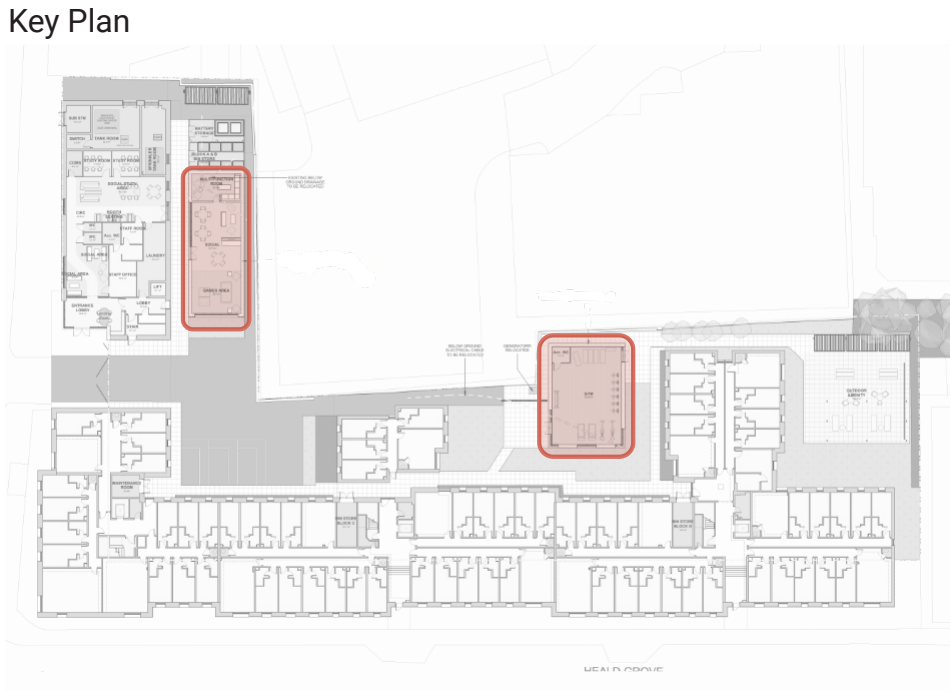


05 Proposal

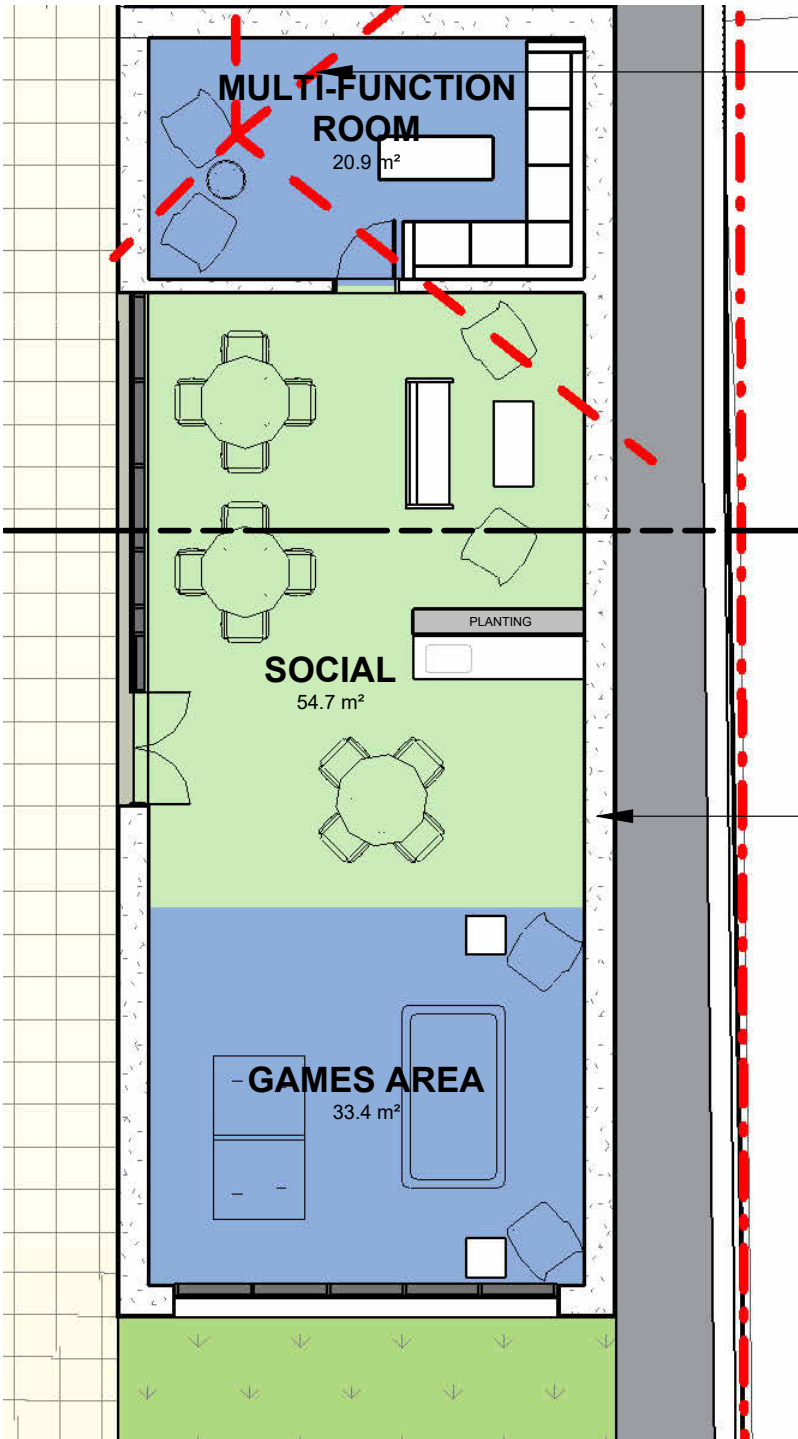
Proposed Scheme
Proposed Ground Floor Plan - NTS



