

New Henry Street

Design & Access Statement

December 2023



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1.0 Introduction

1.1 Summary of Proposal

This document has been prepared by Allford Hall Monaghan Morris Architects in support of a planning application for Dominus Bristol Limited ('Dominus Real Estate'), for the redevelopment of the existing Premier Business Park site. It seeks to explain the principles of the emerging design proposal.

Site address:

Premier Business Park,
Kingsland Road,
Bristol,
BS2 0RA

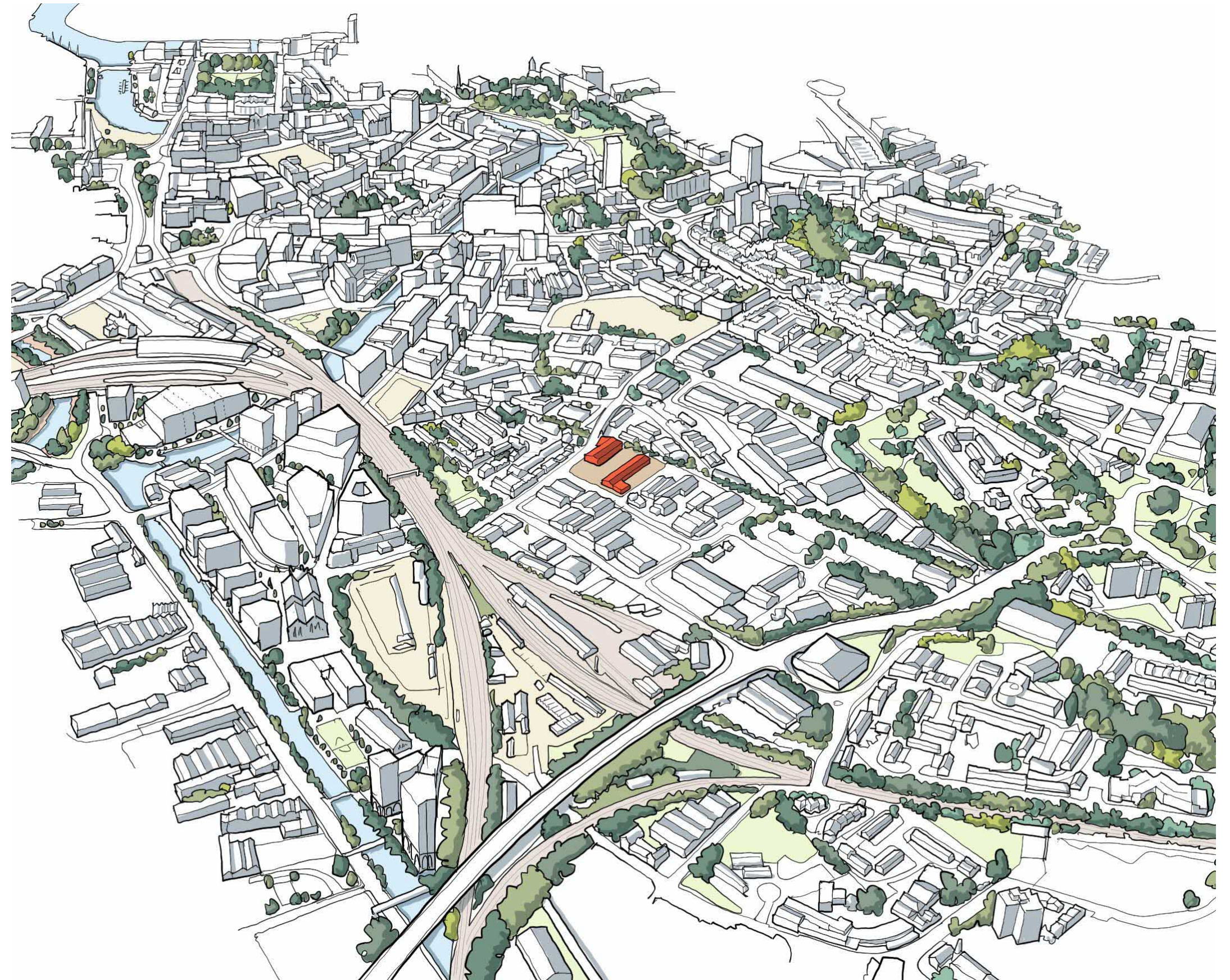
The Proposal

The design is for a mixed-use redevelopment of the site comprising employment, commercial and community floorspace, and purpose-built student accommodation.

The proposal will deliver:

- c. +23,000msq total GIA of development
- 705 Student study bedrooms
- +175msq of new community space
- Space for a new grocery store
- c. +1,000msq of workshops and maker spaces
- c. +18,000msq GIA of student accommodation

- New connection to Bristol-to-Bath cycle route
- +1,400msq of new public realm in addition to enhancement of existing
- New pedestrian crossing and traffic calming measures
- Significant increase in site biodiversity and ecology
- No north facing units



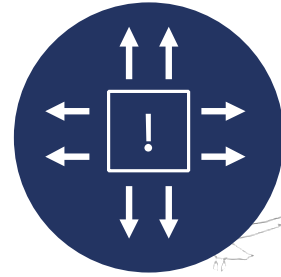
1.0 Introduction

1.2 Project Summary



01. Local Engagement

Early and ongoing engagement with key stakeholders to deliver long-term benefit and social value.



02. Think Beyond the Red-Line

Design a high quality scheme that responds to context and contributes to ongoing rejuvenation of the East Dings neighbourhood.



03. Delivery

Deliver the project through a high-calibre, Bristol based design team with a track record of positive transformative developments in Bristol.



04. Connections

Support enhanced pedestrian and cycle connections by encouraging sustainable travel choices with the 'front door' meeting the Bristol-to-Bath cycle path.



05. Ground Floor Activity & Enhanced Public Realm

Deliver active frontage and improve local environment to enhance the sense of place and feeling of day and nighttime security.



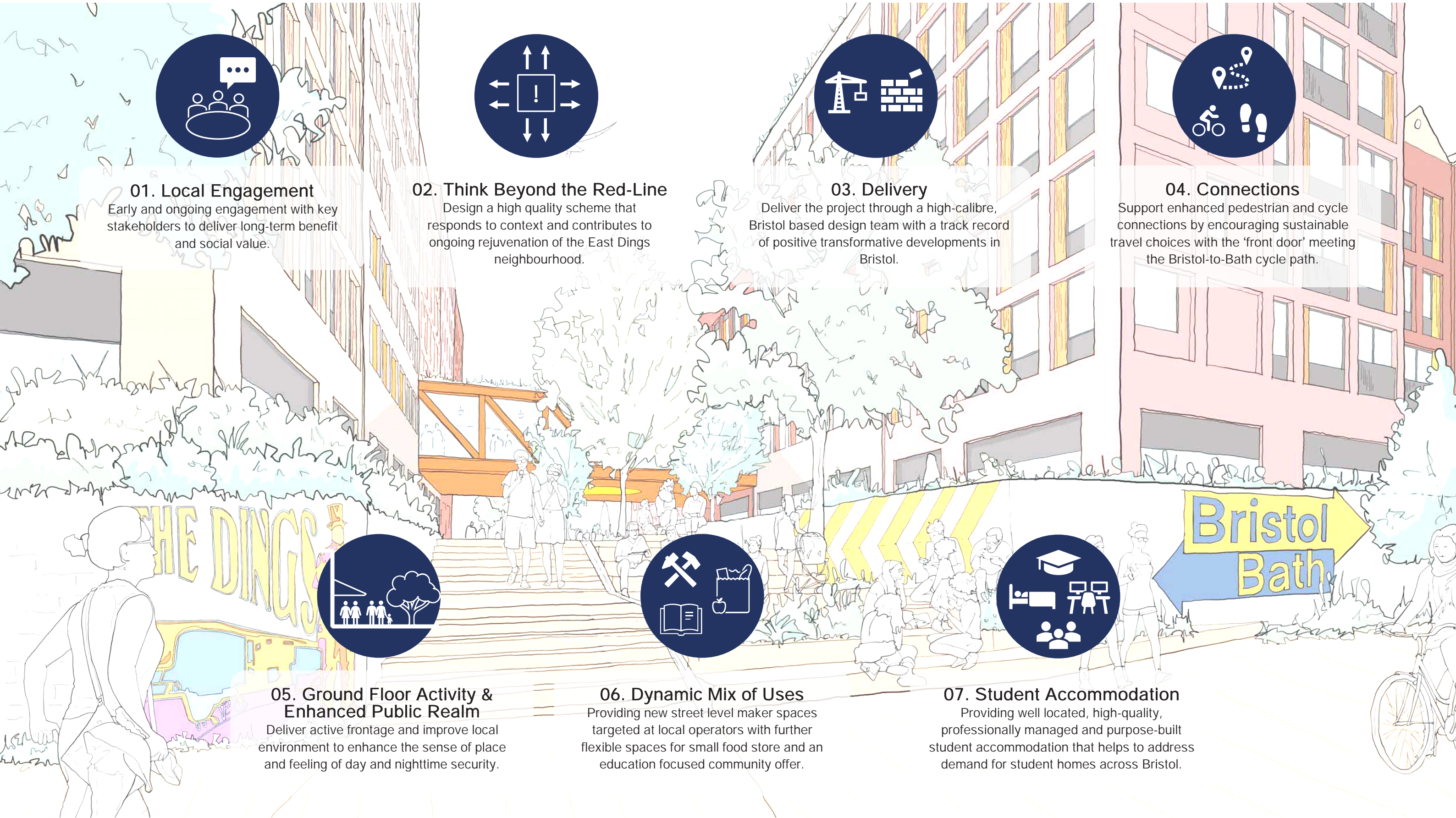
06. Dynamic Mix of Uses

Providing new street level maker spaces targeted at local operators with further flexible spaces for small food store and an education focused community offer.



07. Student Accommodation

Providing well located, high-quality, professionally managed and purpose-built student accommodation that helps to address demand for student homes across Bristol.



1.0 Introduction

1.3 Dominus Real Estate

Dominus Real Estate is an award-winning, forward-thinking UK real estate owner, developer and investor, fundamentally committed to a better built environment. Dominus Real Estate build social value by enhancing the world around us, taking meaningful, tangible action in communities. Working in collaboration nationwide, Dominus Real Estate make a daily difference at street level, with landmark developments, innovative partnerships and a progressive, long-term view of the future.

A core principle of Dominus Real Estate is to drive and provide genuine benefits to the communities they operate within, with strong social values working with private, public and voluntary sectors to support the delivery of local job opportunities, promoting wealth and championing the local economy. Social value is embedded in every development from the planning process, throughout its lifetime.



Some of our schemes:

Holborn

Working with partners, Creative Land Trust, we are delivering a new ground floor cultural community use, as part of this 644 student room, mixed-use scheme.



Stratford

Approved in May 2022, this 456 student-room, mixed, use scheme includes a community-led pub at ground floor, in collaboration with the Made Up Collective. We are providing affordable workspace targeting the cultural and creative sector, and are also a signatory of Newham's Community Wealth Building pledge.



Crutched Friars

Described as Britain's missing museum, the Migration Museum's journey for a permanent location began in 2013 - and now, finally, will have a new home within our Crutched Friars project. Approved in June 2023, the Museum is part of our mixed-use scheme which also has 769 student rooms.



1.0 Introduction

1.4 Project Team

The applicant, Dominus Real Estate, have assembled a project team comprised of local and regional practitioners to design and deliver this project. The team has a broad range of experience working in the city of Bristol.

Architect: Allford Hall Monaghan Morris

AHMM Architects are leading the consultant team and are running the project from their Bristol office on Portwall Lane. The architects working on this project have designed a number of high-profile Bristol projects. These include residential and academic schemes within the Silverthorne Lane masterplan, the new University of Bristol BDFI Research Hub on the former Wales & West gas works site, a 950 student bed scheme for the University of Bristol and a number of affordable housing schemes for Bristol City Council.



AHMM: St Vincent Works - Silverthorne Lane



AHMM: TOEC Student Residential - St Philip's



AHMM: Bristol Office

Landscape Architects: Churchman Thornhill Finch

Churchman Thornhill Finch's award-winning Bristol team of landscape architects and horticulturists. CTF has worked on some high-profile Bristol schemes including Bristol City Council's Bonnington Walk housing development in Lockleaze.



CTF: Leinster Avenue - Bristol



CTF: South Gardens - London

Planning Consultant: Rapleys



Public Engagement: Conversation PR



Structural Engineers: Meinhardt



Civil Engineers: Meinhardt

Mechanical Engineers: Ridge



BREEAM: Ridge

Highway Engineers: Highgate Transportation



Townscape: The Townscape Consultancy



Public Art: Ginkgo Projects



Fire Engineer: Jensen Hughes



Daylight, Sunlight & Overshadowing: GIA



1.0 Introduction

1.5 Community & Stakeholder Engagement

At Dominus Real Estate, stakeholder involvement is key to unlocking social value through our site. We see social value as an investment, not a cost.

