

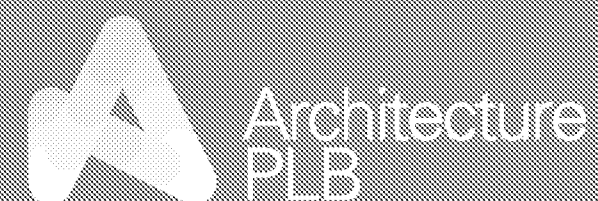


Project Cornerstone
University of Chichester

Student Accommodation,
Bognor Regis Campus

Design and Access
Statement

0122-APLB-BR-70X-PP-A-1020



Project Team

Client	University of Chichester
Architect	ArchitecturePLB
Planning Consultant	Smith Simmons
Project Manager	AECOM



Contents

Executive Summary	
1.0	Introduction
2.0	Existing Site
2.1	Site Location
2.2	Site Analysis
2.3	Site Photos
2.4	Planning Policy
2.5	Planning History
3.0	Design Statement
3.1	Design Evolution
3.2	Scale and Layout
3.3	Site Plan
3.4	Form and Massing
3.5	Ground Floor Plan
3.6	Typical Upper Floor Plan
3.7	Materiality and Appearance
3.8	Landscape Strategy
3.9	Sustainability
4.0	Access Statement
5.0	Conclusion

University of Chichester Project Cornerstone	
Student Accommodation, Bognor Regis Campus	
Design and Access Statement	
0122-APLB-BR-XX-RPA-1020 0122-08-01	
Revision History P01 21.05.22 Draft Issue P02 25.03.22 Planning Issue	
© ArchitecturePLB Template Rev. C	
Contributors: Lizard Landscape Hazel Lee Smith Simmons	
This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.	
Please note this document is designed to be printed double-sided on A3 paper.	

Executive Summary

This Design and Access Statement has been prepared by ArchitecturePLB on behalf of the University of Chichester to support a Section 73 application for construction of a new 6 and 5 storey student accommodation block on a site of approx 0.9ha at the Tech Park, University of Chichester, Bognor Regis Campus, Bognor Regis, West Sussex, PO21 1HR.

The current consented scheme for a 176 bedroom student accommodation building with associated hard & soft landscaping was approved on 26 February 2020.

The University have since embarked on Project Cornerstone, a comprehensive review of all their 'on campus' student accommodation, both existing and potential new build, with a view to increasing supply to meet a growing demand. As one element of this work the University commissioned ArchitecturePLB to review the 176 bed Bognor Regis scheme to investigate changes that could be made within a Section 73 application to respond to changes in the University's brief, such as the provision of a shared common room and laundry.

Since the current consented scheme was designed there have also been significant regulatory changes in relation to fire safety and carbon reduction. This has resulted in a change to the energy strategy (air source heat pumps in lieu of gas fired boilers), the inclusion of PV panels (30% of energy demand delivered via renewables) and the addition of sprinklers for fire protection.

Lastly, at the request of the University, we have taken this opportunity to reconsider the appearance and materiality of the building, with a view to creating a building that did not necessarily mimic the now completed Tech Park, but that conversely sought to make a distinction between the academic function of the Tech Park and the residential function of

the student accommodation.



Campus boundary (blue) and site boundary (red)

1.0 Introduction

This Design and Access Statement has been prepared by ArchitecturePLB to support a Section 73 application for minor amendments to the consented student accommodation scheme at the University of Chichester's Bognor Regis Campus (Application No. BR/311/18/PL). The consented scheme comprises a 176 bedroom student accommodation building with associated hard & soft landscaping and was approved on 26 February 2020.

The University has recently undertaken a review of all their 'on campus' student accommodation across both Bishop Otter and Bognor Regis campuses. As part of this review, ArchitecturePLB were appointed to investigate whether the consented scheme could be adapted to address minor changes to the brief and concerns regarding the existing design.

The main changes from the consented scheme can be summarised as follows:

- Reduction from two cores to a single, central core.
- The inclusion of a shared student common room at ground floor.
- Reduction in size of shared kitchens to bring in line with industry standard.
- Changes in response to the latest fire regulations including the addition of sprinklers and the enclosure of fire escape stairs.
- Changes to the energy strategy in response to the current sustainability agenda, including air source heat pumps in lieu of gas fired boilers, and PV panels array on the roof.
- Minor changes to materiality and appearance.
- Minor changes to landscaping plan.

Consultation

The proposed revisions to the consented scheme were discussed and agreed with the University team.

A meeting was held with Simon Davis, Principal Planning Officer, Arun District Council on 14.12.21 to discuss the proposed changes and seek confirmation that these could be submitted as a minor material amendment.

Simon Davis confirmed he was satisfied that the proposed changes could be dealt with as a minor material amendment, based on the following:

- The development description would remain the same - ie 176 bed scheme.
- The footprint, scale and massing of the revised scheme closely follows the consented scheme.
- Bedroom sizes are in line with the consented scheme.

