



3.0 Design

3.0.1 Design Process

The scheme is based on extensive analysis of the site and surroundings, seeking to bringing forward a characterful scheme that makes best use of land and relates well to its context, creating an attractive street frontage.



3.1 Use & Amount

3.1.1 Design Strategy

This development will result in the demolition of the existing building that was formally used for office use and a furniture outlet.

This existing building which is not located within a Conservation Area nor is it statutorily or locally listed, offers very little architectural merit, nor does it fit in within its surrounding context.

The proposal will deliver managed student accommodation mainly at lower ground, ground and first floor levels with reduced amounts at second floor and 4 attic studios above.

The development also includes amenity and administration areas, including reception, common room, gym, laundry facilities, plant areas, management suite, refuse area and cycle store.

A paved forecourt with tree planting is proposed at frontage.

An open planted internal courtyard is proposed on the south face to enable substantial tree planting which will soften this hard urban edge and reduce the visual impact from the neighbouring properties.



South West



North West



North East



South East

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3.1.2 Aerial View of Scheme



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3.1.3 Proposed Use

The scheme has been developed to include a generous provision of high quality common spaces. These spaces are designed to encourage social interaction between students; as places for students to meet and make friends.

It has been found on previous schemes that communal areas are important spaces within a student development and careful consideration of these spaces can improve the health and social wellbeing of residents. These spaces can also improve the desirability of the scheme with potential residents.

The scheme includes a common room, gym and secure internal courtyard.

- Gym - 43m²
- Central Courtyard - 180m²

The Central courtyard provides a wonderful south facing landscaped space for students to interact, relax and socialise. As this courtyard is located a floor level below ground this greatly reduces any noise pollution as-well as visually screening all visibility though neighbouring gardens.



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3.1.4 Room Type

Typical Studio

Studios are typically 22m2 (min.19m2) and are self-contained apartments providing sleeping, washing, lounge, cooking and dining facilities together with a generous study area. Indicative Studio Provision (all types):

Sleeping

- 1200mm Cabin Storage Bed
- Bedside shelf
- Headboard with shelving over

Washing

- Shower 1200x800mm
- WHB
- WC
- Toiletries Shelf

Cooking

- Domino Hob
- Compact sink and drainer
- Undercounter Fridge
- Combination Microwave
- Storage cupboards (base & wall units)