Successful engagement will be achieved when Dominus Real Estate and our stakeholders have:

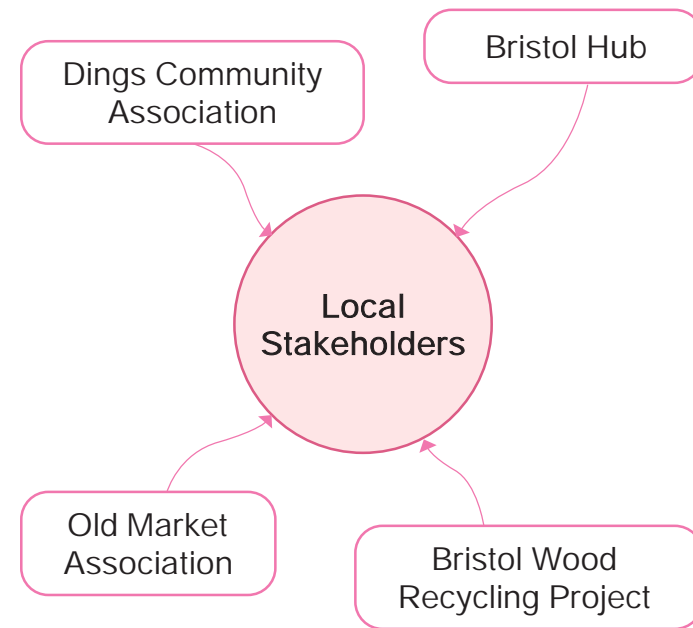
- An established relationship based on trust
- A shared vision for delivering social value
- An action plan to deliver collaborative projects that create social value in Lawrence Hill ward

To date, we have spoken to local organisations to:

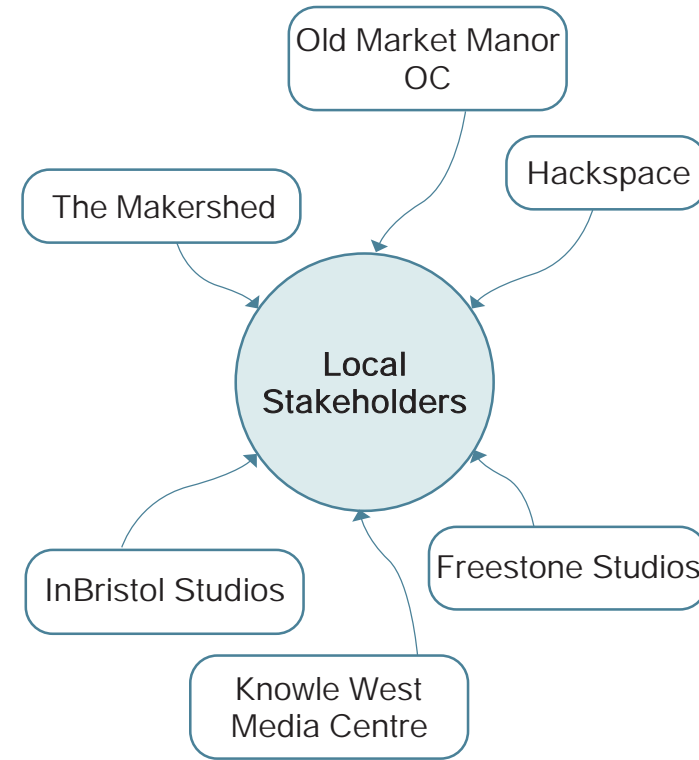
- Identify who we can work with throughout the lifecycle of the project to create social value
- Identify what space(s) would be most socially impactful

For more information on the community and stakeholder engagement timeline please refer to section 3.

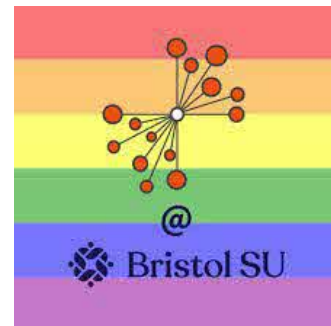
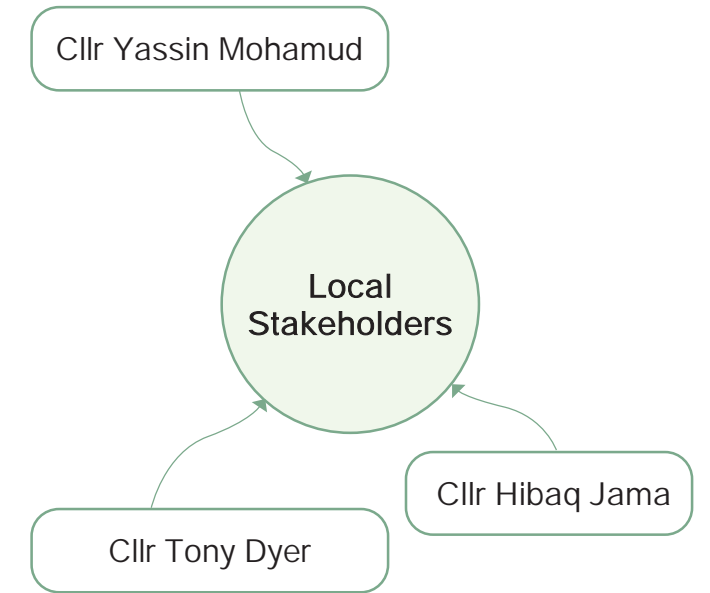
Community Associations:



Creative Spaces:



Local Ward Councillors:



The Bristol Hub



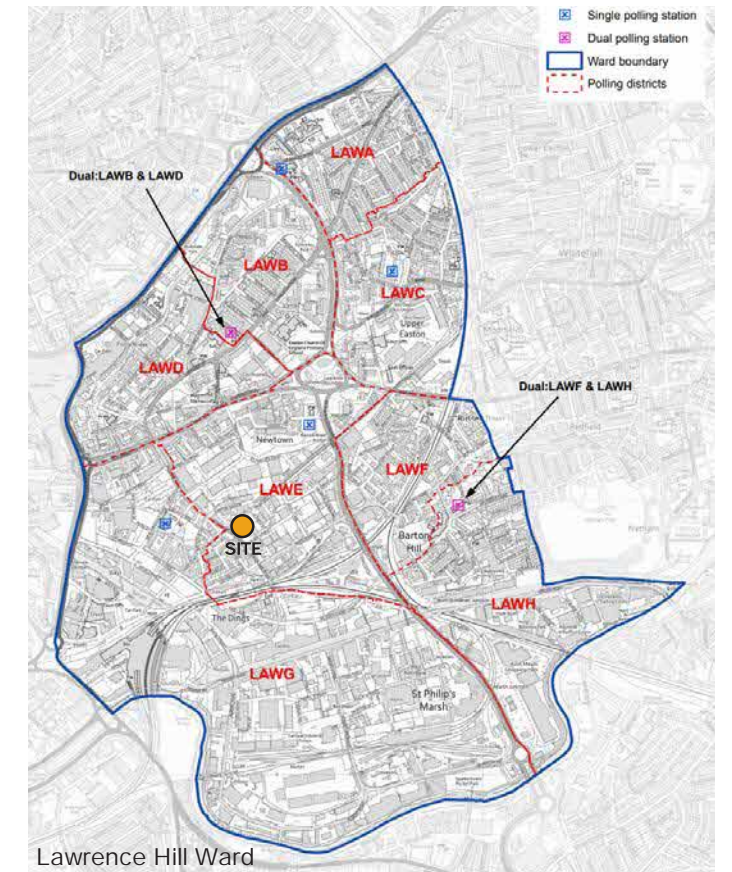
Old Market Community Association



The Dings Community Association



Old Market Manor workshop



1.0 Introduction

1.6 Scheme Summary- Public Zone



Space of the community

- Dedicated space provided for the community
- Managed to a high standard to ensure resilience and continued quality of provision



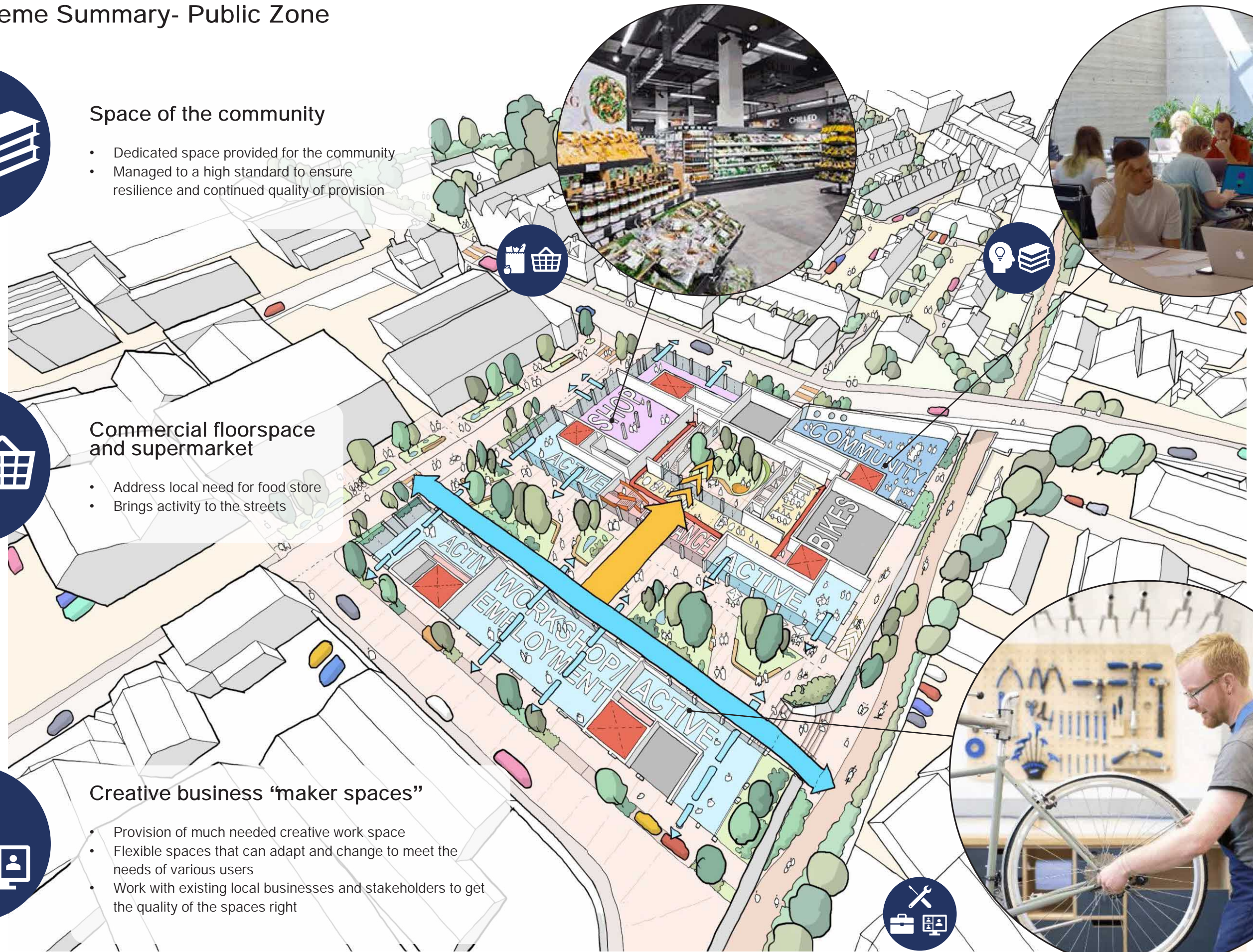
Commercial floorspace and supermarket

- Address local need for food store
- Brings activity to the streets



Creative business "maker spaces"

- Provision of much needed creative work space
- Flexible spaces that can adapt and change to meet the needs of various users
- Work with existing local businesses and stakeholders to get the quality of the spaces right



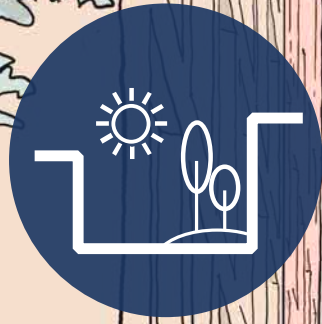
1.0 Introduction

1.6 Scheme Summary- Public Realm



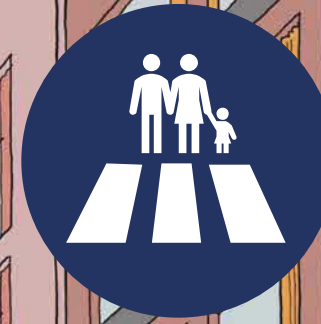
Reinstate the historic Henry Street and increase public realm

- Provide new public amenity space with a new 1,400msq public street



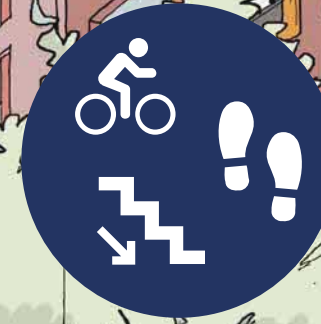
Greening the area

- Introduce trees and extensive planting
- Create a vibrant pedestrian environment to walk through and to dwell in
- Achieving a strong Biodiversity Net Gain



