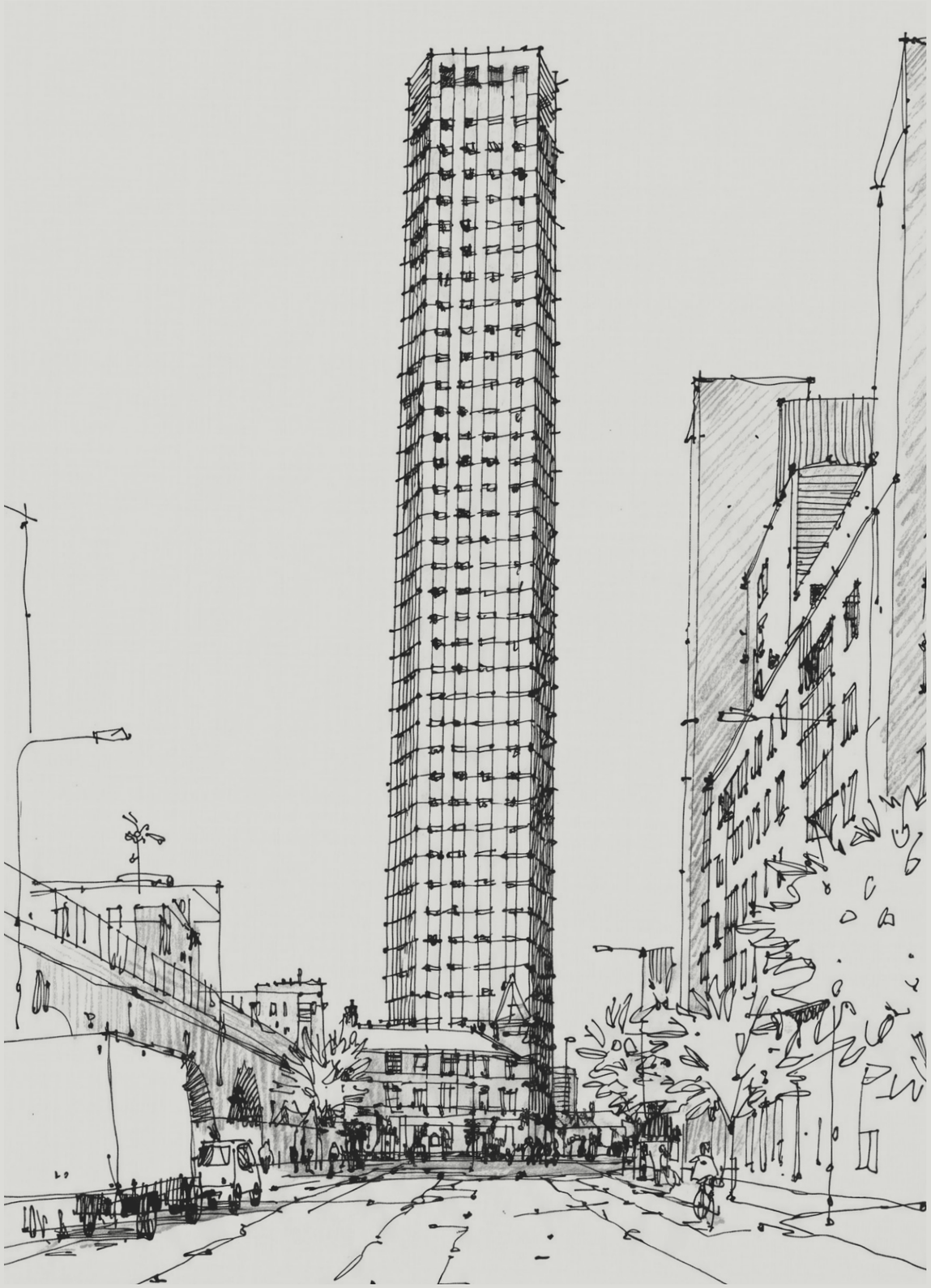
Whitworth Street West, Manchester

Planning Design Statement

22987 - 8000 - 00 / October 2026

Prepared For:
Fusion Group



C&W

corstorphine-wright.com

1.0 Introduction

This review has been prepared to support Planning Application PLA-2026-000485 and demonstrate how the proposed development complies with the updated planning framework, relevant planning policy and design guidance.

The new Framework, published August 2026 sets out a number of decision making polices relevant to design and creating high quality, sustainable places. This document is structured according the principles of achieving well-design places within policy DP3 (2).

This assessment should be read alongside the Design and Access Statement, which explains the evolution of the design and the principles that have informed the proposed development.



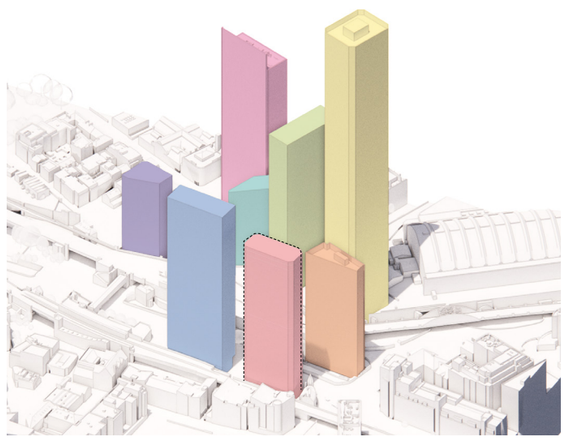
2.1.1 DP3(1) Development proposals should respond to their context

Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

The proposed development responds positively to its context, as demonstrated within the DAS. The architectural approach draws on the area's industrial and textile heritage, expressed through the façade patterning, material palette and overall design concept. The building reinforces the established urban grain through its occupation of the site and definition of surrounding streets.

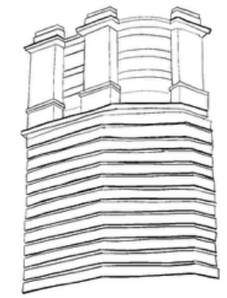
The scale and density of the proposal reflect the site's location within an area undergoing significant regeneration and the emerging cluster of taller buildings. Whilst representing a change in scale relative to the adjacent Grade II listed viaduct, the proposed form is consistent with the established planning position of the site, including the previously approved scheme, and accords with the objectives of Policies L2 and L3.

At ground level, active frontages contribute positively to Whitworth Street and the surrounding public realm, whilst the proposed PBSA use is compatible with the site's approved residential-led context and supports the continued growth and vitality of the city centre.



