

## 6.0 DEVELOPMENT PRINCIPLES - K - SUNLIGHT & DAYLIGHT ANALYSIS

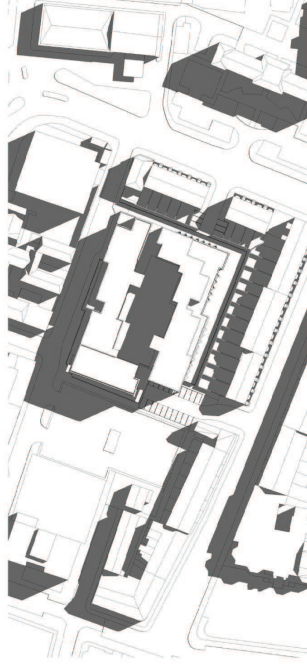
### K - SUNLIGHT AND DAYLIGHT ANALYSIS

Using the 3d model of the scheme we have reviewed the impact on sunlight path around the site at the 4 recognised sunlight times, winter solstice, summer solstice, autumnal equinox and spring equinox, at 3 different times of the day.

This model shows that at the times of year when normal overshadowing will occur on surrounding properties, this is the case, and in the summer months no adverse overshadowing occurs.



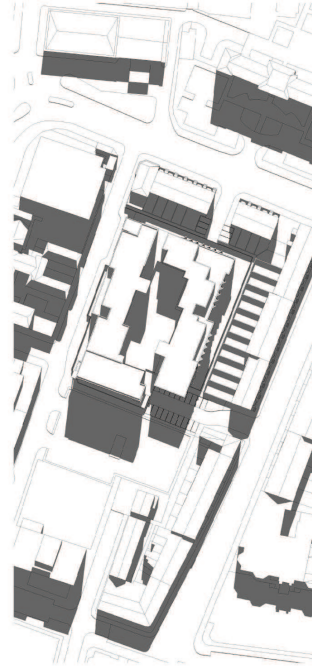
SPRING / AUTUMN 09:00



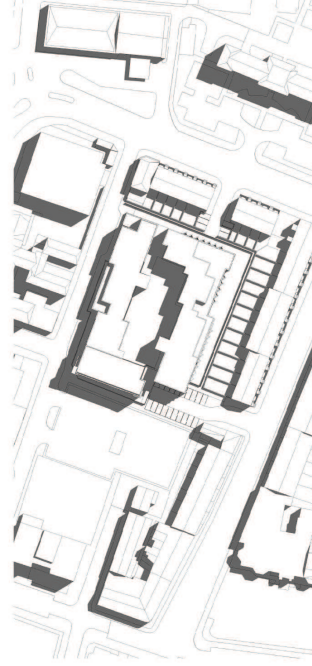
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SPRING / AUTUMN 15:00



SUMMER 09:00



SUMMER 12:00



SUMMER 15:00

L - ACOUSTICS

An acoustic report has been undertaken and this has in essence identified that there are no adverse acoustics impacts on the scheme from surrounding traffic that would require mitigation other than acoustic rated passive ventilation to the rooms on Caledonia Street. Normal standard glazing can be utilised throughout the scheme. All plant will be designed to meet the noise criteria set out in the acoustic report.

The executive summary from the acoustic report submitted with the application is below

It has been determined that suitable noise levels within study bedrooms and communal living rooms can be achieved using standard double glazed units in windows to all spaces. Study bedrooms within the Caledonia Street elevation of the building will require acoustically rated passive ventilators or a background ventilation strategy that does not rely on ventilation openings within their external walls in order to achieve suitable internal noise levels at night, subject to approval of the proposed ventilation scheme for compliance with Approved Document F - Ventilation.

Suitable plant noise limits have been specified at the nearest noise sensitive dwellings to the application site. Plant noise levels should be assessed in accordance with BS4142 and, if applicable, suitable attenuation measures should be specified by Red Acoustics as plant data become available.

**M - DETAILS OF MECHANICAL EXTRACTION & WHOLE HOUSE VENTILATION**

As there are no centralised shared communal cooking facilities for all the students on site, no mechanical extraction is required for these type of facilities. There are shared kitchens in the clusters and they will have a separate extract system as part of the whole house ventilation strategy.

There is a flue required from the ground floor plant which rises up through the building and is identified on the plans.

Whole house ventilation will be utilised on the development, however the exact nature of the system is unknown at present.