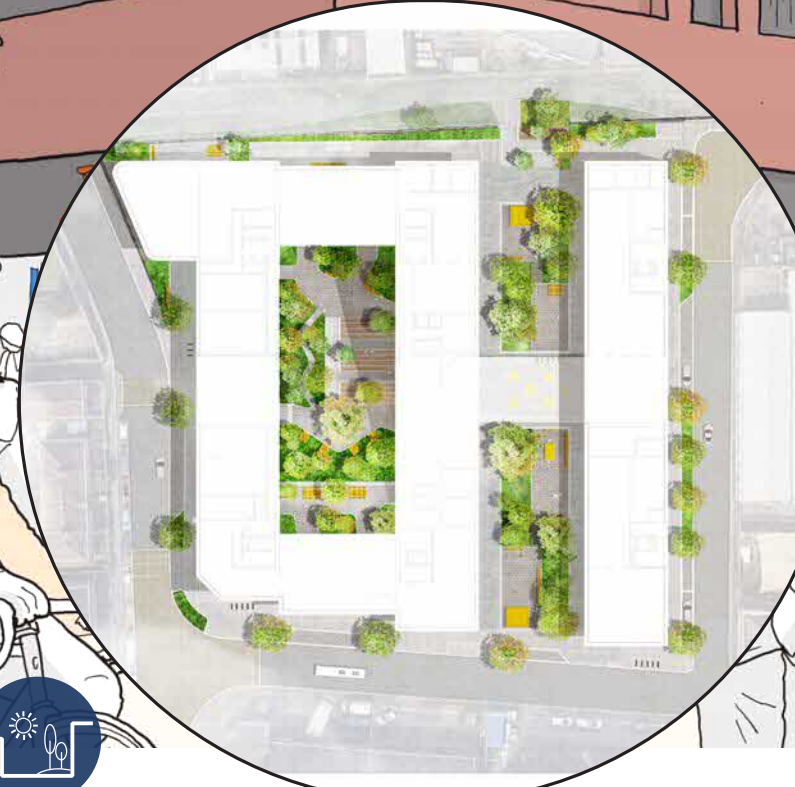
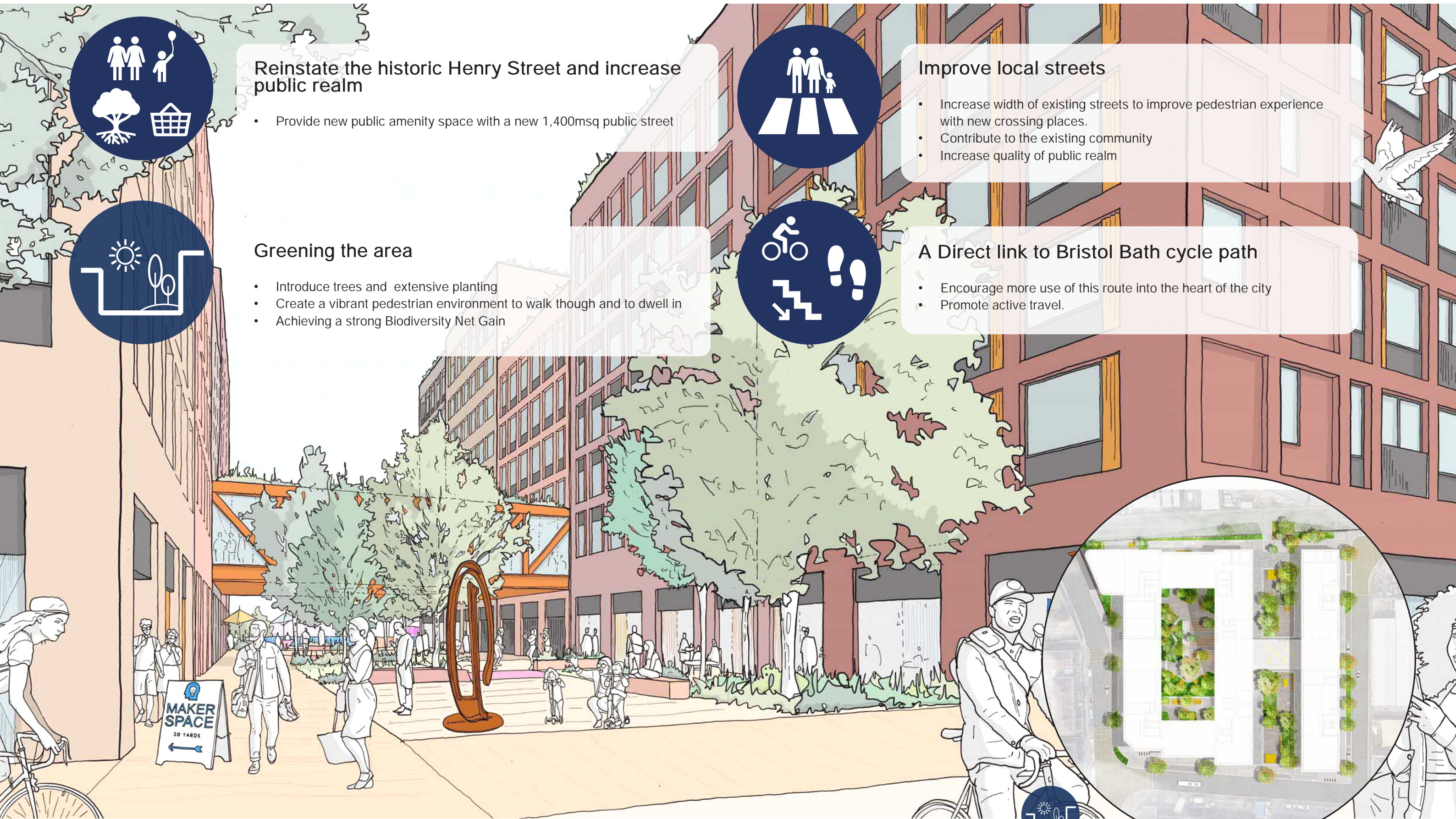
Improve local streets

- Increase width of existing streets to improve pedestrian experience with new crossing places.
- Contribute to the existing community
- Increase quality of public realm



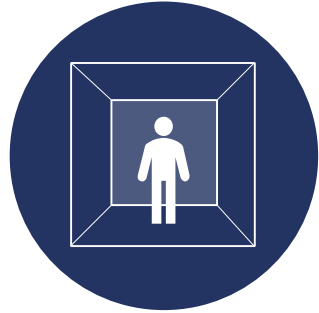
A Direct link to Bristol Bath cycle path

- Encourage more use of this route into the heart of the city
- Promote active travel.



1.0 Introduction

1.7 Scheme Summary - Student Zone



Accommodation & Amenity built around the student.

- Student focused experience - study bedrooms and social spaces built around the student
- Prioritising daylight and views in all the rooms
- Generosity of volume, storage and workspace



Centralised Social hub with single point off access

- Assists with student welfare and safeguarding
- Encourage social engagement to build a strong student community
- Central point for day-to-day needs and pastoral care



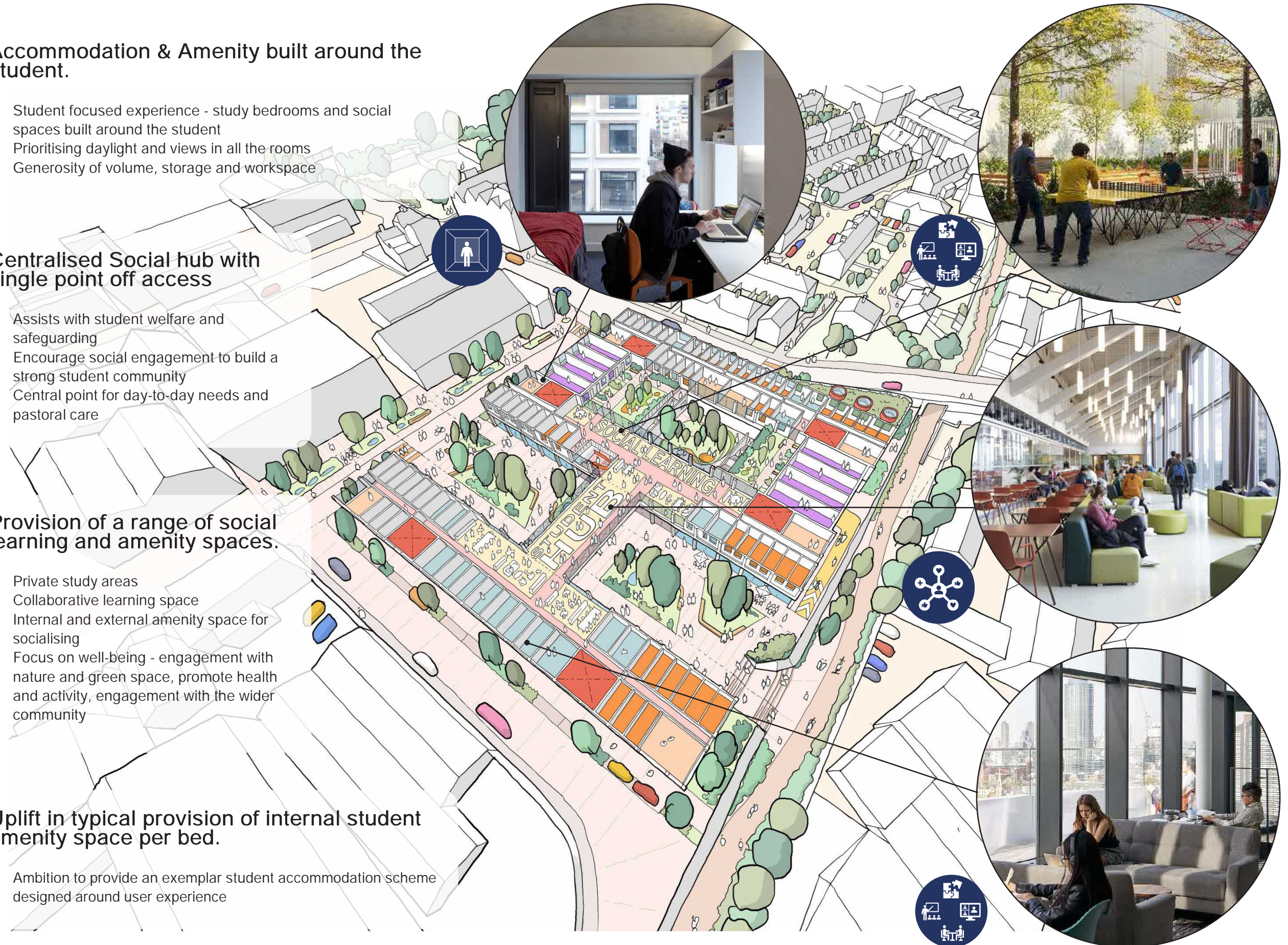
Provision of a range of social learning and amenity spaces.

- Private study areas
- Collaborative learning space
- Internal and external amenity space for socialising
- Focus on well-being - engagement with nature and green space, promote health and activity, engagement with the wider community



Uplift in typical provision of internal student amenity space per bed.

- Ambition to provide an exemplar student accommodation scheme designed around user experience



1.0 Introduction

1.8 The Student Experience

Dominus Real Estate will make the following key commitments, secured under a **Student Management Plan**:

Professional Management - the building will be managed with a single point of entry, staffed 24 hours a day.



Community Liaison Pack - these will be distributed across the local area providing information about the arrangements and operation of the accommodation, prior to each academic year.



Community Liaison Officer ('CLO') - the CLO will coordinate a CLG (community liaison group) as a managed process to enable discussion with the community on operation and management matters.



Student Wellbeing - we will work closely with the University to provide pastoral support for students.



Tenancy Agreement & Welcome Pack - these will be signed by students and the pack will summarise key information including access to healthcare services.



Student Behaviour - A Code of Conduct will set out the expectations of students.