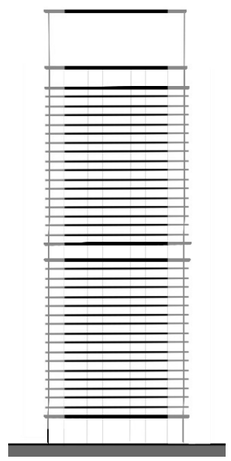
Concept 01

Contextual References to the Manchester Horizontal and Cottonopolis



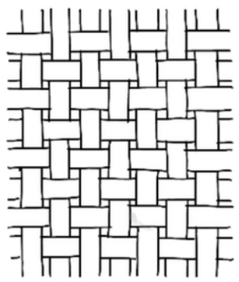
Concept 02

Strong Framework to create a 'Weft-like' structure.



Concept 03

Patternation to facade - the 'Warp' to the 'Weft' Horizontal Structure





2.1.1 DP3(2) Liveability

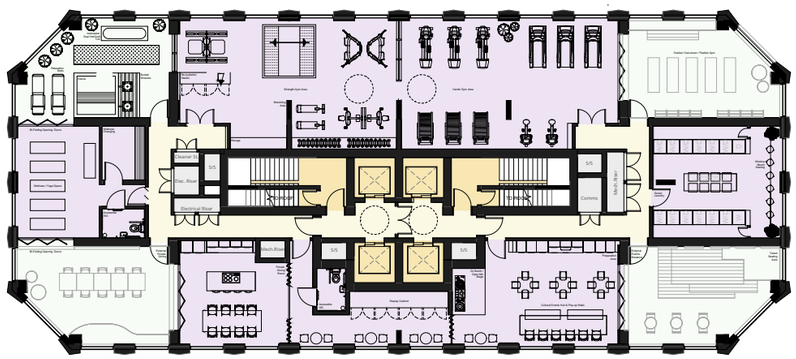
"support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after"

The development contributes to the vitality of the city centre by introducing a resident student population that will support existing services, facilities and businesses within the Deansgate and Whitworth Street area.

The accommodation has been designed specifically for the operational and occupancy requirements of purpose-built student accommodation. Whilst a limited number of north-facing, single-aspect studio units are proposed, these should be considered within the context of the city centre location, the nature of PBSA accommodation and the established planning context of the surrounding area, including recently approved residential development in the immediate vicinity.

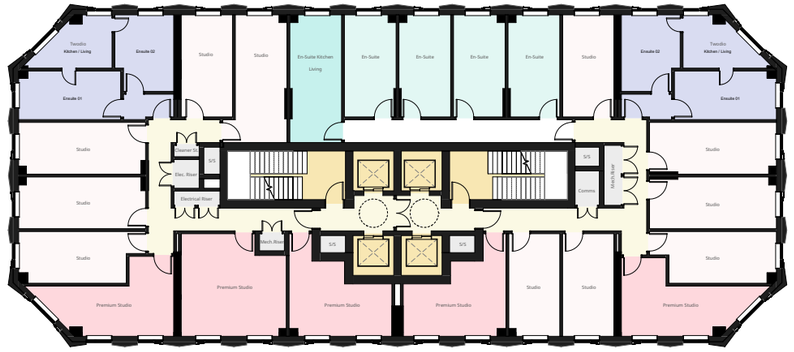
The proposed PBSA development has been designed to provide a high-quality living environment for students, supported by a comprehensive range of communal facilities including study areas, social spaces, dining facilities and a gym. These amenities encourage social interaction, support student wellbeing and contribute to the creation of a healthy and vibrant residential community.

Appropriate consideration has been given to internal layout, circulation, daylight, sunlight and privacy. The scheme's approach reflects the constraints and characteristics of a dense city-centre environment, whilst providing safe, functional and comfortable accommodation for future residents.



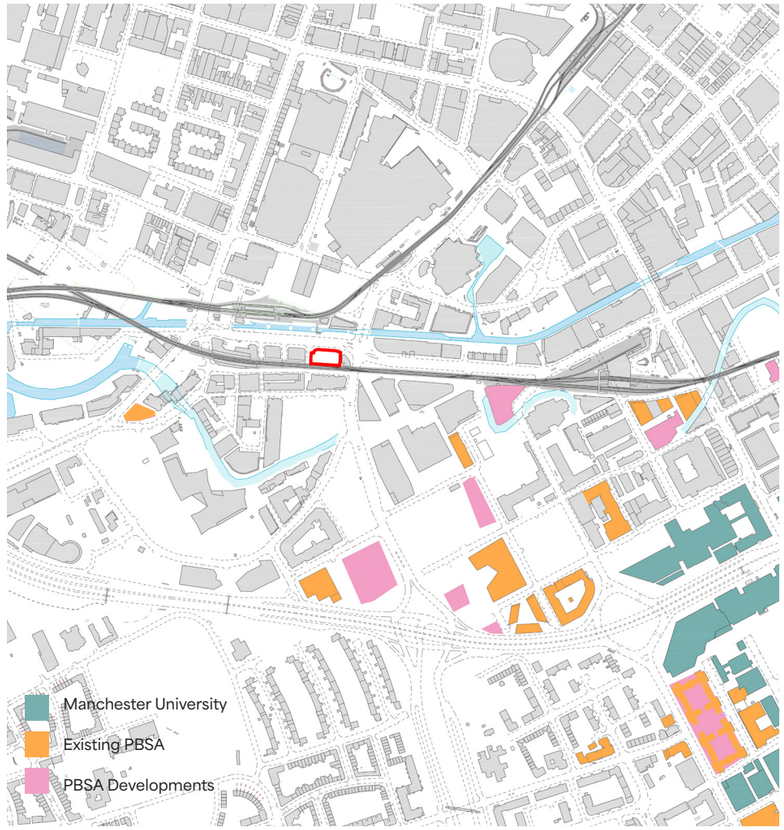
TOP FLOOR AMENITY PLAN

External Terraces
Ancillary / Service
Entrance / Amenity



TYPICAL ACCOMMODATION LEVEL

En-suite Bedroom
Studio Room
Twodio Apartment
Cluster Kitchen / Lounge
Cluster Circulation
Premium Studio Room



PBSA DEVELOPMENT | EXISTING & EMERGING



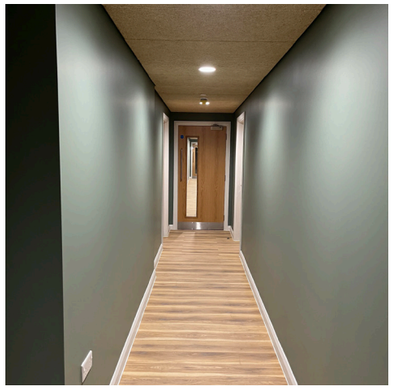
TYPICAL EN-SUITE BEDROOM



TYPICAL CLUSTER KITCHEN/LOUNGE



TYPICAL STUDIO ROOM



TYPICAL INTERNAL CIRCULATION CORRIDOR

2.1.2 DP3(2)(b). Climate

"contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating"

The scheme has been designed with sustainability as a core principle and is targeting a BREEAM New Construction 2025 'Excellent' rating. A whole-life carbon approach has informed the design process, with Life Cycle Assessment (LCA) used to evaluate material choices and reduce embodied carbon. Sustainable, responsibly sourced and recycled materials will be prioritised, with locally sourced products specified where practicable to minimise transport emissions.

