

Following this meeting, the LPA requested various changes that were set out by email following the meeting.

As a result, the scheme was modified to attempt to take account of feedback from the LPA, and the revised proposals were represented to the LPA on the 15th August 2012. These proposals are identified below:

Following this meeting further comments were received on the design and the scheme that has resulted in the scheme proposals that are submitted with this application.



As a result of this we received further comments on the design and the scheme that has resulted in the scheme proposals that we are submitting with this application.

A - AMOUNT OF DEVELOPMENT

The development proposes 354 student bed spaces, in clusters of bedrooms based around a living area. The clusters vary from 4 bed to 6 bed clusters. The clusters incorporate standard bedrooms, disabled bedrooms, premium rooms, and RA rooms.

The building ranges from 4 storeys to 6 storeys, with the upper storeys set back from the surrounding facades, and away from the potential future residential accommodation.

The clusters are based around 4 vertical circulation cores each with its own access, but all with a single entry point from the outside off of Caledonia Street.

7163 - PHILHARMONIC COURT - 03 09 12

ACCOMMODATION SCHEDULE

	CLUSTER (No of BEDS)				CLUSTERS per FLOOR	TOTAL		
	3	4	5	6		RA Rooms	Premium Rooms	Disabled Rooms
GROUND FLOOR	0	6	6	1	13	1	7	1
FIRST FLOOR	2	5	9	0	16	1	8	2
SECOND FLOOR	1	7	7	1	16	2	7	2
THIRD FLOOR	1	7	7	1	16	2	7	2
FOURTH FLOOR	1	2	4	5	12	1	4	10
FIFTH FLOOR	0	1	0	1	2	1	2	1
TOTAL	5	28	33	9	75	8	35	18

LEACH RHODES WALKER
6.0 DEVELOPMENT PRINCIPLES - B - USE

B - USE

The building serves the local university campus, and is in a location of student residential accommodation, within easy walking distance to the University and into the City Centre. The building is solely for student accommodation.

The building has one principal access point, which will allow controlled access into the building for all students and visitors. Within this controlled access point, there is a manned reception, and centralised facilities for cleaning/washing, laundry, communal leisure room, visitor wc's, post and centralised plant and refuse stores.

There is a drop off facility directly outside the main entrance.

From this centralised focal point, the students then access either the main core for the block that the entrance sits within or pass through the communal landscaped courtyard gardens, to get access to the other 3 cores, for access to the other student bedrooms.

The centralised reception and main entrance also serves as a greeting space for students, and also houses the shared facilities and communal area. Within this area there is a main reception desk, which will be permanently manned. To the back of this are staff offices, managers offices, welfare facilities and meeting rooms along with a parcel room. Off the reception area, which has seating and waiting facilities, there are public wc's with disabled wc provision, which lead onto the communal lounge. This is an area for students to meet and relax, and leads to the high quality external public realm space outside.

The communal lounge has laundry facilities off of it to allow students to do their own laundry, and wait in the communal area whilst this is being done.

Other ancillary rooms include a centralised cleaners store (although there are separate additional cleaners stores in each block), and plant spaces which are not accessible for students.

The building is broken down into 4 separate 'blocks' which are all controlled by the principle entrance.

The communal courtyard landscape amenity area sits surrounded and framed by the new buildings, and provides a break out space for students accessed from the communal facilities and also from their individual cores. This also provides a visual amenity for students looking onto this area.

Access is via a level entry into the building from the street, and then each core incorporates lifts and stairs to allow unhindered access to each block of accommodation.