The shared parts of the buildings will provide a variety of high-quality areas for:



Social study spaces



Focused study spaces



Generous amenities



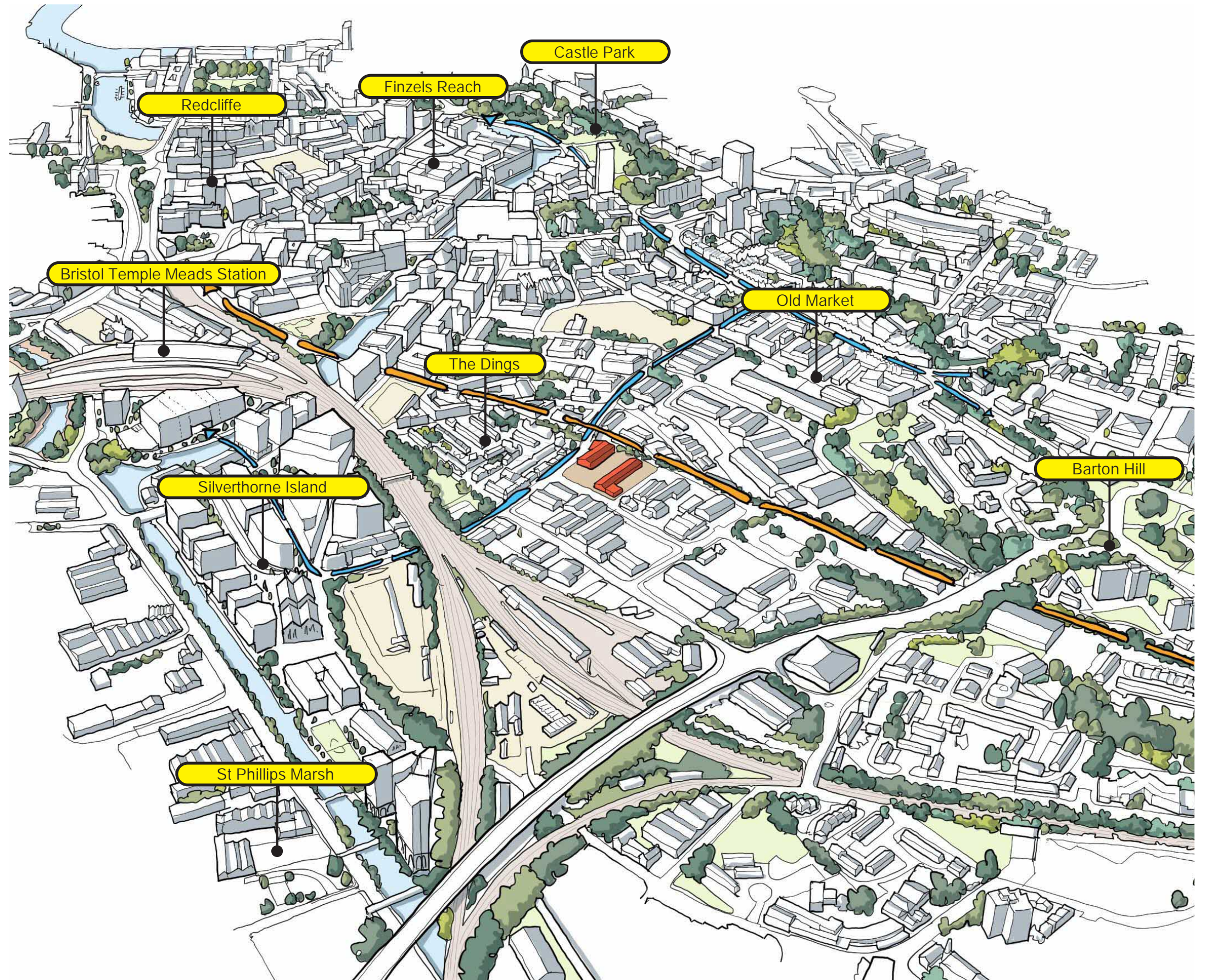
Health and wellbeing facilities



2.0 Context

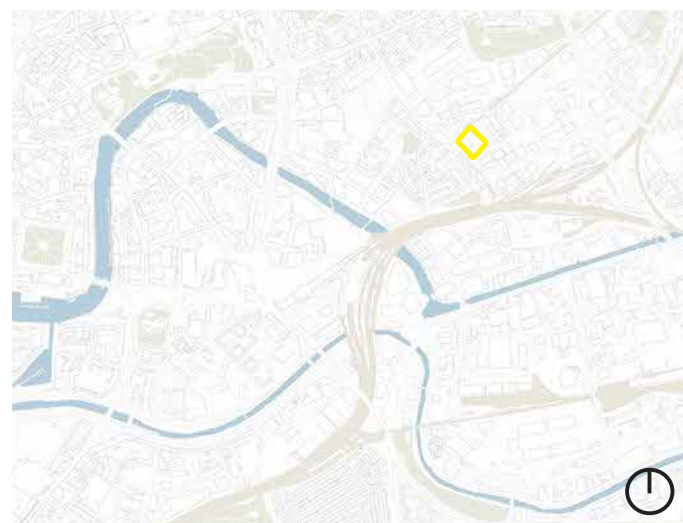
2.1 The Site

Site Location

The site is located in an area called the Dings. A rich communicative residential area mixed with light industrial buildings. The site sits along the Bristol to Bath cycle route and is close to Bristol Temple Meads. The site sits adjacent to a key transport route of Kingsland Road, connecting the site to both the Old Market area and the Bristol Enterprise Zone.



-  Key Transport Route
-  Former railway cutting - potential realigned Bristol to Bath cycle route



2.0 Context

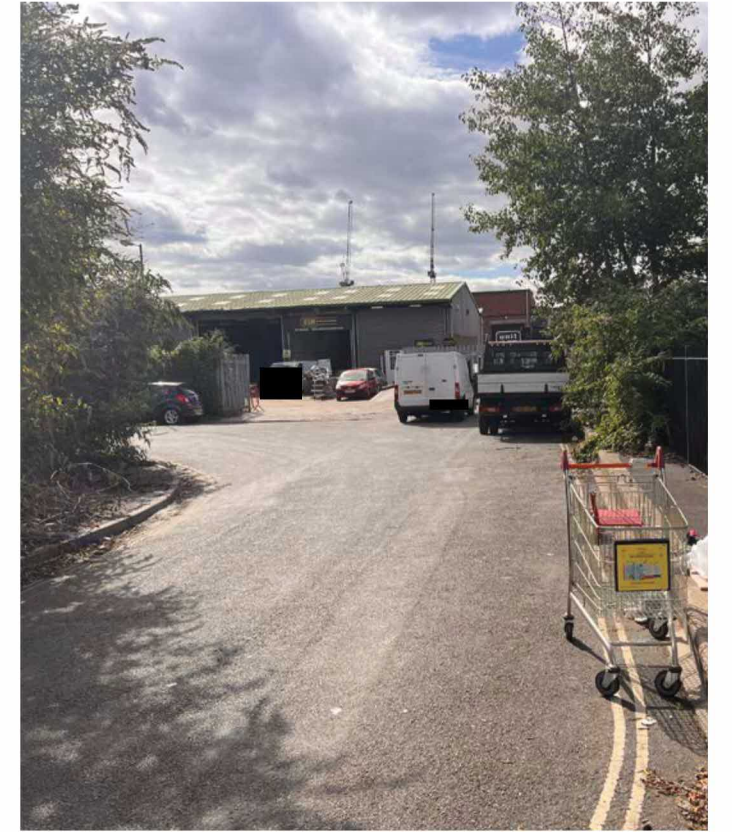
2.2 Site Photos



① Kingsland Road



② Kingsland Road



③ Princess Street



Key Plan



④ Alfred Street



⑦ Bristol to Bath Railway Path



⑧ Kingsland Bridge



⑤ Sussex Street Corner



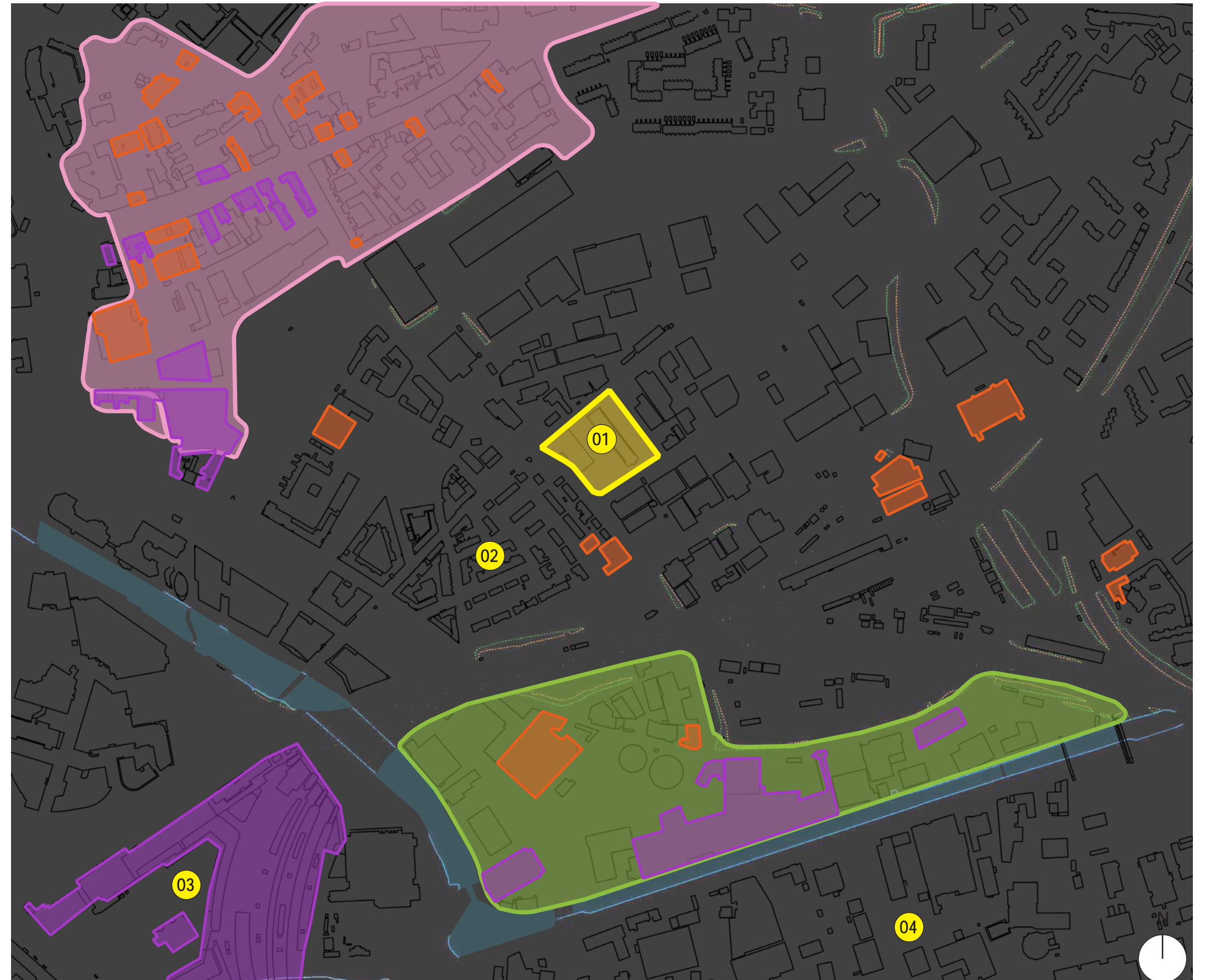
⑥ Under Kingsland Bridge

2.0 Context

2.3 Historic Context

- 01 Site
- 02 The Dings
Residential area of significance
- 03 Bristol Temple Meads
Grade II Listed Building
- 04 St Phillips Marsh
Light Industrial area

- Old Market Conservation Area
- Silverthorne Conservation Area
- Listed Building
- Locally Listed Building



2.0 Context

2.3 Historic Context

The Site through the Ages

1828:

The site at this time was an area used as farmland or marshland with the kingsland road in existence with some neighbouring terraced housing.

1844-88:

During this time the area has developed into 'The Dings'. Train routes to Bristol Temple Meads have been constructed alongside the site. With the site being developed into residential terraces to support the railway and surrounding industries.

1894-1903:

The site continues to be filled with dense terraces as does much of the surrounding area.

1950:

The site has retained most of the terraces following both world wars with some houses no longer existing. In the local area however there are several areas that have now been cleared, being replaced with greenland, parks and larger school buildings.

1960-Present:

In the later end of the 20th century many of the terraces in the area were demolished as part of the slum clearances. This included the area within the site. This area was redeveloped to form pre-dominantly low-density industrial, warehousing and retail employment area.

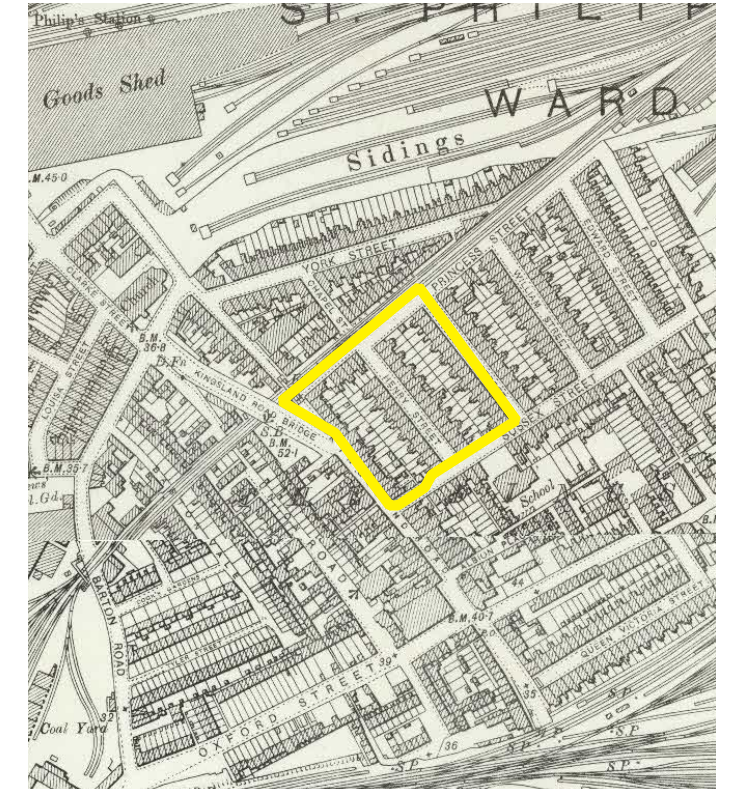
Slum clearances demolished substandard housing, but often took with it the community spirit and social benefits of a terraced street. Terraced streets offered neighbourliness, a place to play, a place to meet, a sense of safety - above all, a community. Beyond the terraces, street corners were often dedicated to communal spaces - pubs or workmen's clubs. When heavy industry crumbled, the Dings fought hard to retain some of that sense of community - and the development should build on it in the future.