Dining

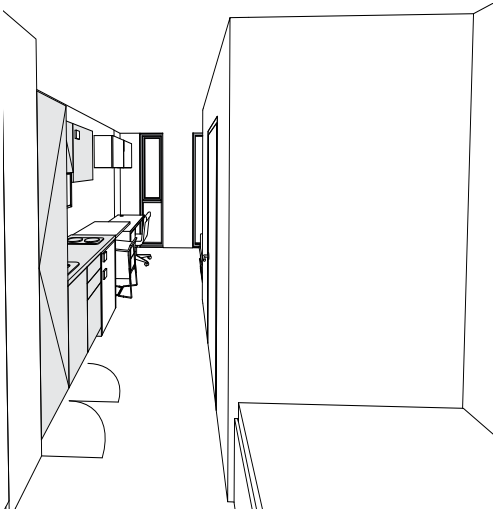
- 2-Seater Sofa

Lounge

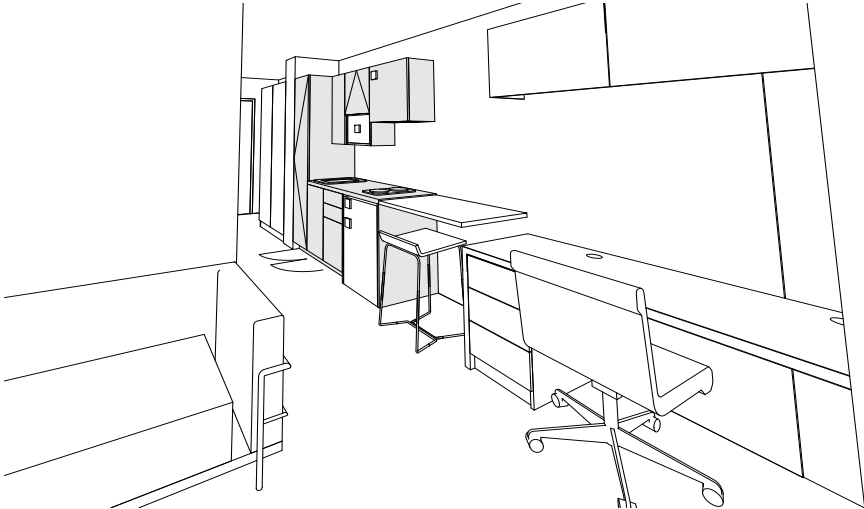
- Small 2 Seater Sofa

Study Area

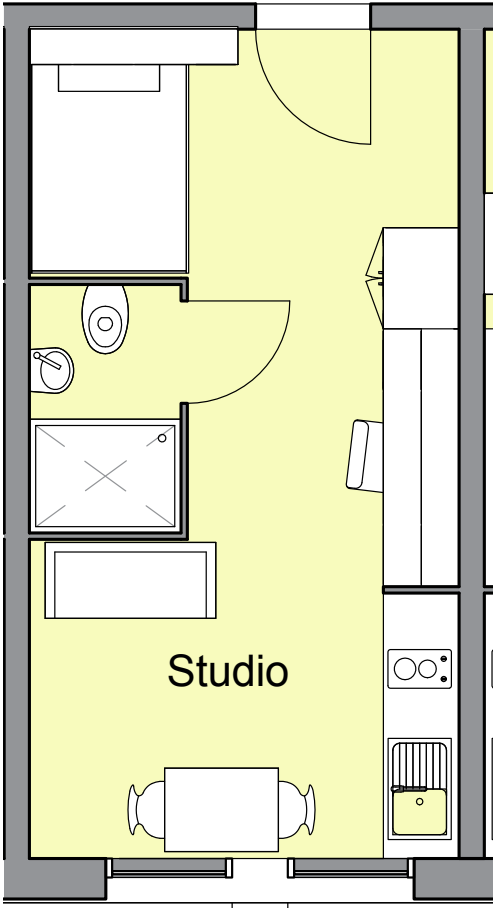
- 1600mm Desk
- Pedestal Drawer Unit
- Notice Board
- Shelving



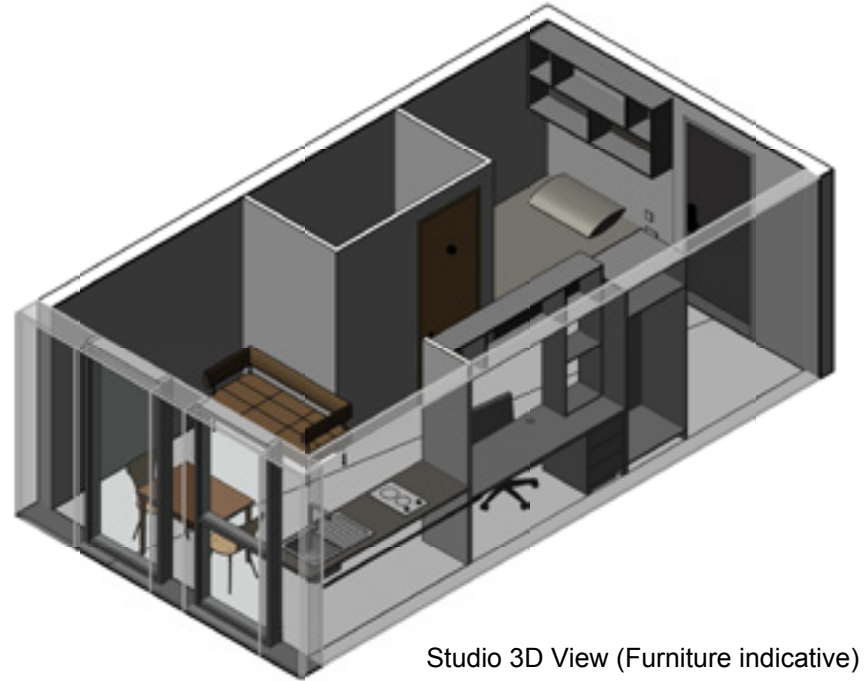
Typical Studio Layout Plan



Indicative Images - Studio



Studio Plan Layout (Furniture indicative)