ADC Conservation Officer returned initial, informal opinion on the proposed changes, summarised as follows:

- Supported the increase in amount of brickwork to the facades, but queried whether the approved brick was to be used and whether a contrasting brick was being used in lieu of the gold coloured cladding.
- The building would need to link with the neighbouring technology building, as well as those located in the conservation area- such as Spencer Terrace.

A presentation was made to the Bognor Town Council on 22.02.22, in light of objections previously lodged to the consented scheme, and specifically their reference to 'the impact the unsympathetic and austere design will have on its setting'.

The response to the proposed revisions to materiality and elevational treatment was generally supported and BTC welcomed a different colour and lighter brick to the completed Tech Park bldg.

This Design and Access Statement should be read in conjunction with all planning drawings and documents as listed below:

Drawings

ArchitecturePLB

3122-APLB-BR-XX-DR-A-1000_P1	Existing Site
3122-APLB-BR-XX-DR-A-1001_P1	Proposed Site Layout
3122-APLB-BR-00-DR-A-2000_P6	Proposed Ground Floor Plan
3122-APLB-BR-XX-DR-A-2001_P4	Proposed First Floor Plan
3122-APLB-BR-02-DR-A-2002_P1	Proposed Second Floor Plan
3122-APLB-BR-03-DR-A-2003_P1	Proposed Third Floor Plan
3122-APLB-BR-04-DR-A-2004_P1	Proposed Fourth Floor Plan
3122-APLB-BR-05-DR-A-2005_P4	Proposed Fifth Floor Plan
3122-APLB-BR-06-DR-A-2006_P4	Proposed Roof Plan
3122-APLB-BR-XX-DR-A-3000_P4	Proposed Elevations- South-West and West Elevations
3122-APLB-BR-XX-DR-A-3001_P4	Proposed Elevations- North-West and North-East
3122-APLB-BR-XX-DR-A-3002_P1	Proposed Elevations- East and South Elevations
3122-APLB-BR-XX-DR-A-4000_P1	Section AA and Section B-B
3122-APLB-BR-XX-DR-A-4001_P1	Section C-C and Section D-D
3122-APLB-BR-XX-DR-A-4002_P1	Section E-E and Section F-F
3122-APLB-BR-XX-SK-A-8023_P1	CGI views of proposed building in context

Lizard Landscape Design and Ecology
LLD2572-LAN-DWG-001-02

Proposed Landscape Masterplan

Hoare Lee

B39-HOA-AB-XX-GA-E-690-8501_P1

Electrical Services - External Layout Lighting

Documents

Ground Investigation Report - Feb 2016
Transport Assessment - March 2016
Sustainable Travel Plan 2017- 2022
Heritage Statement Addendum - March 2022
Flood Risk Assessment- March 2019
Energy Statement Rev 01 - March 2022
Landscape Design Strategy Rev 00 - March 2022
Biodiversity Net Gain Assessment
Drainage Strategy - March 2022
Fire Safety Strategy - March 2022
Planning Statement - March 2022

WSP/PB
WSP/PB
University of Chichester
Aecorn
Aecorn
Hoare Lee
Lizard Landscape Design and Ecology
Lizard Landscape Design and Ecology
Aecorn
Solas Realta
Smith Simmons

2.0 Existing Site

2.1 Site Context

The site extends to 0.8 ha and is located within the University of Chichester's Bognor Regis Campus. The site forms part of the Tech Park, for which the academic building and associated landscaping works directly to the south, were completed in Autumn 2018.

As part of the Tech Park development a junction was installed to connect the site with the B2259 Felpham Way to the east of the site. Car parking and access roads linking the Tech Park with the rest of the campus lie to the west, east and north of the proposed student accommodation site. The site is bounded to the south by a culvert.

Since completion of the Tech Park the site had been left undeveloped in anticipation of the construction of the student accommodation, predominantly consisting of managed grassed areas.

The site is generally level, with a small rise from the eastern entrance across to the western boundary, and levels rising to the south in order to cross the culvert and access the Tech Park. The whole site is within Flood Zone 3a.

Beyond the site to the north are further playing fields. East of Felpham Way are allotments, a watercourse and a residential part of Felpham, the nearest house to the east being over 150m from the proposed student accommodation building. To the south of the site is Barbara Smith Halls and the Tech Park and further south beyond Upper Bognor Road is the Butlins site.

South-west of the site, beyond the tree lined culvert lies the main area of the campus. The Hotham Park Conservation Area and the University's Listed Buildings are screened by existing trees adjacent to the culvert.

To the west of the site is the existing residential neighbourhood along Hook Lane. The impact of development to the nearest neighbours was an important consideration in the development of the consented scheme. A sun path and overshadowing analysis was carried out which determined a prescribed minimum distance of 40m between 100 Hook Lane and the new student residential block, which this Section 73 scheme observes.

There are a number of below ground drainage routes running across the site with restrictive easements which prevent any development occurring within 3m either side of the drain route. The existing drainage bounds three sides of the site and dissects the site, resulting in two smaller developable areas. The footprint of the revised scheme follows the consented scheme, running parallel with the easement that diagonally dissects the site.



