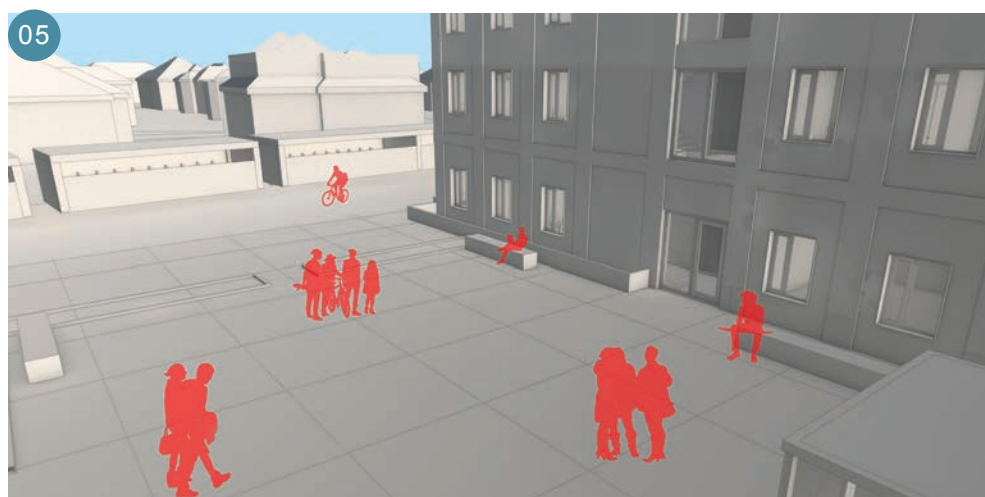


4.0 Access



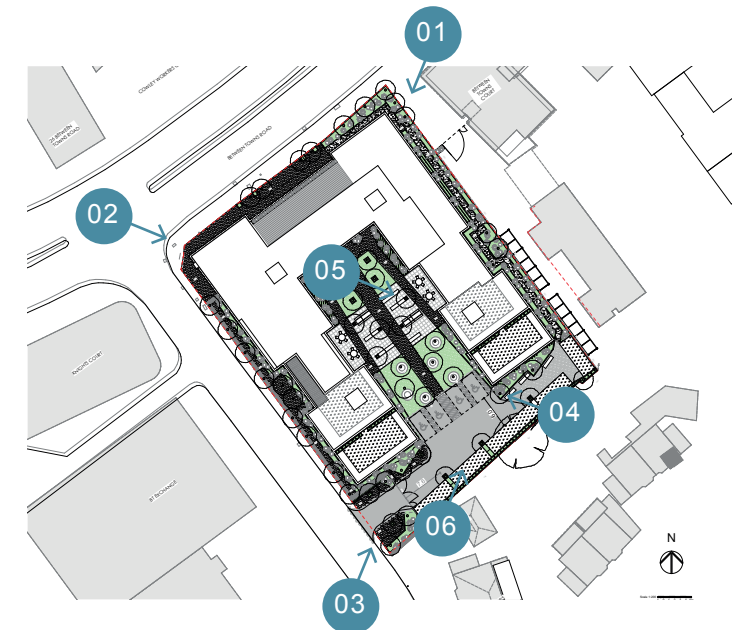
Access

The primary entrance for public access to the building will be through the main entrance doors, located centrally along the Between Towns Road facade. This provides access to the public Reception, Management Suite, Break-Out and Study Zone rooms.

The primary student access is located along the St Luke's Road side of the site, where a pedestrian gate controls access to the accommodate grounds. This is carefully located in close proximity to the bicycle stores.

Vehicular access is via a gate along St. Luke's Road. This gate will have restricted use, limited to vehicles utilising the 4 disabled car parking spaces, the refuse lorry with expected pick-ups once a week, and use by emergency vehicles.

No parking is proposed for other residents or staff as this is designed as a car-free development.



4.1

Movement Through the Site & Security



Movement To and Through The Site

Access to the building will benefit from level thresholds, via the primary entrance from Between Towns Road, or via the student entrance from St Luke's Road. Students then walk through landscaped courtyards and gardens that gently slope towards staircase and lift clusters. These are located in all four cores A to D to provide universal access throughout.

4 disabled car parking spaces are provided within the rear amenity space and 166 cycle spaces are provided to the rear boundary of the site. These will all be covered with green roofs and timber clad buildings roofs to provide weather protection. All spaces are secure within the confines of the development.

Inclusive Access

The proposals will create an inclusive environment by ensuring the following:

Level access is provided through the site and to each of the ground floor entrances as well as provisions of fully

Accessible lifts will mean that all staircase clusters A, B, C and D are accessible.

We have provided generous waiting space in front of lifts.

All corridors are 1200mm clear for ease of circulation.

8 bedrooms are oversized to enable them to be adapted for fully accessible use to suit the needs of the student intake.

4 disabled car parking spaces will be provided.

Security

The main entrance leads to the reception desk which will be manned throughout the day providing site management.