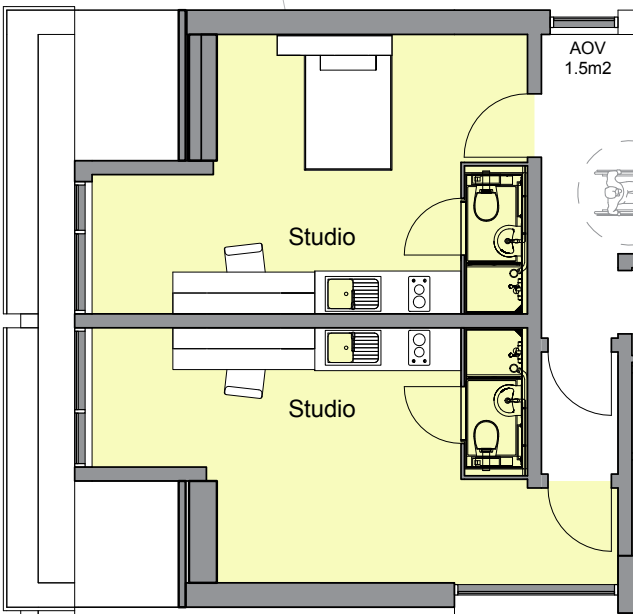
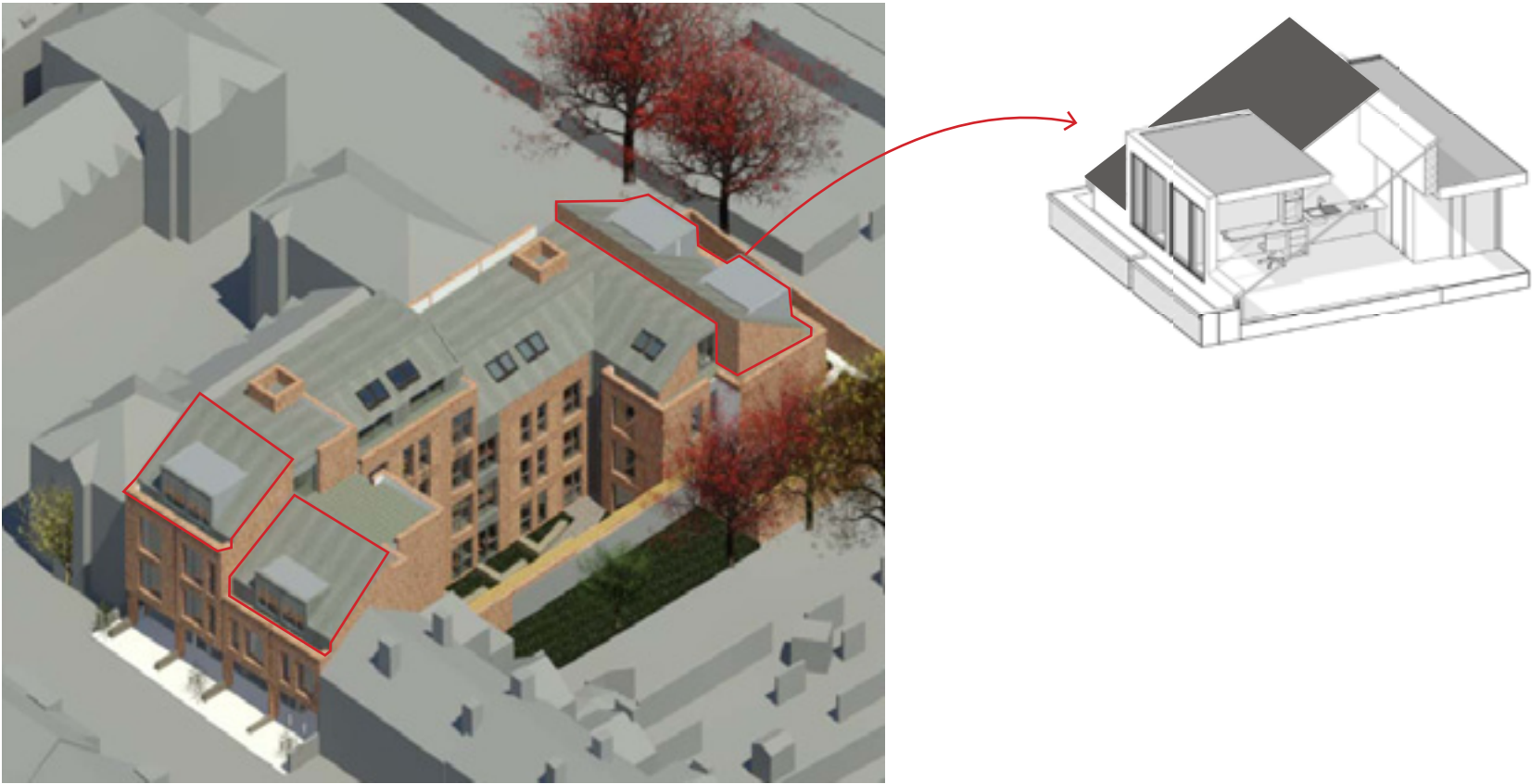


Studio 3D View (Furniture indicative)

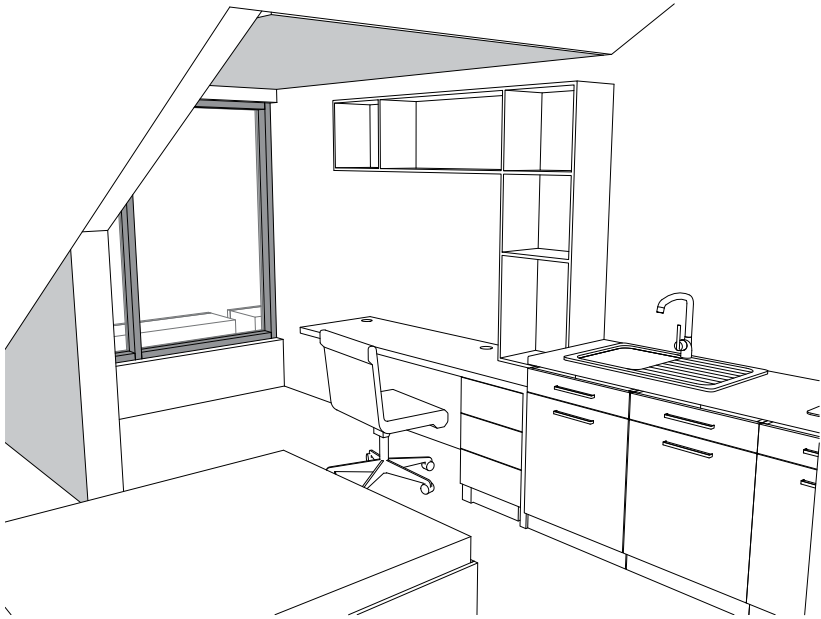
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3.1.5 Studio with Dormer

Studios with Dormers are located to the front and rear of the proposed scheme and reduce the overall massing impact on the street and surrounding properties.



Typical Floor Plan of Studio with Dormer



Indicative interior view

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3.1.6 Accessible Studio

We have carried out a survey across 11 student accommodation schemes sites nationally to understand the uptake of accessible room provision, types of registered disabilities and requirements experienced by the Hall Managers who have monitored residents needs. Of the sites that were evaluated, the number of designated accessible rooms accounted for 1 - 4% of the total room provision.

Uptake of Accessible Provision:

- There has been limited uptake of fully accessible rooms across the 11 sites.
- The no. of wheelchair-bound visitors is very low or none recorded.
- 2 of the sites have limited access for people who are wheelchair-bound but have experienced very low levels of demand.
- The majority of disabilities recorded relate to visual and hearing impairments.