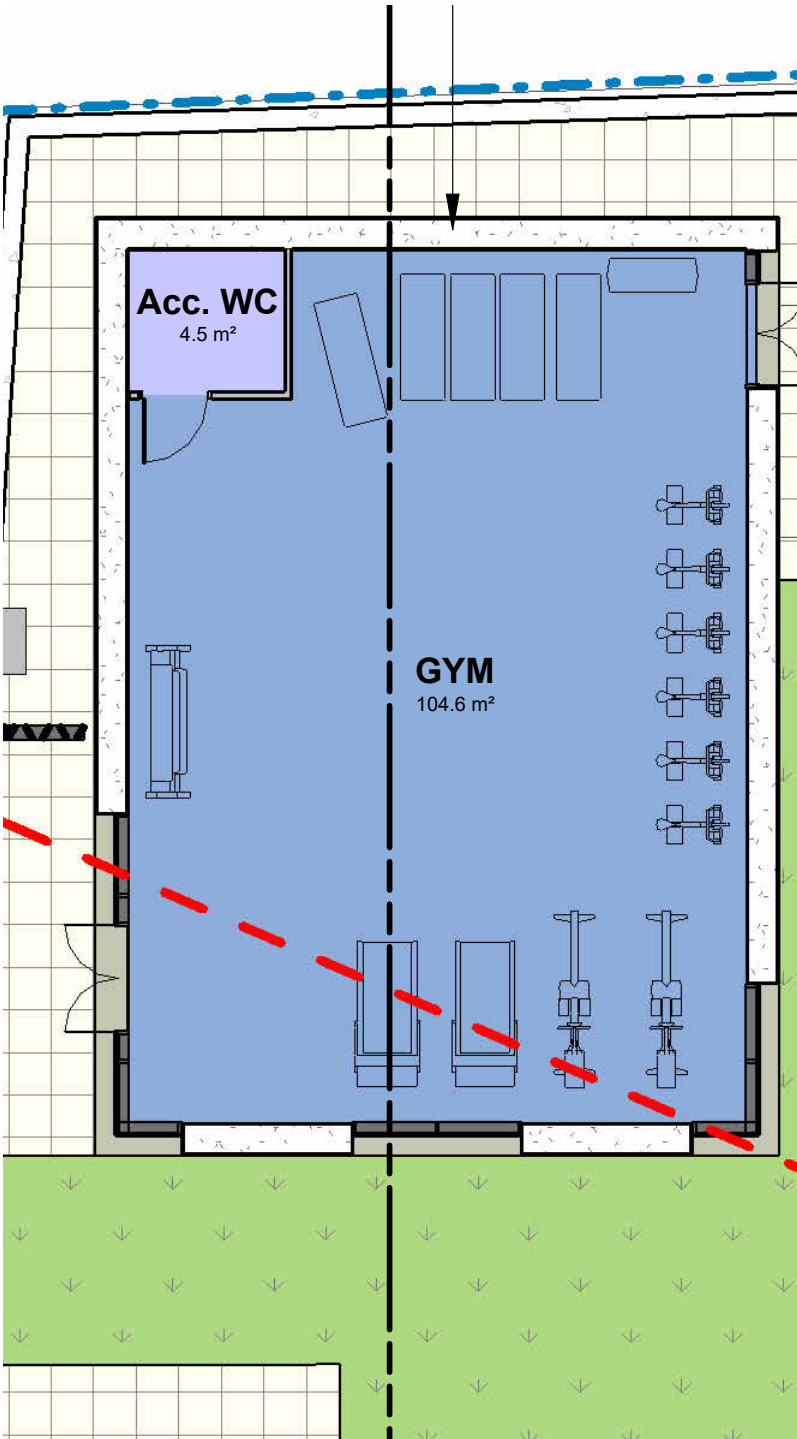
Proposed Pavilions
Proposed Ground Floor Plans - NTS