Site Context

2.0 Existing Site

2.2 Site Analysis

Key to Diagram

- 1 Vehicular access from Felpham Way completed
- 2 Car Parking for Tech Park completed
- 3 Vehicular/Pedestrian links from site to Tech Park and main campus
- 4 Barbara Smith Halls
- 5 Existing culvert
- 6 University bus stop
- 7 Mature tree belt screens site from Conservation Area and Listed Buildings
- 8 Hook Lane residential properties
- 9 Playing Fields
- 10 Footprint of consented scheme
- 11 Recent new tree planting completed



Site Analysis

2.0 Existing Site

2.3 Site Photographs

The following photos have been captured from Google Streetview and a site walk around on the 8th November 2021.



View from Felpham Way entrance looking west across site



View looking west across site towards Hook Way in the distance

2.0 Existing Site



View across completed car park to north of site looking west towards Hook Lane



View from Tech Park looking south towards site



Completed Tech Park building

2.0 Existing Site

2.4 Planning Policy

Development for this site is controlled by planning policies contained in the adopted Arun Local Plan 2018 and 'made' Bognor Regis Neighbourhood Plan.

Principal policy considerations include:

Local Plan Policy SD SP1a and Policy EMP SP2 both support Bognor as a University location and encourage the expansion and improvement of the academic and recreational facilities on the campus.

Policy 6j of the Bognor Regis Neighbourhood Development Plan (BRNDP) states the Plan will support an appropriate amount of additional student housing at the University.

Flood Risk
The entire campus is within Flood Zone 2a as defined by the Environment Agency flood maps. In compliance with Local Plan Policy W DM2 an exception test was carried out for the consented scheme which justified the development of student accommodation on this site, and a surface water drainage scheme was submitted and approved. The Drainage Strategy has been updated to align with the revised design and is submitted as part of this application.

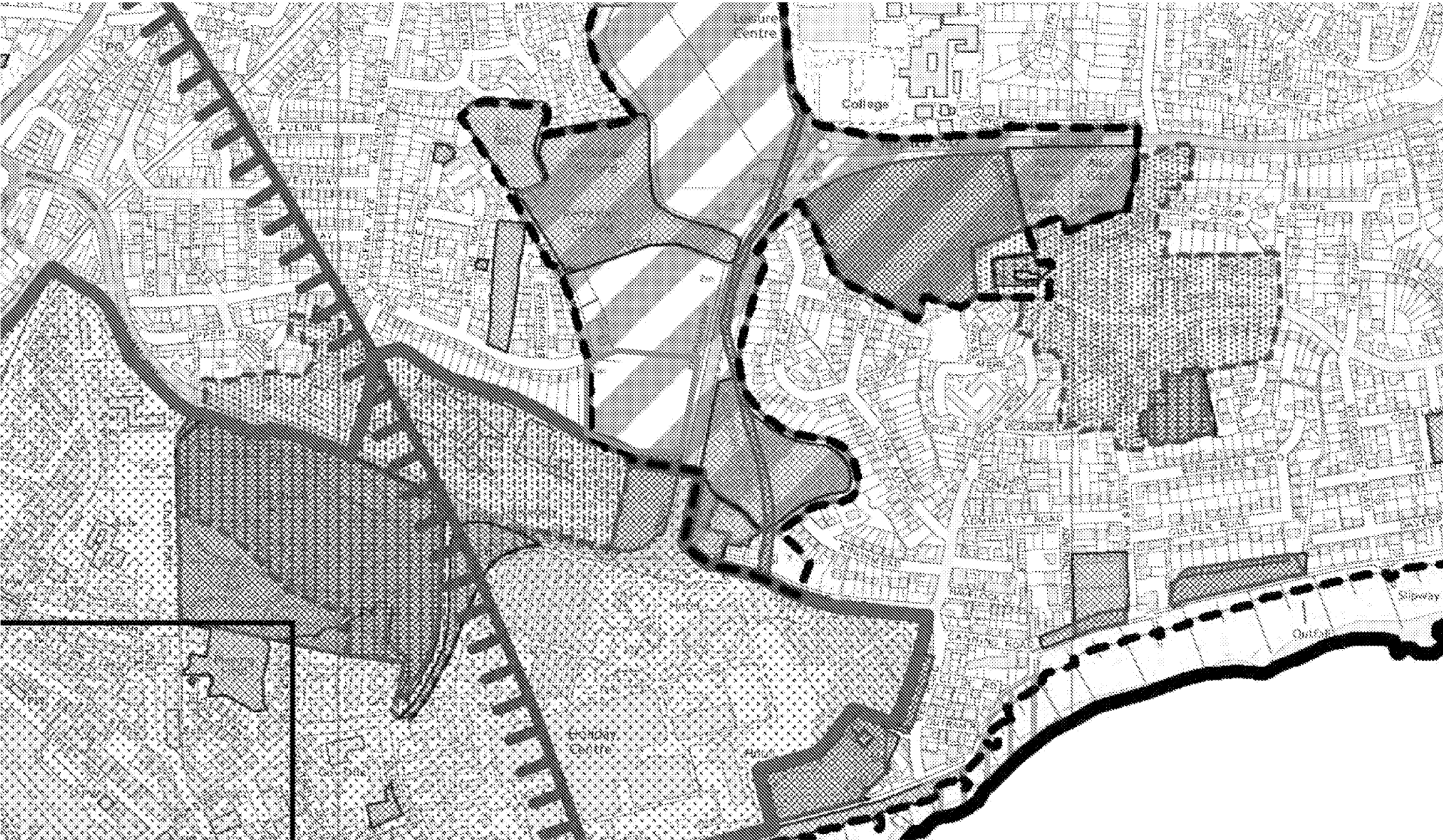
Sites of Special Scientific Interest
The entire campus is within 2km Buffer Zone of Bognor and Felpham SSSI's meaning student accommodation will require modest financial contributions towards mitigating recreational pressure on those designated areas in line with Local Plan Policy ENV SP1