Operational resource efficiency is supported through water-saving measures including dual-flush WCs, low-flow taps and showers, and smart metering to monitor and reduce water consumption. A Sustainable Urban Drainage System (SuDS) strategy will improve climate resilience by reducing surface water runoff and managing flood risk.

The development has been designed to reduce operational energy demand through careful building orientation and a passive environmental strategy. The layout minimises the number of north-facing rooms and incorporates natural ventilation with openable windows, reducing reliance on mechanical cooling and helping to mitigate overheating risks.

The scheme promotes efficient use of resources throughout its lifecycle through comprehensive construction and operational waste management measures, including recycling facilities, segregated waste storage and a Resource Management Plan. The building has also been designed with flexibility and adaptability in mind, allowing it to respond to changing occupier needs and supporting its long-term sustainability.

For more information, refer to Climate Strategy Section 8.2 within the Design and Access Statement.



2.1.3 DP3(2)(c). Nature

"incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8"

Given the constrained urban nature of the site, opportunities for extensive green infrastructure are limited. Notwithstanding this, the scheme incorporates landscape enhancements and new planting along the Whitworth Street frontage, improving the quality of the public realm and contributing to biodiversity and environmental quality. A SuDS strategy (Sustainable Urban Drainage System) is also incorporated to support sustainable water management and climate resilience.

PLANTING PALETTE TO WHITWORTH STREET

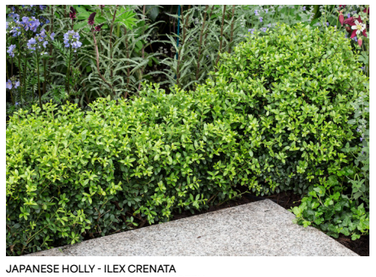

WINDFLOWER - ANEMONE × HYBRIDA 'HONORINE JOBERT'
PERENNIAL


HARD FERN - BELCHNUM SPICANT
PERENNIAL, EVERGREEN


BARRENWORT - EPIMEDIUM X VERSICOLOR 'SULPHUREUM') PERENNIAL, EVERGREEN


COMMON SNOWDROP - GALANTHUS NIVALIS NON-PERENNIAL


HOSTA - HOSTA HALCYON
PERENNIAL


JAPANESE HOLLY - ILEX CRENATA
SHRUB/HEDGE PLANTING, EVERGREEN


SNOW RUSH - LUZULA NIVEA
PERENNIAL, EVERGREEN


COMMON COWSLIP - PRIMULA VERIS
PERENNIAL, SEMI-EVERGEEN


LUNGWORT - PULMONARIA ANGUSTIFOLIA 'BLUE ENSIGN' PERENNIAL


SWEET BOX - SARCOCOCCA CONFUSA
SHRUB , EVERGREEN


LESSER PERIWINKLE - VINCA MINOR 'ALBA'
PERENNIAL, EVERGREEN


HELLEBORUS × ERICSMITHII 'IVORY PRINCE'
PERENNIAL, EVERGREEN



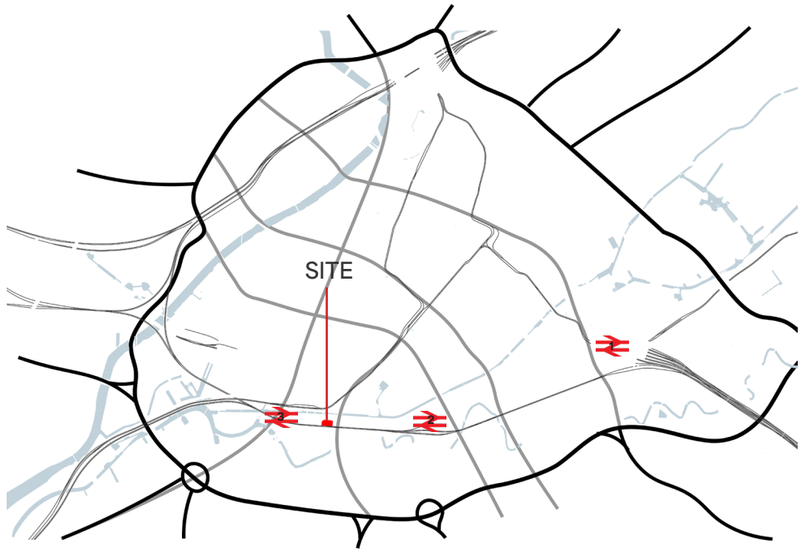
2.1.4 DP3(2)(d). Movement

"provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport"