Pavilion One



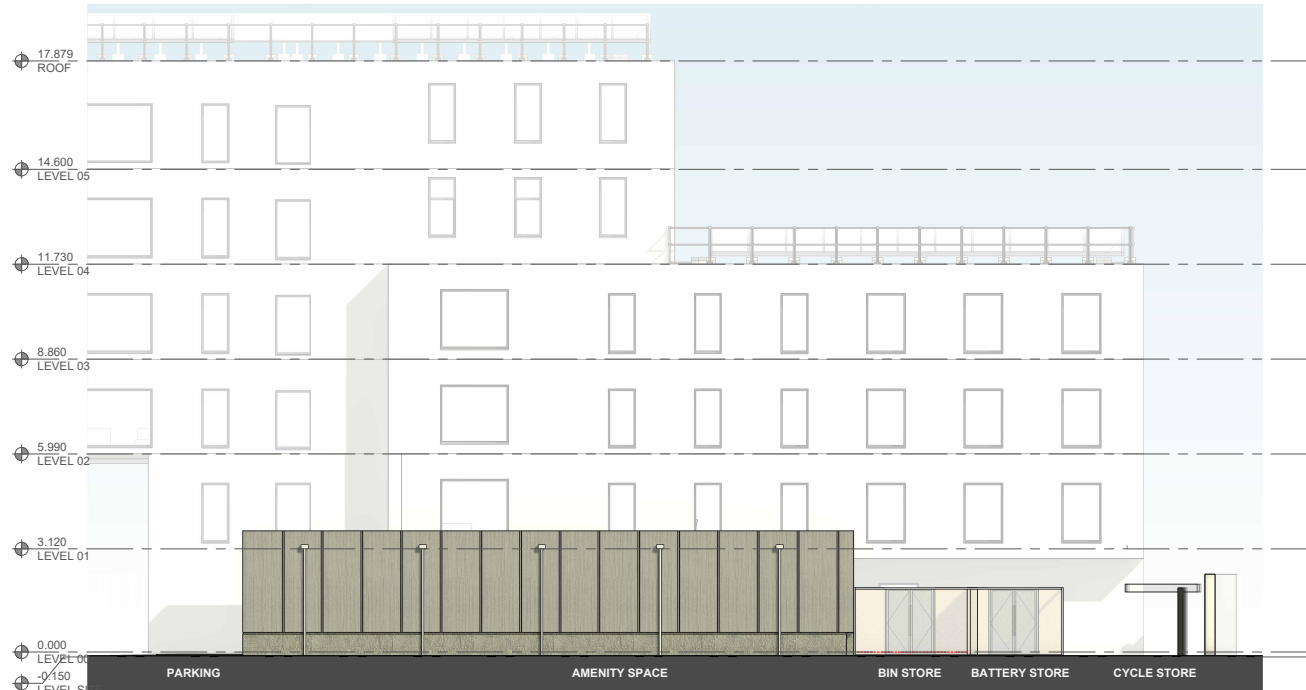
Pavilion Two



Proposed Pavillion One
Proposed Elevations - NTS

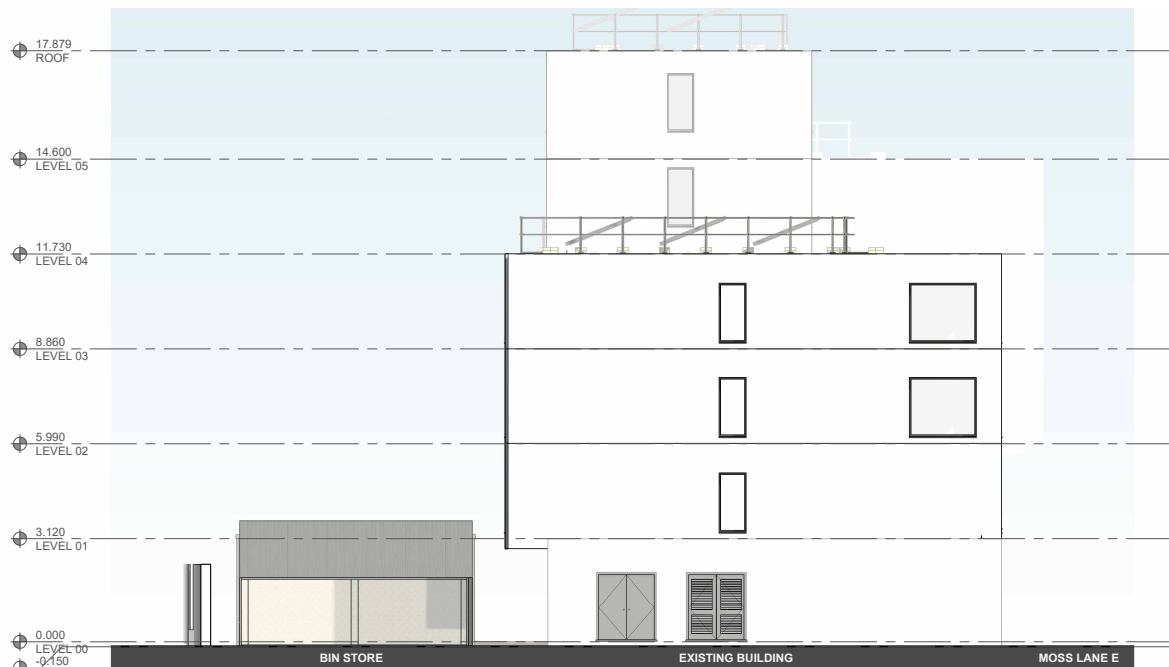


West Elevation



South Elevation

Key Plan



East Elevation



North Elevation

Proposed Pavillion One
Proposed Elevations - NTS

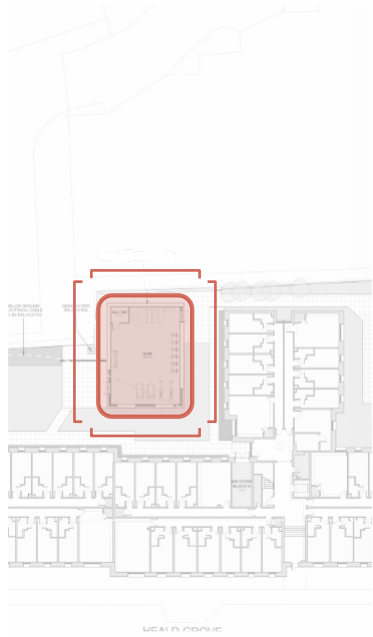
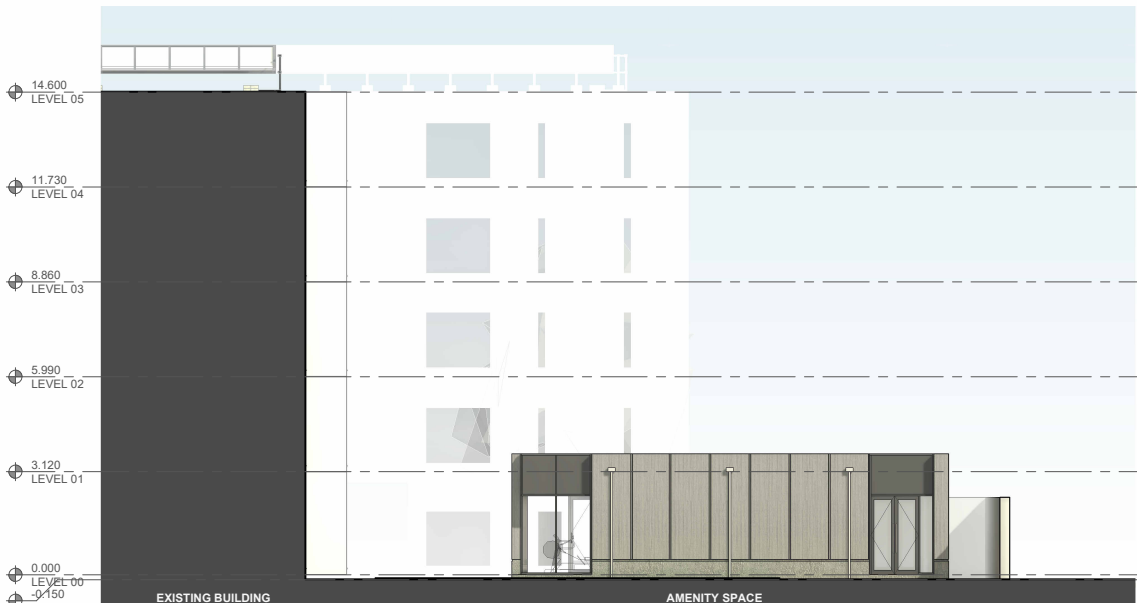