Ecology
A Phase 2 Habitat Survey was conducted for the Tech Park development in 2015 and recommended ecological enhancements were carried out in accordance with Local Plan Policy ENV DM5. Development of the student residential blocks would be required to ensure such enhancements are not compromised. A BNG Statement has been prepared in support of this application.

Heritage
The site itself is not considered to be a heritage asset, but does lie adjacent to the Upper Bognor Road & Mead Lane (Hotham Park) Conservation Area and the curtilage of thirteen Grade I and II Listed Buildings & Structures within the campus.

Local Plan Policy HER DM1 requires proposals protect and enhance the setting of Listed Buildings and Local Plan Policy HER DM3 (Conservation Areas) lists criteria for proposals affecting the setting of a Conservation Area. Proposals should not harm important views into, out of or within the Conservation Area.

The planning officer's report for the consented scheme recorded that harm to heritage assets was 'less than substantial' and this was weighed against the public benefits of the development. A revised Heritage Statement has been prepared in support of this application which concludes that the harm is further reduced.



Chapter 1 - Subsoil Structure & Green Infrastructure	Chapter 4 - Employment & Enterprise	Chapter 5 - Retail	Chapter 12 - Housing Delivery	Chapter 13 - Housing: Affordable & Low Cost	Chapter 14 - Transport	Chapter 15 - Planning Framework: Planning & Development	Chapter 16 - Future Environment	Chapter 17 - Waste Management	Chapter 18 - Local Planning Framework: Planning & Development
Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan	Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan	Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan	Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan	Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan	Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan	Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan	Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan	Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan	Open Space Categories: www: Arun District Council www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan www: Bognor Regis Neighbourhood Development Plan

ADC Local Plan extract

2.0 Existing Site

2.5 Planning History

An extant planning permission BR/54/16/PL to construct an Engineering & Digital Technology Park, new access from Felpham Way and erection of first phase of student accommodation was approved on 14 July 2016. The construction of the Tech Park has since been completed, along with the associated parking and new access off Felpham Way.

An alternative application BR/311/18/PL for the erection of a 176 bedroom student accommodation building with associated hard & soft landscaping was approved on the same 0.9ha site on 26 February 2020. The description of the development was as follows:

Erection of 176 bedroom student accommodation building with associated hard & soft landscaping. This application may affect the setting of listed buildings, may affect the character & appearance of the Upper Bognor Road, Mead Lane Conservation Area & is a Departure from the Development Plan.

The application was supported by a number of technical reports including:

- Ground Investigation Report (WSP/PB)
- Transport Assessment (WSP/PB)
- Travel Plan (University of Chichester)
- Heritage Statement (Forum Heritage Services)
- Flood Risk Assessment (Aecom) and 2016 FRA (WSP/PB)
- Energy Statement (Hoare Lea)
- Lighting Assessment (Hoare Lea)
- Drainage Strategy (Aecom)
- Validation Checklist
- Biodiversity Checklist

The existing consent is subject to the following Planning Conditions, included here in summary:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

The existing consent expires in Feb 2023.

2. The development hereby approved shall be carried out in accordance with the approved plans.

3. The development hereby approved shall be carried out in accordance with the agreed proposed surface water drainage scheme. The new building shall not be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

4. The development shall be carried out in accordance with ecological enhancement measures detailed in the Extended Phase 1 Report (Version 2) submitted with application BR/54/16/ PL unless otherwise agreed in writing. The enhancements and mitigation measures shall be retained and thereafter maintained.

5. The development permitted shall only be carried out in accordance with the approved Flood Risk Assessment Addendum Report dated March 2019 and the following mitigation measures detailed within it:

1. Finished floor levels are set no lower than 2.75m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

6. The accommodation shall only be occupied by those enrolled on courses or attending academic or professional events at the University.

7. No development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with West Sussex County Council and the Councils Environmental Health Officers).

8. No development shall commence until a scheme has been submitted to and approved by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the building. Thereafter, the building shall not be occupied unless and until the approved scheme has been fully implemented.

9. Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

10. Development shall not commence until full details of measures to be undertaken to protect existing public sewers have been submitted and approved in writing by the Local Planning Authority in conjunction with Southern Water. The building shall not be occupied until the measures in respect of protecting sewers have been completed in accordance with the agreed details.

11. No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

12. No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting

and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

13. No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a scheme for the creation of new reptile habitat within the site (or in an alternative location as agreed) to include rough grassland margins, hibernacula, scrub and open basking areas within a dedicated reptile enhancement area.

14. No development above damp proof course (DPC) level shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a scheme to show the location of a fire hydrant to serve the development. The fire hydrant shall be provided in accordance with the approved details before the first occupation of the development and shall be retained thereafter.

15. No part of the development shall be first occupied until an amended version of the existing University Sustainable Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

16. The development shall not be occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will incorporate decentralised, renewable and low carbon energy supply systems in accordance with the recommendations of the submitted "University of Chichester- Student Accommodation Phase 1" (Rev 0, 16 November 2018) (or a different document as otherwise agreed).

17. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The spaces shall be permanently retained and maintained in good working condition.

18. There shall be no partial occupation of the building whilst works to complete the development are continuing other than where a scheme has been submitted to and approved by the Local Planning Authority which specifies the measure to protect occupants from noise and vibration.

19. Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment including fans, ducting and external openings, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation of such plant/ machinery/equipment.

20. No external lighting shall be installed on the building or elsewhere within the application site until plans showing the type

of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority.

The scheme should seek to conform with the recommendations within BS5489-1:2010 and shall also minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

21. In the event that contamination is found at any time during the carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All works must stop immediately and an investigation and risk assessment must be undertaken in accordance with the requirements of the local authority contaminated land officer.

22. No removal of trees, shrubs or other vegetation that may contain birds' nests shall take place between 1st March and 31st August inclusive, unless a suitably qualified ecologist/wildlife specialist has undertaken a careful, detailed, check of vegetation for active birds' nests immediately before the vegetation is cleared and confirmed that no nests will be harmed. Where nests are discovered, the vegetation shall remain in place until nesting activity has ended naturally and the ecologist has confirmed that it is safe to proceed.

23. No deliveries by commercial vehicles shall be taken or despatched from the site outside of the following times (7:00am-6:00pm Mondays to Saturdays), nor at any time on Sundays, Bank Holidays or Public Holidays.

24. The flat roofs on the student accommodation building are not to be used as amenity space or balconies at any time.

25. No Students residing in the accommodation will be permitted to keep a car on site. The University will manage this through a 'No Car' clause in the student tenancy agreement. Prior to commencement a copy of the standard tenancy agreement will be submitted for approval in writing by the Local Planning Authority.

3.0 Design Statement

3.1 Design Evolution

The page opposite is an extract from Stride Treglown's Planning Design and Access Statement, illustrating the design evolution from the original application in Feb 2016 through to the consented scheme, submitted Nov 2018 and approved Feb 2020.

The consented scheme comprises a 5 and 6 storey wing with two entrance cores at the mid point of each wing, with each core serving two cluster flats. The latest change to the subsequently consented scheme (fig 29) was the addition of two semi-enclosed fire escape stairs at the end of the wings. These stairs were added in response to revised University Student Accommodation Design Standards with regards fire safety, made following the Grenfell tower fire of 2017.

The revised fire escape strategy resulted in escape via shared kitchens and alternative means of escape through adjacent cluster flats via pass doors between shared kitchens at the knuckle of the plan. One aspect of the brief for the revised scheme was to rationalise the escape strategy.

Further recent changes to Building Regulations in relation to fire safety have also been incorporated into this minor material amendment, specifically the addition of sprinklers and the full enclosure of fire escape stairs.

The revised plan includes the following layout alterations:

- Two stair/lift cores are replaced by a single core located at the 'knuckle' of the plan. This provides a single 'front door' for students which helps to promote a sense of community.
- The single central core serves 4 linear cluster flats per floor, with back to back corridors.
- Escape stairs located at the ends of the wings are fully enclosed.
- Shared student kitchens are located at the entrance to each cluster flat, helping to ensure these spaces are used and promoting a sense of community within each flat.

