annum; however, the lack of supply is a limiting factor<sup>7</sup>.

The MSP brand and market recognition has been growing, with high levels of social and web activity. There is a growing reputation and large number of attendees at the MSP event programme, with over 5,000 visitors to the Bright Building since it became operational 7 months ago.

Taking into consideration the macro, micro and brand factors, together with MSP's vacancy forecast, which is expected to be effectively 0% in 2019, there is a critical need to bring through a pipeline of development to service the opportunity to grow the current cohort of MSP customers and to acquire new customers. This has been further accelerated by the award of Enterprise Zone status, which is covered in detail within Chapter 3 of this report.

Whilst there is competition in the market for 'tech' occupiers, e.g. at WeWork, Barclays RISE and Enterprise Works, MSP supports a broad sectoral range including engineering, environmental, advanced materials' and life sciences. As such, it is resilient to competition from the traditional office market.

MSP capitalises on its competitive attributes to provide an innovation ecosystem. In so doing, it maximises the benefits of agglomeration and combines highly specialised sector facilities with growth support services that support businesses at various stages of their life-cycle, from start-ups to global corporates.

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<sup>7</sup> Data supplied by Manchester Science Partnerships Ltd

Reflective of the approach set out in this SRF Update, there is a need for a range of laboratory and workspace accommodation across varying floorplates, together with shared spaces and facilities for innovation and collaboration.

MSP will be targeting in particular early stage digital tech companies working in the following area:

- Artificial Intelligence / Cognitive Computing / Machine Learning.
- Data Analytics.
- Quantum Computing.
- Blockchain.
- Ecommerce.
- FinTech.
- Cyber security.
- Cloud technologies.
- VR & AR.
- Internet of Things.
- Smart Cities.
- Digital Health.

These sub-sectors purposefully align with both Mi-IDEA and the Technology Incubator at Manchester Technology Centre, enabling MSP to retain the technology businesses that grow through these incubation centres into the MSP portfolio.

### **1.1.2 Further Acquisitions**

MSP's acquisition of key sites such as Synergy House and the City South Storage Depot, has provided the opportunity for development of a refreshed indicative Masterplan to deliver additional floorspace.

### **1.1.3 Future MSP Masterplan Phases**

MSP has identified the next phase of projects to come forward, which are anticipated to be delivered between 2019 and 2021. This will include new laboratory and workspace within the proposed Greenheys' extension and the proposed workspace building on Plot 42G (see Appendix A).

The Masterplan also identifies potential for a purpose-built student residential accommodation (PBSA) scheme on the vacant McDougall Centre site, which would provide accommodation for, and be managed by, UoM. PBSA is shown as a potential use on the basis that it would be appropriate considering the criteria outlined in Core Strategy Policy H12 Purpose-Built Student Accommodation (see Appendix B); this would need to be demonstrated in full through the documentation supporting any detailed planning application in the future.

The detail of these phases and projects is covered in more detail within Chapter 6 of this document.

### **1.1.4 Social and Community Objectives**

MSP continues to support the wider community through a commitment to social and environmental objectives. This includes measures to address comments received during preparation of the 2014 SRF (see Appendix C for a detailed breakdown), such as: improved public realm and enhanced connectivity; implementation of traffic regulation orders; and, introduction of improved cycle parking facilities to encourage sustainable travel.

MSP's approach is in full accordance with MCC's Social Value Policy. The SRF sets out how MSP contributes towards the following principles, in particular through

support for training and apprenticeships, as well as start-up companies in the science, digital and technology sectors, and wider environmental improvements in the built environment:

- Promote employment and economic sustainability – tackle unemployment and facilitate the development of residents' skills.
- Promote participation and citizen engagement – encourage resident participation and promote active citizenship.
- Build the capacity and sustainability of the voluntary and community sector – practical support for local voluntary and community groups.
- Promote equity and fairness – target effort towards those in greatest need of facing the greatest disadvantage and tackle deprivation across the borough.
- Promote environmental sustainability – reduce wastage, limit energy consumption and procure materials from sustainable sources.

### 1.2 Document Structure

The remainder of this document comprises the following chapters:

- Chapter 1 – Introduction: explains the importance of MSP and why this report is necessary.
- Chapter 2 – Provides a summary of the vision and key principles of the 2014 SRF.
- Chapter 3 – Outlines the significant progress made against the 2014 SRF.
- Chapter 4 – Describes the key drivers behind the refreshed strategy.

- Chapter 5 – The 2018 Development Principles.
- Chapter 6 – Identifies key projects and an indicative approach to phasing.
- Appendix A – Indicative 2018 Masterplan and public realm precedent images.
- Appendix B – Strategic Context: frames MSP within Manchester's economic context.
- Appendix C – Summary of Previous Consultation Responses.

### 1.3 Professional Team

This SRF Update has been prepared by Deloitte Real Estate, together with masterplanning input from BDP and transport planning input from Curtins. The Client is Manchester Science Partnerships Ltd.

### 1.4 Document Status

If adopted, the 2018 SRF Update will act as planning guidance and form a material consideration to be considered by the Local Planning Authority in the determination of future planning applications.

In addition, the principles set out within this document have further weight, given that they have been drafted to be consistent with national planning policy and the Local Development Plan.



## 2 Summary of 2014 SRF

The 2014 SRF boundary comprised the existing core MSP campus. This is broadly bound by Burlington Street to the north, Lloyd Street North to the east, Denmark Road to the south and Charles Halle Road / Greenheys Lane to the west.

The SRF boundary extended beyond the MSP ownership boundary to take in potential future expansion sites, including Synergy House, the McDougall Centre site and adjacent repairs garage, Coupland Street brownfield site and City South storage depot.

The 2014 SRF set out the important strategic objectives for Manchester and GM as well as noting that MSP was 90% occupied and experiencing continued demand from occupiers. As a result MSP developed an expansion and intensification strategy, which would transform the site from a suburban business park to an exemplar global urban science park.

The SRF identifies MSP's important contribution in terms of GVA, employment and investment into the identified key growth sectors for GM. The attributes outlined below were identified as providing strong foundations for MSP to become a world-class science park:

- Proximity to, and existing strong relationships with, the wealth and range of knowledge-intensive and research institutions and businesses operating in the Oxford Road Corridor – a seat of world-class research.
- Significant completed, current and committed investment by the major institutions of the Oxford Road Corridor into their buildings and facilities, aligned with strategies that seek to strengthen their position on the world stage.
- A site predominantly vested in single ownership, which provides the scope for intensification of commercial floorspace to deliver significant scale alongside transformational new public realm and green space.
- Access to a highly-skilled labour pool and potential workforce.
- Exceptional public transport connectivity, including access to an international airport.
- Strategic, accessible location, close to national road networks and motorway junction and proximity to the City centre.

The Masterplan proposals established a strategy to take MSP forward from this strong foundation to become world-class. Of critical importance was the

need to increase the quantum of available space and in so doing create the quality of environment and amenities that re-positions the current MSP offer to meet the requirements of both existing customers and future national and international occupiers.

The Masterplan proposals therefore addressed the following key areas:

- Transformation of the physical environment and delivery of a prestigious, iconic urban science park, which raises the profile of MSP and will appeal to national and international occupiers.
- Capitalising upon the capacity and scale for expansion to provide modern, flexible units that are the right product to meet the needs of all occupiers – from start-up, to grown-on and large occupier.
- The creation of new employment opportunities in key growth sectors through this increase in floorspace at a major employment location. Potential for 5,500 FTE jobs following completion of the Masterplan was identified. There is a significant opportunity to share the benefits of new job creation with the surrounding neighbourhoods, including through enhanced pedestrian connectivity and training and education initiatives.
- The creation of an environment and facilities that provide the opportunities to bring people, resources and links together. The delivery of high quality public realm and new infrastructure will maximise the potential future expansion of MSP, as well as its contribution to the economic potential and wider regeneration of the area.

# 3 Summary of Progress

MSP is well established as one of the UK's leading science and technology park operators. It is one of very few that has retained the triple helix partnership structure between public, private and academic stakeholders, which is so critical to driving the growth of the knowledge economy, whilst also attracting significant private sector investment.

The partnership, which now comprises of Bruntwood, MCC, UoM, Manchester Met, Cheshire East Council, MFT and Salford City Council, has been instrumental in helping hundreds of innovation-led companies at every stage on their journey to success.

Since 2012, MSP has grown from approximately 220,000 sq.ft. to more than 320,000 sq.ft. The average occupancy continues to remain high, now at 96.9% (90% where instructions are excluded). A number of buildings maintain a 95%-100% occupancy. MSP is home to more than 120 innovative businesses.

A summary of the progress since 2014 is provided below, reflecting the following key areas:

- MSP Buildings, Occupiers and Approach
- MSP Partnerships and Initiatives
- MSP Projects Delivered

- MSP Acquisitions
- Community Initiatives

In addition, MSP, alongside Citylabs, has been designated as part of the Corridor Manchester Enterprise Zone, with a specialism in life sciences.

The Enterprise Zone provides competitive advantages to drive future growth in this sector. For example, giving qualifying businesses the ability to claim business rate relief of up to £55,000 per annum for a maximum of five years, as well as increased capital allowances.

The Enterprise Zone gives entrepreneurial businesses access to additional important financial incentives, alongside the services and support which MSP and its partners already provide, helping to generate additional high value jobs and economic growth.

## 3.1 MSP Buildings, Occupiers and Approach

MSP has been driving the expansion of MSP, which now includes scalable, world-class facilities and a comprehensive programme of business support to enable companies of all sizes in the life science, digital and medical technology and advanced manufacturing sectors to grow.

Table 2 summarises the flexible office and laboratory accommodation currently available at the main MSP campus.

In addition, Citylabs 1.0 provides 92,283 sq.ft. of commercial floorspace within the Oxford Road Corridor, as part of a joint venture between MSP and MFT that aims to create biomedical centres of excellence.

The newly operational Manchester Tech Incubator at Manchester Technology Centre (Circle Square) provides specialist business growth services to help new and early stage businesses in the data science and technology innovation sectors. Occupiers receive access to funding and finance, world class talent and skills development services, as well as networking and business support.

Seven start-ups and more than 40 tech workers have joined the incubator, less than a month after it officially opened in May 2018. These range from tootoot, an award-winning digital platform aimed at tackling bullying and safeguarding in schools, colleges and universities, to CG Hero, a portal enabling SMEs to access awe-inspiring CGIs.

The Blair Project, an alternative education provider harnessing motorsport to engage young people, and provide the latest in-demand STEM and digital skills training, has also located at the Tech Incubator.

The other four new businesses who will join alongside Manchester Digital, the independent sector trade body and Complete Resourcing, the city's 'go to' recruitment consultancy for start-ups are:

FutureEverything creators of the award-winning digital arts festival, hailed by the Guardian as a top-10 thought leadership event; Rezaid an 'offshoring' software service connecting businesses in the UK to software designers and engineers in Asia; Space Sweets, a software and technology consultancy for the property industry; and tech-focused wellness experts, Robertson Cooper.

Table 2: MSP Buildings with Area and Occupancy

Building Name	Area (sq.ft.)	Occupancy (%)
<b>Williams House</b>	31,529 sq. ft.	91.6%
<b>Greenheys</b>	27,732 sq. ft.	85.4%
<b>Kilburn House</b>	34,901 sq. ft.	100%
<b>Rutherford House</b>	22,851 sq. ft.	100%
<b>BASE</b>	11,473 sq. ft.	94.7%
<b>Enterprise House</b>	24,422 sq. ft.	72.5%
<b>Synergy House</b>	35,216 sq. ft.	100%

Building Name	Area (sq.ft.)	Occupancy (%)
<b>Skelton House</b>	43,030 sq .ft.	100%
<b>Bright Building</b>	52,843 sq. ft.	69%
<b>Turing House</b>	35,662 sq. ft.	95.7%
<b>Total</b>	319,659 sq. ft.	90%

MSP is seen as central, not only as a provider of space for start-ups and SMEs in these key growth sectors, but also as an enabler of growth.

Each of the buildings provides ultra-fast 100GB internet connectivity.

The campus based approach cultivates agglomeration and clustering benefits, which mean that businesses can effectively network and collaborate with each other.

This is often through the facilitation of events, which has been part of the offering at MSP for many years. This includes presentations, seminars, coaching sessions and drop-ins on a range of topics and business support areas.

In recent years, through refurbishments and new developments such as the Bright Building, there is now more space available for these to take place. This culture is central to developing a business ecosystem

and encouraging connections between the Oxford Road Corridor institutions.

The increased profile of MSP has led to the attraction and retention of many high profile businesses. Some of these businesses are expanding their operations on the park.

Examples include:

- **Qiagen** – a worldwide provider of sample and assay technologies for molecular diagnostics, applied testing, academia and pharma research. A tenant since 2009, Qiagen has its global centre of excellence for companion diagnostics at MSP.
- **Zilico** - a medtech medical device diagnostics business, which has developed a more accurate means of diagnosis for cervical intraepithelial neoplasia (CIN), the precursor to cervical cancer. Zilco has been based in MSP since 2012 and recently secured £13.5m of investment to boost their expansion.
- **SteamaCo** – digital innovators in the energy market aiming to bring affordable, smart energy to rural parts of the world.
- **Cubic Motion** – a world leading realtime computer vision and animation technology specialists with decades of experience providing services and solutions into video games, film, VR/AR and other industries. CubicMotion has been based at MSP since 2011.
- **Premaita Health** - an international molecular diagnostics group which uses the latest advances in DNA analysis technology to develop safer,

faster and regulatory approved genetic screening tests. Based at MSP since 2013.

- **Digital Bridge** - a computer vision company that is leading the way in cutting edge machine vision techniques. In particular, they are working with home furnishing companies on methods to allow customers to visualise improvements.

### 3.2 MSP Partnerships and Initiatives

#### 3.2.1 CityVerve

Bright Building is home to CityVerve, Innovate UK's "Internet of Things" (IOT) city demonstrator, in which MSP is a lead partner.

IOT is about connecting physical objects with the internet and enabling those objects to talk to us, applications and each other.

IOT creates the opportunity of a previously unimagined world of data, which could be used to significantly improve daily lives.

For example, IOT could be used to improve our health and reduce pressure on the NHS by allowing the self-management of chronic illness and encouraging physical activity.

It could also be used to facilitate better, safer public transport systems or transform how buildings consume energy.

The creation of the IOT city demonstrator at Bright Building has provided start-ups and SMEs from GM and across the UK with access to a world-leading open innovation programme, working alongside leading

global companies such as Cisco, to develop and test new smart city solutions.

The CityVerve proposition aligns with Manchester's on-going devolution commitment to deliver innovative solutions to local needs and priorities, and focus on the continued growth of the digital economy, which is expected to accelerate further through this win by increasing levels of business creation and growth in the IOT market.

The CityVerve project brings together the latest IOT technologies, deployed at city scale to deliver transformative benefits: new business and jobs for Manchester; better healthcare, transport and environment; and more engaged and empowered citizens.

It was established in July 2016 with a two-year remit to demonstrate the capability of IOT applications and address barriers to deploying smart cities, such as city governance, network security, user trust and adoption, interoperability, scalability and justifying investment.

Combining technology and business model innovations, it will create a real-life blueprint for smart cities worldwide.

Led by MCC, the consortium of 20 core organisations – including MSP, UoM, Cisco, Ordnance Survey, BT and other tech players – is backed by the UK Government and Innovate UK.

### **3.2.2 MedTECH Incubator**

MedTECH incubator is a joint venture between the NHS (MFT and TRUSTECH) and the private sector (MSP), with the objective of stimulating the growth of successful healthcare technology companies.

It is a specialist incubator for innovators who are developing technology that can help the NHS to provide high quality, efficient care to patients.

### **3.2.3 Mi-IDEA**

Mi-IDEA is a partnership between MSP and Cisco. It is a post-accelerator, which works with early-stage companies to develop innovative technologies and solutions.

The partnership focuses on the areas of smart cities, IOT, digital healthcare and the digital creative sector.

It also functions as a second site in the UK for Cisco CREATE, a collaborative research function that works with industry partners, start-ups, government, research institutions and universities with the aim of finding innovative, technology-based solutions.