In addition:

- Residents with a hearing impairment are typically provided with a 'hearing package' containing vibrating pillow and flashing alarm system.
- The majority of residents with a registered disability have not required adaptations within the accommodation.
- Other disabilities have required specific adaptation or facility such as orthopaedic mattress, applied tinted window films which have been accommodated.
- For the 11 halls reviewed, Hall Managers have also recorded any medical conditions which may not be considered to be a disability, but may require additional facilities within the accommodation such as medical fridges . These have been provided as required.
- There have been a small number of requests for the use of disabled parking spaces for visitors, such as parents, which have been accommodated.
- There has been no requirement to date for adaptation of staff facilities.
- Personal Emergency Evacuation Plans (PEEPs) for residents and visitors at all sites as required.

The Approved Inspector for the scheme have extensive experience within the student sector, and support new schemes providing a minimum of 1% total designated accessible rooms with access to shower facilities that meet the spatial requirements of AD.M. Of this 1% only 0.5% needs to be fully fitted on completion, but is to be designed to be readily converted to suit a resident's specific needs.

Part of the justification for this approach is based on the annual figures published by UCAS which have consistently shown over the last 5 years that the number of applicants and students accepted to University with mobility impairments is only 0.2%.

A total of 1 no. Accessible Rooms are proposed for this scheme with spatial configuration to meet AD.M. This provision will account for approximately 0.5% of the total rooms.



Accessible Studio (indicative layout)



Adjustable worktop to kitchens

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3.1.7 Accommodation Schedule

The schedule to the left indicates the number of rooms proposed and the gross internal area of each floor plate to achieve these occupancy numbers.

The proposed accommodation will provide a total of 54 en-suite studios. This will provide a varied mix and choice of accommodation types, to suit resident's budgets and living preferences.

Indicative Images - Studio



Area Schedule Level -1		
Name	Area	Count

Level -1

Studio	22.1 m²	1
Studio	22.1 m²	1
Studio	22.1 m²	1
Studio	22.4 m²	1
Studio	22.1 m²	1
Studio	22.1 m²	1

Grand total 133.0 m² 6

Area Schedule Level 0		
Name	Area	Count

Level 0

Studio	22.2 m²	1
Studio	22.3 m²	1
Studio	22.3 m²	1
Studio	22.3 m²	1
Studio	22.3 m²	1
Studio	22.2 m²	1
Studio	19.4 m²	1
Studio	22.0 m²	1
Studio	22.0 m²	1
Studio	22.0 m²	1
Studio	21.3 m²	1
Studio	22.8 m²	1
Studio	23.2 m²	1

Grand total 286.1 m² 13

Area Schedule Level 1		
Name	Area	Count

Level 1

Studio	25.1 m²	1
Studio	21.7 m²	1
Studio	22.1 m²	1
Studio	22.1 m²	1
Studio	22.2 m²	1
Studio	18.8 m²	1
Studio	22.3 m²	1
Studio	22.3 m²	1
Studio	19.5 m²	1
Studio	22.3 m²	1
Studio	22.1 m²	1
Studio	22.1 m²	1
Studio	21.4 m²	1
Studio	26.8 m²	1
Studio	22.2 m²	1
Studio	22.3 m²	1
Studio	22.3 m²	1
Studio	22.2 m²	1

Grand total 399.8 m² 18

Area Schedule Level 2		
Name	Area	Count

Level 2

Studio	25.7 m²	1
Studio	28.4 m²	1
Studio	22.4 m²	1
Studio	21.3 m²	1
Studio	26.1 m²	1
Studio	25.9 m²	1
Studio	22.3 m²	1
Studio	22.3 m²	1
Studio	66.7 m²	1
Studio	21.9 m²	1
Studio	38.4 m²	1
Studio	22.1 m²	1
Studio	22.0 m²	1

Grand total 365.5 m² 13

Area Schedule Level 3		
Type	Area	Count

Level 3

Studio	27.7 m²	1
Studio	21.9 m²	1
Studio	24.6 m²	1
Studio	27.2 m²	1

Grand total 101.5 m² 4

Area Schedule (GIA)	
Level	Area

Level -1	373.9 m²
Level 0	501.3 m²
Level 1	545.3 m²
Level 2	551.7 m²
Level 3	153.1 m²
Grand total	2125.3 m²

Area Schedule (GEA)	
Level	Area

Level -1	413.7 m²
Level 0	533.2 m²
Level 1	594.2 m²
Level 2	587.6 m²
Level 3	175.0 m²
Grand total	2303.8 m²

Grand total : 54 Studios

3.1.8 Unit Types and Sizes

Accommodation Types

Typical Studio Rooms: 54 No. at 19 - 22m²
Accessible Studio Rooms: 24.3m²

Amenity Spaces

Student Courtyards: 133m²
Management Office: 11.8m²
Gym / Common Room: 37.3m²
Laundrette: 15.3m²
Substation: 21.9m²
Plantroom: 37.9m²
Reception: 28m²
Refuse Store: storage for min. 6 no. 1100L Eurobins
Cycle Storage: min 16 no. of cycle spaces

Unit Type Examples

- 1. Management Area
- 2. Coutryard Area
- 3. Gym
- 4. Student Common Room
- 5. Laundrette
- 6. Cycle Storage (25 Spaces)
- 7. Studio Kitchen