151933-STL-XX-ZZ-00-A-2005-7003-PDAS

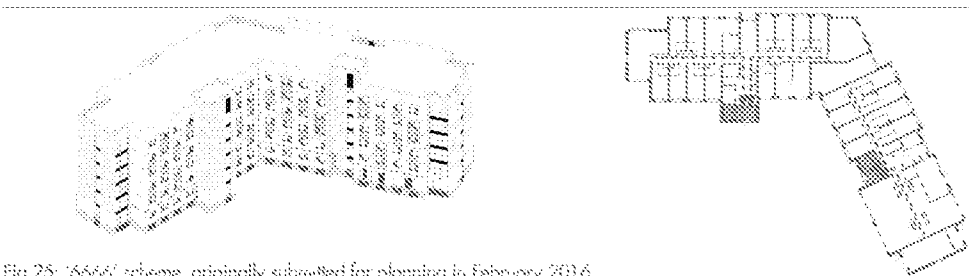


Fig 25: '6666' scheme, originally submitted for planning in February 2016



Fig 26: Amended planning scheme reduced to '6643' - consent given July 2016

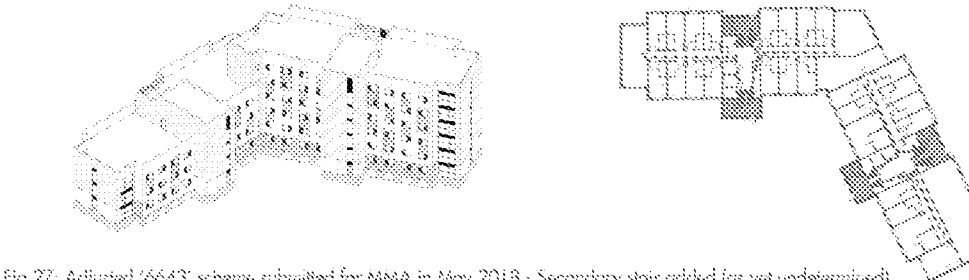


Fig 27: Adjusted '6643' scheme, submitted for MAA in May 