Since launching Mi-IDEA, eight companies have been accommodated within the space, following the receipt of 137 applications.

17 new FTE jobs have been created by the start-ups at Mi-IDEA, together with five internships.

During the first quarter of 2018, a total of 293 events have been held and attended by 7,130 people; these include 113 business growth events, 96 partner events, 32 external events, 21 tech community meet-ups and 31 social, community and wellness events.

Events have included a Cisco Public sector Roadshow, with the latest updates on technologies shaping the future for the UK Public Sector; Start-up Speed Networking with Manchester entrepreneurs; Smart Impact, Smart City Live and Future sessions, a three day festival and programme of ideas, arts, talks and workshops exposing the unseen current of IoT presented by MCC and Future Everything; and, Place Tech Trend Talks, a breakfast briefing in a European series of events focused on the proptech market.

### **3.2.4 Apprenticeships and Training**

MSP is fully committed to supporting an outstanding range of programmes and initiatives, which are designed to attract and retain young people to develop careers within digital, science and technology sectors. A number of the apprenticeships have resulted in FTE positions at MSP customers.

ANS Group, which has been based at MSP since its establishment and is a scale-up company providing Cloud and Management Services, operate their own apprentice academy at Enterprise House. Apprenticeships are delivered as a full-time role on a 3 year fixed contract across a range of departments, with permanent opportunities thereafter.

MSP works with Manchester Sharp Futures, a social enterprise that supports diverse young people into employment in the creative digital and tech sectors. Manchester Sharp Futures supports the running of Mi-IDEA and the TECH Incubator through their POD services programme, enabling entry level talent to provide valuable support to fledgling and fast-growing businesses in the digital sector.

MSP supports and utilises The Juice Academy, the UK's first industry-led digital apprenticeship programme for school and college leavers based in Manchester. Learners who study with The Juice Academy are trained by industry professionals who work in the digital and social media field.

MSP runs the South Manchester branch of CoderDojo, (part of a national initiative) which teaches children and young people between the ages of 7 and 17 years to code, build websites, create applications and explore technology.

At the Tech Incubator, MSP runs Digital Assessment Days and Bootcamps, focused on talent sourcing and development for the Manchester Digital Level 4 Software Developer Apprenticeship. This is an industry-backed programme supported by some of the most well-known brands in the region.

MSP supports a broad range of sector skills initiatives and school engagement programmes to keep young adults interested in STEM subjects and digital careers, including young women who are traditionally underrepresented in these sectors, providing science and technology career opportunities.

### 3.3 MSP Projects Delivered

#### 3.3.1 Bright Building

The Bright Building, completed in July 2017, provides an additional 52,843 sq. ft. of state-of-the-art commercial workspace over four storeys. Now nine months following practical completion, it will shortly be 93% occupied (following exchange of current instructions; excluding instructions, it is 69%

occupied). It is designed to function as the heart of the Park.

Complete with café, fitness studio and large communal space designed for events and conferences, this is a place where people can connect, collaborate and share ideas.



Figure 1: Bright Building Event Space (Source: MSP)

The areas for collaborative working are essential for customers to leverage the advantages of clustering and locating within the Oxford Road Corridor.

The Bright Building has attracted a number of tenants including: Ricardo, EvoSoft, NorthWest E Health, and Mi-IDEA.

It is also making a significant contribution to the smart sustainable cities agenda, for example through hosting CityVerve.





Figure 2: Bright Building Fitness Studio (Source: MSP)



Figure 3: Greenheys Atrium (Source: MSP)

### 3.3.2 Greenheys

Following refurbishment during 2014, Greenheys has become an established hive of utilitarian workspaces

ranging from 100 sq. ft. to just over 2,000 sq. ft, with full business support from MSP's on-site team.

The dynamic of the building is lively, with a large collaboration space to help build relationships and maximise the opportunities a community like this can offer to established businesses.

Greenheys has been designed so that the atrium can be used to host events, including workshops conferences and hackathons. This helps foster an innovative and collaborative environment.

### 3.3.3 Hillel

Formerly a student hall of residence, the Hillel building was acquired, refurbished and converted into 11,471 sq. ft. of workspace, which has been rebranded as BASE.

BASE offers a range of workspaces, which can be tailored to any requirement; it has a ground floor break out area and outdoor garden space.

Its unique location also offers excellent proximity to leading health, biomedical and digital tech companies of all sizes.

### 3.3.4 Public Realm and Connectivity

Completion of the Bright Building enabled delivery of the first phase of enhanced public realm for MSP, which has provided world-class, functional open space and enhanced pedestrian routes through the site. It connects the institutions of Oxford Road to the communities of Hulme and Moss Side to the west and south, including through creation of a new pedestrian access to MSP from Lloyd Street North.



Figure 4: Bright Building Public Realm (Source: MSP)

### 3.4 MSP Acquisitions

MSP has acquired a number of additional sites, which were identified in the 2014 SRF as potential future expansion sites. The sites are summarised below.

#### 3.4.1 Synergy House

In May 2016, MSP acquired Synergy House, an existing three storey commercial building located at MSP. Two customers occupy more than 87% of the floor area.

Synergy House provides co-working and collaboration spaces, access to the on-site customer service team and innovation community.

#### 3.4.2 Council Depot and Surface Car Park

As part of a strategy to increase and consolidate ownerships within the MSP estate to facilitate future expansion, MSP acquired the City South Storage Depot and the Rippon Street surface car park.

### 3.5 MSP Community

MSP has immediate adjacencies to the residential areas of Hulme and Moss Side, which are located to the north-west and south-east respectively.

The importance of the residential communities surrounding MSP is clearly recognised; a number of initiatives and investments have been made to improve conditions for local residents and ensure that they share in the benefits of MSP's continued success and growth.

#### 3.5.1 Retail Uses and Public Realm

MSP provides a number of active retail uses, such as the Old Abbey public house, and the new café at Bright Building.

The MSP site has always been accessible to members of the public. However, enhancements to the public realm, delivered through the Bright Building scheme, have significantly improved connectivity east to west through the site from surrounding areas, as well as providing more functional outdoor spaces.

The site is fully open to the public and visitors are welcome and encouraged to use the facilities.

#### 3.5.2 Local Highways

##### 3.5.2.1 Residents Parking Scheme

MCC operate a Resident Parking Scheme in the vicinity of MSP. This currently has two areas: H2 – Arnott Crescent and Monton Estate to the south and west.

- Arnott Crescent: a H2 permit is needed to park from Monday to Friday, 0800 to 1800. Between

0800 and 1800 anyone can park for up to two hours.

- Monton Estate: a H2 permit is needed to park for more than three hours from Monday to Friday, 0800 to 1800.

### **3.5.2.2 Control of On-Street Parking**

Denmark Road is one of the key areas affected by on-street parking. It is currently subject to a variety of restrictions that limit parking, but there are also large areas where on-street parking is allowed.

As part of the Bright Building proposals, MSP has agreed a revised scheme of Traffic Regulation Orders with MCC to provide more short-term parking and alleviate some of the issues that occur with congestion.

The scheme includes addition of proposed limited waiting for 30 minutes and 2 hours, with no return within 1 hour.

The scheme is currently being progressed by MCC through a Section 278 Agreement.

## 4 SRF Refresh and Key Drivers

The 2014 SRF contained an indicative Masterplan, which demonstrated how the area covered by the MSP SRF could successfully deliver a quantum of laboratory and workspace floorspace – that increased from circa 188,775 sq. ft. to 600,000 sq. ft.

As outlined in the progress to date, delivery of the Bright Building and the further acquisition and refurbishment of floorspace by MSP, has already increased the quantum of floorspace available at MSP to circa 320,000 sq. ft. (circa 412,000 sq.ft. including Citylabs 1.0).

Whilst MSP is clearly moving towards becoming an exemplar global urban science park, there is a need to consider whether MSP can be further enhanced as a key interface between science, research, academia and business. This is given finite land resources within the Oxford Road Corridor in order to deliver the identified growth strategy, further acquisitions, opportunities to optimise existing buildings through redevelopment or remodelling and the capacity for market demand, which has been outlined earlier in this document.

### 4.1 2018 Masterplan Opportunities

In recognition of the above, BDP has undertaken a further masterplanning exercise with technical input

from Curtins and Hilson Moran in respect of highways and sustainability / energy issues.

This has resulted in the preparation of a revised indicative Masterplan (Appendix A), which demonstrates how an expanded MSP could successfully deliver circa 1.3m sq. ft. in a manner that accords with the key development and urban design principles established in 2014. These principles are revisited and considered in more detail within Chapter 5 of this document.

The Study Area itself remains broadly as shown in the 2014 SRF, with the exclusion of the Coupland Street site to the north-west (Figure 4). The site as existing is shown at Figure 5.

As identified in Chapter 3, the further acquisitions relate to:

- Synergy House.
- Council Depot and Surface Car Park.
- Hillel House (BASE).

In addition, the masterplanning exercise has identified that a number of the existing buildings on site have potential for demolition and replacement with modern, fit-for-purpose buildings that meet the specific requirements of operators within the science and technology sectors.

The Masterplan also identifies potential for a purpose-built student residential accommodation (PBSA) scheme on the vacant McDougall Centre site, which would provide accommodation for, and be managed by, UoM. PBSA is shown as a potential use on the basis that it would be appropriate considering the

criteria outlined in Core Strategy Policy H12 Purpose-Built Student Accommodation (see Appendix B); this would need to be demonstrated in full through the documentation supporting any detailed planning application in the future.

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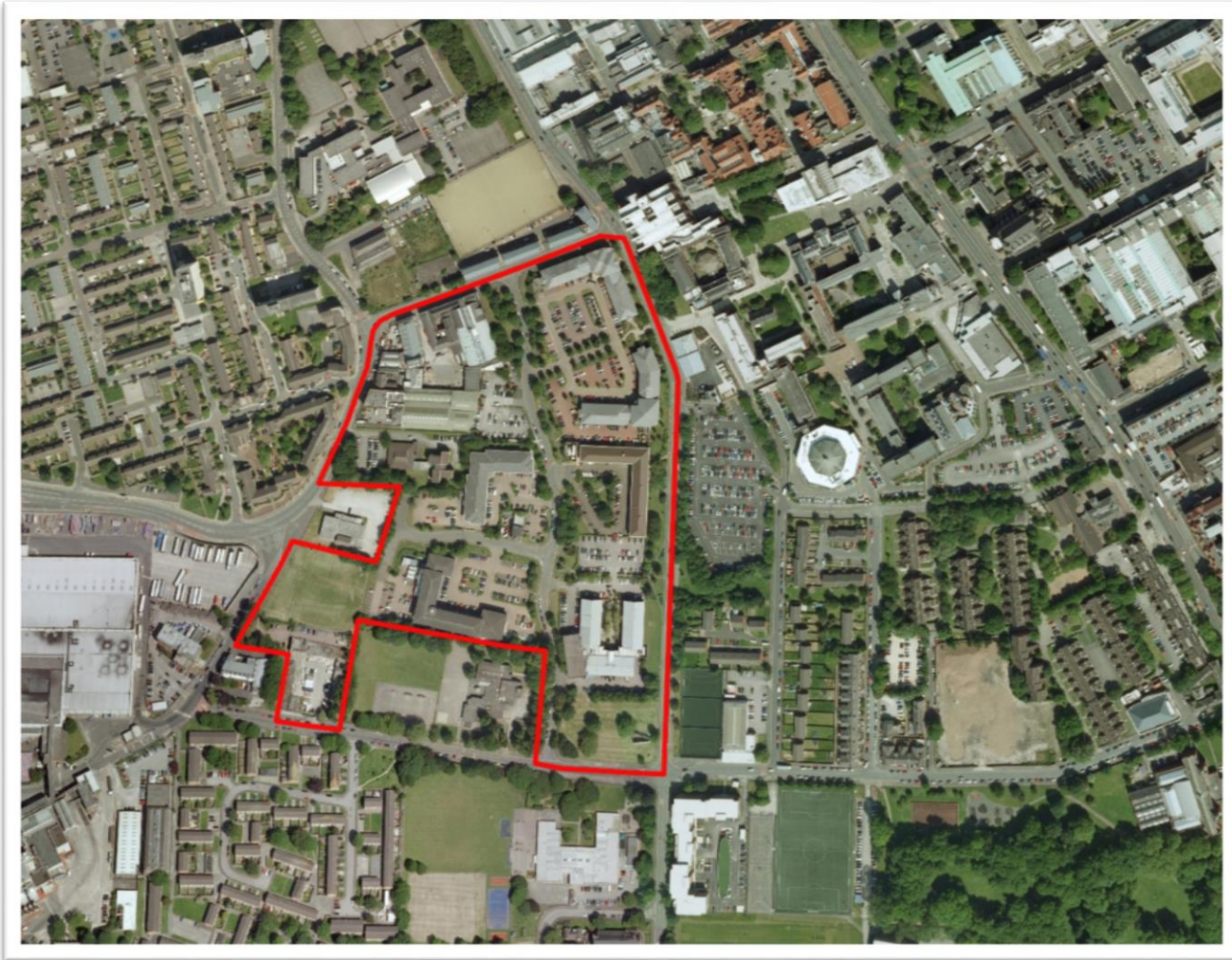


Figure 5: MSP SRF Study Area (Source: BDP Architects)

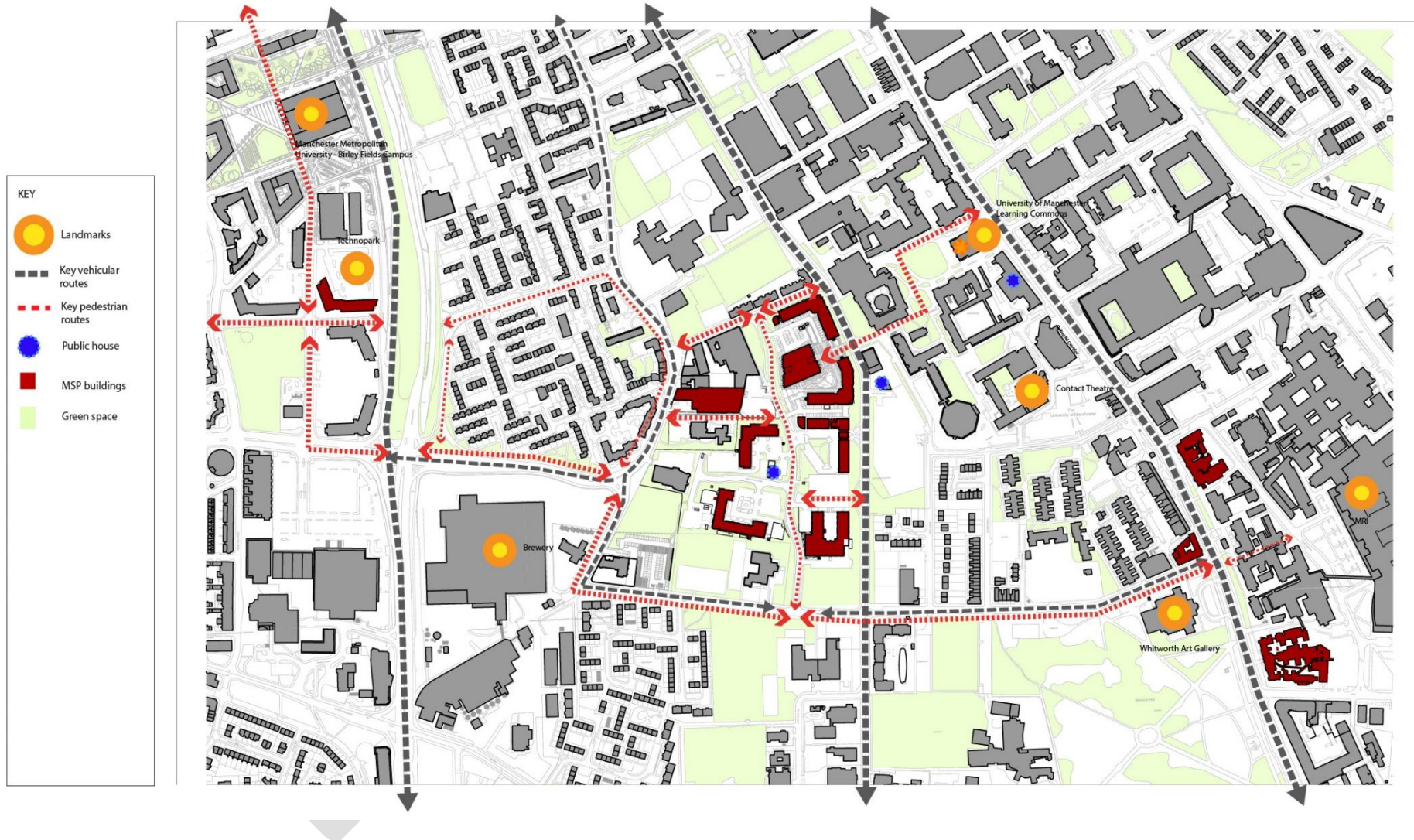


Figure 6: MSP Existing Site and Connectivity (Source: BDP Architects)

**Enterprise House** is coming towards the end of its life-span. The building does not provide the flexibility for occupiers to expand. It has a high service charge due to the significant on-going repairs required and thermally it is very inefficient, which does not align with MSP's sustainability aspirations.