North Elevation

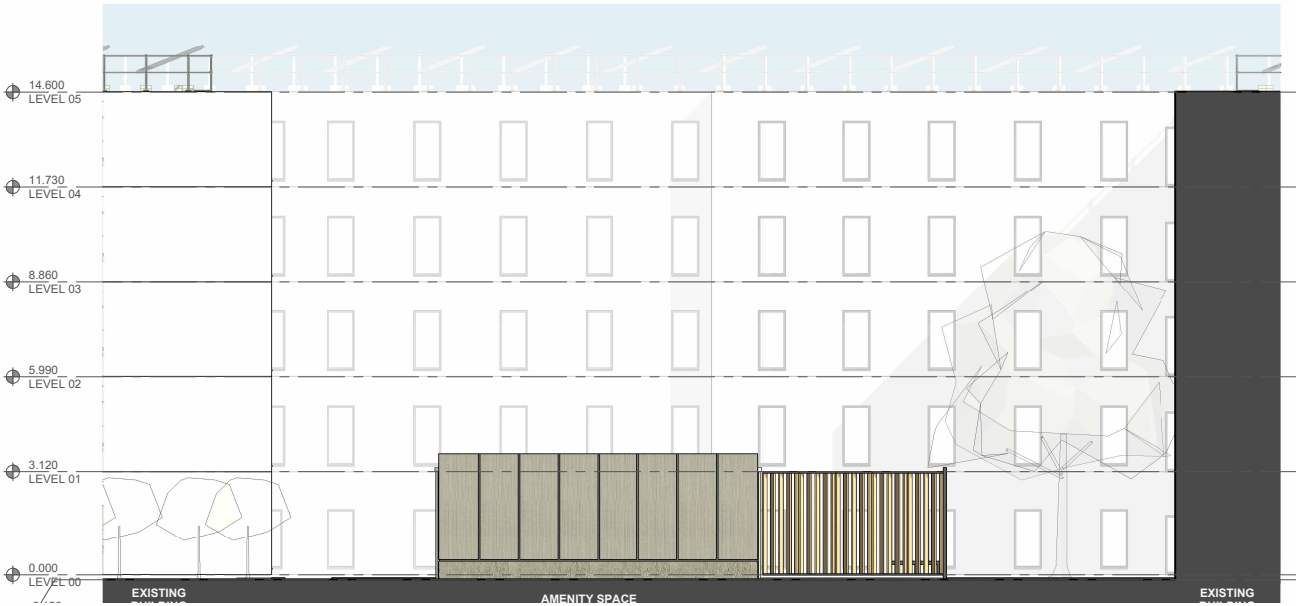


West Elevation

Key Plan



South Elevation



East Elevation

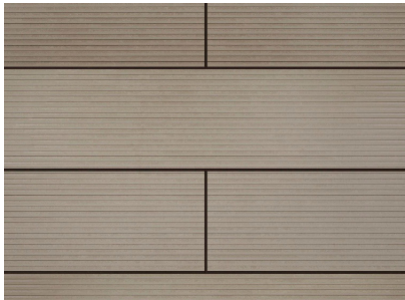
Materiality
Indicative Proposed Materials

Fibre Cement details

EQUITONE [linea] is a unique 3D shaped, through-coloured facade material that plays with light and shadow.
Touch: Structured, relief, depth
Visual: Different, playful, lot of possibilities, changes depending on the point of view.

EQUITONE [pictura] is an eternit fibre cement facade material with ultra matt architectural finish.
Touch: smooth, matt, no visible fibres
Visual: Classic, brings colourful accents in the facade

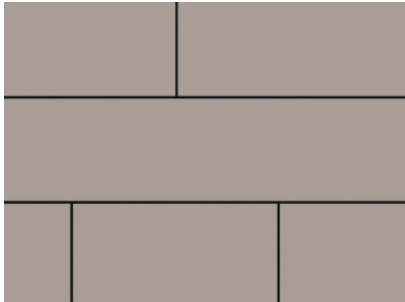
Fibre Cement Facade



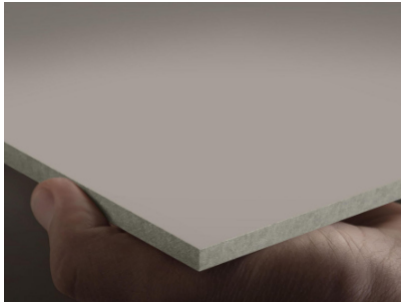
Equitone [linea]



Ribbed Texture



Equitone [pictura]