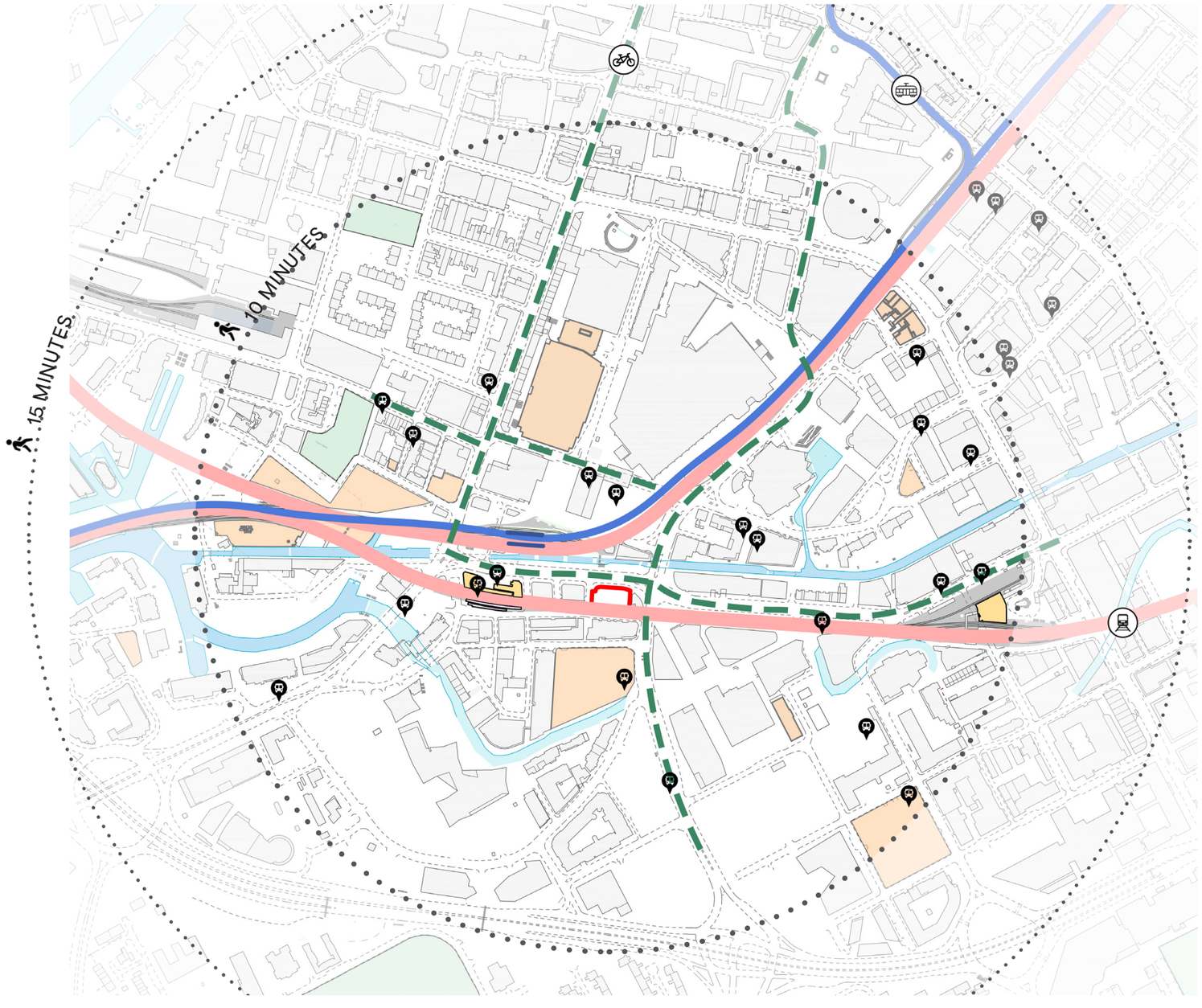
The development is located in a highly accessible and sustainable location, within walking distance of tram, rail, retail and educational facilities. Direct connections to existing pedestrian and cycle networks encourage active travel, whilst secure on-site cycle parking further supports sustainable transport choices. The scheme prioritises walking, cycling and public transport, reducing reliance on private vehicles.

Approximate Distances from the Site:

Deansgate-Castlefield Tram Stop - 70m
Deansgate Train Station - 150m
Sainsbury's Local - 550m
Tesco Express - 650m
Mcdonald's - 700m
Manchester Metropolitan University - 900m
The University of Manchester - 1.3km
Manchester Arndale Shopping Centre - 1.3km



1. Manchester Piccadilly Station
2. Manchester Oxford Road
3. Deansgate Station



2.1.5 DP3(2)(d). Movement

"provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport"

Cycle parking is provided in a safe, secure and convenient location within the building for residents, with additional visitor cycle parking accommodated on site. The development also benefits from direct connections to the surrounding active travel network, encouraging sustainable modes of transport and reducing reliance on private vehicles.

The scheme therefore promotes walking, cycling and public transport as the primary means of movement, in accordance with the objectives of Policy DP3.

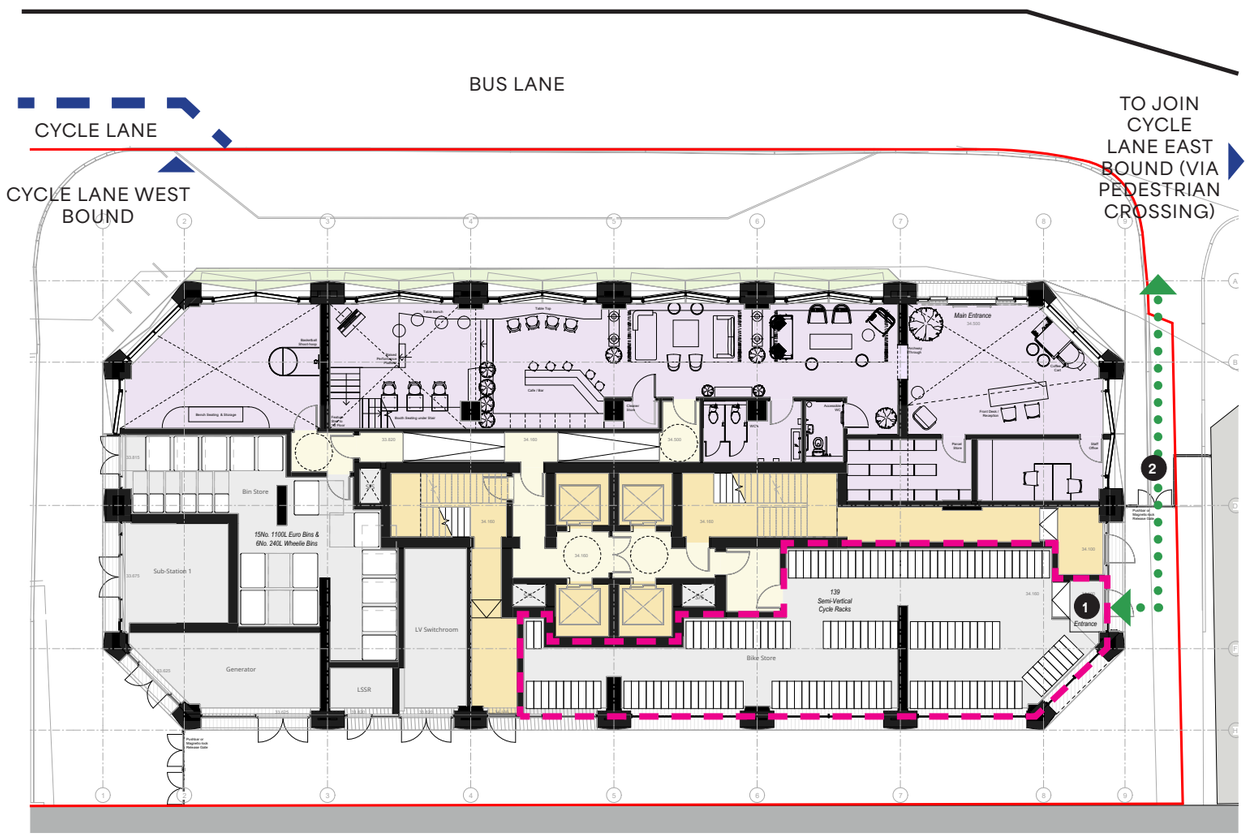
Information extracted from the Transport Statement submitted as part of the planning application:

- MCC does not prescribe a specific cycle parking standard for PBSA, with provision assessed on a case-by-case basis.
- Approved PBSA schemes across Manchester provide cycle parking at approximately 8-29% of bed spaces.
- A 17% cycle parking provision was approved at Fusion's nearby Deansgate South development.
- Cycle parking survey data from Fusion developments (see Table 1) has also informed the proposed provision.