It is therefore proposed to replace this building with a cluster of three buildings, enabling an increased density in this location.

Likewise, **BASE** has been refurbished to support flexible workspace on a short-term basis to meet high demand from occupiers; however, this building was originally designed as student accommodation and in the longer-term it provides an opportunity to deliver purpose-built laboratory and workspace that will support the growth of science and technology focused businesses.

The scale of the new building is intended to articulate the sense of place by redefining relationships with existing buildings to the east, bringing greater clarity to external spaces and reinforcing important east to west routes, connections and reinforcing existing boundary edges experienced along Lloyd Street North.

The building formats are intended to offer a degree of flexibility, so that they may be used as a single open space or subdivided into smaller cellular zones. This provides MSP with the flexibility to respond to the demand from its customer base, allowing spaces to grow in line with customer growth and success.

The height of any new commercial buildings is proposed to be a maximum of 5/6 storeys, rather

than the 4/5 storeys threshold detailed in the 2014 SRF. These height parameters are considered appropriate to the existing scale and character of the area.

The Masterplan refresh provides an opportunity to consider options for the **Old Abbey public house**, in order to ensure that there is a community facility that fully supports the masterplanning strategy, the future needs of the exemplar urban science park and surrounding residential neighbourhoods.

The Old Abbey plays a critical role within the park and is well-used by the local community. The indicative Masterplan allows for the retention of the pub.

It is important that the food and beverage offer takes full advantage of the significant investment being made into the creation of an exemplar urban science park. There is therefore also scope for a new pavilion building providing amenity food and beverage use of up to 2 storeys, which would serve occupiers of, and visitors to, MSP, as well as the wider community, re-enforcing the east to west and north to south connections through the site.

The further masterplanning work has identified an appropriate location for the new pavilion building within the heart of the new central green space, which will fully address the public realm and provide a south facing aspect with scope for high quality outdoor seating and associated outdoor event space.

The McDougall Centre site has been vacant for a number of years and was identified within the 2014 SRF as a potential expansion site for MSP. The 2018



SRF reflects that there is potential for the site to accommodate new purpose-built student residential accommodation (PBSA) for the UoM.

PBSA is shown as a potential use on the basis that it would be appropriate considering the criteria outlined in Core Strategy Policy H12 Purpose-Built Student Accommodation (see Appendix B), as summarised below:

- It is in accordance with UoM redevelopment plans;
- It is in close proximity to a university campus or high frequency public transport node;
- It addresses the energy proposals plans set out in the Core Strategy, including in relation to the introduction of low and zero carbon decentralised energy infrastructure;
- High density developments should be sited in locations that are compatible with existing developments and initiatives, with nearby retail facilities;
- Proposals that demonstrate a positive regeneration impact in their own right will be given preference;
- Proposals should be designed to be safe and secure for their uses;
- Consideration should be given to the design and layout, including in relation to impact on existing residents; and,
- Waste management should be in accordance with Core Strategy Policy EN19 Waste.

Full compliance with this criteria would need to be demonstrated in full through the documentation

supporting any detailed planning application in the future.

The McDougall Centre site provides an opportunity for increased density, as identified within the Oxford Road Corridor Spatial Plan. Initial feasibility work identifies capacity for a student residential development of between 6 and 10 storeys, reflecting the increased scale of surrounding developments and the prominence of the site on the corner of Burlington Street and Boundary / Greenheys Lane.

The multi-faith prayer facility on the site could be appropriately re-located as part of the redevelopment of the site.

This broadened mix of uses within the MSP indicative Masterplan will support the on-going expansion in a way that provides connection points between different activities and communities of the Oxford Road Corridor and that strengthens the linkages to the surrounding neighbourhoods, stimulating activity.

BDP's landscape team has reviewed the Masterplan proposals for the public realm and external environment at MSP, to ensure that, as the future phases come forward, new and enhanced multifunctional open space is provided in a manner that works with the new and extended buildings and continues to be fully accessible to customers and local residents.

The additional technical work completed by BDP, Curtins and Hilson Moran supports the deliverability of the indicative Masterplan, in particular enabling the following areas to be refined.

## 4.2 Highways

Curtins' work has included:

- Surveys of the existing highway network.
- A review of existing traffic regulation and residential parking measures.
- Identifying future capacity of the highway network.
- Testing of the indicative Masterplan proposals.

This work has enabled the highways' strategy to be further refined in the 2018 SRF, including:

- The location of the MSCP and likely quantum of spaces.
- Confirmation of feasibility for stopping up Pencroft Way.
- Recommended future vehicular access and servicing strategies.
- Framework Travel Plan.

## 4.3 Sustainability and Energy

Hilson Moran's work has included:

- Surveys of the existing MSP buildings and their energy requirements.
- Testing of the indicative Masterplan development proposals.

This work has enabled the sustainability and energy strategy to be further refined in the 2018 SRF, including:

- Confirming the potential scope for an energy centre and district heat network (DHN) to secure

reduction in carbon emissions through low carbon energy supply.

- Identifying likely future requirements relating to the specific needs of operators within the science and technology sectors.

## 4.4 Public Realm

BDP's work has included an extensive public realm testing and benchmarking exercise. This has been used to inform the final layout of the indicative Masterplan, to ensure that the aspiration of transforming MSP into an exemplar urban science park set within a multifunctional public realm that prioritises pedestrian movement is achieved.

The new central space introduces a natural, meaningful social and community meeting place.

This is the green heart of the development; the focus of the site and internal routes through the space. It is a significant public space and the centre of community activity for occupiers and local residents.

Architecturally it is intended to be relaxed and informal but will be animated by public use. The open space plays an important role in bringing the landscape into the buildings with form, colour and texture of varying plants and trees enhancing borrowed views and creating a memorable place.

Simultaneously, the natural landscape will be an extension of the interior, using vertical layering, planting, terraces, and subtle changes in level to create elevated and sunken spaces and edges.

Building upon the success of the Bright Building and its landscape, this significant open space is a destination, with customers passing through en-route to their place of work and local residents able to take advantage of the enhanced connectivity through the park.

Designed around comfort and well-being, people will be able to relax and work outdoors, maximising opportunity for chance encounters, sparking personal interactions and encouraging people to mingle. These encounters can help to shape the identity and sense of community in and around the park.

The central open space, seeks to further shift the park towards being a greener, pedestrianised and animated place with active uses at ground floor and a fluency between inside and out. The open space reinforces the spatial structure of the masterplan and supports the meaningfulness of meeting and gathering space.

A scale comparator diagram is provided within Appendix A. The scale of the proposed central open green space (approximately 74m x 70m) is comparable to that of the nearby UoM's Albert Gilbert Learning Commons plaza, which is a well-used open space, with active edges providing a welcome green space in an urban context.

Other scale comparisons include St Ann's Square and Albert Square, which together demonstrate that the MSP space creates a sense of openness midway between the large civic space of Albert Square and the smaller scale of St Ann's Square. It is important to note that these two examples are largely hard paved

areas and therefore display more urban characteristics.

The wider public realm proposals for the site will also facilitate enhanced east to west connectivity, through opportunities to create additional access points along Lloyd Street North, in a similar manner to the Bright Building scheme.

A set of supporting diagrams and public realm precedent images are provided at Appendix A.

# 5 2018 Development Principles

The principles set out within this Chapter represent a refreshed series of core development and urban design principles, which will guide a comprehensive approach to the further expansion and diversification of MSP. The principles are fully aligned with the endorsed Oxford Road Corridor Strategic Vision to 2025 and supporting SSF.

A series of context diagrams and precedent images to support the 2018 Development Principles are provided at Appendix A.

## 5.1 Economy

The Oxford Road Corridor Strategic Vision to 2025 and supporting SSF identify the need to support both the future growth potential of its institutional partners and also the development of high value added and high growth companies; through this innovation ecosystem, it will be possible to broaden, strengthen and deepen activities within key growth sectors like science and technology.

A key goal is to increase the contribution of the private sector to Oxford Road Corridor's economy, including science-based companies. The combination of Oxford Road Corridor's institutions, with some of the best research and incubation facilities in the country, will fuel this growth. This should include

international companies, who should be attracted to carry out R&D functions in Manchester.

The award of Life Science Enterprise Zone status to areas of Oxford Road Corridor and the partnership working and business incentives that this will facilitate, will also contribute towards the growth strategy. In addition, the density and proximity of these assets combines to provide the area with an enviable locality, which feeds innovation and creativity.

Within this context, central to the MSP Masterplan is the need to increase the quantum of available space, including for incubation facilities and grow-on support for businesses. In so doing, this should create the quality of environment and amenities that positions the offer to something that both existing customers and future national and international occupiers require.

As identified within the 2014 SRF, the MSP site is constrained with little flexibility for companies to set up or expand into the future. It was designed around a model that is akin to a suburban business park (rather than an urban science park in a highly accessible Central Manchester location) and as such, there is significant scope to increase density.

The success of the Bright Building demonstrates how this expansion and increase in density can be

achieved in a manner that is appropriate to the location, and founded on sound urban design and place making principles.

New buildings and public spaces can be provided within the existing site's extensive areas of surface car parking and incidental landscaping, which has little functionality other than boundary treatments.

There is also an opportunity to rationalise uses and to densify development where existing buildings are no longer fit-for-purpose.

There is an opportunity to increase the scale of new commercial developments to circa 5 / 6 storey buildings, in contrast to the 1 and 2 storey buildings that currently characterise the site.

As with the Bright Building, new developments could act as hub facilities, with conferencing rooms, meeting rooms and areas for collaborative working.

The new expanded facilities will allow MSP to enhance the range and flexibility of its accommodation offer – attracting both new start-up businesses through to established business. The product range will need to be from entry level space for incubation stage / start-up companies through to Grade A space. It is essential to its growth strategy that MSP is able to offer a range of rental levels / price points, as well as the business support and flexibility in terms of length of lease and size of units, which businesses in this dynamic sector will require.

Consideration will be given to specification required for science and digital technology operators, which might include:

- Digital Connectivity – connection to the MSP fibre ring.
- Power – scalable and resilient.
- Floor Boxes included as standard.
- Light space, with the ability to open windows if AC is not to be installed.
- Industrial look / feel,
- Flexibility and versatility of space.

Whilst the focus for MSP should remain on the provision of laboratory and commercial workspace, with appropriate supporting amenity uses and public realm, there is also an opportunity to provide PBSA within the overall mix where this can be demonstrated to be in accordance with Core Strategy Policy H12<sup>8</sup>. This use would help to facilitate investment in infrastructure to support wider regeneration objectives.

The vacant former McDougall Centre site has been identified as an appropriate location for student accommodation, being located on a key pedestrian route from the UoM to Hulme and adjacent to existing student residential uses, as well as in close proximity to the wealth of cultural and leisure opportunities of the Oxford Road Corridor and city centre.

Initial feasibility work identifies capacity for a student residential development of between 6 and 10 storeys on this site, reflecting the increased scale of surrounding developments and the prominence of the site on the corner of Burlington Street and Boundary / Greenheys Lane.

In order to create interest in the built form, heights should not be uniform and buildings should be

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<sup>8</sup> Manchester Core Strategy, 2012

designed so that they add to the visual interest of MSP.

The indicative Masterplan provided at Appendix A indicates how a well-considered, masterplanned approach can result in a significantly enhanced environment and an increase in net floorspace from circa. 320,000 sq. ft to circa 1.3 million sq. ft.

## 5.2 Place

Alongside the huge investment in academic and research facilities within the Oxford Road Corridor, its development and evolution as a place that is designed for all ages, where people make new friends and connections, is central to both attracting investment within a global marketplace and developing the type of agglomeration benefits and creative environment which only urban economies can offer.

The role of cultural events, together with coffee shops, restaurants and independent retail, and high quality public realm, provide places where people spend their leisure time as a complement to their day time role of work and study.

Within this context, the delivery of high quality public realm and new amenities and infrastructure continues to be a critical component of maximising the future expansion of MSP.

MSP should provide an environment that appeals to future occupiers and creates amenity value for existing customers and local communities, as well as helping to showcase the world-leading work and activities that are taking place at MSP, as part of the Oxford Road Corridor.

Key measures will include:

- The creation of a central, predominantly green space, which will provide a focal point for the area – a place where all pedestrian and cycle routes will ultimately lead. The detailed design of this space will be worked up as part of future planning applications; however, it is likely to be segmented and multi-functional – offering a range of activities from quiet relaxation to pop up events and outside sports activities – each supporting and encouraging a sense of community.
- A network of smaller squares and plazas. These will be multi-functional spaces creating vibrancy and a sense of community. The urban design strategy will be to treat the spaces between buildings as being as important as the quality of the buildings themselves. Routes within MSP's core site will be designed to be pedestrian friendly, including through the use of shared surfaces and spaces. The layout of the scheme will be designed to be accessible for all.
- It is recognised that physical investment in public realm alone does not deliver the character of a place. The public realm strategy therefore recognises and lays the foundations for a strategy that will deliver a sense of place and clear identity, which is inclusive, welcoming, safe and distinctive in supporting the needs of the MSP community.
- Fundamentally, the site will be designed around people in a manner that fosters conversation, connectedness and creativity.
- A site environment that is reflective of, and appealing to, the innovative businesses wishing to locate there.

- Retention and possible refurbishment of the Old Abbey public house and potential provision of a new pavilion building offering active food and beverage use in line with the principles set out in Chapter 4.
- The potential for covered and weather protected open spaces will be explored, including opportunities for spaces that could be used for a range of events from exhibitions to arts and cultural performances.
- A key design principle underpinning the masterplanning of the site is to continue to open it up and enhance permeability and connectivity with adjoining areas, emphasising that the park remains fully open and accessible to the public. Additional east – west linkages through the site are required, building on the success of the new access from Lloyd Street North delivered through the Bright Building scheme, in order to connect the site to the universities and NHS campus to the east, and local communities such as Moss Side and Hulme to the west.
- As part of this, further legible pedestrian routes through the site will be provided. Enhanced connections to the wider Oxford Road Corridor area through the UoM campus (subject to the future masterplanning of that estate as part of the UoM's own development and investment plans) will be explored. Connections with the NHS campus via Denmark Road will be enhanced.
- There is an opportunity to strengthen linkages with Hulme and the local community by addressing the building frontages on Greenheys Lane, which are currently inward facing and turn their back on the local community providing no amenity. New development facing Greenheys Lane will therefore be mixed use, providing ground floor retail facilities.
- Around the edges of the site, opportunities will be sought as part of a general strategy to green primary access routes to reduce the impact of congestion and car use that already exists in the area, as well as to strengthen relationships and connections with neighbouring areas. The indicative Masterplan includes proposals to create a boulevard along Lloyd Street North.
- The site's areas of public realm will be carefully managed and maintained, with continuing investment to guarantee safety and security while maintaining a welcoming, permeable and open experience for workers, visitors and residents.
- Clear way-finding will be an important element of any enhanced and new public realm.
- Provision of new tree-planting and other measures to support bio-diversity.
- The design and masterplanning of the site will create a safe and secure environment using the principles of 'Secured by Design'.
- Lighting within the site should be given proper consideration to ensure adequate levels of lighting are provided, creating a secure and safe place to pass through and use, whilst not causing light pollution to the surrounding area.
- The Masterplan proposals provide a further basis for enhancing the branding and marketability of MSP. This will be done in a manner that establishes the tone of the area and firmly

positions MSP as part of the wider Oxford Road Corridor offer.