Smooth Texture

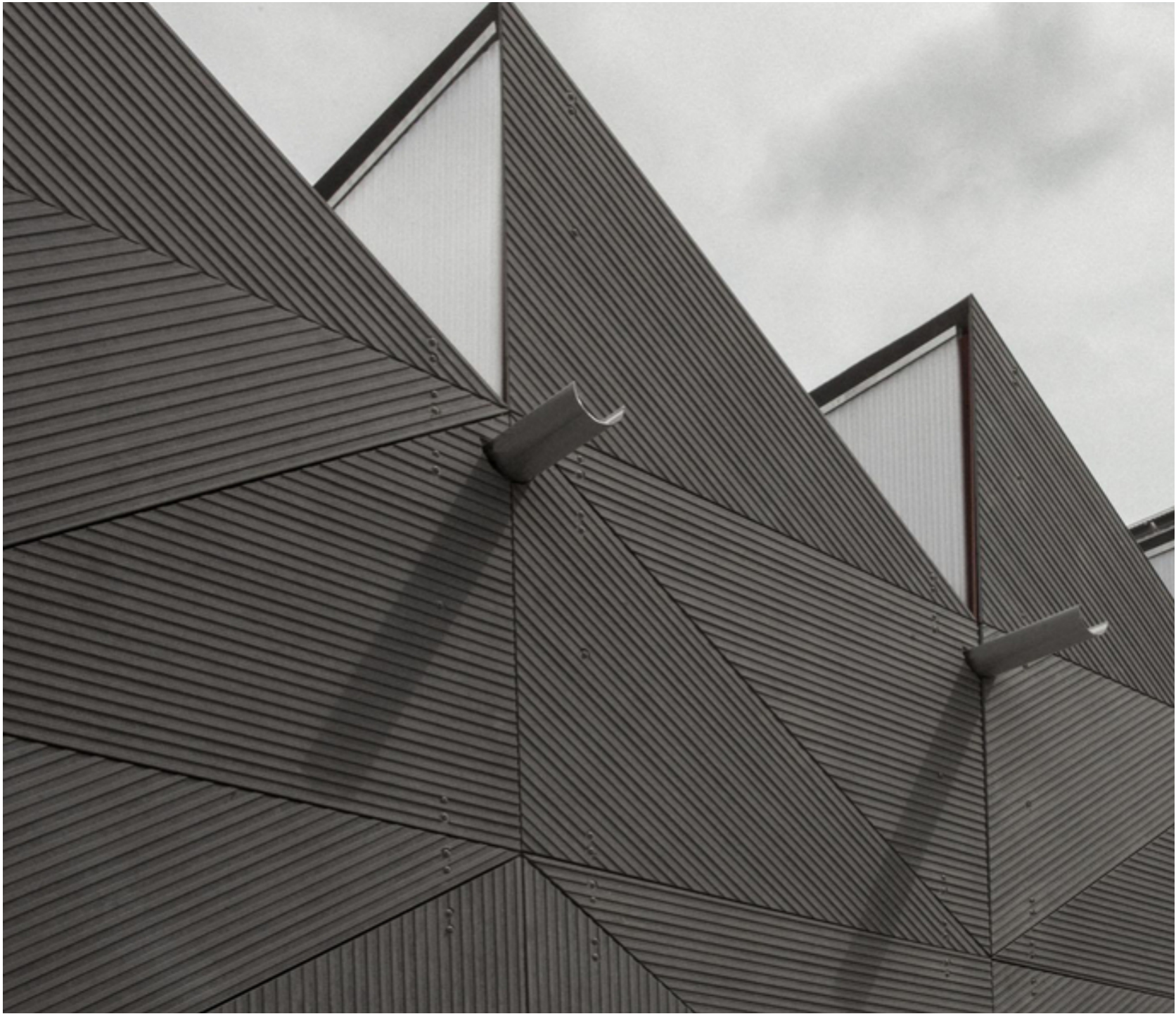
Swatch Colour



Hessian - LT60



Fawn Grey - PG843



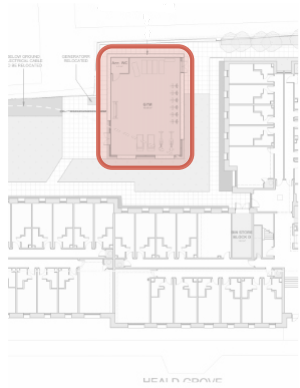
Visualisation
Proposed Pavillion One



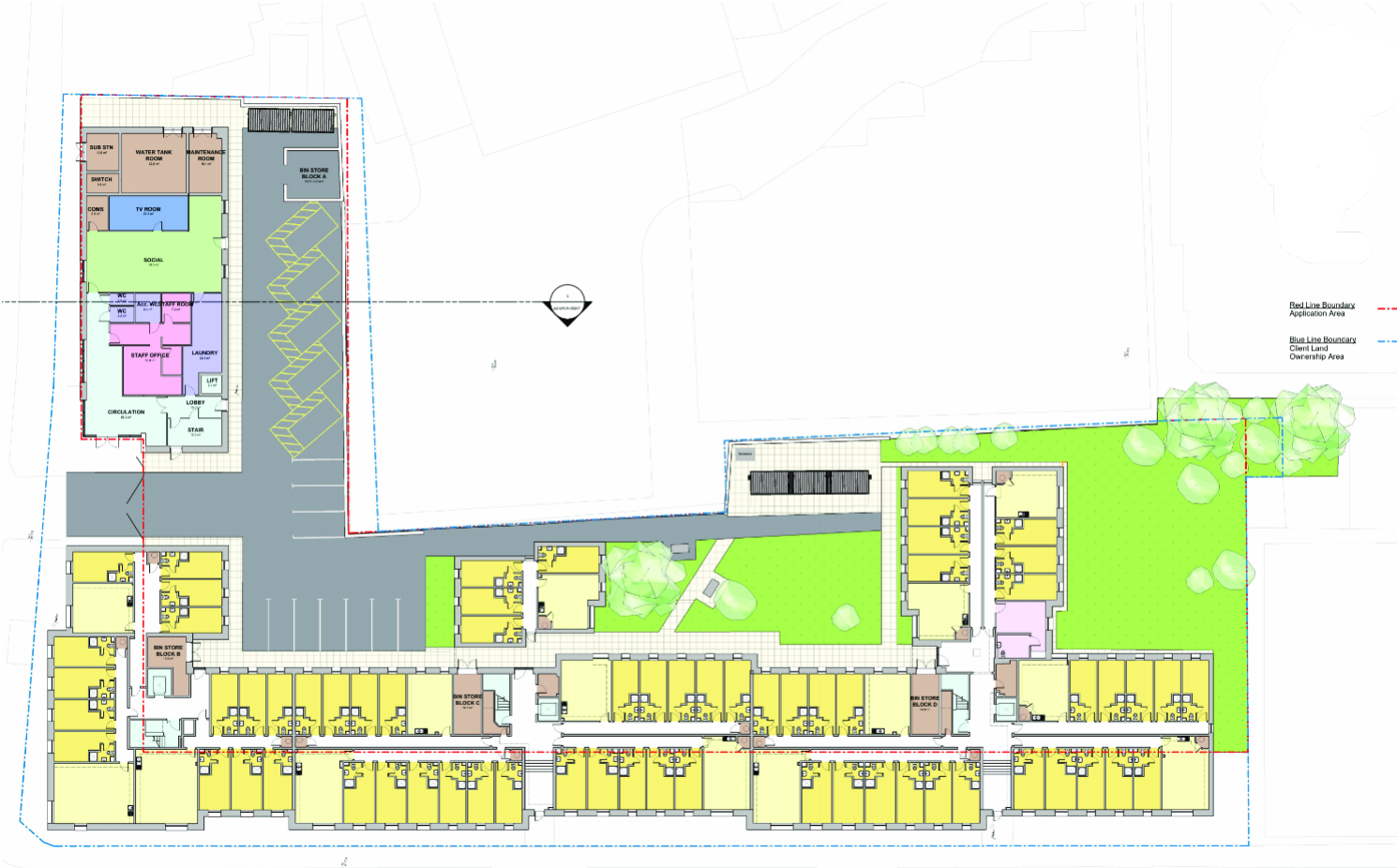
Visualisation
Proposed Pavillion Two



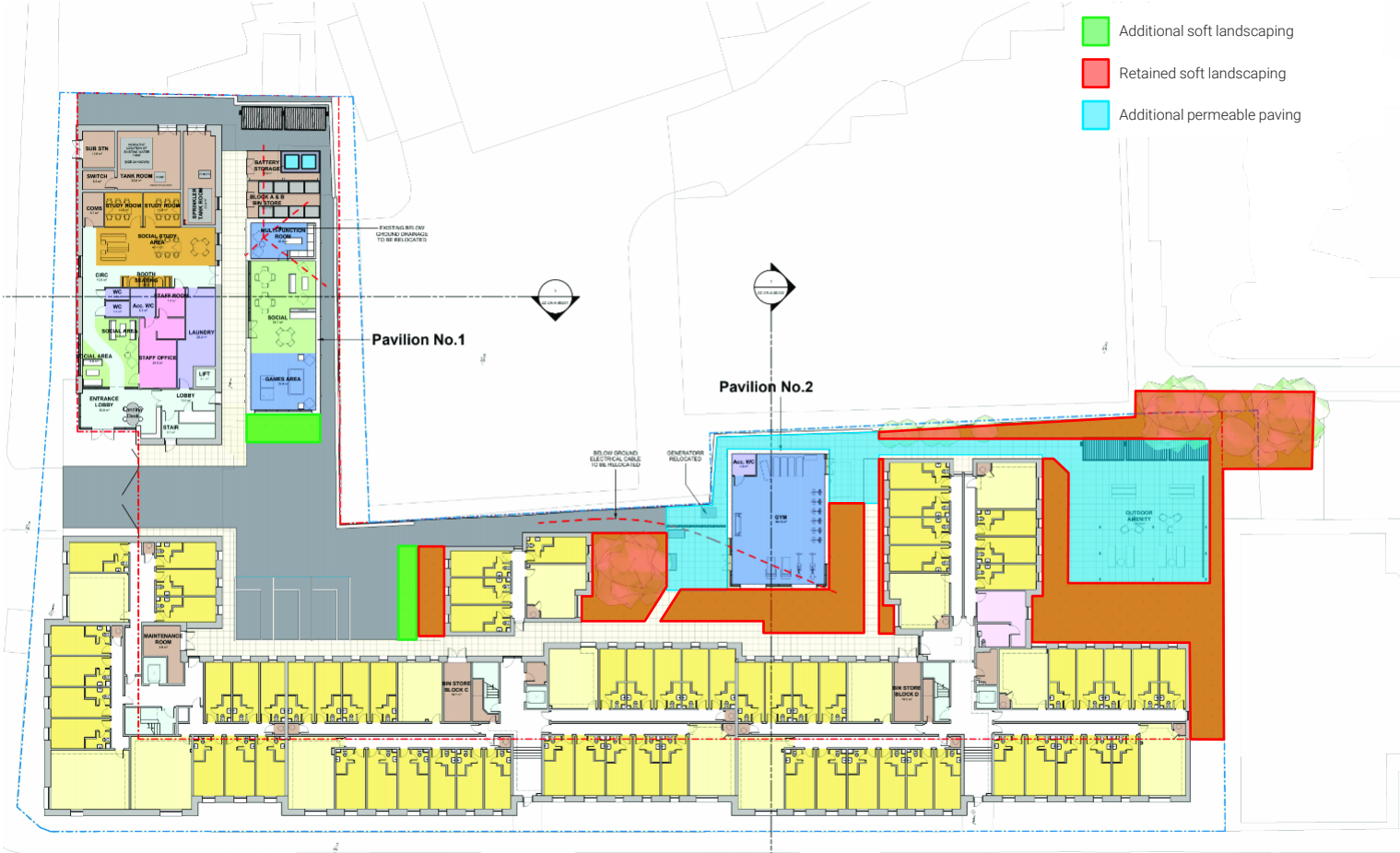
Key Plan



Proposed Landscape Scheme
Existing and Proposed Ground Floor Plans - NTS



Existing



Proposed

06 Access & Servicing

Pedestrian Access
Proposed Ground Floor Plan - NTS

The existing pedestrian access routes have been retained with the new pavillions easily accessible from all blocks and level access provided.