TABLE 1: FUSION PBSA CYCLE PARKING PROVISIONS AND UTILISATION

Site	Beds	Cycle Parking Provision	Cycle Parking Utilised (% of Parking Provision)	Fusion Bikes Provided	Bookings in 6 Months
Fusion, Brent Cross,	662	497 (75%)	5 (1%)	5	176
Fusion, King Edward Street, Nottingham	568	150 (26%)	4 (2.7%)	6	57
Fusion, Blue Brg Lane, York	275	200 (73%)	19 (9.5%)	4	117
Fusion, Upper Duke Street, Liverpool	420	150 (36%)	2 (1.3%)	8	46

Table from Transport Statement highlight existing utilisation from live Fusion sites.



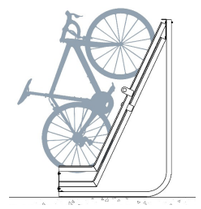
Cycle Parking

139 cycle parking spaces provided via two-tier racks and Sheffield stands.

10 resident bicycles available free of charge to support sustainable travel.

8 visitor cycle parking spaces located at the building frontage

Cycle Store
Route to Store from Highway
1 Secure Store Access
2 Secure Site Access



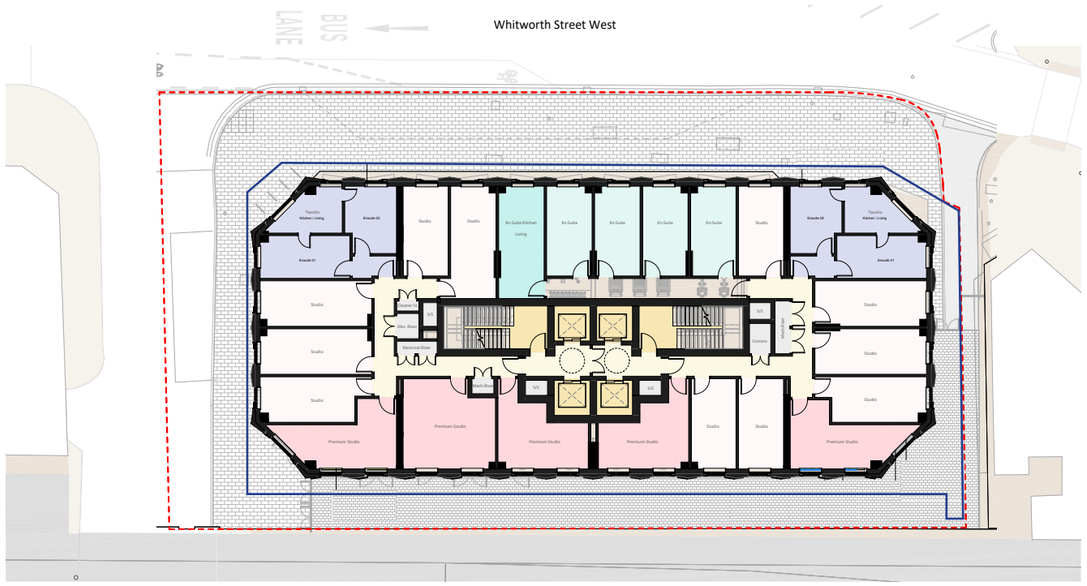
2.1.6 DP3(2)(e). Built Form

"use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme"

The proposed building defines and positively addresses Whitworth Street, reinforcing the established street frontage and creating a strong relationship with the principal public realm. Ground floor active uses are arranged to animate the street, with high-quality, human-scale materials enhancing vibrancy, legibility and natural surveillance. The building envelope creates a clear distinction between public and private spaces, while the slender tower form acts as a landmark along Whitworth Street and contributes to the city's skyline.

The architectural expression incorporates a coherent façade pattern across multiple scales, responding to light and materiality in a manner appropriate to its context. The compact form optimises the development potential of the site while maintaining high-quality accommodation, with bedrooms arranged around the full perimeter of the building to maximise outlook and provide 360-degree views across Manchester.