### **5.2.1 Purpose-Built Student Accommodation**

Oxford Road Corridor is not intended to become a residential destination; however, in line with the Strategic Vision to 2025 and the endorsed SSF, it would be considered as part of mixed use development where residential use would clearly facilitate and add value to regeneration. This would include potential for new PBSA, where this is also in accordance with the requirements of Policy H12 of the Manchester Core Strategy (see Appendix B).

The vacant McDougall Centre site could be suitable for PBSA, on the basis that it would provide accommodation for, and be managed by, the UoM in accordance with the requirements of Policy H12 for PBSA to form part of the universities' development plans.

New student accommodation must incorporate a range of price points and be of a quality in terms of product, management and pastoral care, which will safeguard the student experience, particularly for first year and overseas students.

Early consideration of potential sunlight and daylight impacts, noise, refuse management, privacy, rights of light, and wind environment, would be required in order to ensure that the amenity of existing residents in Hulme and Moss Side is protected.

New student accommodation should provide primary active frontages along key routes including Greenheys Lane, as well as activating the new public realm, to secure the area's vitality during weekdays, weekends and evenings.

Potential ground floor uses could include restaurants and cafés, as well as amenity facilities associated with the student accommodation use, such as a gym or flexible working space.

### **5.2.2 Highways, Servicing and Waste**

#### **5.2.2.1 Car Parking**

Fundamental to the place making strategy, and the desire to create a Masterplan that will deliver the ambition and potential of this project, is the rationalisation of car parking at the site. The current position is very much a suburban business park model designed around access by car. This does not reflect the availability of a choice of means of transport in relation to the subject site, a product of its location in Central Manchester.

A Highways and Transportation Feasibility Report completed by Curtins has considered all relevant highways' matters and informs the following development principles.

Notwithstanding the clear focus on sustainable transport and proposals to reduce reliance on the car in the short term, there will inevitably be a requirement for car parking from occupiers.

In order to compensate for the loss of surface car parking, and to assist with the rationalisation and place making strategy for the site, a carefully designed and located multi-storey car park (MSCP) is proposed.

The MSCP will provide a similar level of car parking as existing at MSP (i.e. a net increase in car parking is not proposed), providing for tenant and visitor requirements; this could be up to 1,000 spaces.



Provision would be made for electric charging points for cars.

The MSCP is proposed to be located at the south west of the site, with access from Charles Halle Way. This location benefits from direct access from Princess Road and being on the edge of the park means that vehicles will not need to enter the core site.

Legible pedestrian routes from the MSCP will be created through to the rest of MSP.

Disabled parking bays will be strategically located across the estate, to provide suitable access for users to buildings across the site.

#### 5.2.2.2 Vehicular Access and Servicing

The phased approach provided for within the Masterplan proposals will initially utilise existing vehicular access points provided by Pencroft Way. Improvements to junctions will be provided where required, together with changes to access points to facilitate temporary car parking requirements.

Subsequent phases will result in access to the site's interior via traffic being limited to servicing vehicles only. Access via car will be restricted to drop-off points at the northern and southern ends of Pencroft Way. Pencroft Way, a lightly trafficked street that operates as a local access road with little or no through traffic, is proposed to be closed to vehicular traffic.

These proposals would require Pencroft Way, which is currently public adopted highway, to be stopped up. Following initial consultation with MCC Highways, it has been identified that this would be best achieved through an application under Section 247 of the Town and Country Planning Act 1990.

At this stage, new access junctions would be provided, together with the routing of traffic onto the perimeter roads around MSP with new internal routes limited to servicing, pedestrian and cycle movements, to enhance sustainable connectivity and safeguard network capacity.

Dedicated one-way servicing routes are proposed at the periphery of the site:

- **Northern servicing route** will be a loop on the northern side, serving all of the buildings in the northern area of MSP. This route will be accessed from Burlington Street.
- **Southern servicing route** encompasses an internal link between Denmark Road and Charles Halle Road. Vehicles using this route will service all buildings to the south of the site, including those surrounding the proposed central plaza.

Access to both servicing routes would be controlled via remotely operated collapsible bollards, which would be managed by the MSP Facilities' Team.

There is scope for the provision of a central refuse store within a dedicated building at MSP, to support the implantation of the new servicing strategy and enable efficiencies in servicing activity.

Servicing activity would take place at appropriate times in line with MCC's Environmental Health guidance.

Future applications, including the proposal for stopping up Pencroft Way, would be supported by transport statements that ensure that transport impacts are identified and duly mitigated against.

The removal of vehicular traffic from Pencroft Way and consolidation of surface car parking areas provides the opportunity for the internal public realm to embrace a high quality pedestrian and street environment.

In creating improved vehicular routes and streets, exemplary standards of design would be utilised to integrate new routes with surrounding areas and to deliver a safe, human scale environment.

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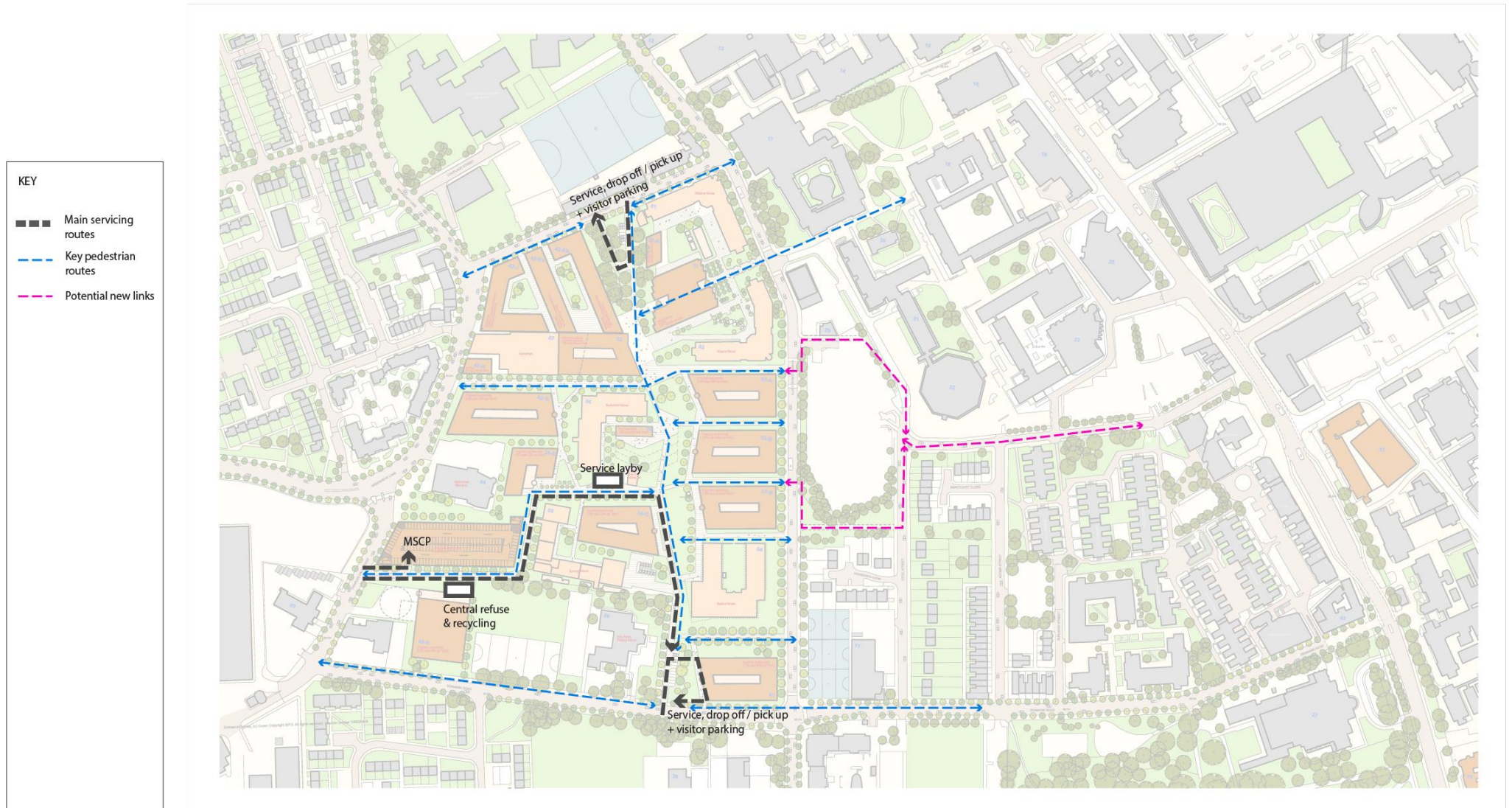


Figure 7: MSP Proposed Servicing Strategy (Source: BDP Architects)

### 5.3 People

The creation of new employment opportunities is a key element of the MSP Masterplan proposals, which will provide a significant increase in floorspace at a major employment location.

The total employment on the site following completion of the MSP Masterplan proposals has been estimated at 7,500 Full Time Equivalent (FTE) jobs. This is a potential increase of 5,700 FTE jobs over the 10 year implementation of the Masterplan, with currently circa 1,800 FTE located at MSP. Many of the existing jobs are in skilled roles with employees having higher grades of educational attainment and this trend would continue with the proposed employment growth.

These estimates are based on the employment density assumptions set out in the Homes and Communities Agency *'Employment Density Guide'*<sup>9</sup>. The actual employment numbers are likely to be higher when account is taken of part time employment and employment associated with ancillary facilities such as the amenity retail uses.

The next phase of development at MSP (as set out within Chapter 6), including the Greenheys' extension and the new commercial building at Plot 42G (see Indicative Masterplan at Appendix A), is expected to deliver circa 160,000 sq.ft. of new floorspace. This phase could create up to 1,300 FTE jobs, depending on the final mix of occupiers.

This major development project will provide a boost to the local construction industry over the next 10 years, with construction costs (including professional

fees) for the Greenheys Extension and Plot 42G estimated at £30.5 million.

The construction companies will be encouraged to use reasonable endeavours to procure the workforce from local communities, creating a significant level of employment during the construction period; this will be supported through planning conditions in relation to local labour agreements.

The creation of new employment within high value, key growth sectors such as science and technology, will provide opportunities for a major contribution to strengthening the skills profile of the workforce, which is a priority for the GMS.

People lie at the heart of the Oxford Road Corridor Strategic Vision to 2025, not just as a pool of talent and knowledge, but as an opportunity to increase the contribution to economic and social inclusion. The significant increase in employment that would be facilitated through the expansion of MSP in line with the principles established in the SRF is a critical factor in creating new opportunities for the local community.

There is a further opportunity to share the benefits of new job creation with surrounding neighbourhoods, thereby contributing towards the regeneration objectives of the Central Manchester SRF, to address the relatively high levels of unemployment and worklessness in Central Manchester.

As identified within the 2014 SRF, many of the employees at MSP live within a short radius of the site (at that time, 28% of employees lived within 5km; a comprehensive travel survey is currently being

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<sup>9</sup> Homes and Communities Agency *'Employment Density Guide'*, 2010

undertaken of MSP employees to understand the 2018 position). The principles established within the 2018 SRF will support a further increase in the number of employees living in close proximity to the site.

As set out earlier in this document, MSP customers already support a series of initiatives aimed at getting a more diverse mix of young people into careers in science and technology, including through apprenticeships and learning initiatives such as Manchester Sharp Futures, The Juice Academy and CoderDojo.

Further opportunities for partnerships to deliver training, education and employment for local communities will be explored.

The strengthening of key east-west pedestrian routes through the site will make employment opportunities more accessible.

## 5.4 Smart Sustainable Cities

As identified within the GMS, GM has long recognised the importance of securing a rapid transition to a low carbon economy. Cities that move swiftly to adapt to a changing climate will be more competitive, less vulnerable and better prepared to seize the benefits of transition to a low carbon economy.

The Stern and GM's Mini-Stern reports identified that early action was the most cost effective way to reduce risks and increase skills, jobs and growth.

Sustainability lies at the heart of the proposed masterplanning of the site. Re-use of existing buildings, promotion of sustainable transport, promotion of health and well-being, place-making all form part of the core development principles.

### 5.4.1 Energy Efficiency

Opportunities to reduce carbon through increasing low and zero carbon energy supply where feasible, reducing energy demand and improving the efficiency and security of supply, will be a key consideration as the Masterplan comes forward via future detailed planning applications.

Oxford Road Corridor is considered to be a strategic area that could have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available. This could potentially include a DHN. Options will be explored for the introduction of a DHN at MSP.

A Tesla Battery system has recently been installed at the Bright Building as part of the CityVerve project, which will contribute to the sustainable energy approach of the park by providing a fully integrated, AC-connected energy storage system.

The Tesla PowerPack has the capacity to supply the Bright Building and enable it to go completely "off grid"; it can be charged by renewable solar power at no cost, or from the grid during the middle of the night when energy is typically only 40% of the daytime peak cost.

It will support a future scenario where there is an increase in the use of Electric Vehicles, which require charging; the PowerPack will provide extra capacity to meet this demand.

It will also support a reduction in carbon emissions.

#### **5.4.2 Adaptation to Climate Change**

Careful thought should be given to the design, siting and layout of new development in terms of ensuring that it is adaptable to climate change (including factors such as flood risk, urban heat island effects, overheating and species adaptation). Use of green infrastructure is encouraged and should be considered for refurbishments and new development.

#### **5.4.3 Sustainable Travel**

With Manchester's significant levels of investment in public transport provision and shifting attitudes of workers towards their commute to work (dictated by congestion levels, delays and cost of travel by car), there is a desire to gradually manage a reduction in the car parking requirements on site over time.

This is further supported by the attitude of many of the forward thinking companies who occupy science parks, which genuinely seek to encourage sustainable transport behaviour of their employees through various travel planning initiatives.

Building on this philosophy, better facilities for those who cycle, walk or run to work will be provided as new development comes forward. This will include secure cycle parking, shower, changing and storage facilities.

An area-wide workplace travel plan is being developed by Curtins for the wider MSP site, which provides a framework for these measures. It sets out the overall strategy and provides a context within which site-specific travel plans can be delivered for individual buildings and / or occupiers at the site.

Of key importance to the travel plan will be clear communication with all organisations within MSP and

strong linkages to the well-established travel plans of the UoM and Manchester Met.

The key masterplanning principle of improving east-west linkages to Oxford Road will also enhance accessibility between the site and a key public transport corridor situated within a short walk.

#### **5.4.4 Technology**

Increasingly, there is a role to play for technology in achieving more sustainable and smarter cities.

MSP will continue to provide support for initiatives such as the UK IoT Centre of Excellence and CityVerve proposition, which combine technology and business model innovations that help to create a real-life blueprint for smart cities worldwide.

# 6 Key Projects and Phasing

## 6.1 Implementation

The principles set out in this SRF Update have been designed with a 10 year delivery plan in mind – allowing the site to grow in a manner that will create maximum economic benefits for all the stakeholders and the wider City Region.

The development principles offer a degree of flexibility, which will ensure that it is possible to achieve a proposal, within those parameters, which is commercially viable and capable of meeting the future requirements of the occupier market and sources of funding.

## 6.2 Initial Development (2019-2021)

### 6.2.1 Project 1: Greenheys' Extension

A proposed extension to the existing Greenheys' building, to provide circa 60,000 sq.ft. of commercial floorspace.

The extension would be designed to provide a range of flexible accommodation, building on the success of the 2014 Greenheys' refurbishment, including space suitable for start-ups and grow-on together with collaboration and co-working facilities.

It will respond to an identified demand from occupiers seeking to be located at MSP.

### 6.2.2 Project 2: Commercial Building (Plot 42G)

A proposed new 5 / 6 storey building located adjacent to the Greenheys' building, providing circa 100,000 sq.ft. of commercial floorspace.

