

Echo Street, Manchester



Images courtesy of Sheppard Robson

New purpose-built student accommodation (PBSA) in Manchester City Centre

CLIENT

iQ Student Accommodation
(iQ)

LPA

Manchester City Council

STATUS

Under construction

SERVICES

Planning, Heritage and
Townscape, Economics,
Sustainability, Strategic
Communications, EIA

Our role

- The proposed development will see the regeneration of a gateway site in the city centre, within the Whitworth Street Conservation Area.
- We project managed the application process for new purpose-built student accommodation in Manchester city centre. Permission was granted for a combined co-living and PBSA scheme in 2018 before iQ submitted an updated proposal for a wholly PBSA scheme to respond to the significant need and demand for such development in the city centre.
- Led pre-application consultation strategy involving discussion with council officers, liaison with Historic England and ensured a wide reaching and accessible consultation with the local community, stakeholder groups and the media through a hybrid approach of digital (webinar, website and social media ads) and traditional methods of communication (press release, leaflet and presentations) to understand feedback on the scheme.
- The application was also supported by a range of other of our services including Heritage, EIA, Economics and Sustainability, who have since continued the BREEAM assessment, securing an 'Excellent' rating at design stage, and provided advice on low carbon construction through undertaking a Whole Life Carbon Assessment at key project stages.

Results

- The proposed development will provide 1,224 student beds in a mix of clusters and studios set across three towers of 16, 22 and 28-storeys alongside ground floor communal amenity space and cycle parking provision.
- Responds to and provides a notable contribution to the significant need and demand for high-quality PBSA in Manchester.
- Planning permission was secured in summer 2023 and it is currently under construction achieving BREEAM 'Excellent' at the Design Stage.

Turley