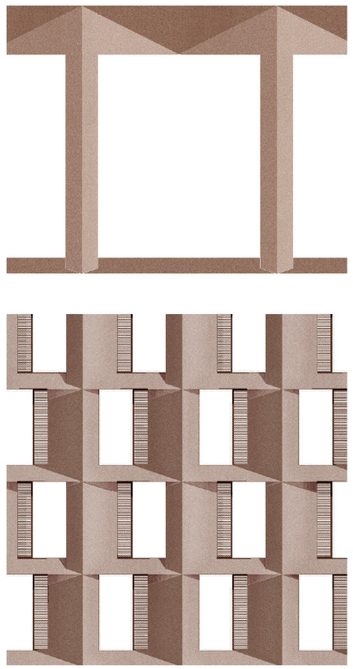


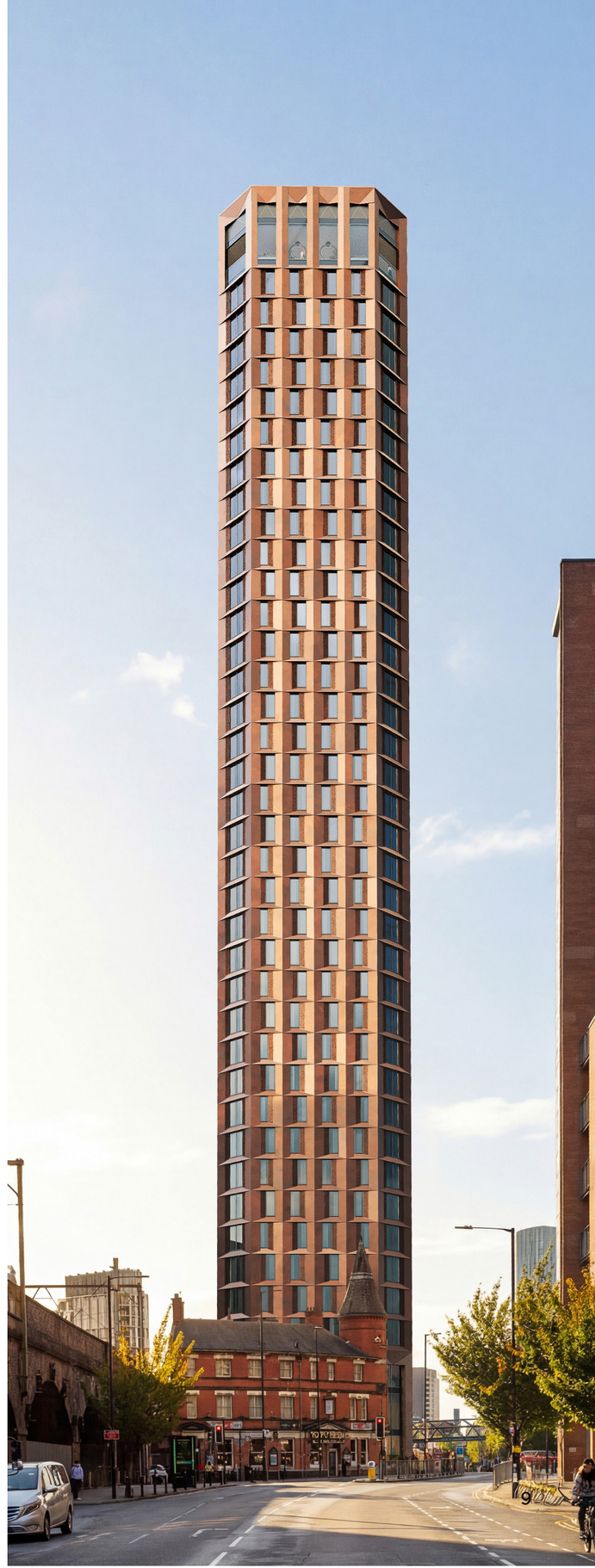


TYPICAL PLAN WITHIN SITE BOUNDARY

Application Boundary — Site Boundary (Drawn for Illustrative Purposes)



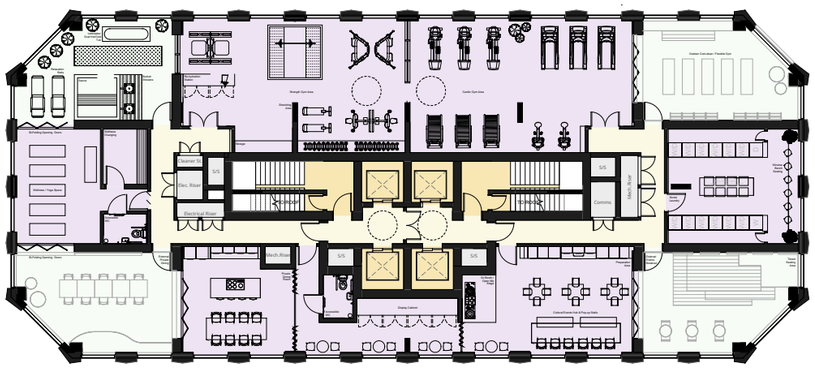




2.1.7 DP3(2)(f). Public Space

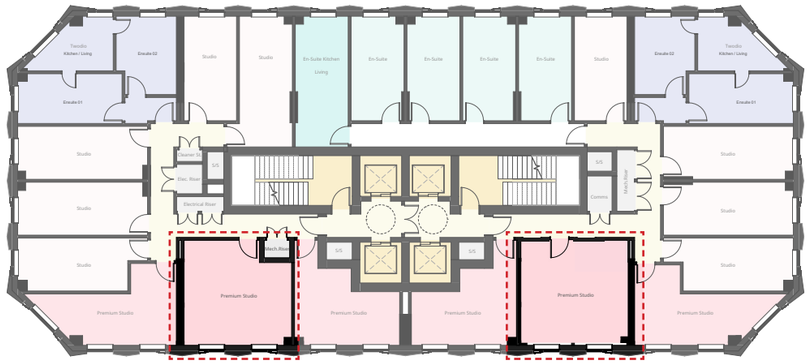
"Include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles ((for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance)"

The scheme provides a range of safe, secure and inclusive internal and external communal spaces that support social interaction, wellbeing and community building. All communal facilities are designed to be fully accessible to residents of all abilities, ensuring an inclusive living environment. In addition, the development provides 41 accessible bedrooms (5% of total provision), together with clear and legible pedestrian routes throughout the site.



TOP FLOOR AMENITY PLAN

External Terraces | Ancillary / Service | Amenity



TYPICAL FLOOR PLAN SHOWING ACCESSIBLE ROOMS

The scheme has a total of 41 accessible rooms (5%)

ACCOMMODATION
High-quality living spaces for relaxation, study and socialising.

SUPPORTING STUDIES
Quiet study zones and collaborative workspaces with integrated power and connectivity.

COMMUNITY
Communal amenities and breakout spaces that promote social interaction and community.

FITNESS & WELLBEING
Fitness, recreation, recovery and meditation spaces that support health and wellbeing.















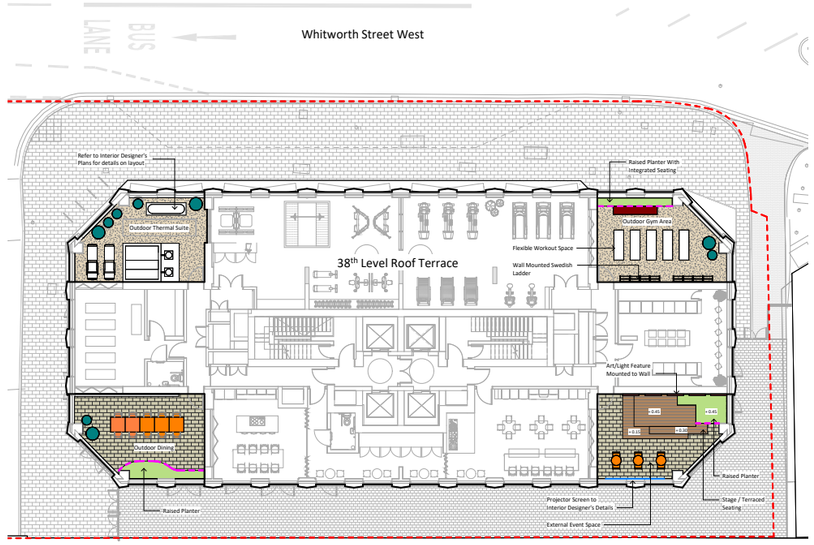
2.1.8 DP3(2)(f). Public Space | External Amenity

"Include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles ((for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance)"

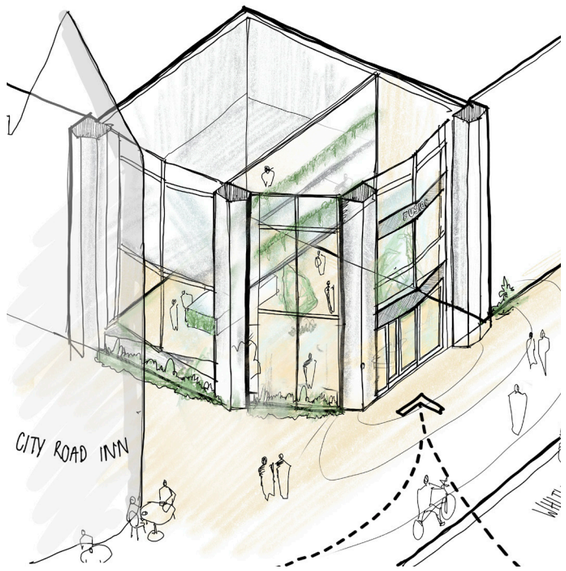
The scheme provides safe, inclusive and accessible external amenity spaces that support social interaction, recreation and wellbeing, including an outdoor dining terrace, external events terrace and outdoor gym terrace. Landscape enhancements along Whitworth Street West, comprising high-quality materials and new planting, positively contribute to the public realm and reinforce legibility of the main entrance. Building entrances and active amenity spaces are orientated towards Whitworth Street, providing natural surveillance and contributing to a safe and welcoming environment. Visitor cycle parking is also provided to support active travel.