The site currently accommodates the BASE building (the former Hillel student accommodation), which has been refurbished but has a limited future life-span.

The new building would provide a range of flexible accommodation, including larger floorplates that would be suitable to meet the identified demand for grow-on space arising from existing customers.

As with the Bright Building, it would incorporate facilities for collaborative working with existing investors and partners, which are essential to continue leveraging the advantages of clustering on the Oxford Road Corridor.

### 6.2.3 Public Realm and Infrastructure

Delivery of this phase would be facilitated by the closure of the northern end of Pencroft Way, which in turn would enable the provision of new and enhanced areas of functional public realm within MSP.

The existing temporary surface car park at Rippon Street would be retained for a further five year period to provide for occupier car parking requirements.

### 6.3 Future Phases

Future phases of development are likely to come forward during a carefully considered 10 year programme. This will take into account interdependencies between specific elements of MSP, the need to minimise disruption, as well as the requirement to continue delivering an up-scaling in the quality and character of the MSP environment.

Future phasing is likely to include:

- **Commercial laboratory and workspace**, providing a range of flexible accommodation including small, medium and large floorplates, which will support the eco-system of MSP. The strategy will be to continue to expand and intensify the quantum of floorspace through re-use of existing surface car parking and also through a replacement of existing buildings, which are nearing the end of their useful life (Enterprise House).
- **Delivery of MSCP** located off Charles Halle Road, which will support the strategy to rationalise the existing surface car parking across MSP to expand the commercial floorspace. Technical work completed by Curtins shows that the key junctions in the vicinity of the site are capable of accommodating the reassignment of traffic from Pencroft Way, without adverse impact on the local highway network.
- **Pavilion Building** located within the heart of the park, providing additional food and beverage amenity for customers and local residents.
- 
- **Infrastructure and public realm**; as implementation of the Masterplan continues, enhanced infrastructure will be provided. This could include potential for a new energy centre as part of a site-wide DHN, as well as cycle parking facilities, high quality and functional public realm and combined waste and servicing facilities.
- **Purpose-built student accommodation** on the vacant McDougall Centre site, which would be for and managed by UoM in accordance with the requirements identified in their residential strategy. The site has the capacity to accommodate buildings of between 6 and 10 storeys for student residential use. Any detailed planning application for PBSA would need to demonstrate full compliance with Manchester Core Strategy Policy H12 PBSA.



# Appendix A – Indicative Masterplan and Public Realm Precedents

(Source: BDP Architects)

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**Drawing Key:**  
1:1250@A1

- Surrounding Context Buildings
- Existing MSP Buildings
- Proposed MSP buildings

- 01** Williams House
- 02** Kilburn House
- 03a** Future Phase Office | Lab Building
- 03b** Future Phase Office | Lab Building
- 04** Skelton House (New build proposal)
- 05** Synergy House
- 06** Rutherford House
- 07** Greenheys
- 08** Holy Name Primary School
- 09** Police station
- 10** Royal Brewery

- 11** Sports Centre
- 12** Dental Hospital (MMU)
- 13** Coupland Building 3
- 14** Schunck Building (Burlington rooms)
- 15** Christie Building
- 16** Alan Gilbert Learning Common
- 17** Main Library
- 18** Samuel Alexander Building
- 19** Students Union (Oxford Road)
- 20** Stephen Joseph Studio
- 21** Mansfield Cooper Building

- 22** AQA
- 23** Contact Theatre
- 24** Lovell House
- 25** O2 Academy
- 26** Webster Primary School
- 27** Withworth Art Gallery
- 28** Supermarket
- 29** Ducie Arms
- 30** Leisure Centre
- 31** The Bright Building
- 32** A - Ancillary Building

- 33** Greenheys Extension
- 34** Residential
- 35** Park Pavilion
- 36** Market
- 37** B - Future Phase Office | Lab Building
- 38** C - Future Phase Office | Lab Building
- 39** D - Future Phase Office | Lab Building
- 40** E - Future Phase Office | Lab Building
- 41** I - Future Phase Office | Lab Building
- 42** F - Future Phase Office | Lab Building
- 42** G - Future Phase Office | Lab Building

- 42** H - Ancillary
- 42** J - Student Residential
- 42** Ka - Student Residential
- 42** Kb - Student Residential
- 43** City Labs
- 44** Darul Aman (Mosque)
- 45** Petrol Station
- 46** UK Fast
- 47** Laing O'Rourke
- 48** Turing House
- 49** H - Future Phase Office | Lab Building

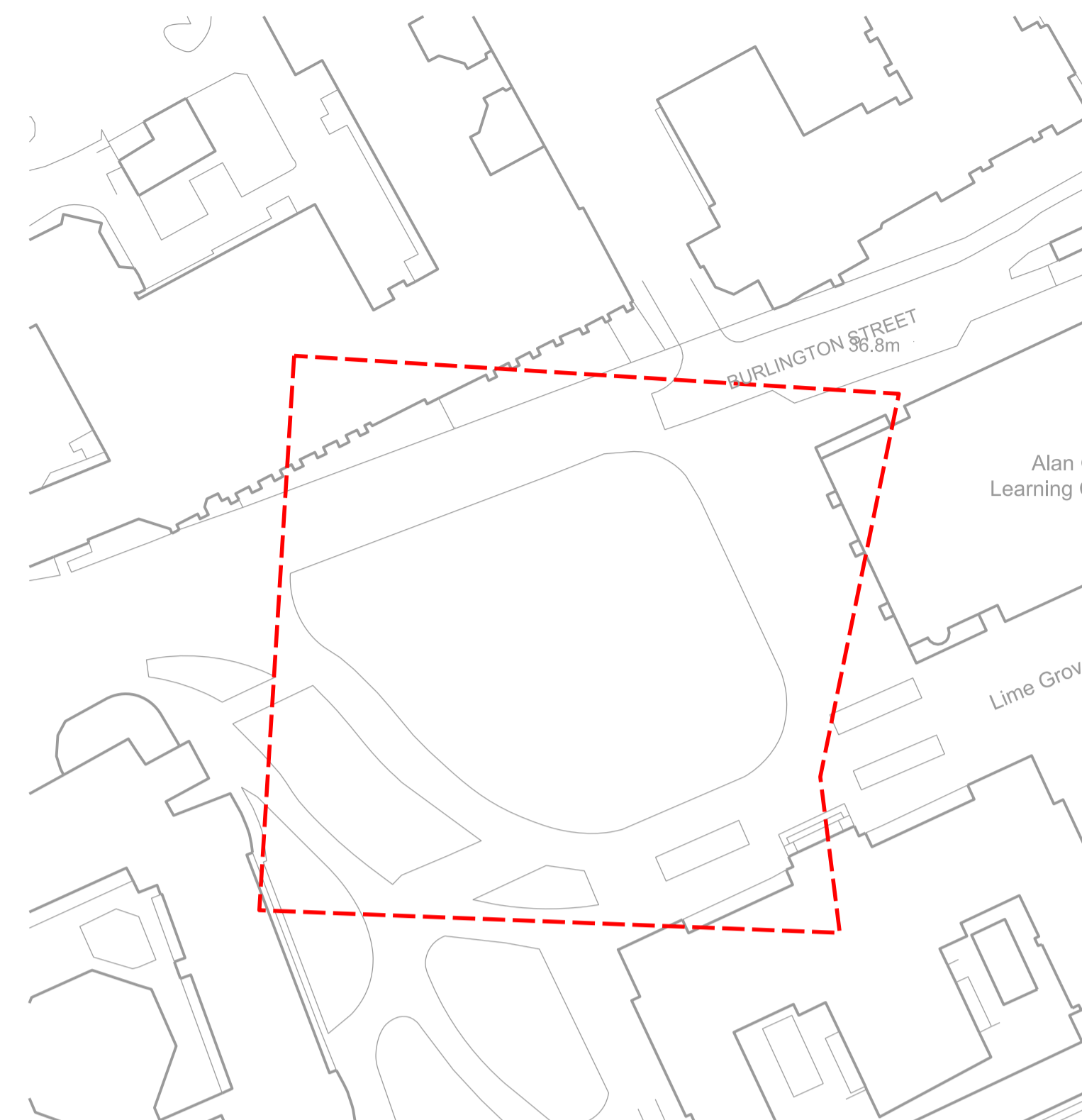
- 50** J - Future Phase Office | Lab Building
- 51** Ka - Future Phase Office | Lab Building
- 52** Kb - Future Phase Office | Lab Building
- 53** M - Future Phase Office | Lab Building
- 54** MSP
- 55** Reynolds House
- 56** The Old Abbey Inn

**MSP - Masterplan Expansion**  
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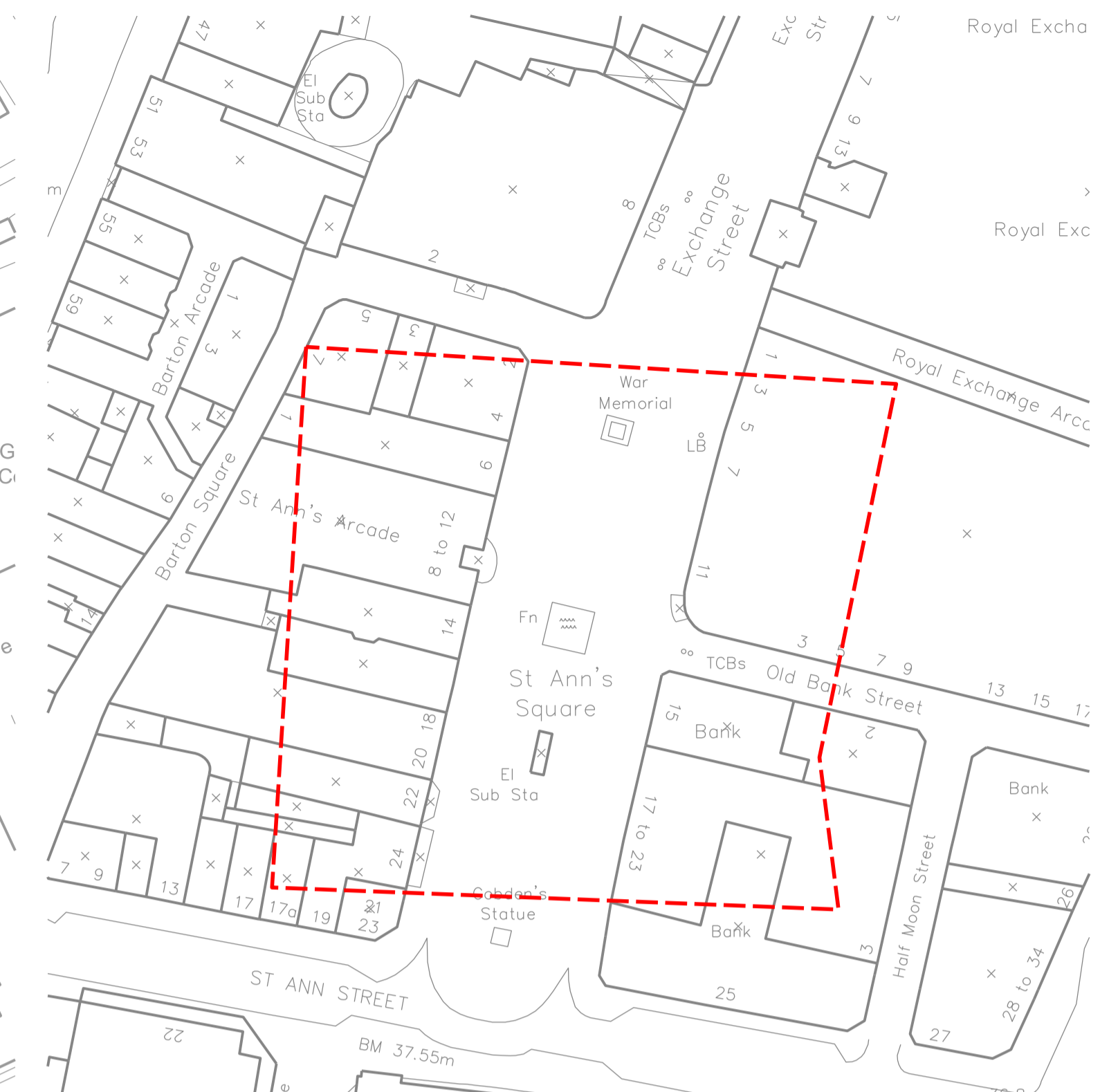
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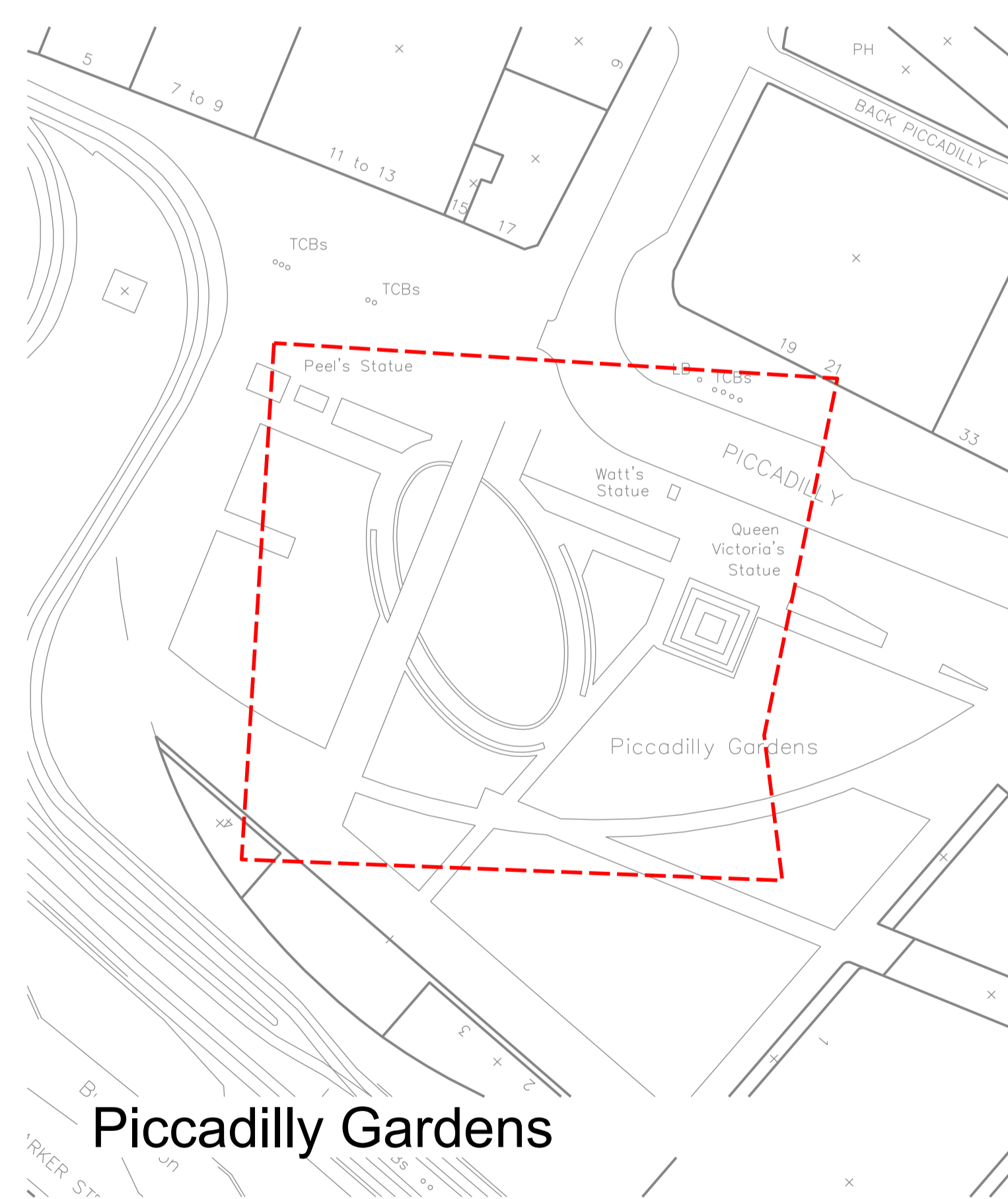
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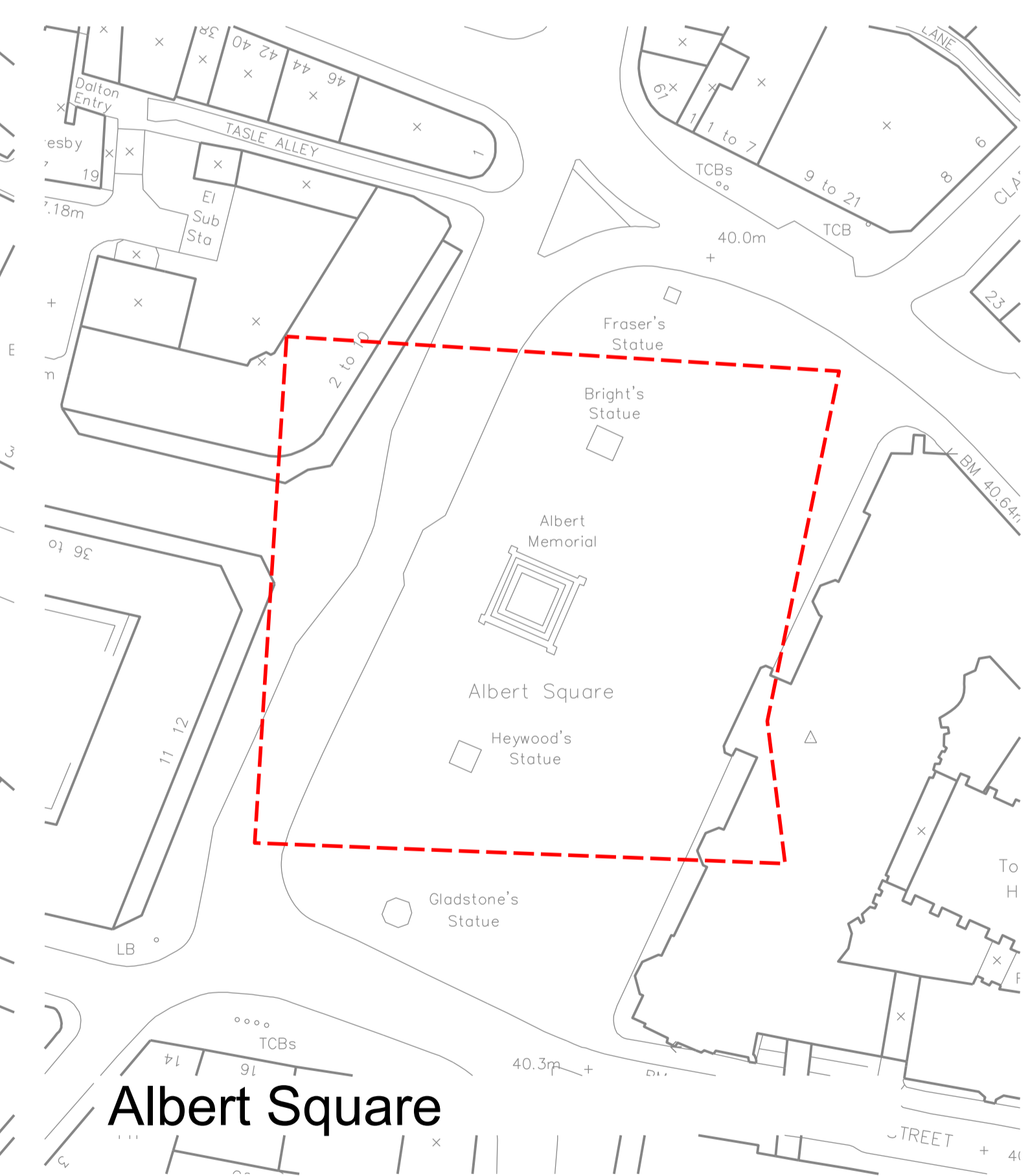
Alan Gilbert Learning Commons Arts Building