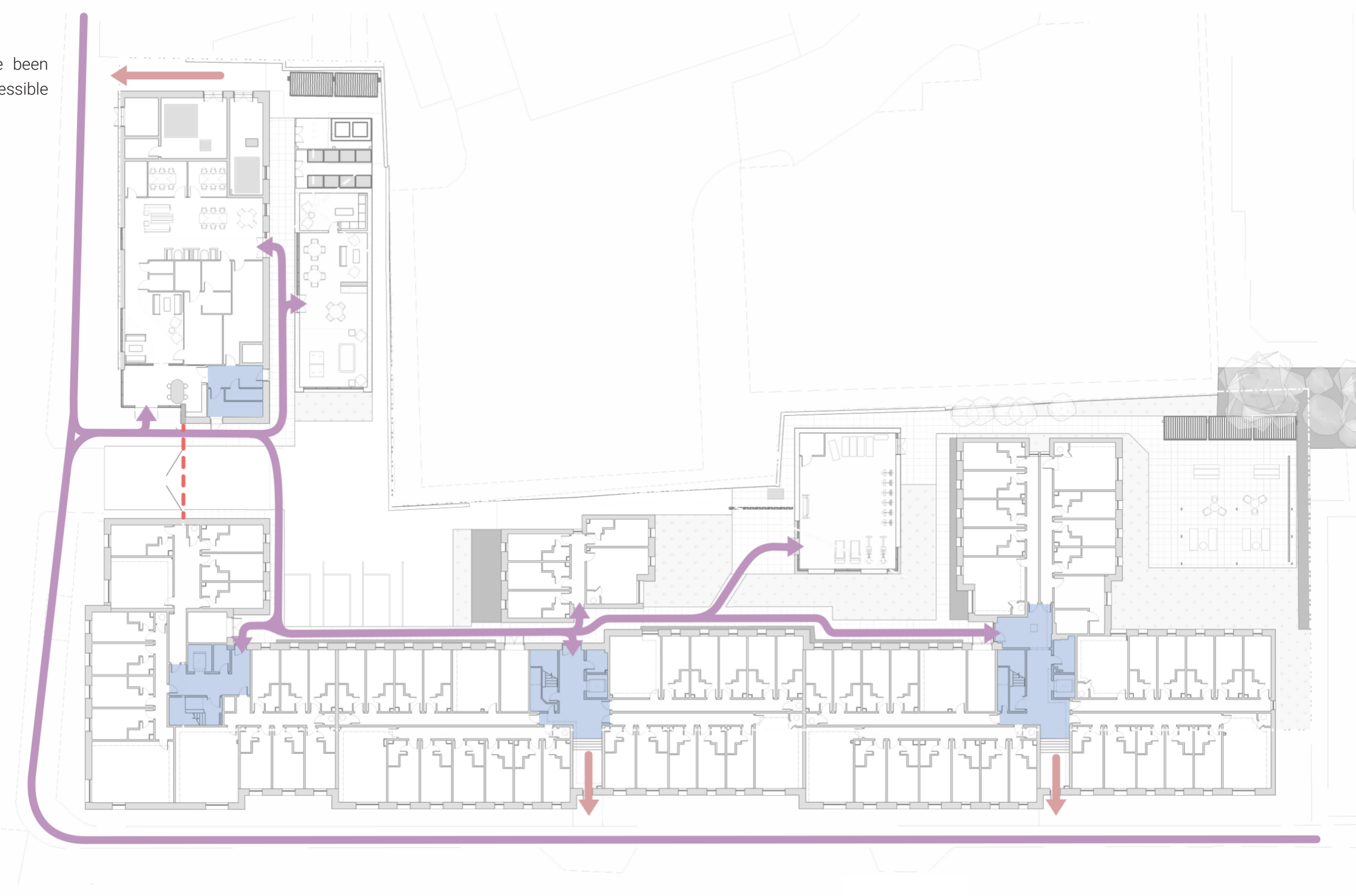
Key

Pedestrian Access

Escape Only

Vertical Circulation

Controlled Access Gates



Vehicular Access

Proposed Ground Floor Plan - NTS

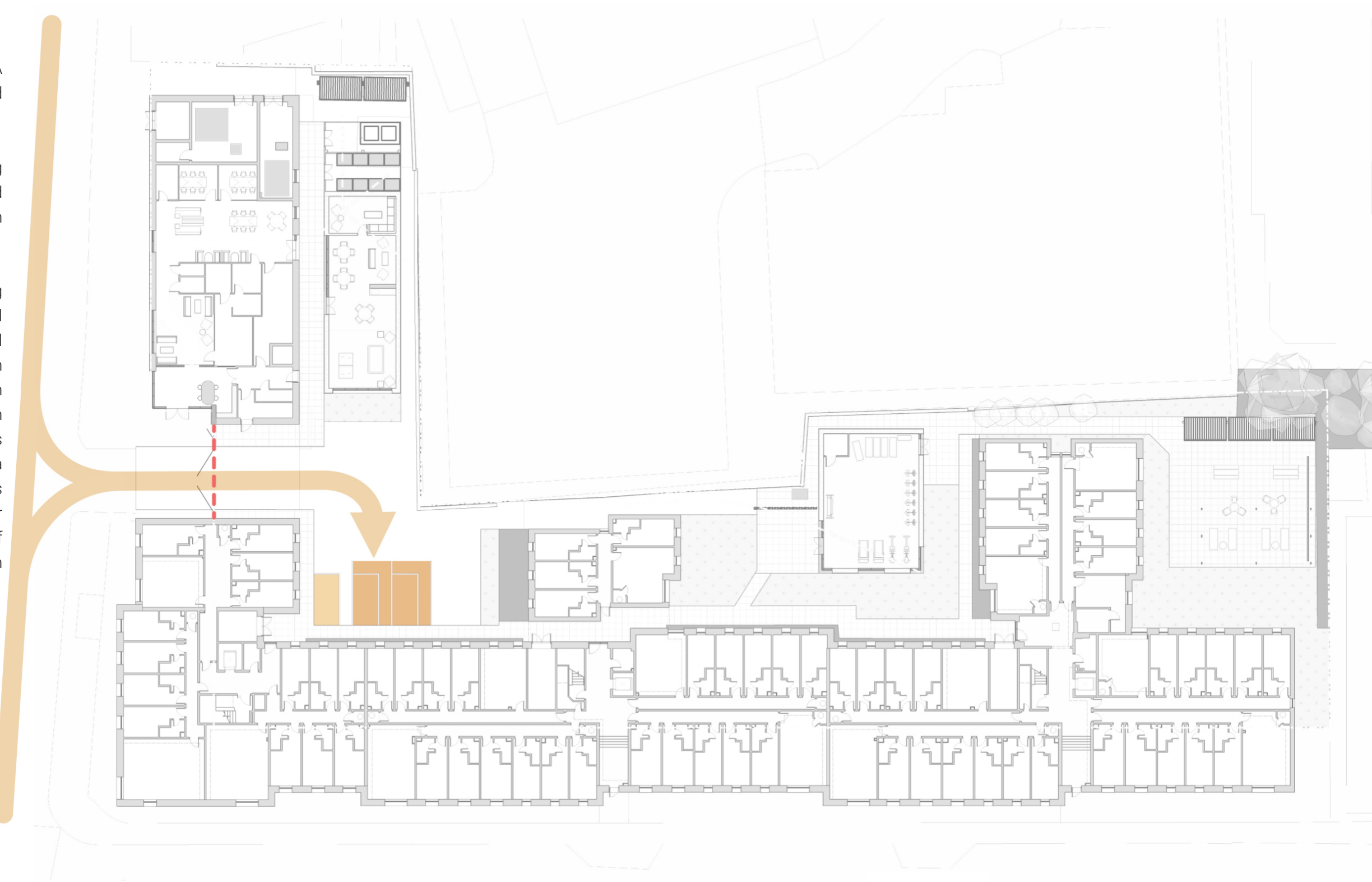
The proposed scheme provides two UA parking bays and 1 typical standard parking bay.

This is a reduction from the existing parking provision however, it is deemed sufficient for the Student accommodation use case.

The site currently has five UA parking spaces and 10 standard parking bays, all of which are underutilised. The proposal provides UA spaces, meaning a reduction of two spaces. However, given the high accessibility rating for the site and upon review of other student schemes elsewhere in the local area (where