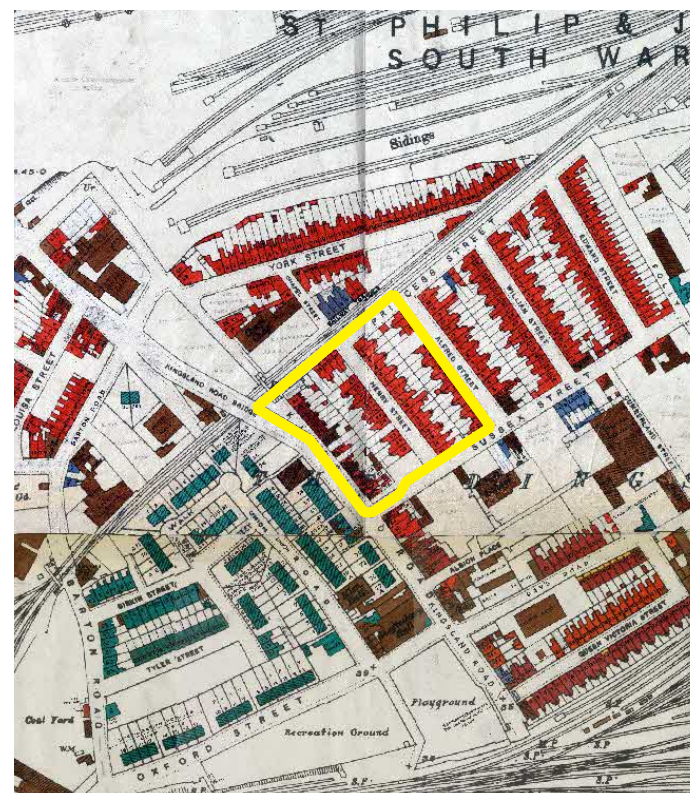
1828



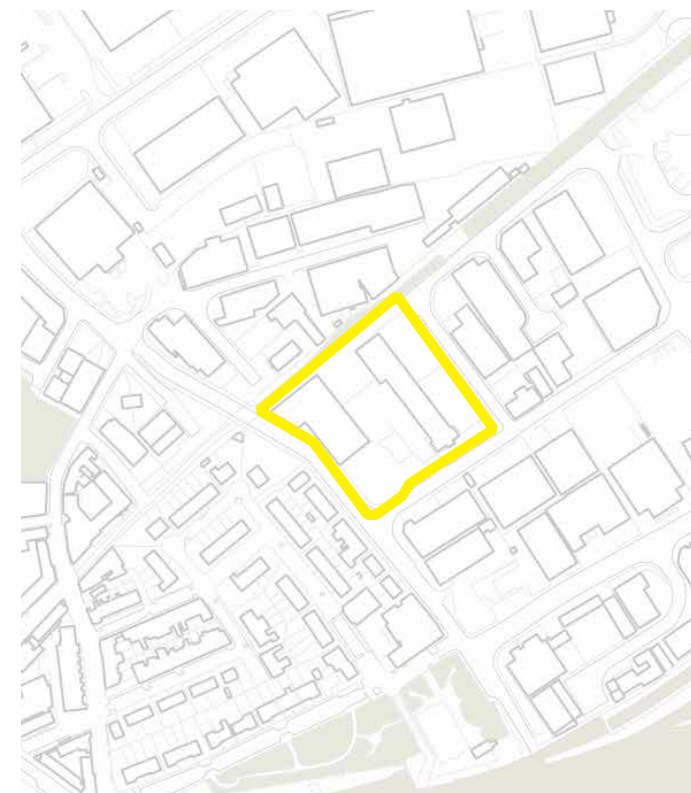
1844-88



1894-1903



1950



Present



2.0 Context

2.3 Historic Context

The Dings

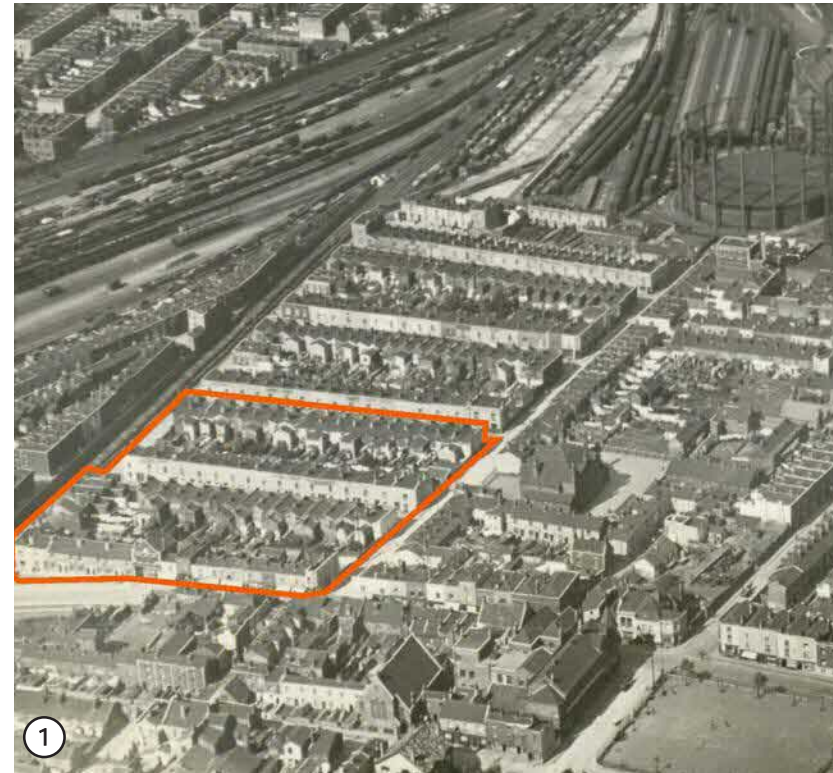
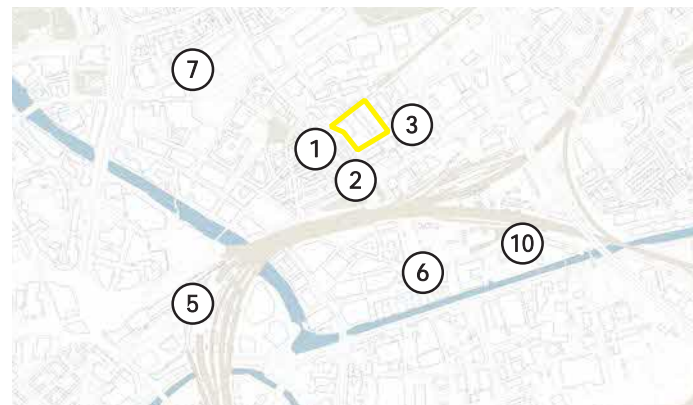
By the mid-19th century terraced workers' housing had covered the site and the area known as The Dings. The name is thought to mean a meadow where the withies grow.

- ① The Dings c. 1920s
- ② Shaftesbury Crusade c. 1950s
- ③ Sussex Street c. 1970s
- ④ Sydney Alley c. 1910s

Local Heritage

Near to the site are several local heritage sites of key significance to the city.

- ⑤ Bristol Temple Meads, Grade I
- ⑥ St Vincents Works, Grade II
- ⑦ Gardiner of Bristol, Grade II
- ⑧ Marble Mosaic, Grade II
- ⑨ St Vincents Works, Grade II
- ⑩ Boiler Shed, Grade II



2.0 Context

2.4 Site Constraints and Opportunities

Site Constraints

- 01 Low rise residential area - sensitivity to heights
- 02 Existing light industrial neighbours - high number of goods and services vehicles.
- 03 Night club - noise
- 04 Kingsland Road - busy road dominated by fast moving vehicles.
- 05 Existing outlook over low quality light industrial buildings.
- 06 Level change and 'no-build' zone parallel to cycle path.

Site Opportunities

- 07 Continuation of cycle path using former railway - create a direct cycle and pedestrian artery into the city.
- 08 Increase site permeability - potential to reinstate former street pattern.
- 09 Create direct link down to existing cycle path.
- 10 Create a contextual, inviting address for Sussex Street and Kingsland Road.
- 11 Sustainable location - short walk or cycle to Temple Meads, Old Market, the City centre and beyond suitable for no/low car development.
- 12 Opportunity to engage with existing local resident through provision of active public realm and employment and amenities.
- 13 Significant opportunity for urban greening and biodiversity enhancements.



3.0 Planning & Consultation

3.1 Planning Context

Summary of Planning Context & Approach:

Text provided by Rapleys.

For further information please refer to the supporting Planning Statement.

The site falls under the jurisdiction of Bristol City Council. The following are applicable policy documents of the area statutory Development Plan: -

- Bristol Core Strategy (2011); and
- Bristol Site Allocations and Development Management Policies Local Plan (2014).
- Old Market Quarter Neighbourhood Development Plan (2015-2026).

Additional guidance is produced by the Council in the form of Supplementary Planning Documents (SPD's), Policy Advice Notes (PAN's) and guidance in the form of Practice Notes. These are material considerations in the determination of planning applications.

The site is located within a Principal Industrial & Warehousing Area (PIWA) as designated by the Bristol Local Plan. The purpose of this designation is to protect strategic employment sites and areas that are deemed to function and provide valuable employment.

The site is also situated within East Bristol, just to the north of Temple Quarter Enterprise Zone (BTQEZ), a regeneration area in the heart of Bristol. The Council's corporate objective is to create a world-class gateway to the region that unlocks the city and the West of England's potential. It aims to deliver a series of well-connected and thriving mixed-use communities that will benefit new and existing residents, employees and visitors by creating new homes, jobs, infrastructure and opportunities.

The site is located outside of the BTQEZ but is nonetheless identified as a key development site in the Bristol Local Plan. The extension to BTQEZ in 2017 included land to the west side of Kingsland Road.

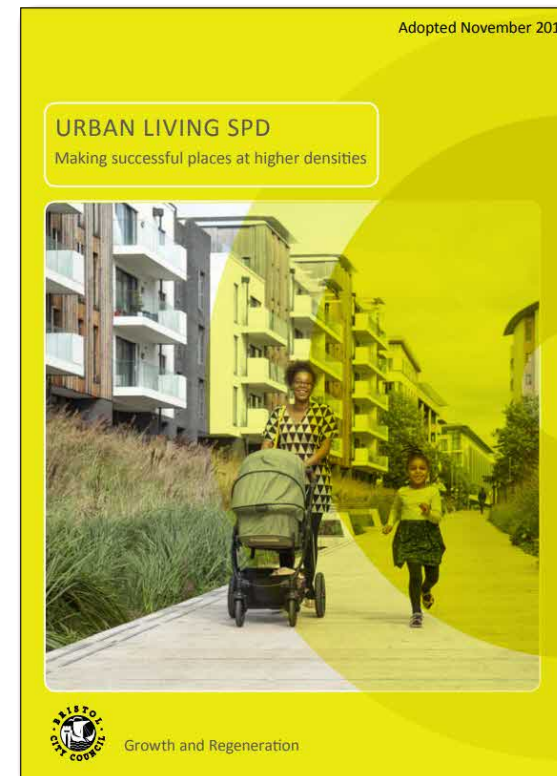
Policy BCS8 of the Core Strategy states that employment land will be retained where it makes a valuable contribution to the economy and employment opportunities. Policy DM13 of the Development Management Policies sets out that proposals for the loss of PIWA land should demonstrate that there is no demand for the use of the existing site or its redevelopment, and that a development proposal must not prejudice the function or viability of the rest of the PIWA.

This policy is effectively superseded by the Old Market Quarter Neighbourhood Development Plan, which is the most up to date part of the Development Plan for Bristol. In particular, the OMQNP paragraph 7.2.5 notes that the community also recognises the negative impact that warehousing can have on the vibrancy and attractiveness of the area. The Neighbourhood Plan therefore supports and augments the approach set out by Bristol City Council in policy DM13 providing a more flexible approach to the PIWAs in defined locations.