St Ann's Square



Piccadilly Gardens

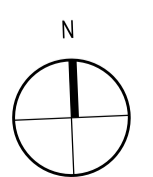


Albert Square

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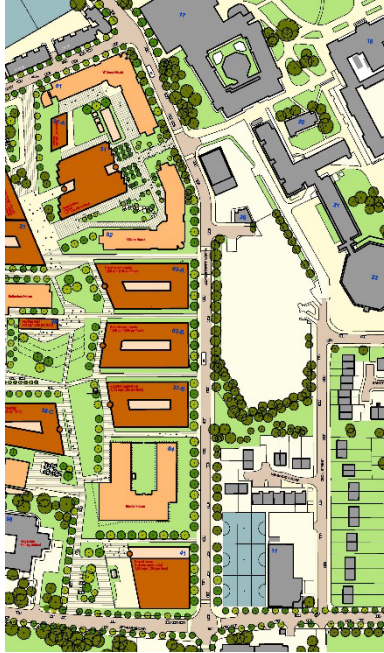
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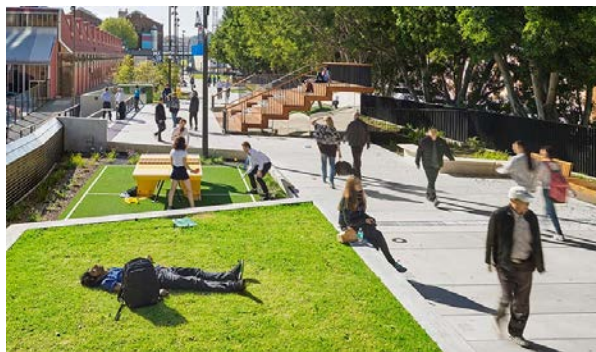


**BDP.**

Lloyd Street North Boulevard



# Shared Routes and Spaces



# Central Spine and Green Heart



# Open Squares and Plazas

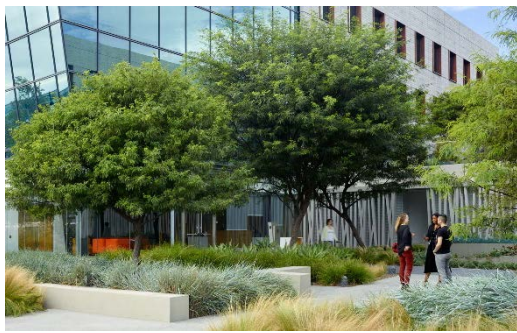


# Arrival Spaces





# Courtyards, Outdoor Rooms and Gardens



# MSP Community



# Appendix B – Strategic Context

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### Economic and Market Context

Manchester's increasingly buoyant economy continues to benefit from growth in financial and professional Services and is being further strengthened and diversified by high added value growth in key sectors such as creative and digital, science and innovation, culture, sport and tourism.

Manchester has a population of 541,300<sup>10</sup>, which is growing, and lies at the heart of a conurbation extending to nearly 3 million people. Population growth in recent years has been particularly evident in a younger 20-35 years demographic, which is attracted to Manchester's lifestyle and increasing employment opportunities, and this in turn is driving further economic growth and enhanced productivity.

Economic growth has also been supported by Manchester's expanding international connections, centres of excellence in research and higher education, and investment in transport infrastructure, which has deepened labour markets.

Prospects for economic growth are closely tied to the ability to attract and retain the most talented individuals. It is therefore critical to focus efforts on improving GM's attractiveness as a location to live, study, work, invest and do business.

Finally, the Manchester Strategy 2016-25 identifies a clear vision for Manchester's future, where all residents can access and benefit from the opportunities created by economic growth.

### Manchester: A Growing City

Over a thirty year programme of transformation, Manchester has become recognised as one of Europe's most exciting and dynamic cities. With a diverse population now easily more than half a million people, the City of Manchester is located at the heart of GM, the largest conurbation outside of London. The GM sub-region, which has a resident population of over 2.78 million and a combined Gross Value Added (GVA) of £62.8 billion, accounts for around two fifths of the North West's economic output<sup>11</sup>. In 2016, almost one third of the £62.8 billion of GVA generated in GM was produced in the City of Manchester<sup>12</sup>.

Manchester is one of the fastest growing cities in Europe. By 2025, in excess of 600,000 people are expected to live in the city, up by 7.6% on the 2015 estimate<sup>13</sup>. Employment growth of 8.9% is forecast in Manchester between 2016 and 2025 (and 14.1% in the period 2016 to 2036). This growth rate is forecast to add 35,200 jobs to the Manchester economy, taking the total employment level towards 430,000 in 2025. In addition, a significant proportion of forecast employment growth is expected to occur in

regionalgrossvalueaddedincomeapproach/current/gvaireferencetables2.xls. Accessed 11 January 2018

<sup>12</sup> Office for National Statistics, *ibid.*

<sup>13</sup> Manchester City Council, *City Centre Strategic Plan 2015-2018*, [http://www.manchester.gov.uk/download/downloads/id/24745/city\\_centre\\_strategic\\_plan.pdf](http://www.manchester.gov.uk/download/downloads/id/24745/city_centre_strategic_plan.pdf). Accessed 20 December 2017

<sup>10</sup> Manchester City Council, 2016 Mid-Year Estimate, [http://www.manchester.gov.uk/download/downloads/id/19261/a02a\\_2016\\_mye\\_for\\_manchester\\_report.pdf](http://www.manchester.gov.uk/download/downloads/id/19261/a02a_2016_mye_for_manchester_report.pdf). Accessed 20 December 2017

<sup>11</sup> Office for National Statistics, *Regional Gross Value Added (Income Approach) tables* (released 20 December 2017), <https://www.ons.gov.uk/file?uri=/economy/grossvalueadded/gva/datasets/>

sectors with higher than average GVA. GVA is expected to increase by 21.8% to 2025 with a 45.2% change forecast from 2016 to 2036. During this period, GVA across GM is forecast to rise by an average of 2.26% per year, increasing to over £82.8 billion by 2036<sup>14</sup>.

Manchester's enhanced economic performance has been underpinned by a move from its traditional manufacturing and industrial role towards a service-based, high growth economy. Importantly, it is this sector of the economy that provides a large proportion of the high skilled and high productivity jobs in the national economy.

Manchester's current and future competitive position is underpinned by a number of key economic assets as set out below.

#### **Thriving city centre and national destination** –

Over the last 20 years, MCC has driven the physical and economic renewal of the city centre through the development and implementation of strategic frameworks for sustained regeneration, investment and service improvement to ensure that Manchester maintains its position as the nation's leading Regional Centre and that it can successfully compete as an international investment location and visitor destination.

Given Manchester's economic growth, its universities and buoyant leisure and cultural sector, it is perhaps not surprising that the largest population increases are being witnessed within the age bands that are typically considered to fuel economic growth i.e. those at university leaving age and above. Across GM, the 2011 Census identified that the 20-24 age band experienced the greatest level of growth. The 25-29 age band also witnessed a significant increase of just fewer than 30,000 over the same period<sup>15</sup>. Growth in this sector of the population has resulted in demand for new lifestyle choices that offer access to city centre employment, amenities and transport networks together with well-managed accommodation built for that purpose.

#### **Trend in Businesses Looking for Agglomeration**

**Benefits** – Increasingly businesses are looking for benefits from agglomeration. Business sectors which are influenced by agglomeration (where entrepreneurs, companies, new start-ups and talented workers from disparate economic growth sectors are keen to cluster in locations which can provide business and networking opportunities) are attracted to locations where there are deep labour markets offering an exceptional range of highly qualified and skilled staff. Manchester's existing business base ensures that it is in prime position to attract such companies that benefit from clustering.

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<sup>14</sup> Greater Manchester Combined Authority, Greater Manchester Forecasting Model: Summary of outputs (2017 update), [http://www.manchester.gov.uk/download/downloads/id/25330/i14\\_greater\\_manchester\\_forecasting\\_model\\_2017\\_-\\_manchester.pdf](http://www.manchester.gov.uk/download/downloads/id/25330/i14_greater_manchester_forecasting_model_2017_-_manchester.pdf) . Accessed 11 January 2018

<sup>15</sup> Manchester City Council, Public Intelligence 2011 Census, [http://www.manchester.gov.uk/downloads/download/5154/public\\_intelligence\\_2011\\_census](http://www.manchester.gov.uk/downloads/download/5154/public_intelligence_2011_census). Accessed 20 December 2017

**Dynamic private sector** – With a thriving private sector, the city is a leading business location and remains a top place in Europe for foreign direct investment outside of London<sup>16</sup>. Sixty-five FTSE 100 companies now have a presence in GM, and around 40% of the North West's Top 500 companies are based in the city<sup>17</sup>.

**Accessibility** - Manchester has continued to invest significantly in its transport infrastructure, delivering major improvements in terms of accessibility to the regional centre. This effectively stretches and increases the capacity of its travel to work area (and therefore pool of labour), and enhances connectivity between businesses. It also makes the city centre easier to get around and a better place in which to live.

Manchester Piccadilly is Manchester's primary railway station and currently provides connections nationwide. In the future, Manchester Piccadilly may be significantly extended through the development of a new integrated station to accommodate High Speed 2 (HS2) and Northern Powerhouse Rail (NPR).

**Manchester International Airport** – Manchester's airport is the third largest in the UK and the primary gateway for the north of England, serving over 200 destinations worldwide. Direct flights serve all of

Europe's major cities and the airport provides long haul routes to North America, the Middle East, Asia and Australasia. At present the airport serves about 26 million passengers a year, forecast to rise to 45 million by 2030<sup>18</sup>.

**Mobile and skilled workforce** – The Manchester City Region offers a high quality and growing workforce of some 7.2 million within an hour's drive of the city<sup>19</sup>. There is access to a pool of skilled people across a wide range of industries, and 99,000 students in five Higher Education Institutions across GM.

**Employment and workspace** - The rapidly diversifying Manchester economy is driving the need for a diverse workplace offer. This creates opportunities for workplace provision to be integrated into mixed-use neighbourhoods across a range of scales and types. Good neighbour uses, which complement a residential offer, are already being encouraged across the city.

**Culture, leisure and tourism** – The importance of culture, leisure and tourism to the Manchester economy is increasing, underlining the significance of the city's existing and growing asset base.

<http://mediacentre.manchesterairport.co.uk/secretary-of-state-for-transport-sees-work-begin-on-manchester-airports-1-billion-transformation-programme/>. Accessed 11 January 2018.

<sup>19</sup> Invest in Manchester, Workforce, <https://www.investinmanchester.com/why-manchester/workforce>. Accessed 11 January 2018

<sup>16</sup> European Investment Monitor 2017, Ernst and Young

<sup>17</sup> Savills, Spotlight: Manchester Office Market (September 2013), <http://pdf.euro.savills.co.uk/uk/office-reports/manchester-office-market-spotlight---sept-2013.pdf>. Accessed 12 January 2018

<sup>18</sup> Manchester Airport Group, 'Secretary of State for Transport sees work begin on Manchester Airport's £1 billion transformation programme' (21 July 2017),

Manchester's image as a cultural city that attracts regional, national, and international events is a sign of its increasing importance in this sphere.

Manchester's cultural, tourism and leisure sector continues to grow significantly, a feature of a service-based high-growth economy. In recent years, this has been boosted by significant investment in new world class facilities and events, such as the Whitworth Art Gallery and the forthcoming Factory Manchester in St John's (which will become a permanent home for the Manchester International Festival) to name but a few, which have become recognised globally.

Such investments have sustained and opened new domestic and overseas markets, giving Manchester its status as the third most visited city in the UK by international visitors (after London and Edinburgh), with the city experiencing a 21% rise in the number of international visits since 2005<sup>20</sup>. This growth in the visitor economy has been underpinned by, and acted as a catalyst for, a significant increase in the supply of visitor accommodation within the city centre over the last decade.

**Manchester: A Sport City** – Manchester's pre-eminence in football is represented by the presence of two of the leading teams in England, Europe and the world. The city is also home to the National Cycling Centre and has established itself as the home for the British Cycling Team. Additionally, the National

Squash centre has developed as a global centre of excellence, the GB Water Polo Team uses the pool facilities at Beswick, and the GB Taekwondo team is based at Ten Acres Lane. The recently opened Manchester Institute of Health and Performance (MIHP) in Beswick is the home of the English Institute of Sport and the facilities within that complex are world leading. Other major sports such as rugby league, rugby union and cricket have a significant presence across the conurbation.