NIL/a similar provision of UA parking was acceptable; see supporting planning cover statement for details) The number of spaces proposed have therefore been deemed suitable.

Key

- Standard Parking Bay
- UA Parking Bay
- Vehicular Access
- Controlled Access Gates



Cycle Storage and Access
Proposed Ground Floor Plan - NTS

The proposed scheme retains the North-east bank of cycle storage as existing. The Central bank of cycle storage is relocated to the southern courtyard, adjacent to the external amenities area to allow construction of the central pavillion.

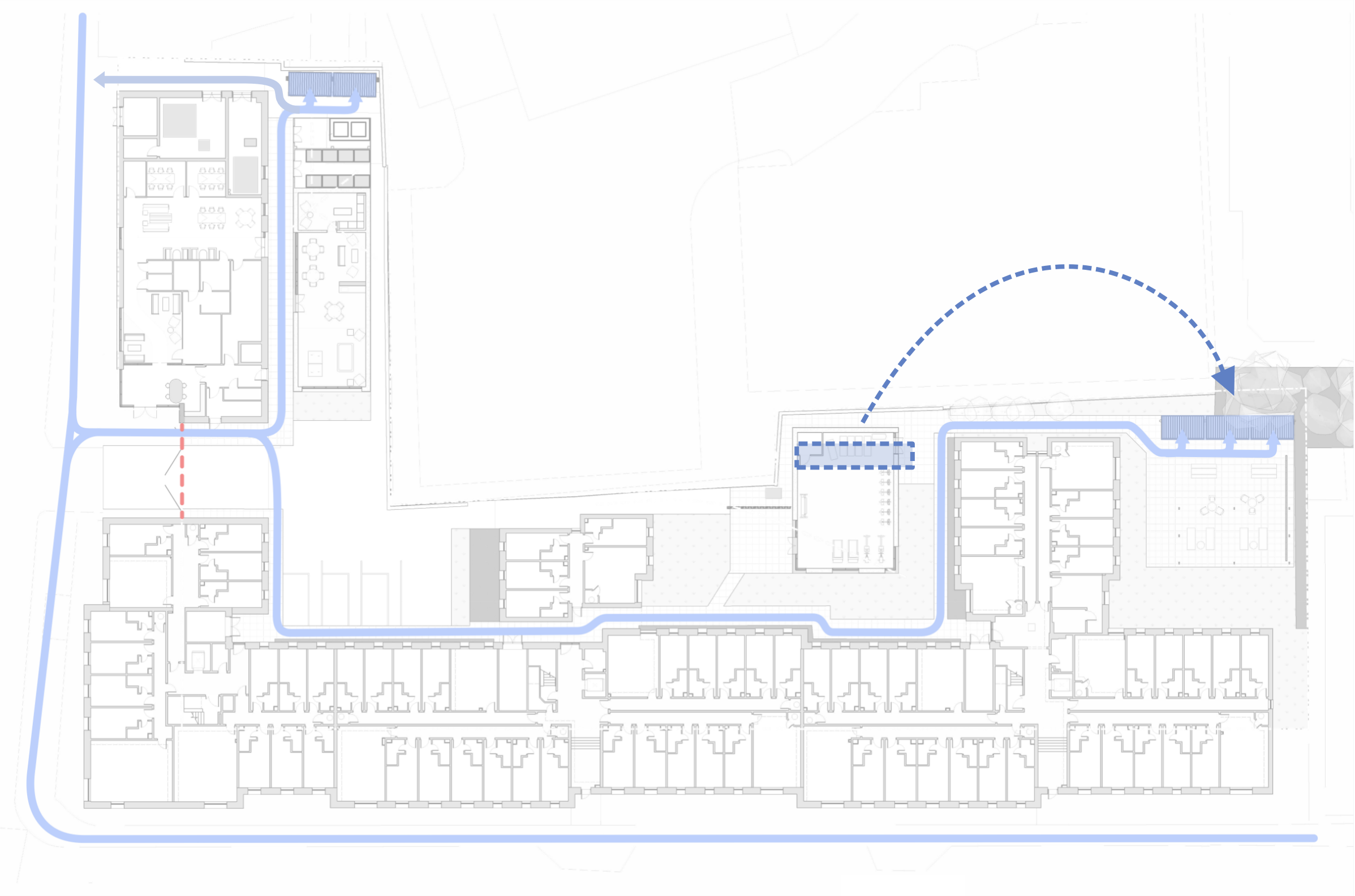
This location is served by proposed hard landscaping features to facilitate easy and level access around Block D to the new location.