## 6.0 DEVELOPMENT PRINCIPLES - N - REFUSE

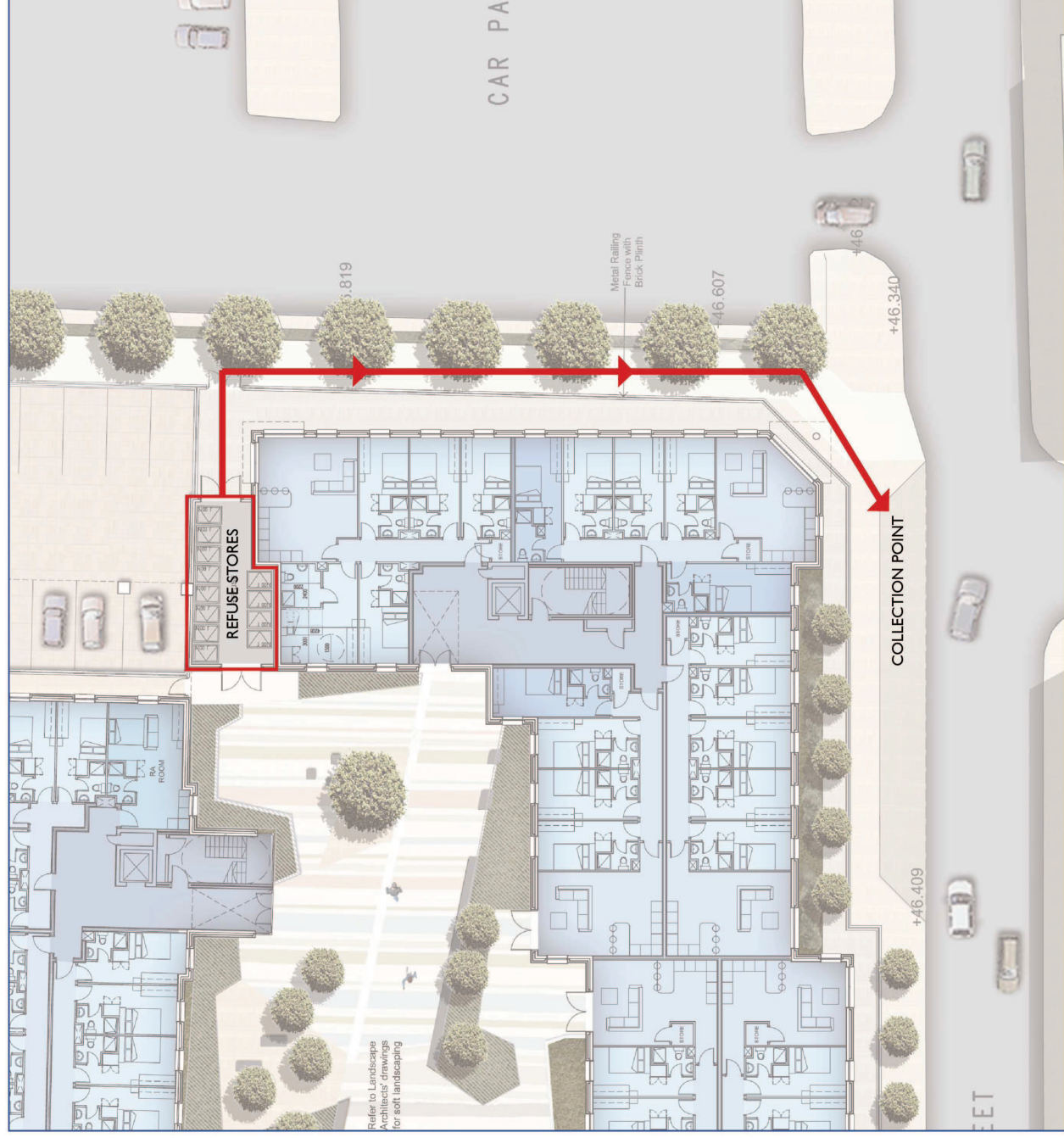
### N - REFUSE

The scheme will incorporate a centralised refuse store at ground level. This is a separate enclosure and away from the main building to avoid impact of noise and smells.

The refuse store will be emptied by the management company, on refuse collection day, and then the empty bins returned to the store. On collection day these will be left in a designated area on the street, next to the loading bay, and then returned by the management company on the same day, after collection, to the main bin store.

The refuse store will allow for separation of waste for recycling.

The refuse store is close to the loading bay to allow for ease of bin movements on collection day





O - HERITAGE

A heritage study has been undertaken by KM Heritage and a copy of that report is submitted with the application.

The heritage reports is favourable in respect of the proposed scheme, and confirms that it sits comfortably and appropriately within its surroundings.

The relevant extract from the summary is identified below;

The proposed design is, for the reasons given in detail in the report, respectful and contextual, and the result of the proposal will be an unequivocal enhancement of the setting of the conservation area and the closest listed buildings. The overall scale of the building is broken down by the use of materials by stepping in plan and section and by the use of varied fenestration patterns. Views along Caledonia Street and from Hope Street will be improved. The scheme increases the amount of accommodation provided on the site but, by its massing and design, respects the highly important heritage assets that it affects – the Canning Street Conservation Area as well as nearby listed buildings. It is a modern building that uses traditional materials for its expression, and which is carefully modelled to respond to neighbouring buildings and to enhance views. While there will undoubtedly be an effect on heritage assets, that effect will be positive.

For these reasons, set out in more, the proposed development complies with national and local policy and guidance regarding the historic built environment

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