**A science city** – Manchester has strong credentials as a science city. Considering the historical context the city has strong foundations built upon iconic figures like Turing, Dalton, and Rutherford. More recently, the city is still at the forefront of science through the work of individuals like Sir Andre Geim and Sir Konstantin Novoselov – discoverers of Graphene at the University of Manchester. Manchester was also named European City of Science in 2016; the first UK city to achieve this. This included hosting the EuroScience Open Forum which brought together over 4,500 leading thinkers, innovators, and policymakers from 90 countries to discuss the key issues in contemporary science.

The city is using science proactively to develop its economy – this includes work on Advanced Materials and Graphene. The latter being focused on work within the Graphene Institute and the forthcoming Graphene Engineering Innovation Campus. Both

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<sup>20</sup> Manchester City Council, Report to the Economy Scrutiny Committee: Manchester's Visitor Economy (12 October 2016), <http://www.manchester.gov.uk/download/meetings/id/2158>

4/6\_manchesters\_visitor\_economy. Accessed 20 December 2017.

facilities will be at the forefront of the city's future success.

**Universities as key players** – Manchester's leading higher education institutions – the UoM and Manchester Met – play a huge role in the city's economic success. There are over 70,000 students between both of these institutions who make a considerable contribution to the city in terms of their spending power but also through their contributions to research and, post-graduation, forming a steady stream of future employees. Both Universities have outstanding reputations for quality with the University of Manchester ranked 38<sup>th</sup> in the World in the 2017 Academic Ranking of World Universities. MMU has a strong employability ranking with 93% of graduates going straight into work or further study within six months of graduation<sup>21</sup>.

**A growing Creative Sector** - the digital and creative economy is now an increasingly important feature of the city economy and has been the fastest growing in recent years. There is a significant core hub of businesses clustered within the city centre and east of Manchester and Salford Quays.

The latest information from the ONS (December 2017) highlights that in terms of growth between 2015 and 2016 in broad industry groups, information and communication was the strongest growing

industry in the UK (6.05%) outside the services and manufacturing sectors<sup>22</sup>.

At 2.8%, Manchester experienced lower than average growth in this industry over the last year, although the business growth in this sector can be seen in take-up figures during 2016, when 16% of office take up in Manchester city centre was for Media and Technology Companies, compared to only 12% for Professional Services firms<sup>23</sup>.

### Changing demands for workspace

As working practices change it is critical that commercial landlords adapt accordingly so that their assets continue to be aligned with their occupants' requirements. One broad trend is the drive towards a more collaborative working environment which is as much from about encouraging face-to-face contact as it is through driving collaboration through the increased use of technology. This is linked to cultivating a sense of belonging within the workforce.

Another key trend is the introduction of 'Millennial' and 'Generation Z' workers to the labour market. These groups have different expectations from the workplace than previous generations and are more likely to be attracted to an innovation or at least different environment than the traditional office.<sup>24</sup>

officesnapshot .pdf?la=en-gb. Accessed 20 December 2017.

<sup>24</sup> Deloitte (2017) Deloitte Millennial Survey; Deloitte (2016) Transitioning to the Future of Work and the Workplace: Embracing Digital Culture, Tools, and Approaches (White Paper on the Future of Work Research Study)

<sup>21</sup> DHLE Survey, 2016

<sup>22</sup> Office for National Statistics, op. cit. Accessed 11 January 2018.

<sup>23</sup> Colliers International, UK Research & Forecast Report: Manchester Offices February 2017,

[http://www.colliers.com/-](http://www.colliers.com/-/media/files/emea/uk/research/offices/201702_manchester_)

[/media/files/emea/uk/research/offices/201702\\_manchester\\_](http://www.colliers.com/-/media/files/emea/uk/research/offices/201702_manchester_)



This is evidenced in Manchester by the rise of the co-working operator. Established sites like the XYZ Building by Allied London and Neo by Bruntwood have proven popular with SMEs and start-ups due to the flexibility of space, opportunity to collaborate, and the varied environment. However, the entrance of global giant WeWork to the Manchester market in 2017 is likely to raise the bar higher with a greater focus on flexibility, events, and collaboration. There are also a number of other smaller co-working operators looking for their part of the Manchester market.

The economic success of Manchester is an understandable draw for such companies but increasingly this is also driving growth for workspace outside of the city centre. Recent results in January 2018 from the Manchester Office Agents' Forum highlighted that during Q2 2018 South Manchester enjoyed a fruitful quarter in terms of lettings with 192,000 sq. ft let (a 35% rise on Q1 2018). It is clear that is not just the city centre where employers are looking to take up space. Often there are other locational benefits that drive these decisions, such as being based closer to your workforce and being able to achieve a more competitive rental value.

Additionally, having the right facilities within your workplace also important. With innovation being an increasingly important part of the economy there needs to be workspace that can accommodate the needs of businesses. This is especially important in the science industry where innovative start-ups need laboratory space alongside larger, flexible units that can be fitted out to suit their needs. These locations benefit from being closer to universities which makes MSP an ideal candidate for growth.

The benefits of agglomeration are also well known – businesses in a similar field benefit from being located close to each other. This allows for better collaboration and networking within the industry. This principle applies to the science industry in particular where ideas and techniques can have application across different subsectors.

Businesses will also need to compete to attract the right talent to ensure their organisations grow. Being able to tap into a ready supply of Graduates is advantageous. Equally, being located being close to established higher education areas allows businesses to easily showcase what their organisation does and the careers on offer.

As demand for the type of workspace require changes it is important that workspace that being is provided meets the evolving needs of businesses and their employees. This includes a need for workplaces to have space for collaboration, and for space to be available in the right location for industry.

Within this context MSP is ideally located for the life sciences, research and development, digital, and science industries. Its proximity to the UoM and other businesses in the Oxford Road Corridor, as well as the high calibre of its existing tenants, is advantageous. However, it also needs to keep abreast of changing trends whilst responding to obvious levels of demand.

Continued investment in MSP's facilities is required to ensure that it retains its competitive advantage and can accommodate emerging businesses who may develop into global players and contribute towards its economic success. Within in Manchester, there are

examples where companies which, on face value, look ideally suited to being located along the Oxford Road Corridor have ended up taking space in other office parks potentially due to the lack of space at MSP. Med-tech company Stryker, for example, took space in the Towers Business Park in Didsbury in May 2017.

In order to retain MSP's competitive edge support must be given to improving the campus so that it caters for growing demand whilst providing the facilities that are aligned with the modern day occupier's needs.

### The National, Sub-Regional and Local Planning Policy Context

This section summarises important policy documents that have been adopted or endorsed since the 2014 SRF and key policies that have been considered and relate directly to the correct interpretation of this guidance.

### The Greater Manchester Strategy

The Greater Manchester Strategy (GMS) is Greater Manchester's overarching strategy which has set the strategic framework for policy development across GM since 2009. It was updated in July 2017. This is the third Greater Manchester Strategy and it builds on the substantial progress made since the first was published in 2009 and the most recent refresh in 2013. The strategy was refreshed to reflect the change in the economic and political climate, particularly:

- the substantial devolution that is now underway in Greater Manchester;
- the Mayoral election in May 2017 and the Mayor's manifesto commitments; and
- the changing economic and political climate, particularly the vote to leave the EU.

The Greater Manchester Strategy sets out a very clear vision for the city region. It states that:

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*“Our vision is to make Greater Manchester one of the best places in the world to grow up, get on and grow old: A place where all children are given the best start in life and young people grow up inspired to exceed expectations; A place where people are proud to live, with a decent home, a fulfilling job, and stress-free journeys the norm, but if you need a helping hand you'll get it; A place of ideas and invention, with a modern and productive economy that draws in investment, visitors and talent; A place where people live healthy lives and older people are valued; A place at the forefront of action on climate change with clean air and a flourishing natural environment; A place where all voices are heard and where, working together, we can shape our future.<sup>25</sup>”*

The strategy for achieving this vision is structured around 10 priorities, reflecting the life journey:

- Priority 1: Children starting school ready to learn;
- Priority 2: Young people equipped for life;
- Priority 3: Good jobs, with opportunities for people to progress and develop;
- Priority 4: A thriving and productive economy in all parts of Greater Manchester;

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<sup>25</sup> Greater Manchester Strategy, 2017

- Priority 5: World-class connectivity that keeps Greater Manchester moving;
- Priority 6: Safe, decent and affordable housing;
- Priority 7: A green city-region and a high quality culture and leisure offer for all;
- Priority 8: Safer and stronger communities;
- Priority 9: Healthy lives, with quality care available for those that need it; and
- Priority 10: An age-friendly city-region.

The GM approach to delivering these priorities is underpinned by five key enablers:

- Enabler 1: Communities in control;
- Enabler 2: People at the heart of everything we do;
- Enabler 3: An integrated approach to place-shaping;
- Enabler 4: Leadership and accountability; and
- Enabler 5: Taking control of our future.

The priorities set out within the updated GM Strategy continue to build on the twin themes of 'People and Place in GM' which formed the basis for previous versions of the document. It sets out to achieve the vision contained within the document through new approaches which are shaped and driven by communities themselves. By harnessing the strengths of Greater Manchester's people and places, the GM Strategy aims to create a more inclusive and productive city-region where everyone, and every place, can succeed. It builds on the work that has been done in previous strategies around reforming public services and growing the economy, with an increased focus on ensuring that the people of Greater

Manchester can all benefit from economic growth and the opportunities it brings throughout their lives.

The GM Strategy is also the blueprint for the future of public services in the city region, setting out how public bodies – including the 10 councils and the Mayor's Office, the NHS, transport, police and the fire service – will work alongside local people to take charge of the future. It addresses education and skills, health, wellbeing, environment, work and economic growth simultaneously in the belief that this is the best way to bring about change, and make a real difference to the lives of real people.

The GM Strategy provides the high level framework for action based on a robust evidence base and the results of public consultation. More detailed plans, developed and led by city-region-wide partnerships, set out the specific actions, interventions and investment required to deliver the GM strategic priorities and achieve the GM vision.

These plans include:

The **draft Greater Manchester Spatial Framework (GMSF)**, which will enable an informed, integrated approach to be taken to strategic development planning across the City Region. The purpose of the GMSF is to enable GM to manage land supply across the City Region in the most effective way to achieve the vision set out in the GM Strategy, based on a clear understanding of the role of places and the connections between them.

Built on a robust analysis of projected employment growth, including a sectoral analysis of key growth

sectors, and an assessment of demographic change and the housing requirements arising from such change, the GMSF will provide a clear perspective of land requirements, along with the critical infrastructure – transport, digital, energy, water and waste – required to support development.

Work is now underway to review and refresh the GMSF following the initial public consultation undertaken between 31 October 2016 and 16 January 2017.

Manchester City Council's Local Plan (the 2012 Core Strategy) is also set to be reviewed and updated in light of the strategic approach set by the GMSF.

**Transport 2040**, which sets out a vision for "World class connections that support long-term, sustainable economic growth and access to opportunity for all" and seeks to address the four critical transport challenges of supporting sustainable economic growth, improving quality of life, protecting the environment and developing an innovative city region. Organised by spatial themes and supported by a five-year delivery plan, the strategy takes a long-term view of transport requirements across GM and the wider North and highlights the priority interventions needed to meet those requirements. A City Centre Transport Plan is being developed for consultation, and will sit below the 2040 strategy.

The **Greater Manchester Investment Strategy**, which supports the implementation of the GM Strategy through investment to create and safeguard jobs, primarily through loans to support the recycling

of funding in order to maximise the impact of investment over several funding cycles.

The establishment of a second **GM Transport Fund** to underpin an integrated whole-system approach to the management of the GM transport network and the delivery of Greater Manchester's transport priorities is being proposed.

The establishment of a new programme to support investment in the **cultural offer of GM**, to support the promotion of GM locally, nationally and internationally, to contribute to improving the skills and employability of GM residents and to support the development of strong and inclusive communities and improved quality of life and wellbeing for GM residents.

The **GM Internationalisation Strategy**, setting out how GM will elevate international trade and investment performance, attract and retain the international talent the economy needs, and make sure that GM maximises its international potential as a gateway to the North and supports the whole of the UK in achieving its post-Brexit ambitions.

The **GM Work and Skills Strategy**, setting out the GM approach to delivering a work and skills system that meets the needs of GM employers and residents.

The **Northern Powerhouse Strategy**, which identifies skills, science and innovation and the development of a collaborative approach to promoting

the Northern Powerhouse<sup>26</sup> to foreign investors as priorities for further work by Northern Cities and Government.

This approach underpins MCC's aspiration to encourage the delivery of the highest quality range of residential development, which will contribute to sustainable growth and help establish Manchester as a world class city.

**The Greater Manchester Growth Strategy** is set within the context of the above plans and demonstrates how the opportunities provided by HS2 and Northern Powerhouse Rail will be maximised for the benefit of businesses and residents within the city and across GM. The Growth Strategy emphasises the importance of HS2 and NPR to the city and the city region, highlighting the significant growth and jobs benefits that these programmes can bring, and demonstrating how the opportunities will be maximised for the benefit of businesses and residents within the city and across GM.

**Manchester Core Strategy (2012)** – The CS sets out the City Council's vision for Manchester to 2026, along with the planning policies that provide the framework for delivering that vision. It is proposed to refresh the CS in light of the emerging GMSF.

**Policy SP1 Spatial Principles:** The regional centre will be the focus for economic and commercial

development, retail, leisure and cultural activity, alongside high quality city living. Beyond these areas, the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres, which meet local needs, all in a distinct environment. The majority of new residential development in these neighbourhoods will be in the Inner Areas, defined by the North, East and Central Manchester Regeneration Areas. It is noted that the river valleys, including the Irwell, and the city parks, are particularly important; access to these resources will be improved.

**Policy EC1 Employment and Economic Growth:**

Development will be supported in sectors that make significant contributions to economic growth and productivity including health, education, retailing, cultural and tourism facilities. The city centre is identified as key areas for employment, and the policy recognises that employment can be provided through a range of activity, including education, retailing, culture and tourism.

**Policy EC3 The Regional Centre:** Employment generating uses will be promoted within the Regional Centre, taking advantage of the commercial assets of the core of the conurbation and the opportunities to provide accessible employment to Manchester residents. New housing to complement the

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<sup>26</sup> The Northern Powerhouse is "a proposal to boost economic growth in the North of England by the 2015-15 coalition government in the United Kingdom, particularly in the 'Core Cities' of Manchester, Liverpool, Leeds, Sheffield, Hull and Newcastle. The proposal is based on the benefits of

agglomeration and aims to reposition the British economy away from London and the South East." (Department for Transport, The Northern Powerhouse: One Agenda, One Economy, One North, March 2015)

development of mixed use employment areas will be supported.

**Policy CC1 Primary Economic Development**

**Focus:** The city centre and the city centre fringe are respectively expected to accommodate 33ha and 25ha of office or similar employment development. Within these areas a variety of high quality accommodation types, sizes and footplates will be encouraged to boost investment by local, national and international businesses. The city centre and fringe will be considered a suitable location for the consideration of high density building and commercially led mixed use schemes. The focus for employment growth will be in B1a high density offices.

**Policy CC 4 Visitors - Tourism, Culture and Leisure**

**Leisure:** The city centre will be the focus for culture and leisure in the City Region. Proposals to improve the appearance, use and accessibility of all cultural and visitor attractions and associated facilities will be supported. The improvement of facilities for business visitors will also be supported. Development in the city centre which improves facilities for visitors, including Manchester residents, will be promoted.

**Policy CC 6 City Centre High Density Development**

**Development:** city centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the city centre will significantly exceed what is appropriate elsewhere in the City.

**Policy CC 9 Design and Heritage:** Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the

basis for the approach to design, with particular attention to be given to the city centre context and character. The Council will support high density and mixed use development in the city centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the city centre and contribute to a coherent and integrated physical environment.