2018 - Secondary stair added (as yet undetermined)

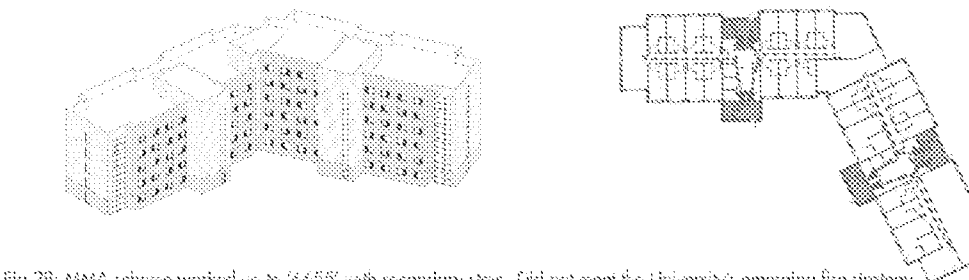


Fig 28: MAA scheme worked up to '6655' with secondary stair. Did not meet the University's emerging fire strategy

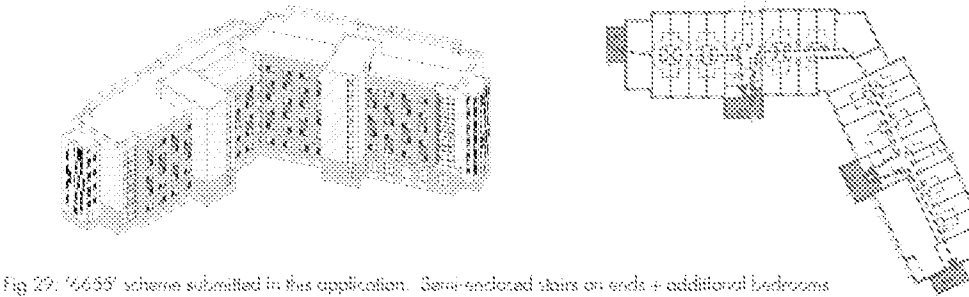
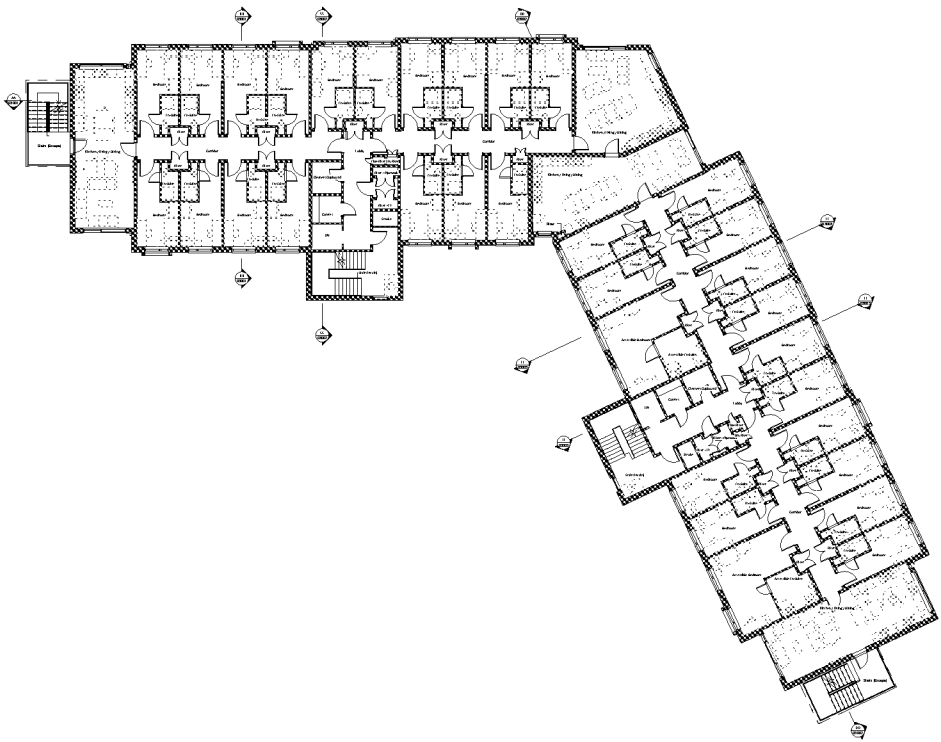
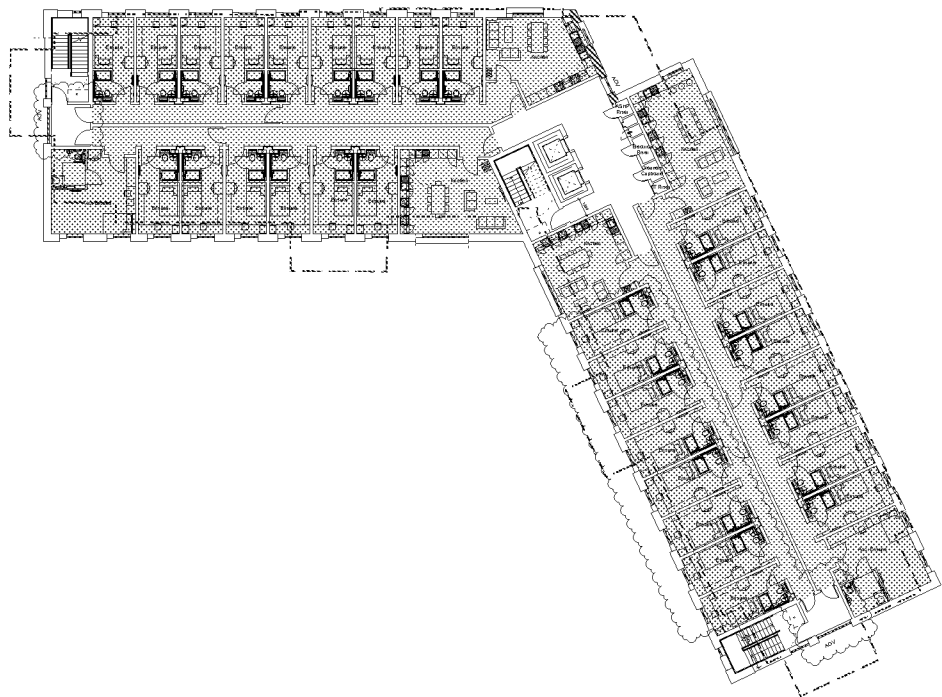