GROUND FLOOR LANDSCAPE PLAN



TOP FLOOR LANDSCAPE PLAN



ENTRANCE CONCEPT SKETCH - ACTIVE FRONTAGE PROVIDING NATURAL SURVEILLANCE



OUTDOOR GYM TERRACE



EXTERNAL EVENTS TERRACE



OUTDOOR DINING TERRACE



GROUND FLOOR MATERIALS



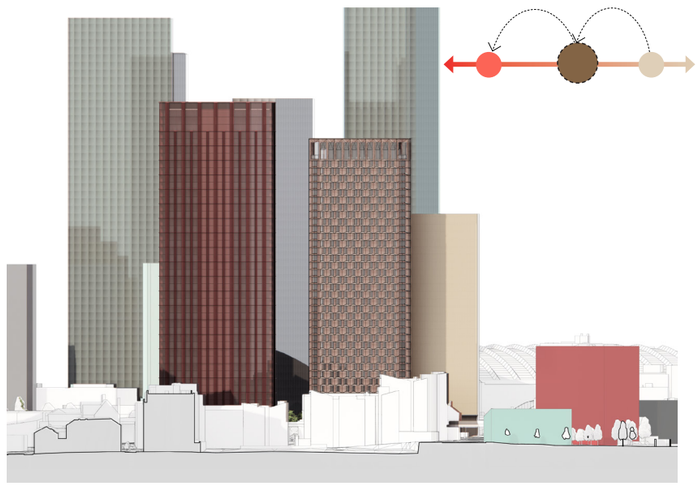
38TH FLOOR ROOF TERRACE MATERIALS

2.1.9 DP3(2)(g). Identity

"create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting"

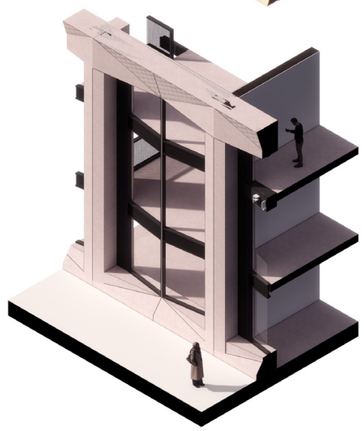
The proposed development establishes a distinctive identity and strong sense of place, informed by a careful appreciation of the site's context and character. A coherent and high-quality material palette, comprising bronze and copper-toned panels, grey accent louvres and pink-toned concrete elements, responds to the colours and materials found within the surrounding townscape. Together with the building's slender form, detailed façade articulation and integrated landscaping, this creates a visually attractive and characterful development that reinforces local identity and contributes positively to the Whitworth Street streetscape.













2.2.1 The Framework

Policy / Guidance	Comment
S4: Principle of development within settlements 1	Should be approved unless substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. No adverse effects.
CC2: Mitigation of climate change 1(c)	Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b) Compliant as explained in the DAS (Appendix 8.2). Reuse of brownfield land. Of 25 units - 10 are north facing and will receive very limited direct sunlight. Of these, 5 are clustered and 2 are twodios with shared kitchen/lounge space, such that the north facing lack of sunlight affects principally a bedroom or study. Only 3 studios-which are effectively 'living spaces' and bedrooms are therefore lacking direct sunlight. As the accommodation proposed is PBSA, the rooms are principally bed rooms and shared kitchens which are not subject to the BRE Guidelines for measuring APSH (sunlight). 5 studios are south facing. Overheating as may be an issue is addressed at Appendix 8.2 and explained above in this document.
CC3: Adaptation to climate change 1(d)	Use design approaches which minimise risks from overheating in accordance with policy DP3(2)(c) As explained at DAS Appendix 8.2 page 122 and above.
HO9: Specialists forms of accommodation 1(c i,ii)	Students are well located for access to frequently used services and education facilities that are accessible. Adequate living and storage space is provided (as shown in the DAS) Shared laundry and shared/individual cooking facilities are proposed.
DP3: Key principles for well-designed places	
DP3:(1). Development proposals should respond to their context	Compliant as explained by the DAS. History of area is reflected in the architectural features of the building, patterning of the elevation and material colour. The building reinforces the prevalent arrangement of buildings in plots and site coverage. Scale and density are a significant increase in the context of the adjacent viaduct (Grade II heritage asset) but this change is appropriate given previous consent for a building of similar scale and density, and supported by policies L2 and L3. The active ground floor to Whitworth Street will enhance the street. The PBSA use is appropriate to the approved residential context.
DP3 (2)(a). Liveability	The provision of communal spaces and activities such as a gym, social area and dining space supports a healthy, vibrant and integrated / socially interactive student community. The introduction of students will support adjacent uses in the Deansgate Area helping to keep this part of the city vibrant. Single-aspect, north facing living accommodation should be avoided where possible. These guidelines apply to residential accommodation and are not strictly relevant to PBSA units. Notwithstanding few units are single aspect. Single aspect residential units have been approved on the adjacent 2-4 Whitworth Street. As noted in this document, the longer internal corridor to the north could benefit from secondary natural light through glazed doors to the shared room .I note that with regard to daylight, sunlight and overlooking, the 2026 approval of 2-4 Whitworth Street accepted that the city centre context is relevant.
DP3 (2)(b). Climate	As summarised above, the building addresses potential overheating.
DP3 2(d). Movement	Scheme is highly accessible to local services by active travel. Cycle parking provided.
DP3 (2)(e). Built Form	Building defines the street and addresses the principal public space - Whitworth Street. Ground floor activities arranged to address Whitworth Street. Clear definition of public and private space by building envelope.
DP3 (2)(f). Public Space	The building provides internal spaces and some external spaces which are accessible and safe for students. Externally, the scheme positively addresses Whitworth Street and there is some landscaping enhancement.
DP3 (2)(g). Identity	The building is distinctive and a strong identity informed by an appreciation of the context. There is a coherent materials palette (bronze and copper coloured panels with grey accent louvres and pink tone concrete panels) that relates well to the colours within the surrounding built context and the immediate b.
DP3 (3)	Compliant with paragraph 1 and 2. Compliant with Local Plan Polices as set out below.
DP4: Design Process	Compliant as explained within DAS.
L2: Making effective use of land (1 b)	Uses previously developed vacant land.
L3: Achieving appropriate densities (2 a, c)	Increases density on the Site. Character of existing area - tall, residential buildings of high density - and proximity to Deansgate Station supports scheme.