The existing cycle storage to the north-east of the site will also be accessible, with an access fob, through the existing access gate on Moss Lane East.

Overall, these changes to the cycle storage provisions do not affect the number of provided spaces nor do they affect the use of facilities or their access.

Key

- Cycle Storage
- Cycle Access Routes
- Relocated Cycle Storage
- Controlled Access Gates



Waste Storage and Servicing
Proposed Ground Floor Plan - NTS

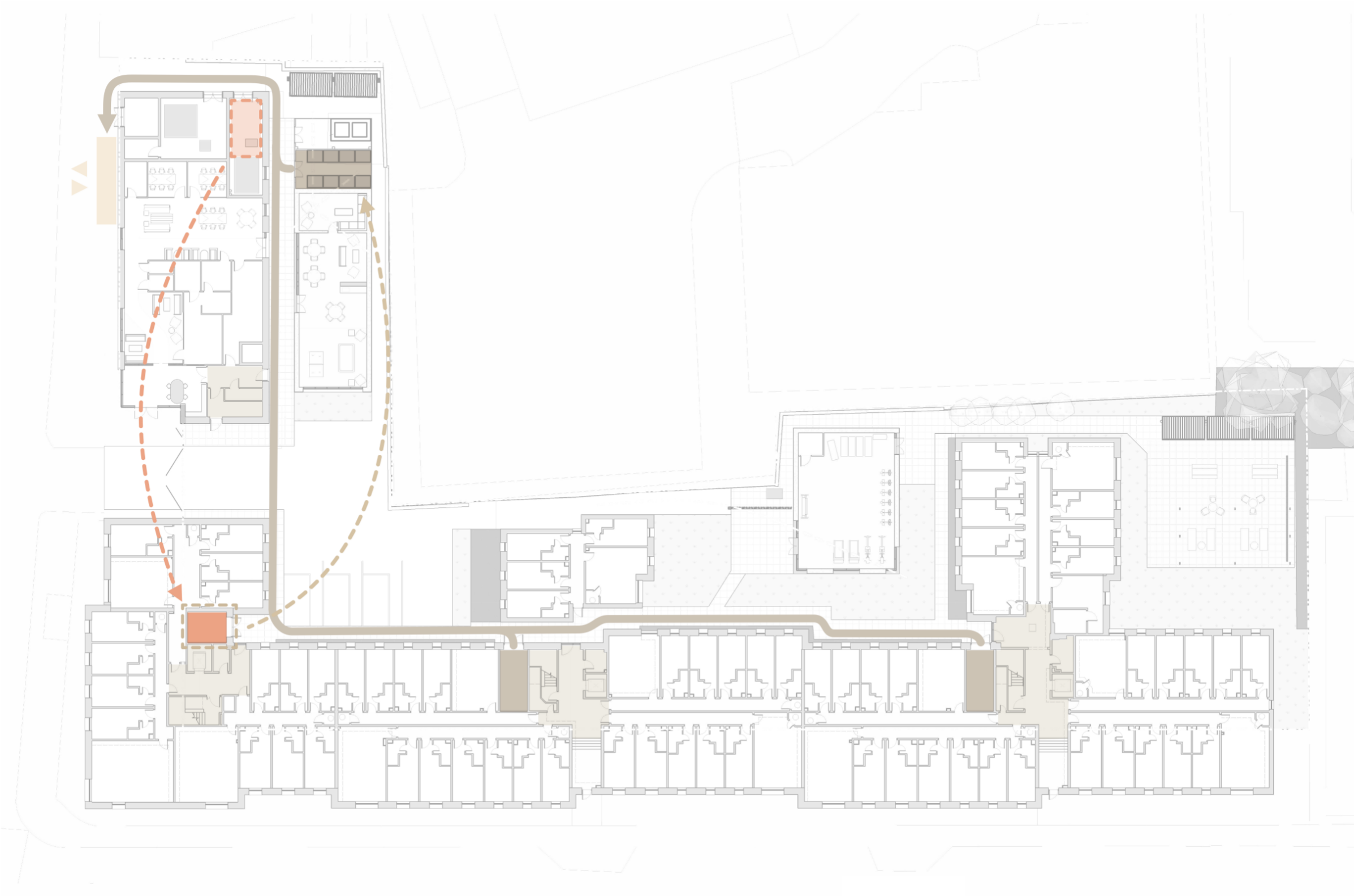
The proposed scheme retains two of the internal bin stores which serve Block C and D.

To allow sufficient space for the sprinkler tank, the existing maintenance store is proposed to move to the existing bin store which currently serves Block B. The scheme proposes that the bins within this store are to be relocated to a larger proposed bin store, adjacent to Pavillion 1, serving both Blocks A and B.

This bin store is in approximately the same position as the existing block A.

Key

- Bin Store
- Waste Disposal Route
- Vertical Circulation
- Relocated Bin Store
- Maintenance Store
- Relocated Maintenance Store
- Waste Collection Point



07 Conclusion

Application Conclusion

The proposed development represents a carefully considered enhancement to the existing student accommodation, delivering significant benefits for current and future residents while respecting the established character and operation of the site. The introduction of two new amenity pavilions within the existing property boundary will substantially improve the quality and range of facilities available to students, providing dedicated spaces for social interaction, recreation, and well-being.

The proposals include the creation of flexible social areas incorporating gaming, karaoke, and pod-casting facilities, alongside the provision of an on-site gym. Together, these amenities will support a more balanced and engaging student living environment, encouraging community interaction, creative activities, and healthy lifestyles. By providing these facilities on-site, the scheme will enhance the day-to-day experience of residents and reduce the need for students to seek such amenities elsewhere.

The design approach ensures that the new structures are sensitively integrated within the existing site, making efficient use of available space while maintaining appropriate relationships with the surrounding buildings and external areas. The proposals therefore represent a sustainable and positive investment in the long-term quality and attractiveness of the accommodation.

Overall, the development will deliver meaningful improvements to the living environment for students, strengthening the sense of community within the accommodation and supporting modern student lifestyles. The scheme is therefore considered to represent an appropriate and beneficial enhancement to the existing development, and approval of the application is respectfully sought.

Contact

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Project No. RZ3025-0074

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Note:

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