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3.2 Layout & Landscape

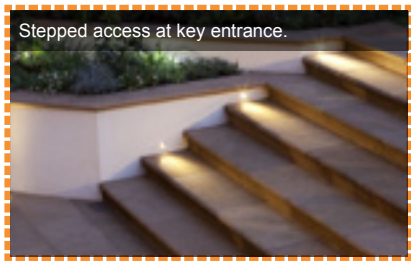
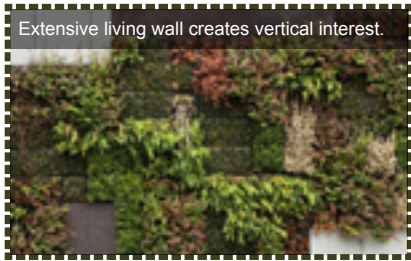
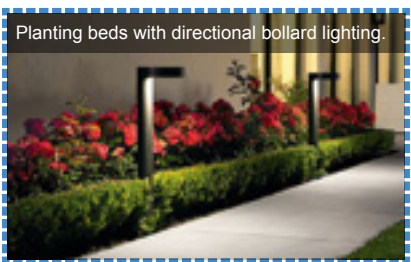
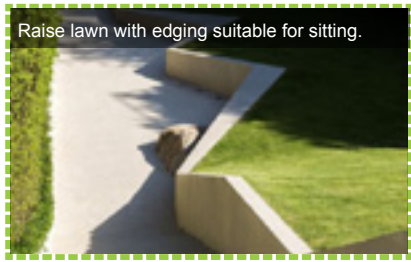
3.2.1 Site Layout

The site plan to the left shows the overall scheme sitting within its context. To the rear of the scheme (right of diagram) note the conservation area. This proposed building does not affect or impose upon the nearby trees.

The building design includes a secure landscaped courtyard for the students to socialise. This courtyard area however is set 3m below the existing ground level, this is to aid with visual and noise disturbance that may otherwise have been imposed onto the neighbours.

LANDSCAPED COURTYARD

Proposals for the landscaped courtyard, sedum roof and residents garden area has been developed by TPM Landscape. A separate design statement has been prepared by TPM Landscape showing the design development and concept proposals.



TPM Landscape - Proposals

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3.2.2 Internal Arrangements

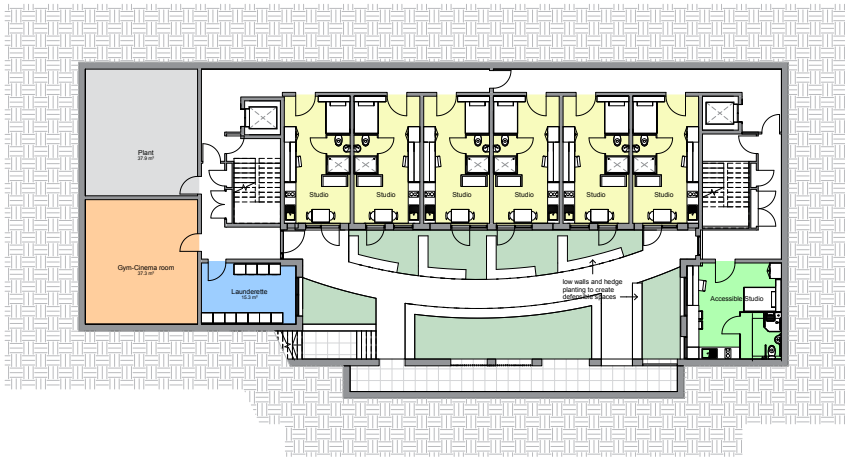


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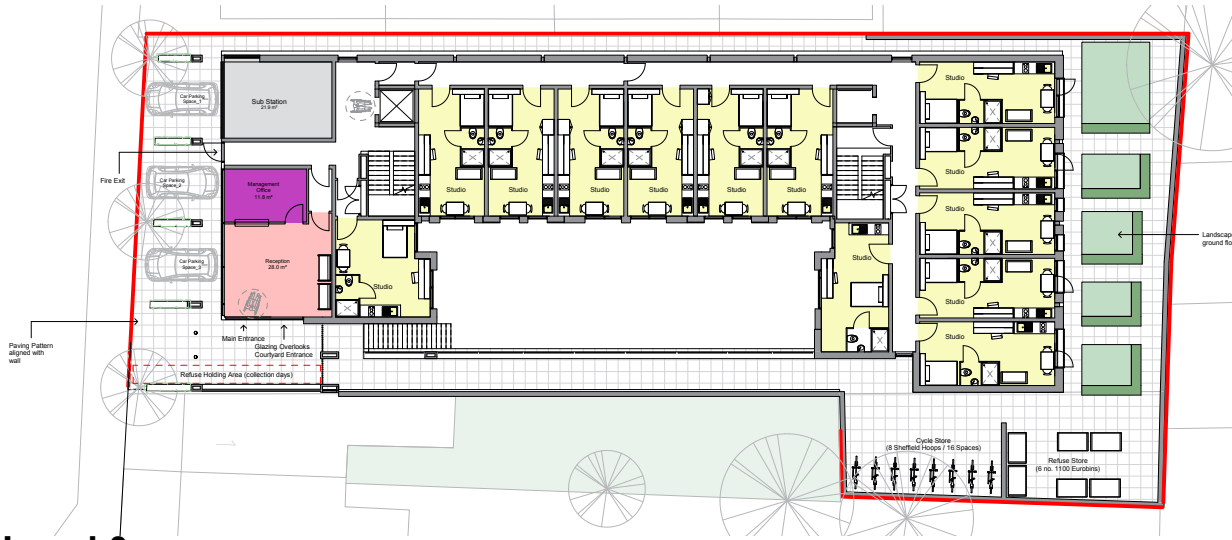
3.2.3 Floor Plans