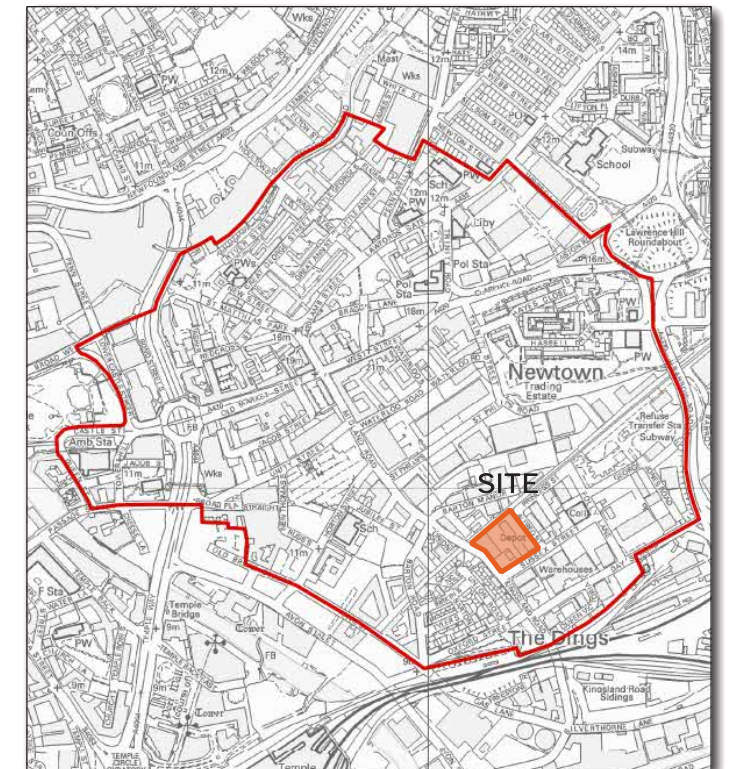
In the Old Market Quarter, this means creating the opportunity for changes on the edges of PIWAs, particularly on Midland Road/Kingsland Road where re-development may be appropriate if it can deliver certain benefits.

Additional Relevant Documents for Review Include:

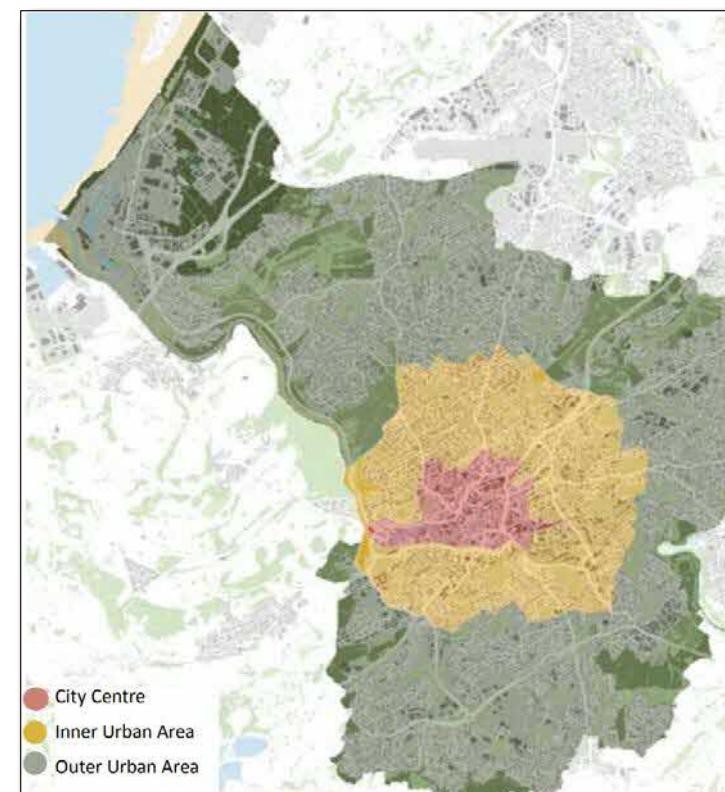
- The National Planning Policy Framework (NPPF)
- National Design Guides
- The West of England Placemaking Charter
- Bristol Urban Living SPD
- The Once City Plan
- The adopted Bristol Local Plan and emerging Local Plan policies
- National Flooding Policy



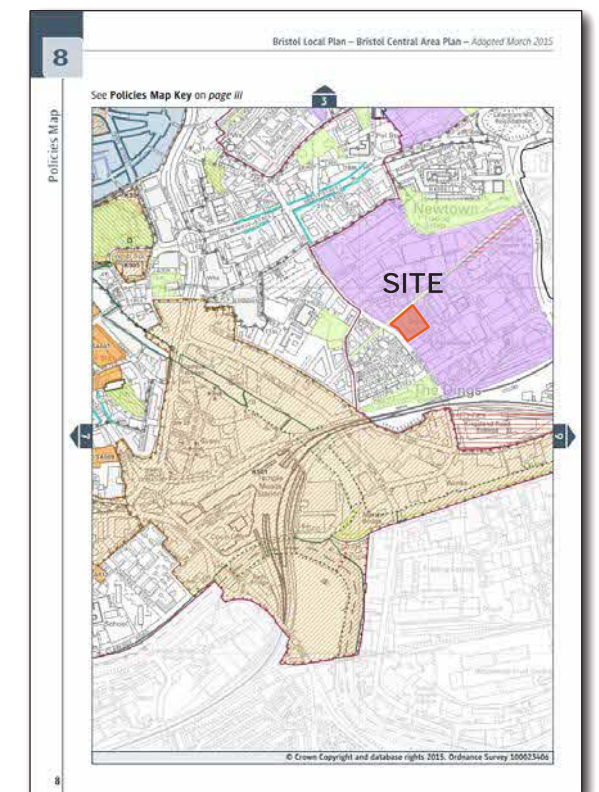
Bristol City Council - Urban Living SPD



Old Market Neighbourhood Plan



Bristol Density Setting Map - Urban Living SPD extract



PIWA Land Designation - Bristol Central Area Plan - Adopted March 2015

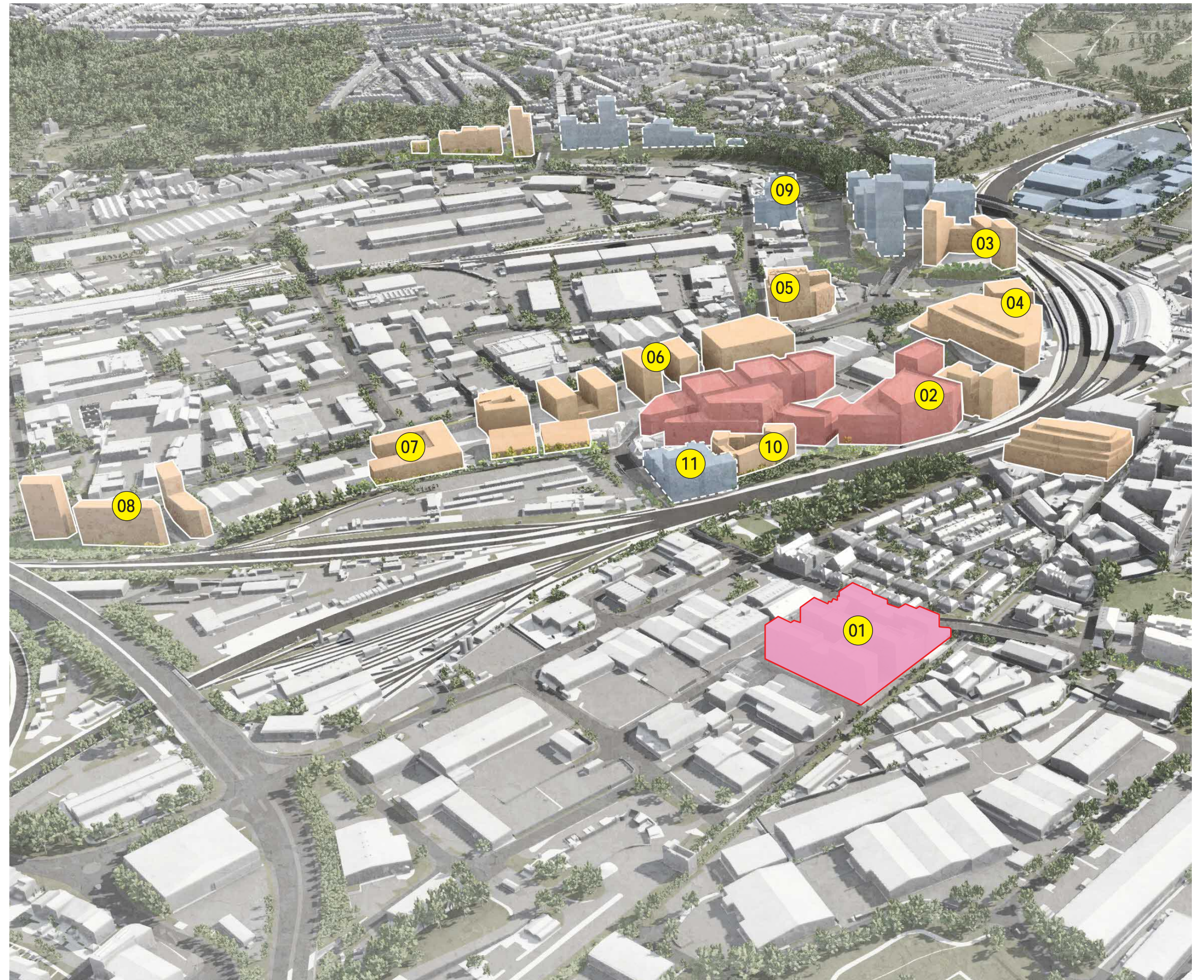
3.0 Planning & Consultation

3.1 Planning Context

Emerging Context

The Silverthorne Lane Conservation Area and Temple Quarter Enterprise Zone are undergoing significant transition with the University of Bristol catalysing regeneration in the areas with their expanding innovation Campus. This new city quarter will be home to new and existing businesses, higher education institutes, cultural uses and thousands of new residents, both student and non-students. The site is highly sustainable with direct walking and cycle routes leading directly into the city centre. National rail links from Bristol Temple Meads are a 10 minute walk from site.

- 01 Site
- 02 Temple Quarter Enterprise Campus 2
In planning - AHMM
- 03 TQEC1 Student Residential
Consented - AHMM
- 04 TQEC1 Academic Building
Consented - FCBS
- 05 University of Bristol - Plot 1
Consented (Outline) - AHMM
- 06 St Vincent's Works Residential
Consented - AHMM
- 07 Oasis Academy
Consented
- 08 Silverthorne Lane - Plot 6 Student Resi
Consented - AHMM
- 09 Albert Road Student Resi
Pre-Application - AHMM
- 10 Gas Lane Student Resi
Recent Consent
- 11 Freestone Road Student Resi
Pre-application - indicative massing



3.0 Planning & Consultation

3.1 Planning Context

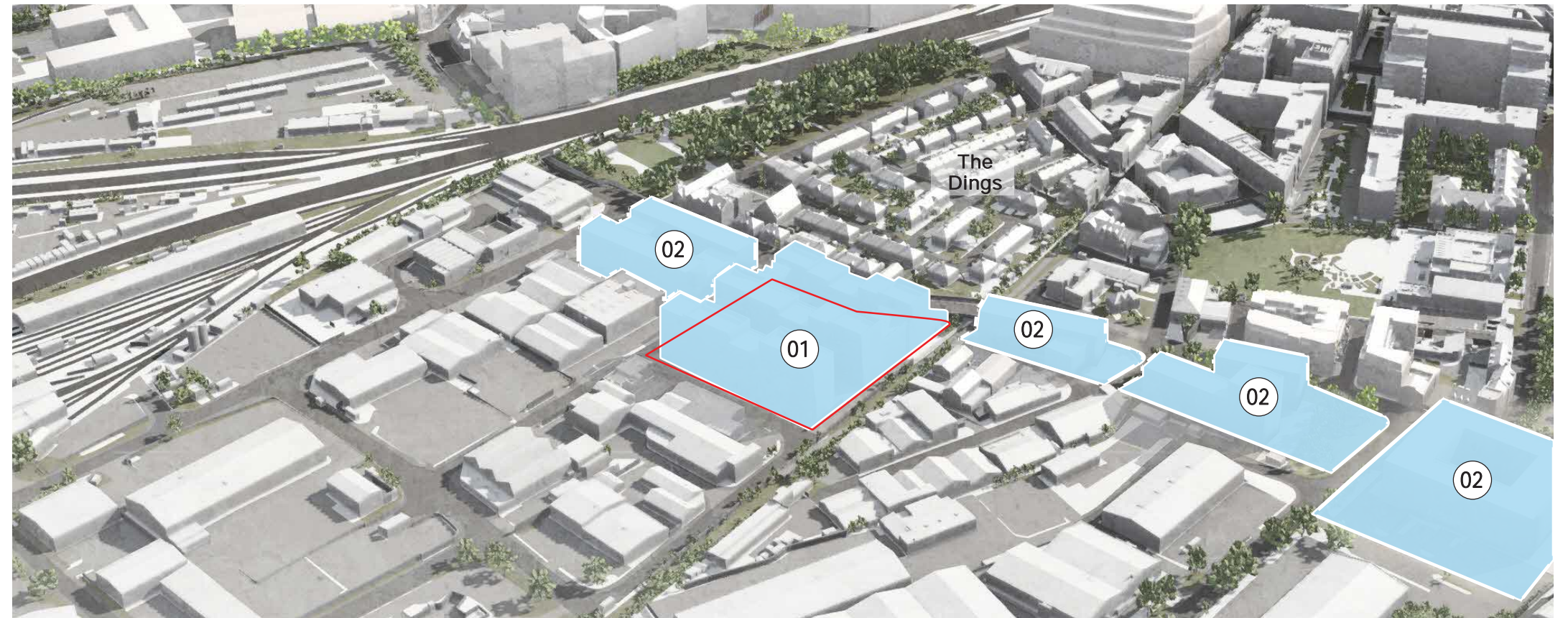
Future Development along Kingsland Road and Long Term Development Sites

The site and the adjacent sites on Kingsland Road are identified as Long Term Development Sites in the Old Market Quarter Neighbourhood Plan, with a timescale of coming forward by the end of the plan period in 2026. The Old Market Quarter Neighbourhood Plan forms the latest relevant document in the Development Plan.