Access through into the courtyard will be via fob access, ensuring a secure environment for residents.

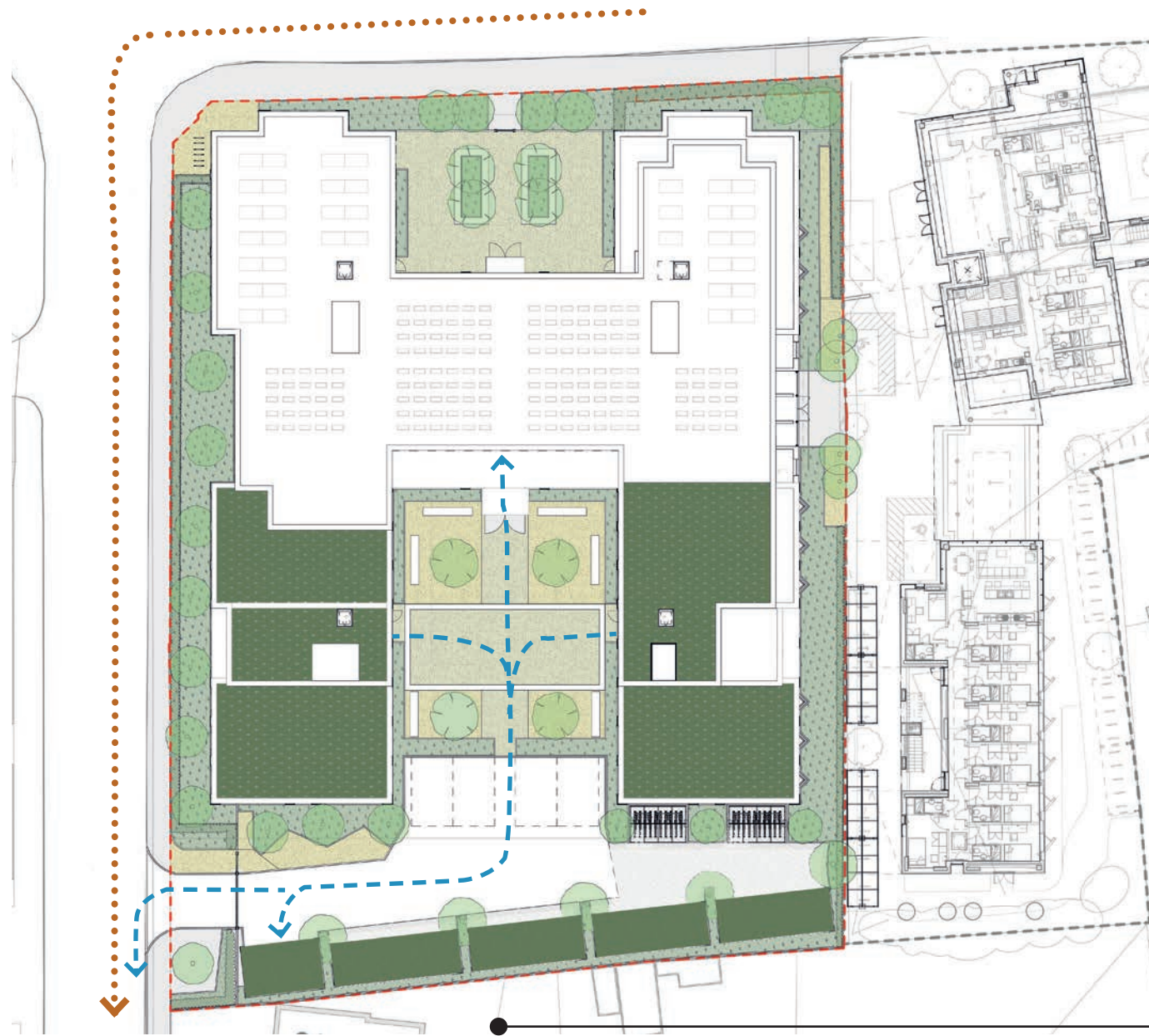
The Ground Floor has been planned so the Study Zone, Management Suite, Break-Out Room and A1/A2/A3 Use Class space face the street will providing openness and visual connection which should help deter loitering and anti-social behaviour.

As a fully managed development the management team will provide additional security for residents.

The extended landscaped perimeter along St. Lukes Road will provide a buffer and visual privacy to the ground floor bedrooms.

5.0

Refuse collection and servicing



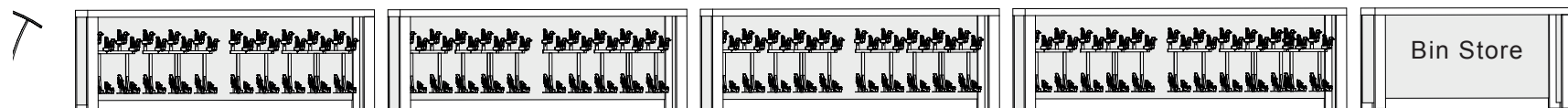
Refuse Collection and Servicing

Refuse is stored on the ground floor to the rear of the site along the southern boundary in a standalone bin store. This is directly adjacent to the rear vehicular entrance to the site from St. Luke's Road. This entrance has been sized to enable a local authority refuse truck to reverse a short distance into the site from St. Luke's Road and collect refuse.

