

Peel Park Development, University of Salford

# Student living for the 21st Century

**£81m**

/ Project value

**September 2013**

/ The build commenced

**September 2015**

/ The duration

Revolutionising student accommodation, the University of Salford's Peel Park Campus has subverted traditional perceptions of student living. Modern, luxurious and built to deliver a lasting impact, this multi-use University quarter, inclusive of nine residential blocks, on two separate sites, and 1367 modern study bedrooms, is now a stimulus for the University of Salford's student recruitment strategy. A model for public and private sector partnership, we jointly invested and developed this £81 million project on budget during an intensive 90-week construction phase before handing over ahead of schedule.

## The Brief

Bold and ambitious in its aspirations but constrained in the context of economic uncertainty and reduced funding, the University of Salford desired an innovative finance structure to deliver a successful off balance sheet solution to facilitate the construction of 'home away from home' student accommodation complexes.



**"GRAHAM has delivered a remarkable product, which will transform the experience of our students."**

Stephen Talboys  
Director of Estates and Property Services at  
the University of Salford



“With almost 1400 students arriving to start the new academic year, it was paramount that the development was handed over to us on time – GRAHAM surpassed this by handing over early and the feedback from our first new residents has been fantastic”

Stephen Talboys

Director of Estates and Property Services at the University of Salford

### The Challenges

The University's requirement for 1300 units demanded design creativity from the outset. This was compounded further by the partial location of the site within a 'Conservation Area' and the flood plain of the River Irwell. Height restrictions contained in the outline planning consent also restricted elements of the proposed project plans. Renowned for problem solving, our team innovatively developed a flood plain Ha-Ha, thereby mitigating the flood plain risks. Work was completed simultaneously on multiple buildings, serving to ultimately exceed the client's expectations through the provision of 67 additional bedrooms.

### GRAHAM's added value solution

Pivotal to the success of the design, build and management of this transformative project was the establishment of a trusted consortium of four partners, named the Salford Villages Consortium, consisting of GRAHAM, as the main contractor, Equitix, Kier Investments and Campus Living Villages. This innovative financial structure provided the platform for a concentrated 90-week construction phase, encompassing over 1 million 'man-hours' on-site, 2136 tonnes of steel and 28,956m of metal studs. Complementing the 'home away from home' ethos, are modern amenities such as a cinema and gym, which are all connected, and enlivened, through a series of public spaces. Completed ahead of schedule and featuring a building footprint of 15,200m<sup>2</sup>, the ambitious BREEAM 'Excellent' project has significantly enhanced the heritage of the Peel Park. Environmentally friendly, and thermally efficient, the project will support the University in minimising lifecycle costs into the future and enhance the lives of students.

### Outputs & Benefits

- / **Award Winning:** Awarded Considerate Constructors Scheme Silver at the National Site Awards 2015
- / **Efficient Delivery:** All 1367 ensuite bedrooms were let within 24 hours of completion for the 2015/16 academic year, the entire steel package was erected in just 16 weeks
- / **Significant Scale:** Approximately 60,000 tonnes of soil was removed from the site – the equivalent weight of 1,511 Transport for Greater Manchester trams (M500 model)
- / **On Time:** The project was handed over a day early to facilitate students' arrival for new term
- / **Innovative Design:** All blocks are steel framed structures, chosen for its speed of construction and efficiency
- / **Environmental Sustainability:** BREEAM 'Excellent' score of 76.88%, 100% of waste recycled



For more information on how we're delivering lasting impact:

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**GRAHAM**