The illustration on the right provides an indication of how the context may emerge, with the additional identified Long Term Development Sites on Kingsland Road coming forward.

It is important to note that the wider regeneration of these sites will form a new and different relationship with the Dings when compared with the existing situation.

In accordance with Policy DM27 Layout and Form, the proposed development at New Henry Street will not prejudice future development coming forward on these plots, but rather would act as a catalyst for the future regeneration of these sites.

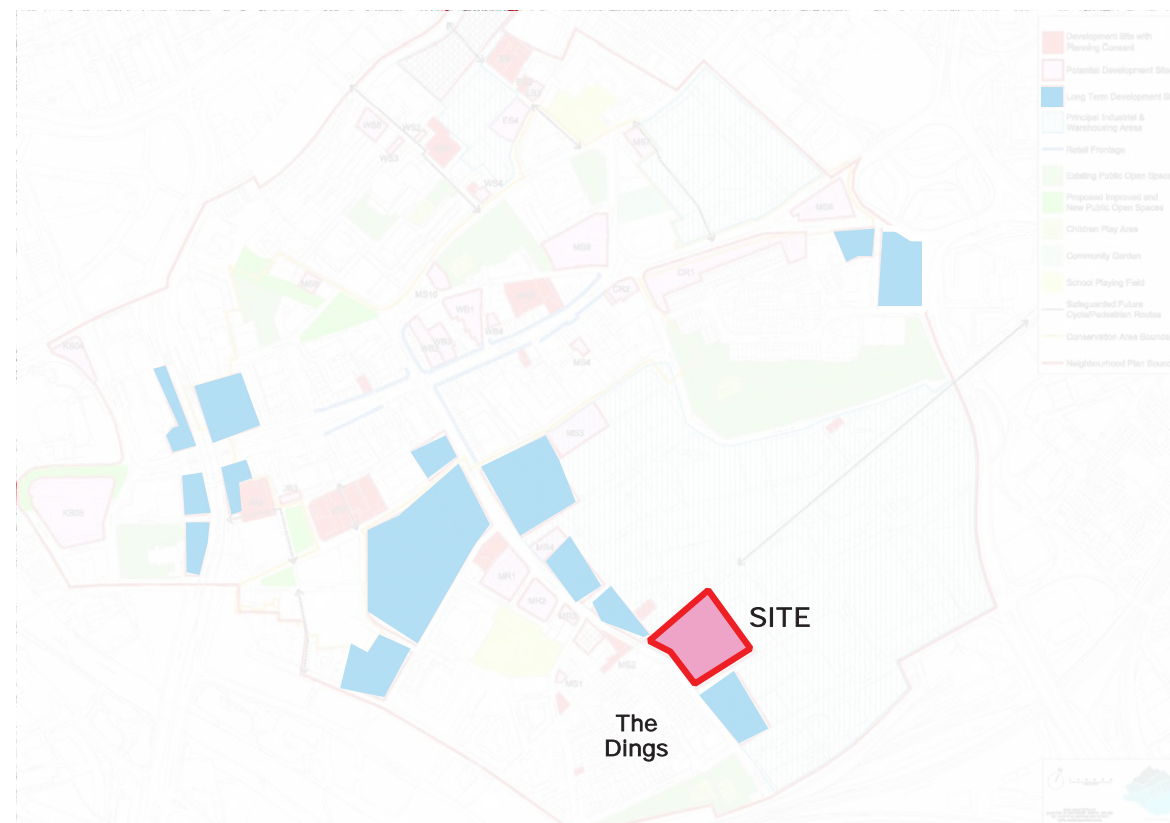


Illustrative Future Context

01 Site

02 Neighbouring Long Term Development Sites

Indicative massing of sites designated in the Old Market Quarter Neighbourhood Development Plan 2015-2026 - does not factor in heritage assets, key views and residential land uses that are unlikely to come forward for redevelopment.



Map 5 of Old Market Quarter Neighbourhood Development Plan 2015-2026

3.0 Planning & Consultation

3.2 Engagement Timeline

Since the design team's appointment, the scheme has been developed through close consultation with the Local Planning Authority, non statutory consultees and through public consultation.

To date, the project team have spoken to local organisations to:

- Identify who we can work with throughout the life-cycle of the project to create social value.
- Establish local employment and community infrastructure need
- Identify what space(s) would be the most socially impactful

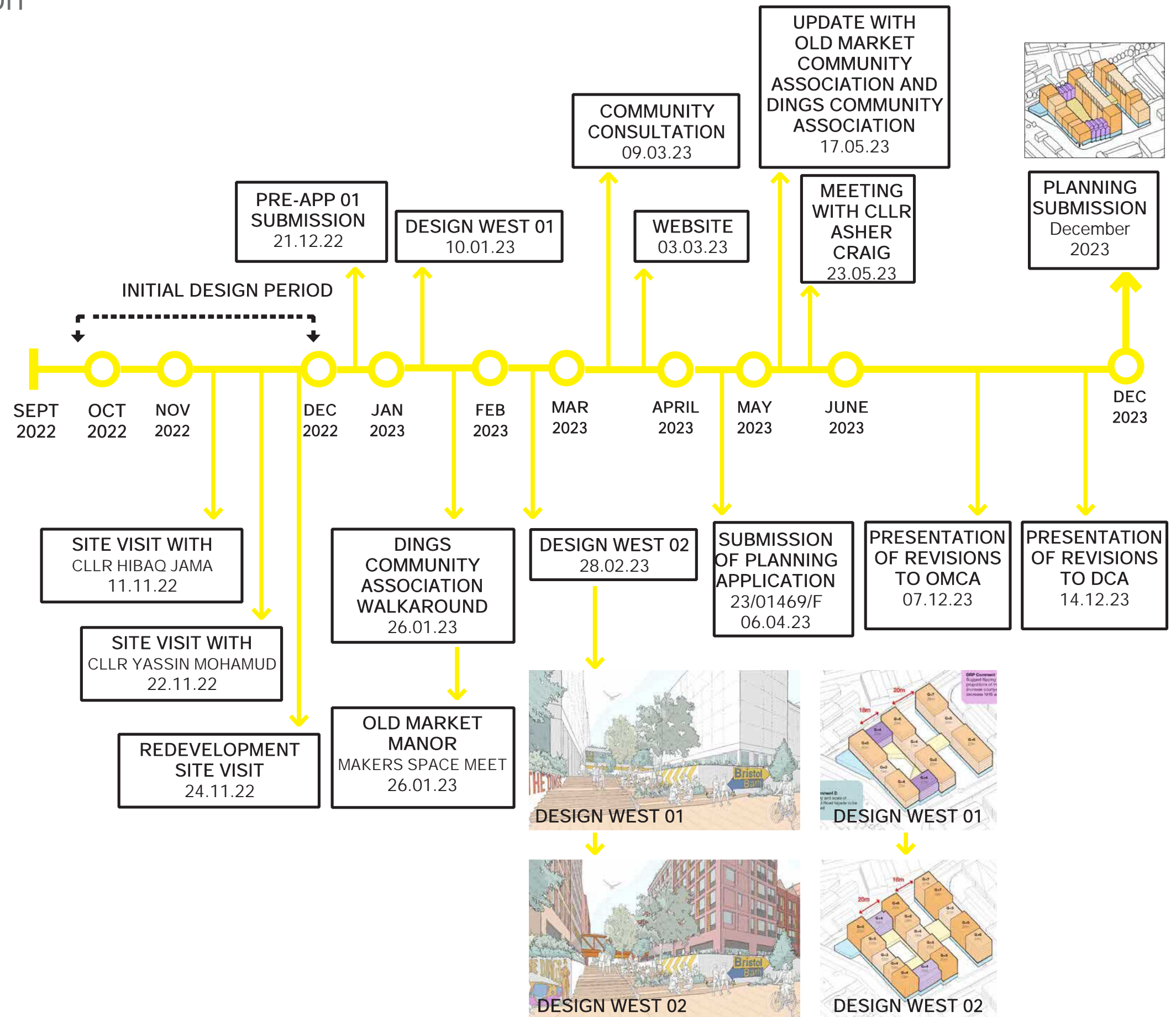
Local Stakeholders Consulted:

- Dings Community Association
- Bristol Hub
- Bristol Wood Recycling Project
- Old Market Association
- Old Market Manor OC
- The Makershed
- Hackspace
- Freestone Studios
- InBristol Studios
- Knowle West Media Centre
- Design West

Local Councillors:

- Cllr Yassin Mohamud
- Cllr Tony Dyer
- Cllr Hibaq Jama

"It's refreshing when a developer comes to talk to us early in the design process, listens to what we've got to say, actually reads our Neighbourhood Plan, and makes what are quite important changes as a direct result."
 Paul Bradburn - Old Market Community Association



Discussion on the Design West reviews are in the following pages.

The evolving strategy for the site has been presented to Design West on two occasions throughout its development. The first of these (10 January 2023) included:

- Site visit & discussion of local opportunities and constraints
- Wider strategic travel routes and movement
- Site history and evolution of the local context
- Presentation of emerging context as part of city wide regeneration with particular focus on the proposed University of Bristol Innovation Campus
- Project brief
- Stakeholder and public engagement process
- Site development strategy
- Employment offer and ground floor uses
- Landscape response
- Sustainability goals
- Student experience and accommodation
- Student amenity provision
- Massing and townscaping
- First thought on materiality

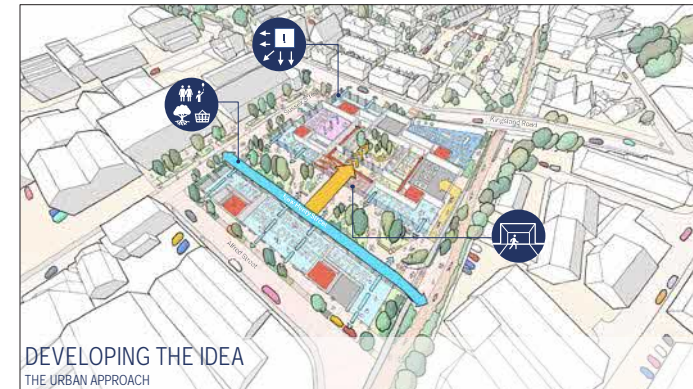
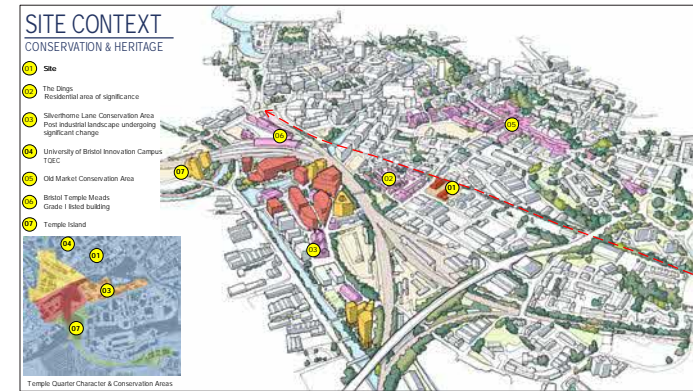
At the follow up review (28 February 2023) the Design team presented a more refined scheme with more emphasis placed on the landscaping and highways opportunities. This more concise presentation included:

- Summary of ongoing community engagement and stakeholder consultation
- Recap of project brief and previous presentation
- Summary of Design West feedback
- Sustainability and building performance update including lifecycle carbon analysis, daylighting and natural ventilation study
- Highways and travel plan update
- Landscape design, public realm and biodiversity update
- Refinement of building use, layout and massing in response to previous Design West comments
- Facade and materiality

The Design West response letters are included as appendices 1.1 & 1.2.