Accommodation Type Key

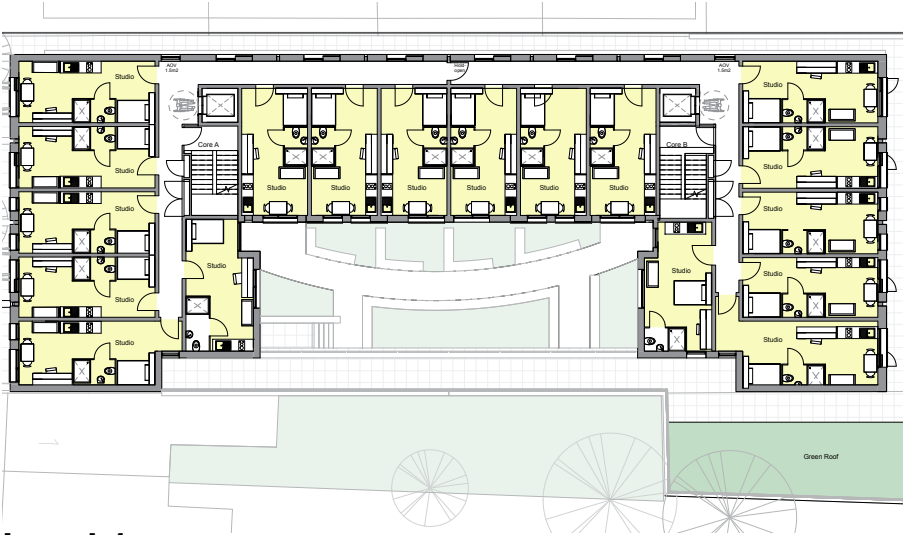
- Launderette
- Manager
- ST
- Sub Station



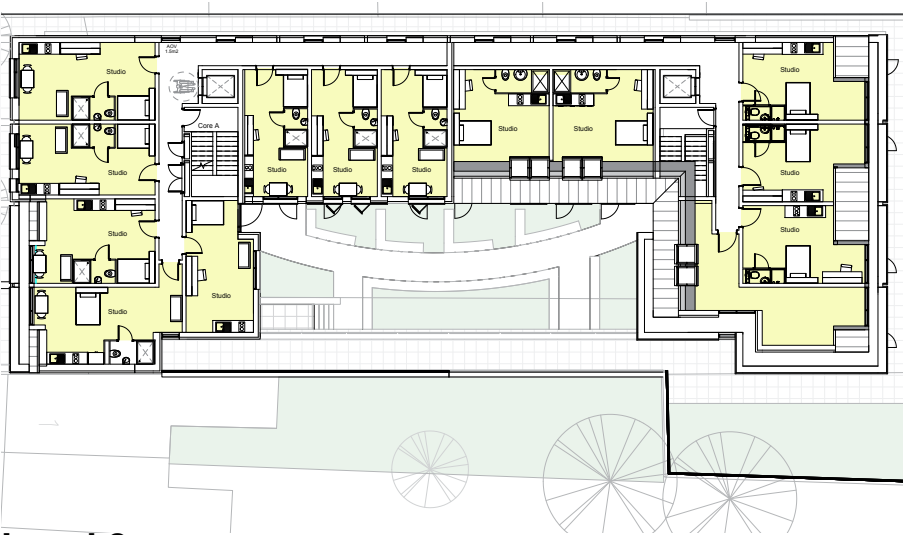
Level -1



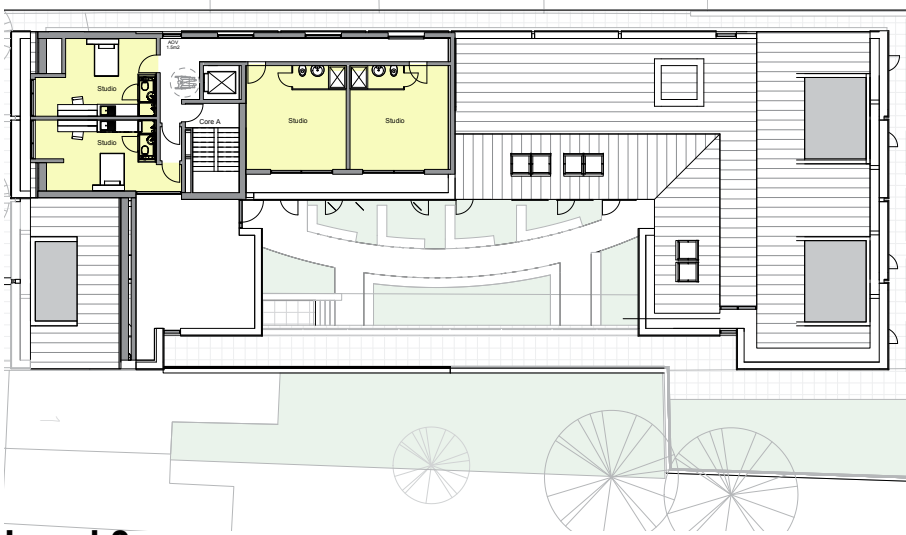
Level 0



Level 1



Level 2



Level 3

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3.3 Scale & Massing

3.3.1 Block Plan Options

The illustrations to the left show the initial massing options considered in response to the site and its context.