This store will accommodate all refuse and recyclable waste from the student building.

Refuse for the commercial unit will be stored within its own designated area within this store.

Bin Store



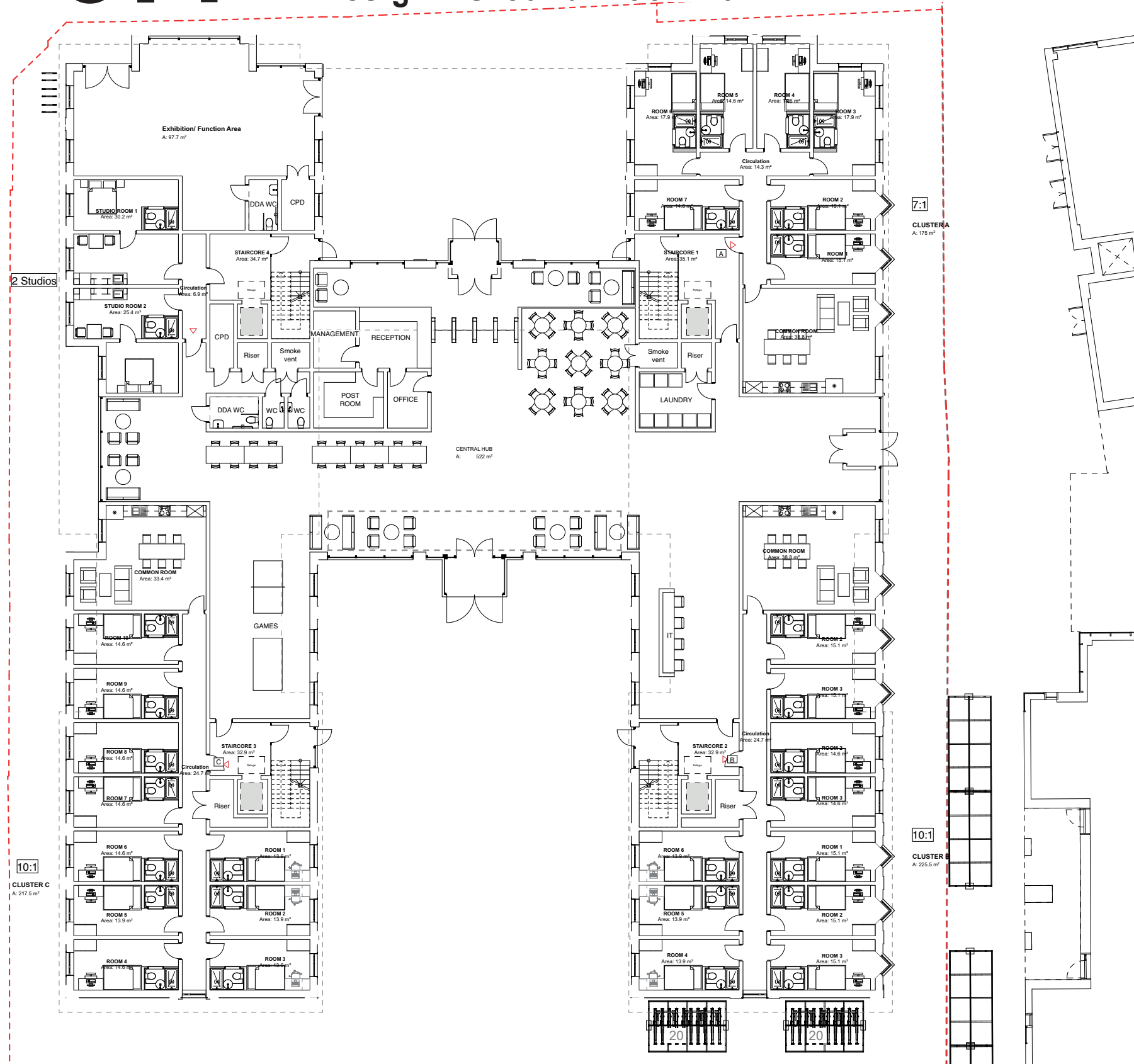
Cycle and Bin Store Elevation

-➤ Refuse vehicle movement
- - - - ➤ Resident access to bin store

6.0

Architectural Drawings

6.1 Design - Ground Floor Plan



Total Floor Areas (m²)

Circulation spaces (Lobby, Corridors and Staircases):
214m²

General spaces (Common Rooms, A Use Class, Management, Laundry and Community Spaces):
564m²

Student Rooms (38 Bedrooms, including 2 DDA):
565m²

Total Ground Floor GIA: 1,343m²

Total GIA (all floors): 6,429m²

Scale 1:250