Design West Review 01: 10.01.23

Material Presented: Summary



Summary of Key Comments from Panel:

Sustainability

- Set ambitions carbon and performance target and let that help inform facade design
- Welcome moves to deliver a high proportion of biodiversity net gain on the site

Movement & Transport

- Clarification sought on EV charging, DDA parking provision and potential for Car Club provision

- Explore viability of new ramped access connecting New Henry Street to existing cycle path
- Opportunities to introduce traffic calming measure and improve crossing conditions on Sussex Street and Kingsland Rd.

Landscape & Public Realm

- Supportive of new public realm and recognise the two character zones of the public New Henry Street and more private student courtyard
- Suggest altering dimensions between courtyard and new street to improve courtyard daylighting
- How can the highways and servicing provision be integrated into the wider public realm

Layout

- Support considered approach to room design and recognise high degree of repetition
- Welcome innovative 'townhouse' typology - explore if more can be accommodated
- Clear efforts made to minimise single aspect north facing units

Design West Review 02: 28.02.23

Material Presented: Summary



TRANSPORT WIDER MOVEMENT PLAN FUTURE...



Summary of Key Comments from Panel:

Movement & Transport

- The panel welcomed development of the design of the streetscape.
- Notwithstanding the constraints the panel suggest the team explore further any opportunity to increasing crossing width to Kingsland Road.
- The table junction to Kingsland Road and Sussex Street should include contrasting colour finish to carriageways.

Landscape & Public Realm

- The changes in width to the courtyard and New Henry street are welcomed.
- A sunlight study was suggested for the courtyard and the panel suggested an option of raising the courtyard to level 01 should be reviewed.
- The panel welcomed the progress made in respect to the provision of street trees.
- It was suggested that the team should look at potential creative responses to deal with service area frontage at ground. Team further developed ground facade details and articulation in response to comment.

Layout

- Welcomed the design team's approach to student room typologies and mix, with particular reference to the "innovative" 'townhouse' typology.
- This approach helped address concerns of local residents in regard to any appearance of the development as "monolithic".
- Welcome the elevation analysis, with reference to the work on variation of building and floor heights.
- Suggested the team consider how varying a horizontal or vertical emphasis could add further variety. Team responded by further developing variations through material selection and detailing.

3.0 Planning & Consultation

3.4 Urban Living SPD

The design team have undertaken Parts 1 and 2 of the Urban Living assessment. This accords with the nature and scale of proposed development. The answers and subsequent scoring is robustly assessed by an experienced and professional team with design quality being of paramount importance.

Part 1: Major Developments

Q1.1 Has the scheme adopted an approach to urban intensification which is broadly consistent with its setting?

A1.1 Yes, the proposal demonstrates how an efficient, high density residential development can be contextual in it's massing and footprint without requiring 'tall buildings' (+30m). The elements of greater massing are positioned away from existing small scale residential accommodation. ● ● ●

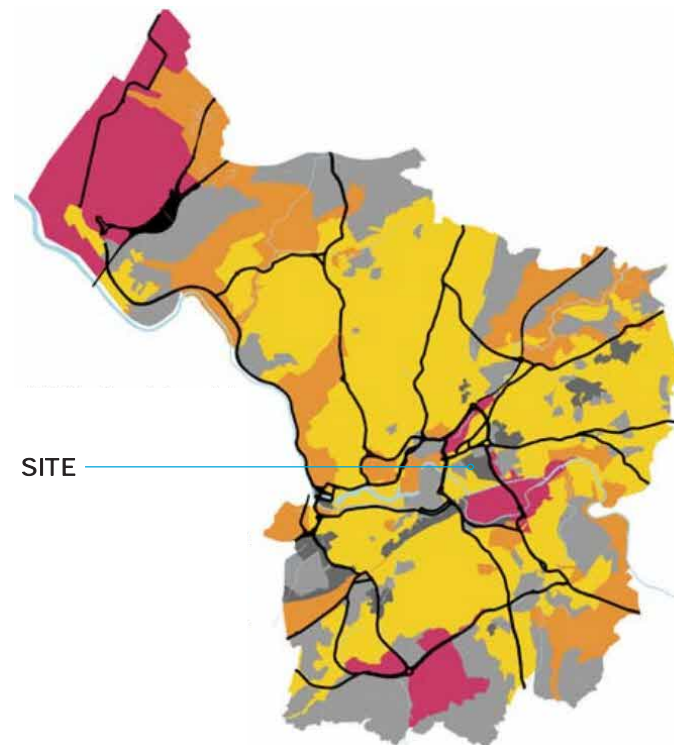
Q1.2 Does the scheme contribute towards creating a vibrant and equitable neighbourhood?

A1.2 Yes, the main urban gesture of the proposal sees the reinstatement of an original Victorian street that helps to re-establish the original grain of the original residential neighbourhood. 'New Henry Street' will be fully publicly accessible, well landscaped and will have the potential to accommodate outdoor events.

Space for a new grocery store will be located in a prominent position at ground floor to cater for the existing and new residents.

A new flexible community space (approx. 175sqm) will be provided to help provide a bookable space to run classes, events and other community uses.

Furthermore a high proportion of employment space is being provided to help meet the needs of local creative industries and makers. These uses will help activate the street and contribute to the emerging neighbourhood. ● ● ●



City-wide context appraisal - *extract from Urban Living SPD*
Site identified as being in an area of 'varied townscape character with significant potential for intensification. The site is however adjacent to the Dings, and area of 'dominant townscape character.'

Q1.3 Does the scheme respond positively to either the existing context, or in areas undergoing significant change, an emerging context?

A1.3 Yes, lower buildings are positioned adjacent to the existing, low lying residential area of The Dings with taller buildings tapering up to the east of the site where existing non-residential light industrial and community uses are located.

The area will be undergoing a significant period of change and regeneration and is capable of sustaining contextually considered development. This is supported by the city-wide context appraisal from the Urban Living SPD. ● ● ●

Q1.4 Does the scheme provide people-friendly streets and spaces?

A1.4 Yes, approximately +1,400msq of new public realm is being created as part of this proposal. These improvements include widening of existing footways, reinstatement of a former street creating a direct connection to an existing cycle path and significant street greening.

All vehicular movements are kept at the site perimeter keeping the key public spaces completely car free.

The public realm will be well overlooked by active ground floor uses and residents ensuring a background level of passive surveillance. ● ● ●

Q1.5 Does the scheme deliver a comfortable micro-climate for its occupants, neighbours and passers by?

A1.5 Yes, a high number of new trees and green/blue infrastructure will help manage the urban heat island effect.

The building form ensures that all internal and external spaces are well lit with daylight and benefit from high levels of sunlight through core daylight hours.

Taller elements are located to the north and east of the site ensuring no residential neighbours are overshadowed.

The private student courtyard has lower buildings on the southern and western perimeter to minimise overshadowing of the student garden. ● ● ●

Q1.6 Has access, car parking and servicing been efficiently and creatively integrated into the scheme?

A1.6 Yes, a single point of access is provided for students to aid student safeguarding.

Non-student uses have active frontages and sufficient flexibility to accommodate a range of servicing and delivery strategies that are woven into the public realm.

A high proportion of cycle and e-scooter parking is provided in the landscaping in addition to internal secure cycle stores for residents. The highly sustainable urban location would support a no/low car approach with 4 blue badge bays being integrated into the new footway on Alfred Street.

All inhabitable spaces have an at grade access with minor level changes across the site being absorbed in the landscape.

Servicing, deliveries and taxi drop-off will all take place at dedicated areas at the site perimeter. These will provide off-carriageway bays to minimise impact on the surrounding road network. These are located in close proximity to relevant accommodation and back of house spaces. ● ● ●



Significant uplift in biodiversity and tree planting as passive means of micro-climate control townscape character.'

3.0 Planning & Consultation

3.4 Urban Living SPD

Part 2: Residential Development

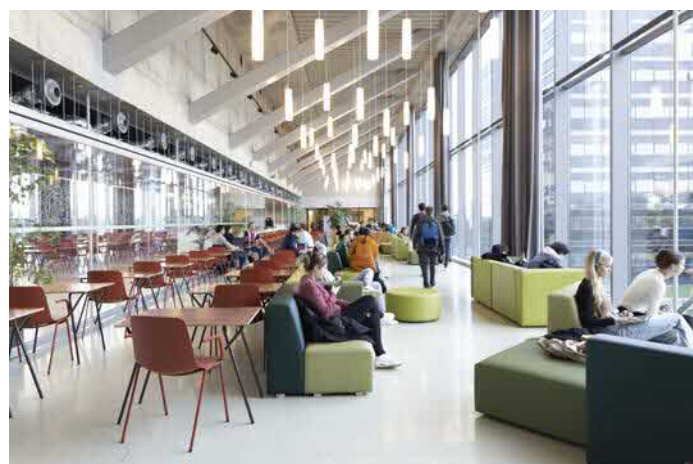
Q2.1 Does the scheme make building entrances welcoming, attractive and easy to use?

A2.1 Yes, the student accommodation is accessed by a single, prominent entrance in the middle of the fully public New Henry Street. This entrance is signposted by a feature link-bridge that provides canopy protection for the building users and further sign-posts the entrance location.

The student reception is fully staffed 24 hours a day to assist with student welfare and safeguarding issues.

The central entrance point also provides a framed view through to the external student courtyard through in internal reception spaces.

The entrance is well overlooked by student accommodation, student social spaces and active ground floor uses.



Well located, elevated student amenity lounge providing a range of private or social learning areas and leisure spaces

Q2.2 Are the scheme's internal spaces convivial, comfortable and user-friendly?

A2.2 Yes, communal spaces are generously sized, well positioned and logically arranged to enhance the student experience from street to bedroom.

The single managed entrance ensures that all residents filter through the common parts and engage in social interaction with other residents and visitors.

Communal areas are well naturally lit and have an aspect onto generous landscaped zones. Common social spaces include a diverse range of social learning areas, socialising spaces, private study spaces and other amenities such as small cinema.

A flexible student amenity room is provided with frontage onto Kingsland Road and the student courtyard, this can accommodate classes, events, talks and other uses. All social spaces have a direct access to a 20x50m landscaped courtyard specifically for student use.

All common circulation is well proportioned with natural daylight access all cores. Internal corridors are no longer than 15m from stair/lift to apartment front door.

BREEAM compliant cycle store offer ample storage facilities for bikes, scooters etc.



Q2.3 Does the scheme provide sufficient private outdoor space?

A2.3 Yes, a private courtyard is located in the courtyard block. This two tiered garden is 940msq. This is in addition to the new publicly accessible New Henry Street.

The courtyard is designed to create a diverse range of spaces for students to socialise or find solitude among the trees and planting. For more detail on the landscape approach please refer to the landscape section of this report.



Q2.4 Does the scheme create attractive, well designed and well maintained private outdoor spaces?

A2.4 Yes, the private student courtyard offers a range of tree and plant life, outdoor furniture and amenity spaces split over two levels.

A range of spaces for socialising, meditation, yoga and studying are arranged over ground and podium level. Generous soil depths on the podium and suitable irrigation ensure that a range of species can thrive at the upper level.

The central garden space at ground floor can accommodate significant trees to create a focal point for gathering as well as much needed natural shading in hotter, sunnier weather.

The Client will own and operate the scheme ensuring that suitable management and maintenance regimes are in place.



Q2.5 Does the scheme creatively integrate children's play?

A2.5 As a purpose built student accommodation scheme there is no dedicated children's play space within the private amenity courtyard. There is provision of play space arranged linearly along New Henry Street to encourage 'play on the way' movement through the public realm.



Q2.6 Are internal layouts ergonomic and adaptable?

A2.6 Yes, an efficient 5.25m structural bay and 15m deep residential blocks are readily adaptable. These dimensions would be suited for a range of residential accommodation such as PRS or open market residential apartments.

Optimal solar orientation and shallow floor plates for good daylight ingress further support the possibility of converting the buildings into alternate residential accommodation.

The logical positioning of the residential core could support approximated 6 residential flats per core - in line with Urban Living SPD principles.

Residential floor to floor heights of 3m, with efficient servicing, can work well for shallow plan residential accommodation.



Q2.7 Does the scheme safeguard privacy and minimise noise transfer between homes?

A2.7 Yes, shared living and kitchens rooms are located at the ends of corridors and primarily in corner locations. This reduces the proximity of bed spaces to noisier communal areas.

Studios and apartments are appropriately lobbied from larger shared communal areas to minimise noise transfer into sleeping areas.

All residential accommodation is located from first floor and up to reduce the effect of road noise and other associated noise pollution.

The building is constructed using a reinforced concrete frame which has excellent acoustic properties to mitigate noise and vibration transfer between spaces.



Q2.8 Does the scheme maximise opportunities for daylight and sunlight of internal spaces; avoiding single aspect homes?

A2.8 Yes, solar orientation has influenced the overall arrangement of the proposal to ensure optimal daylighting to all inhabitable rooms.

Fewer than 10% of all bedrooms have a north west facing aspect and all of these units benefit from dual aspect communal living spaces and direct access to the amenity courtyard.