Fig 29: '6655' scheme submitted in this application. Semi-enclosed stairs on ends + additional bedrooms



Consented scheme



Revised plan

3.0 Design Statement

3.2 Scale and Layout

The new building will have an overall Gross Internal Floor Area of 6742m² and is comprised of 6 and 5 storeys of accommodation with associated hard and soft landscaping. This compares to the consented scheme which has an overall gfa of 5517m² so 225m² increase in gfa.

There are 176 proposed ensuite bedrooms, as per the consented scheme, and these are arranged in 15 no. 8 bed, 4 no. 9 bed and 2 no. 10 bed cluster flats.

Nine bedrooms have been designed specifically to cater for wheelchair or other specialist use, accounting for 5% of the bedroom total.

The standard bedrooms area of approximately 12.5m² (+2.4m² ensuite bathroom). The larger accessible bedrooms are approximately 23m².

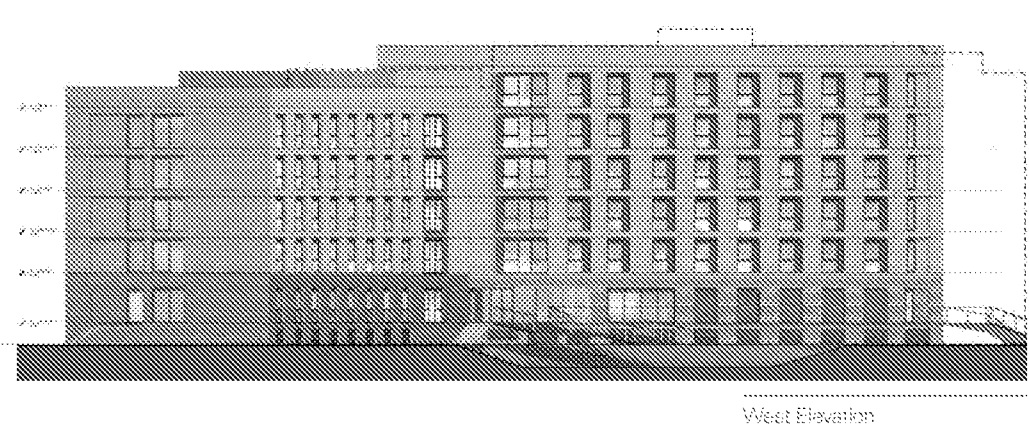
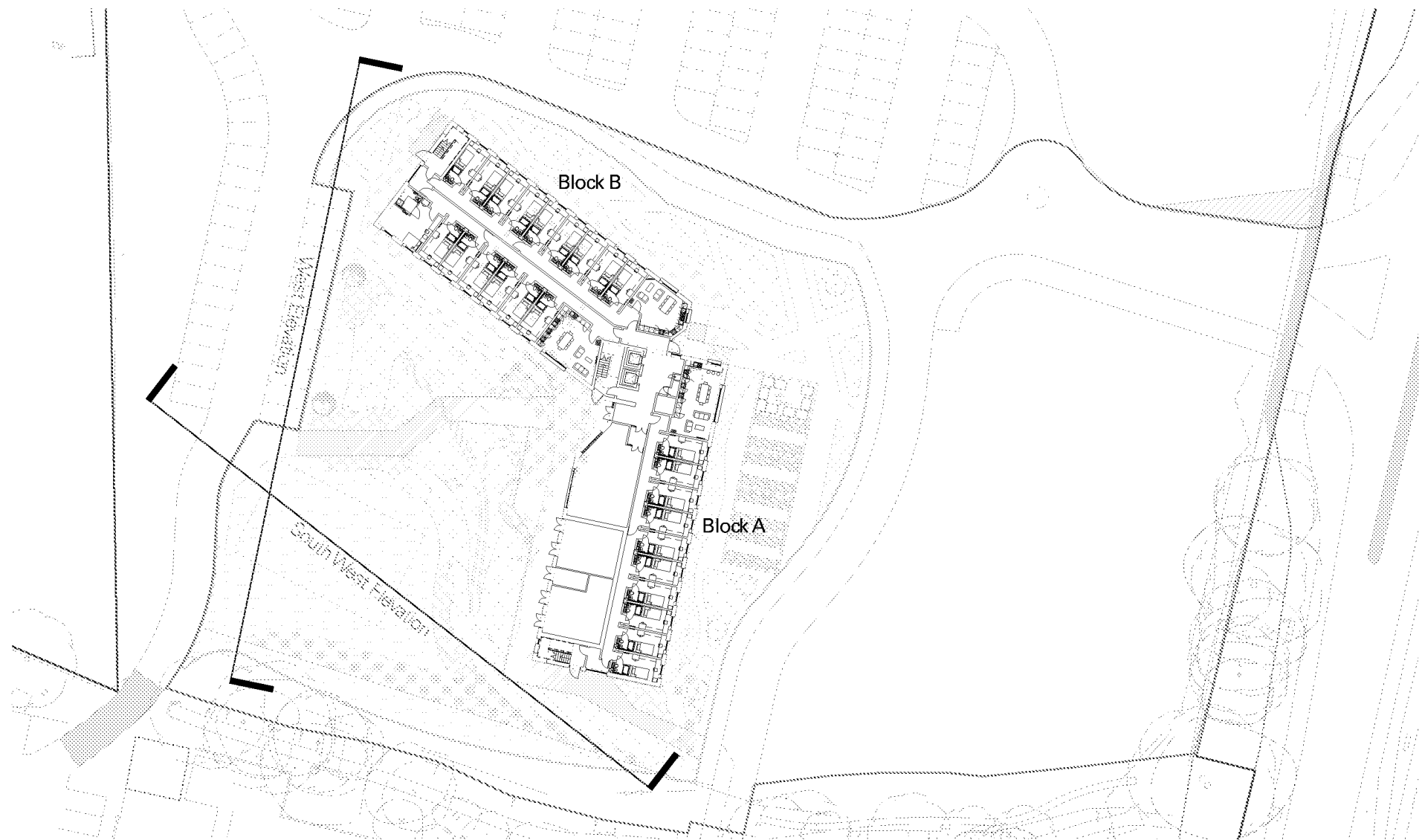
The main entrance to the central core is on the inside of the truckle, with the connection back to the main campus via the boardwalk. The central core is also accessed from the north west corner, providing access to the University bus stop and Felpham Way.

The ground floor of Block A includes a plant room, small laundry facility and a shared student common room.

The site plan opposite illustrates how the revised footprint compares with the footprint of the consented scheme (dotted blue line). The new footprint observes the parameters established by the consented scheme in terms of height and proximity to Hook Lane residential properties, mitigating the potential issues of overlooking and overshadowing.

The proposed elevations opposite are also illustrated in comparison with the consented scheme outline, showing how closely the revised scheme follows the consented scheme in terms of scale and massing.

As the revised building footprint and height does not alter the situation regarding Hook Lane neighbours, the shadow studies submitted as part of the consented scheme application remain relevant and have therefore not been rerun.



3.0 Design Statement

3.3 Site Plan

Key to Diagram

- 1 Boardwalk across attenuation basin connecting back to main campus
- 2 Main entrance
- 3 Secondary entrance to access bus stop & Felpham Way
- 4 Cycle Parking
- 5 Bin Store
- 6 University bus stop
- 7 Potential future blocks
- 8 Common Room/Laundry
- 9 Plant Room