Consideration was given to the existing building scale and massing as well as issues regarding overlooking and protecting the privacy and amenity of both the development and neighbouring residential properties.

Other considerations:

- Silver Street scale and character
- Site is adjacent to Kendrick Road Conservation Area
- Height of eaves and relationship to neighbouring 2-storey residential properties

Option 1 - Conversion

Conversion of the existing building was considered and layouts developed for financial appraisal.

The form of the existing building and it’s relation to neighbouring properties was too restrictive and meant that accommodation would be rear / forward facing with deep floor plans and limited opportunity for side-facing habitable windows.

This option was discarded, and new-build options considered.

Option 2 - New Build

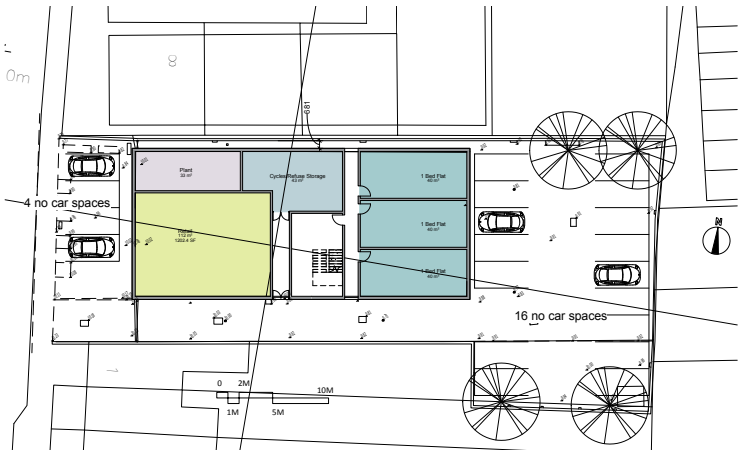
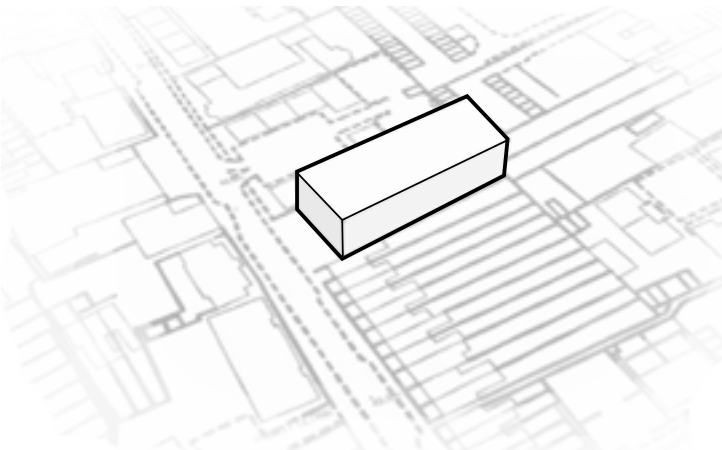
Our initial response to the Client’s brief for a full studio development was to develop 2 separate residential blocks of 5-6 storeys connected below ground by an underground car park, and landscaped courtyard.

During a pre-application meeting with the LPA (Case Officer - Andrew Amery), it was concluded that the form and scale of the proposals were considered inappropriate for the setting and further options needed to be considered.

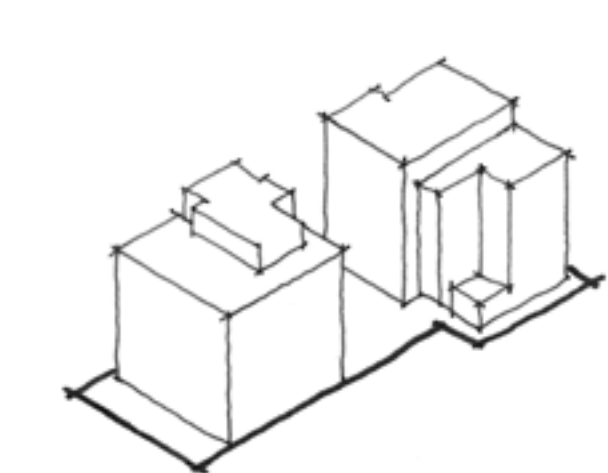
It was suggested that a single linking block with 4 storey street frontage and landscaped courtyard would be more appropriate.

A1/A3 commercial space located on ground floor level with active frontage - area 29.7m²

Option1: Conversion



Option 2: New Build



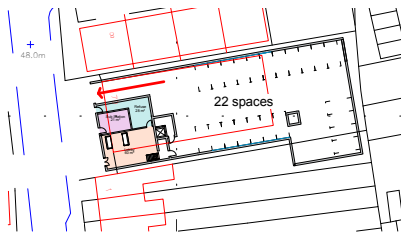
Silver Street - Looking North



Main Entrance



Silver Street - Looking South



Ground Floor/ Carpark
1 : 500



Upper Ground Floor - 9 Studios
1 : 500



Typical Floor Plan - 15 Studios
1 : 500



Top Floor - 7 Studios
1 : 500

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3.3.1 Block Options

Option 3 - New Build

Option 3 developed in response to LPA pre-application advice and includes a maximum 4 storey frontage stepping down to 3 storeys across the Silver Street frontage. The LPA responded favourably to this approach during an extensive pre-application process (case officer - Daniel Murkin) and formed the basis of the originally submitted scheme in 2016.