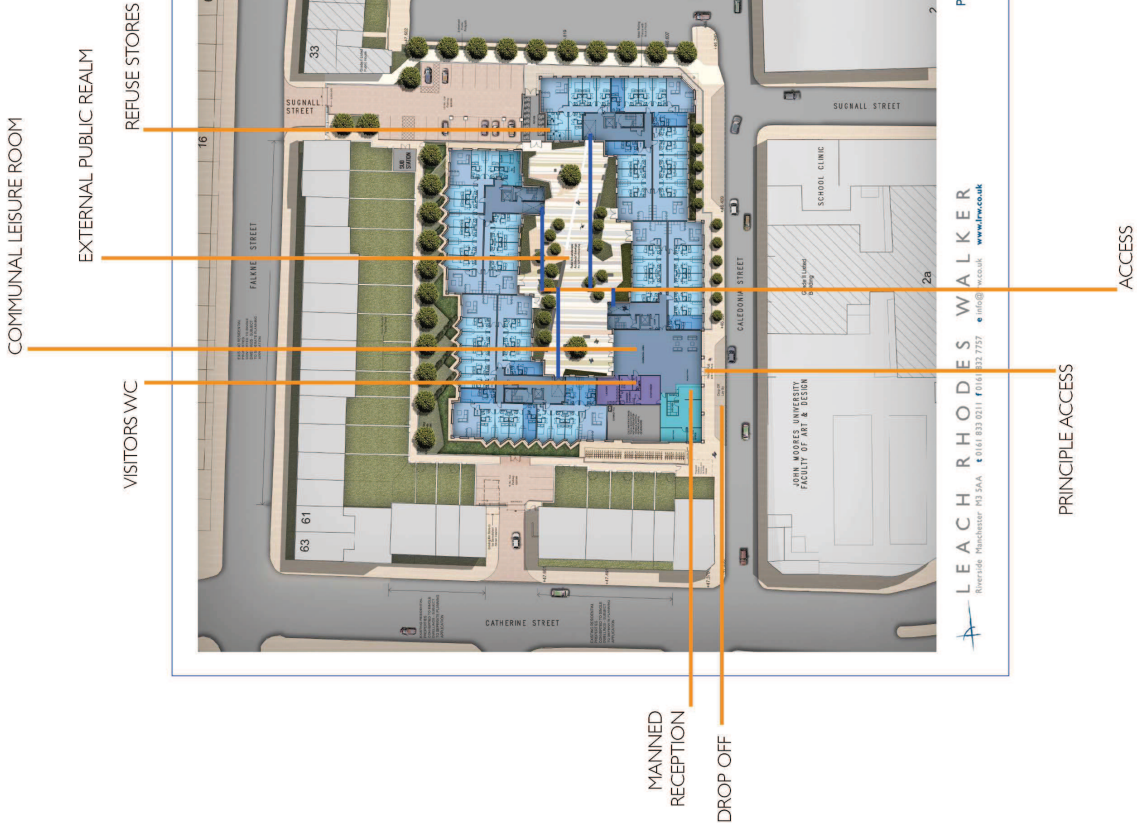
The different clusters of bedrooms are distributed around the building so there are a mix of cluster sizes spread throughout the scheme.

The clusters are based upon a shared living room and kitchen, which is shared between 4 to 6 student bedrooms.

The cluster incorporates a principle entry door, and then access to separate lockable students bedrooms, each of which contain an en-suite bathroom with shower, wc and handbasin, doubled bed and fitted cupboards and wardrobes, and study desk and shelving.

The bedrooms are larger than the standard university bedroom requirements by between 1 and 2 sqm for standard rooms and even greater for premier rooms, and have generous headroom at 2.4m ceiling in each.

These clusters are accessed or separate vertical circulation cores, within each block.



C - SCALE

The site has only one true street-side frontage, which is to Caledonia Street, with the other aspects either facing the rear of the Georgian Properties on Falkner Street and Catherine Street or the surface car park to the West.

The Georgian properties are predominantly 4 storeys in height when compared to the student accommodation, with an elevated ground floor and the properties on Caledonia Street vary in scale with Philharmonic Hall being the largest building of circa 5/6 storeys and the buildings on the eastern end of Caledonia Street varying between 3 and 4 storeys.

The building siting creates a new externally facing frontage onto Caledonia Street, and is setback from the Georgian properties to give generous gardens, and private space between. The proposed buildings are setback from the Western boundary to allow the new pedestrian routes to pass around the site and give a generous buffer to this western edge.

The greatest scale proposed on the site is around the Western end of Caledonia Street, with the buildings generally at 4 storeys elsewhere with setback 5th floors.

The proposed building design responds to the scale of the buildings on both Caledonia Street and to the other frontages.

The general scale of 4 storeys is defined by the darker brick facades which sets a benchmark level of 4 storeys around the site. This 4 storeys reflects the heights of the facades of the historic terraces, with the roof effectively being a further storey of accommodation, which is reflected by the setback fifth floors.

It is only where the buildings articulate or have the upper floors in a lighter brick, that the 4 storey benchmark is broken on all facades except Caledonia Street.

On Caledonia Street, where the new route is created re-establishing a historic Signal Street linkage from Myrtle Street to Falkner Street, the buildings rise to 6 storeys, both to step up towards the larger scale of the buildings on Hope Street, but also to reinforce the new pedestrian link from Myrtle Street, and terminating the vista looking towards Falkner Street.

The buildings articulate within the overall frontage around the site, to create the illusion of different scale buildings, and to step away and with the surrounding buildings.



SOUTH ELEVATION



WEST ELEVATION

6.0 DEVELOPMENT PRINCIPLES - C - SCALE