2.2.2 National Design Guide

Policy / Guidance	Comment
1. Context	The DAS demonstrates an appropriate understanding of the site and context, both existing and permitted.
2. Identity	The scheme is informed by the analysis of the area, with materials within the palette informed by the local context, responding to the existing character. The tones that are proposed to be used are synonymous with the immediate Deansgate area and relate well to the existing adjacent building.
3. Built form	The building provides an active frontage to Whitworth Street. The proposed heights and massing have been taken into consideration the existing and emerging context, the cluster of towers along Whitworth Street and to the north. There are no prescribed separation distances. The DAS does not explain the relationship between facing rooms to the consented scheme to the west (2-4 Whitworth Street) However, the east and west elevations are bedrooms or dual aspect LKDs (with principal aspect north or south) and therein the relationship is considered acceptable at the proposed separation distance.
4. Movement	The site is in a sustainable location. The building will be within an existing, legible network of streets and footpaths and proximity to local services that promote walking and cycling.
5. Nature	Appropriate to a very urban environment, limited landscaping is proposed within the external events terraces and planting beds along the Whitworth Street edge.
6. Public spaces	Students are provided with number of internal and external shared amenity space for the students to use, in addition to the foyer areas. There is limited public space, but the street spaces are improved with street trees.
7. Uses	The scheme is solely for the residential use of students during term time of university and provides supporting services.
8. Homes and buildings	With reference to the DAS and floor plans, the layout of the rooms provides a good quality internal space. The internal corridors would benefit from natural lighting.
9. Resources	The DAS provides information on how selection of materials will be sustainable and the construction techniques used during construction.
10. Lifespan	The scheme will be well managed to maintain the quality of the built form and spaces within for student accommodation. The building can be adapted and reconfigured internally for residential use in the future.

2.2.3 Manchester's Core Strategy Development Plan Document (2012)

Policy / Guidance	Comment
Policy CC 6: City centre high density development	The scheme proposes to provide 818 student bedrooms at a high density.
Policy CC 9: Design and heritage	The site is not within a conservation area. It lies adjacent to the listed (Grade II) Deansgate Viaduct.
Policy H12: Purpose built student accommodation	
Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.	The site is within close proximity to university campuses for walking and cycling. The site is within a reasonable walking distance (as defined by the Framework Annex B Glossary) to Deansgate train station and Deansgate-Castlefield metro station.
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. Proposalswshould not lead to an increase in on-street parking in the surrounding area.	The development is situated within an area of existing tall buildings and there is prior consent for a tall building on the Site.
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 streetscene either from the proposed development itself or when combined with existing accommodation.	All the combined uses and activities of the proposed accommodation are concealed within the one building, decreasing the impact of noise, disturbance and impact on the local residents and neighbourhood.
Policy EN 2: Tall buildings - Proposals for tall buildings will be supported where it can be demonstrated that they	
Are excellent design quality;	This is a high-quality and distinctive design. The services and internal layout are well considered. The few criticisms above relate to internal layout and natural lighting are a product of the shape of the Site and consideration of the benefits of the overall 'offer' against the constraints and the few detailed points I identify.
Are appropriately located;	The scheme is located within a sustainable location and in close proximity to the city centre and other amenities. The scheme is also located within close proximity to buildings of similar height or greater.
Contribute positively to sustainability;	The scheme achieves an efficient use of the Site.
Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and;	The scheme will contribute positively to the city as a distinctive and attractive building within the context of the taller buildings.
Will bring significant regenerative benefits	The site is currently vacant. The scheme will bring significant regenerative benefits to the area.

2.2.4 Manchester's Residential Quality Guidance 2017 - Salient Points

Policy / Guidance	Comment
Strong Character	The scheme has a strong character.
Mix of old and new	The DAS describes the historical context of the site. The distinctive colouration of the local context has informed the materials. The street pattern is maintained.
Appropriate density	Compliant for a high density area and accessibility (also in terms of scale and form).
Protect and frame views	The new building will reinforce the tall building context along the edge of Whitworth Street.
Appreciate scale	The height is supported by design quality and the previous consent. The DAS has undertaken an appropriate analysis of heights.
Materials and details	Compliant as described above.
New design approaches	Compliant as described above.
Ensure connections to a destination	Compliant as described above.
Meet the neighbours	Compliant as described above. Improved street public realm.
Housing for all	Student accommodation.
Encourage activity	Compliant as described above.
Understand the ground floor and the street.	Compliant as described above.
Orientate entrances towards the street.	Compliant as described above.
Consider the threshold	Threshold to Whitworth Street is well designed.
Increase visibility	There will be additional overlooking of the street.
Use lighting effectively	The design of the building provides an active frontage to Whitworth Street that will also be animated and lit at night due to degree of glazing proposed at the ground and 2 storeys above.
Enhance walkability	Pedestrian routes as existing would be overlooked.
Promote cycling / incorporate cycle parking and storage	Cycle storage is proposed that is convenient to the street access.
Incorporate landscape	Compliant as described in DAS
Appreciate the microclimate	A wind microclimate study has been provided. The design proposes embedded wind mitigation (porous barriers).No significant wind effects recorded.
Design for waste	Communal waste area proposed that is not visible from the street.
Incorporate sustainable design approaches. Exceed building regs.	As discussed above the proposals are seeking BREEAM 'Excellent'.
Adapt to demographic change / think retrofit and reuse first	Scheme can be changed to residential use as may be required of future need / demand.
Anticipate extreme weather	Environmental testing on wind has been undertaken. This document explains heat mitigation and ventilation (mechanical and passive) above.
Privacy	Compliant as described above having regard to urban context and the nature of the users (students) and activity (bedroom study areas). No standards on separation.
Space and daylight	The scheme is supported by a daylight and sunlight assessment which supports the proposals.
Internal circulation	Corridors ideally should achieve daylight. Entrance lobby is of high quality - passing through sociable spaces.
Provide appropriate and sufficient storage	The student accommodation proposed is well tested and is considered appropriate to the needs of the student.
Visual and acoustic privacy	Appropriate with regard to urban context.
Private external amenity space	Considered compliant to meet intended needs of students, which is acknowledges as bespoke accommodation.

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