**Policy H12 Purpose Built Student Accommodation**

**Accommodation:** The provision of new purpose built student accommodation will be supported where the development satisfies the criteria below. Priority will be given to schemes which are part of the universities' redevelopment plans or which are being progressed in partnership with the universities, and which clearly meet Manchester City Council's regeneration priorities.

1. Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.
2. The Regional Centre, including the Oxford Road Corridor, is a strategic area for low and zero carbon decentralised energy infrastructure. Proposed schemes that fall within this area will be expected to take place in the context of the energy proposals plans as required by Policy EN5.
3. High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposals should not lead to an increase in on-street parking in the surrounding area.

4. Proposals that can demonstrate a positive regeneration impact in their own right will be given preference over other schemes. This can be demonstrated for example through impact assessments on district centres and the wider area. Proposals should contribute to providing a mix of uses and support district and local centres, in line with relevant Strategic regeneration Frameworks, local plans and other masterplans as student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents.
5. Proposals should be designed to be safe and secure for their uses, and avoid causing an increase in crime in the surrounding area. Consideration needs to be given to how the proposed developments could assist in improving the safety of the surrounding area in terms of increased informal surveillance or other measures to contribute to crime prevention.
6. Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the street scene either from the proposed development itself or when combined with existing accommodation.
7. Where appropriate proposals should contribute to the-use of Listed Buildings and other buildings with a particular heritage value.
8. Consideration should be given to provision and management of waste disposal facilities, which will ensure that waste is disposed of in accordance with the waste hierarchy set out in Policy EN19, within the development at an early stage.
9. Developers will be required to demonstrate that there is a need for additional student accommodation or that they have entered into a formal agreement with a University, or another provider of higher education, for the supply of all or some of the bedspaces.
10. Applicants/developers must demonstrate to the Council that their proposals for purpose built student accommodation are deliverable.

**Policy EN9 Green Infrastructure:** New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

**Manchester's Great Outdoors: a Green and Blue Infrastructure Strategy for Manchester 2015-25**  
– MCC recognises that green and blue infrastructure is an essential part of creating a successful, liveable city. Parks, river valleys, gardens, street trees, green roofs, canals and many other components all form

part of a rich network that is integrated with the built environment in the world's most popular cities.

Manchester's green and blue infrastructure (GBI) has been part of the city's success for a number of years. Five river valleys, three canals, over 160 parks, street trees, woodland, private gardens, and other areas of natural environment are familiar and well-used parts of the city's landscape. As the city continues to grow over the next decade, existing and new GBI will need to continue to be an integrated part of this growth, particularly in the city centre.

The vision for green and blue infrastructure in Manchester over the next 10 years is that by 2025 high quality, well maintained green and blue spaces will be an integral part of all neighbourhoods. The city's communities will be living healthy, fulfilled lives, enjoying access to parks and green spaces and safe green routes for walking, cycling and exercise throughout the city. Businesses will be investing in areas with a high environmental quality and attractive surroundings, enjoying access to a healthy, talented workforce. New funding models will be in place, ensuring progress achieved by 2025 can be sustained and provide the platform for ongoing investment in the years to follow.

**Manchester Strategy 2016-25 ("Our Manchester")** – The Manchester Strategy 2016-25 was adopted by MCC in January 2016 and sets the ambitions for the city for the next decade.

The Strategy sets out a vision for Manchester to be in the top flight of world-class cities by 2025, when the city will:

- have a competitive, dynamic and sustainable economy that draws on our distinctive strengths in science, advanced manufacturing, culture, and creative and digital business – cultivating and encouraging new ideas;
- possess highly skilled, enterprising and industrious people;
- be connected, internationally and within the UK;
- play its full part in limiting the impacts of climate change;
- be a place where residents from all backgrounds feel safe, can aspire, succeed and live well; and
- be clean, attractive, culturally rich, outward-looking and welcoming.

The Manchester Strategy also commits to giving the local community and other stakeholders the opportunity to be involved in decision making, with a primary focus on a continuous approach to engagement.

The 'Our Manchester' approach seeks to build a different relationship with residents and communities, recognising that this also means undertaking a different approach to engagement; engagement that is sustainable and driven by the city's communities. This is based on the following essential principles<sup>27</sup>:

- 'Better lives – it's about people;

[http://www.manchester.gov.uk/download/downloads/id/24983/our\\_manchester\\_framework.pdf](http://www.manchester.gov.uk/download/downloads/id/24983/our_manchester_framework.pdf)

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<sup>27</sup> Manchester City Council (2016). Our Manchester Framework,



- Listening – we listen, learn and respond;
- Recognising strengths of individuals and communities – we start from strengths; and
- Working together – we build relationships and create conversations.'

**Manchester City Centre Strategic Plan (2015-2018)** – The Strategic Plan includes a new city centre boundary that responds to the rapidly evolving economic geography of Manchester city centre. As both the economy and population of Manchester have grown, large scale mixed-use developments incorporating commercial, residential and leisure uses are driving change at its boundaries. The city centre boundary has therefore been extended to recognise the contribution of former 'fringe' areas and their relationship with the city centre.

The expansion of the city centre reflects a key imperative of Manchester's Strategy which is to drive the creation of sustainable neighbourhoods of choice which support economic growth and improve quality of life in these areas.

### Regeneration Context

MSP forms a key part of the regeneration initiatives in Central Manchester. Development of this area will extend high quality connections to the city centre, to residential communities (including Ardwick, Fallowfield, Hulme and Moss Side), whilst also providing key support to adjacent Framework areas such as First Street, Oxford Road Corridor, Manchester, and Circle Square.

Central to the success of this part of Manchester is the synergies that exist between the key institutions found within it. These include the UoM, Manchester Met, Bruntwood, and the MFT amongst others.

MSP already acts as a focal point for activity; bringing together academia and business to drive forward innovation and growth in science, research and development, and life-science related industries. However, it is reaching capacity and its growth must be supported so that it can continue to act as a key driver of the city continuing economic growth. Its continued presence will support Manchester's ambition to be a leading city on a national and international scale as well as initiatives like the Northern Powerhouse.

The area around MSP has witnessed significant development activity in recent years and will continue to grow in accordance with adopted regeneration frameworks.

**Manchester's Oxford Road Corridor** covers a 243-hectare area running south from St Peter's Square to Whitworth Park along Oxford Road, overlapping with the core of Manchester's Central Business District. It brings together public and private sector partners committed to bringing forward new investment to generate further economic growth in the knowledge economy.

The presence and substantial investment programmes of these major institutions including Manchester Met, UoM and MFT combined with investment in new

research, incubation, science park facilities, important civic buildings, public space and cultural facilities have already established this area as a special place

As a result the Oxford Road Corridor is home to an exceptional group of knowledge intensive organisations and businesses; 74,445 students<sup>28</sup> and a workforce of over 71,700 within one of Europe's fastest growing cities.

The area provides an estimated contribution of £3 billion GVA per annum, consistently accounting for 20% of Manchester's economic output over the last 5 years<sup>29</sup>. The area's economic base is strongly focused on high value added and high growth sectors and as such it accounts for a large proportion of highly skilled jobs within the city centre.

Key strengths in areas such as health, advanced materials and higher education are complemented by a strong business and professional services base.

Strategic direction for the Oxford Road Corridor is set by its Strategic Vision to 2025, which highlights the need to continue to support committed future investment, as well as the future growth potential of its institutional partners in delivering research, innovation, commercialisation, skills, academic excellence and incubation facilities.

Oxford Road Corridor's Strategic Vision to 2025 is for this area to be:

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*“Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities.”<sup>30</sup>”*

The Strategic Vision also highlights the need to support the private sector in terms of high value added and high growth companies.

A Strategic Spatial Framework (SSF) that supports this vision was endorsed by MCC on 7 March 2018.

Whilst the focus is on knowledge industries, this growth will be supported by key place-making objectives in terms of public realm, diversifying and uplifting the quality and range of uses around retail, food, drink, cultural, sport and housing.

A number of new developments are currently underway within the Oxford Road Corridor, including:

- Graphene Engineering Innovation Centre – the second Graphene-dedicated building, which will deliver 90,000 sq.ft. of floorspace.
- Manchester Business School Executive Education Centre – a £50 million project, which will deliver a 210 bed 4\* Crowne Plaza hotel, 116 Staybridge Suites and educational and conferencing facilities.
- Manchester Business School Precinct Refurbishment - £82 million refurbishment of the Business School and retail precinct, which will

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<sup>28</sup> Source: HESA 2016/17 Academic Year, figures for UoM, Manchester Met and RNCM

<sup>29</sup> Corridor Partnership: Corridor Strategic Vision to 2025

<sup>30</sup> Ibid.

provide an additional 45,000 sq.ft. of education floorspace and 12,300 sq.ft. of retail floorspace.

- Manchester Engineering Campus Development - £350 million development that will become home to the UoM's four engineering schools and two research institutes from the Faculty of Engineering and Physical Sciences.
- Circle Square – new community including almost 700 homes and 700 studios for student accommodation, over 27,000 sq. ft of Grade A office floor space, multi-storey car park and one of the largest green spaces in the city centre. Further details on this scheme are provided below.
- Mabel Tylecote Redevelopment – a new 96,000 sq.ft. Arts, Media and Culture facility on Oxford Road.

Other developments in the pipeline with Planning Permission include a Nuffield Health facility, the next phase of CityLabs and the Sir Henry Royce Institute.

MSP is a critical part to the future success of the Oxford Road Corridor.

The **First Street** Framework was endorsed in 2015, this identified four separate areas: First Street North, First Street Central, First Street South and the First Street Creative Ribbon, which links the neighbourhood to Oxford Road. First Street has emerged as Manchester's most vibrant new neighbourhood. Recent and continuing development has provided the area with an innovative blend of culture, leisure, retail and office space, all within a perfectly-located destination rich in major amenities with excellent connectivity.

The First Street development is located at a prominent gateway position, at one end of the Oxford Road Corridor, marking the entrance to the city centre from the airport and the south. It is one of Manchester's most visible, exciting and unique development opportunities and will become a distinctive new neighbourhood within the city. The vision for the 20 acre site is to continue the development delivery, providing a quality cultural visitor destination alongside targeted commercial space, retail, hotel and residential accommodation.

First Street North sits adjacent to Whitworth Street and opposite Little Peter Street. The area is characterised by the HOME development, a £25 million cultural facility that accommodates the Greater Manchester Arts Centre (GMAC) and the merged Cornerhouse and Library Theatre Company. HOME additionally incorporates two theatres, large scale rehearsal spaces, 5 art cinemas, over 5,000 sq. ft of gallery space and a high quality café and bar.

First Street North has become a primary visitor destination. In addition to retail and leisure amenities, it is also the home of the Melia Ininside hotel. Opening in May 2015 it is the first Melia Hotel in the UK outside of London. The 11 storey, 208 bedroom hotel offers 4 star accommodation alongside a bar and restaurant. In keeping with the vision of a mixed used neighbourhood, First Street North also encompasses the Vita serviced accommodation development providing 247 residential studios providing high quality living space in close proximity to the universities. The area is supported by the newly constructed car parking facility, which provides 700 vehicle spaces for visitors and residents.

The First Street Strategic Regeneration Framework outlines First Street South as an ideal development opportunity to deliver an outstanding sought after residential neighbourhood.

First Street South will link amenities through the delivery of extensive and high quality public realm to enhance the neighbourhood and deliver a true sense of place.

The Creative Ribbon covers the area from Oxford Road along Whitworth Street West and through the First Street North site to Knott Mill and Castlefield. It offers the opportunity to further grow the creative business sector and establish First Street as a new distinctive creative and cultural district of the city centre. This area is regarded as critical in providing an east-west connection from First Street through to Oxford Road Station at one end, and Knott Mill / Castlefield at the other, to fully integrate the neighbourhood into the wider city centre.

The Development Framework is expected to be updated in 2018 to provide clarity on the next phases of development in First Street.

**Circle Square** – A key development within the Oxford Road Corridor is Circle Square, which is the £750million regeneration of the former BBC Site on Oxford Road.

The development is being led by Select Property Group and Bruntwood and covers an area of approximately 4 hectares bounded by Oxford Road, the River Medlock and Princess Street, the Mancunian Way, and Charles Street. It is a long established

regeneration site and has locational characterised which mean that it could be revitalised in a manner that would result in a distinctive, forward looking and sustainable, commercial-led redevelopment.

The site encompasses 2.4million sq. ft of development including:

- 1.2million sq. ft of offices
- 1,281 new homes
- 100,000 sq. ft of retail
- 60,000 sq. ft hotel
- 250,000 sq. ft of public realm
- 1,000 car parking spaces

The development will be delivered over a number of phases:

- Phase 1A consists of serviced apartments and public realm – this phase is now complete.
- Phase 1B consists of a multi-storey car park, apartments, and public realm.
- Phase 1C consists of commercial floorspace and a new hotel.
- Phase 2 – commercial floorspace.
- Phase 3 – commercial floorspace.

Circle Square is an important development which helps to bridge the city centre with the Oxford Road Corridor further along Oxford Road. The provision of a significant quantum of office accommodation also ties in well with proposals at St Peter's Square. However, it is considered that due to its location separated from the commercial core of the city it might not appeal to businesses that need to be located within close proximity of the these areas. Similarly, the hotel and

residential offering may not appeal to executive level occupants who would prefer a more central location.

**Hulme** is a residential community to the south of Great Jackson Street. The area has previously undergone regeneration and has changed significantly in the last 20 years. Hulme Park was created in 1999 and provides an expanse of open space including play facilities, sport pitches hosts and a range of community events throughout the year.

Hulme High Street has experienced investment, with the covered market being converted to larger retail outlets and a new street market. The District Centre is now thriving.

In addition, Birley Fields, Manchester Met's world-class centre for Education and Health Professionals and Community Campus, is an award-winning development that includes a state-of-the art learning and teaching environment and student homes. Birley Fields includes a series of open spaces and pedestrian connections that links Hulme to the city centre via Hulme Park. Central to the proposals for Great Jackson Street is to continue these linkages through the city to Hulme.

# Appendix C – Summary of Previous Consultation

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The table below sets out how the 2014 SRF was updated to respond to public comments, as well as the on-going commitments made in the 2018 SRF Update:

<b>Issue raised</b>	<b>2014 SRF Response</b>	<b>2018 SRF Response</b>
<b>Insufficient visitor parking</b>	The consolidation of surface car parking spaces through provision of a multi-storey car park as part of the Masterplan will provide an appropriate level of car parking. There will also be a focus on sustainable travel.	The 2018 SRF still includes provision for a multi-storey car park. A framework travel plan for MSP has been prepared by Curtins to identify the range of sustainable transport measures that will be adopted at MSP to reduce travel by car.
<b>Underuse of sustainable travel</b>	It was noted that 28% of MSP customers lived within 5km of the	A framework travel plan for MSP has been prepared by Curtins to identify

<b>Issue raised</b>	<b>2014 SRF Response</b>	<b>2018 SRF Response</b>
	site, which is accessible by a range of sustainable transport modes including bus and cycle.	<p>the range of sustainable transport measures that will be adopted at MSP to reduce travel by car.</p> <p>The MSP estate and buildings provide facilities to support cyclists, including showers and dedicated cycle parking.</p> <p>The site is within a highly sustainable location and in close proximity to Oxford Road, which provides cycle and bus links to the city centre and South Manchester. This</p>

Issue raised	2014 SRF Response	2018 SRF Response
		includes the new Dutch-style cycle lanes on Oxford Road.
<b>Safety of new open landscaped areas</b>	The site's areas of public realm will be carefully managed and maintained with continuing investment to guarantee safety and security while maintaining a welcoming, permeable and open experience for workers, visitors and local residents	This principle will be carried through in future public realm in MSP.  MSP has on-site estate management team.
<b>Improving linkages with MSP and the</b>	Reinforcing connections between MSP and other	A continued focus on increasing permeability through MSP and

Issue raised	2014 SRF Response	2018 SRF Response
<b>local area seen as a positive</b>	communities is a key principle. In particular, this will focus on East to West connections.	retaining a focus on improving East to West linkages. Delivery of the Bright Building and associated public realm has already made a significant contribution in this respect, through opening a new access to MSP from Lloyd Street North and creating a connection between the UoM and Central Manchester communities to the west and south.





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