By providing accommodation between the blocks, the overall height has been reduced whilst maintaining similar levels of accommodation.

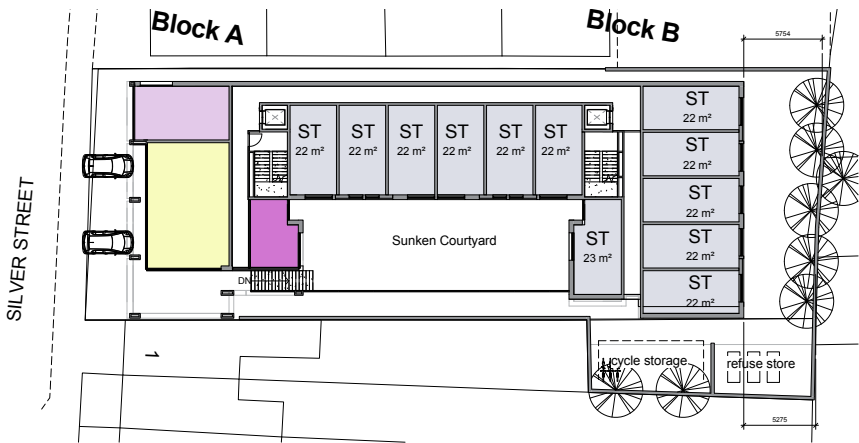
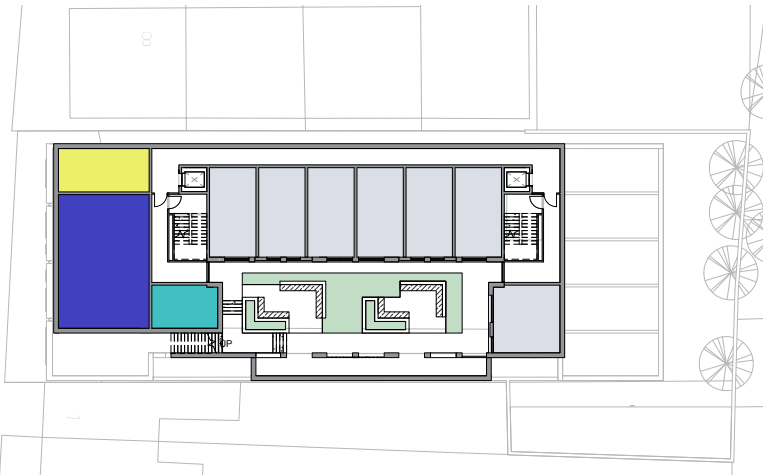
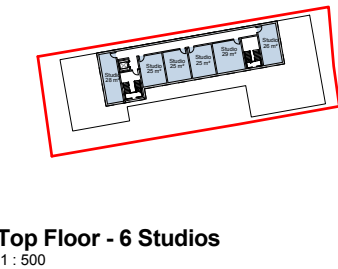
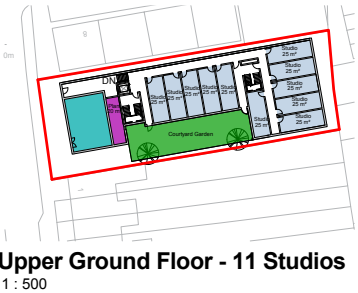
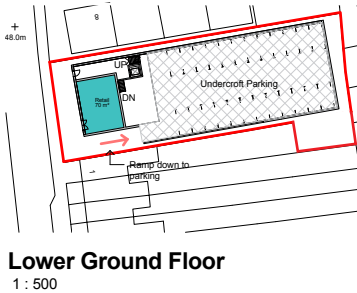
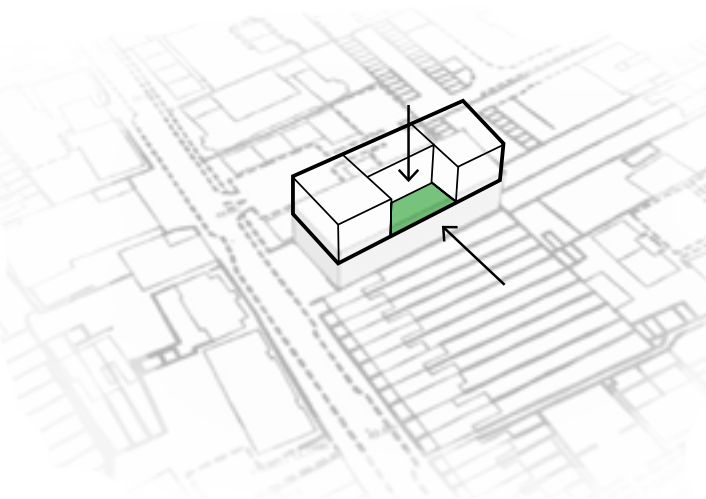
The linking block and rear elevation is set back from the south and east boundaries to protect the privacy and amenity of adjoining properties.

In order to reduce the overall mass, a further iteration developed the idea of a sunken courtyard with lower ground floor accommodation.

The site orientation, means that the sunken garden and accommodation facing into the courtyard will receive good levels of sunlight - this is shown in the sunlight and daylight modelling.

Further development led to changes made to reduce the scale and mass following refusal. The tallest part of the development has been reduced into the vicinity where the existing office building is of a comparable height with the rear block now reduced to a lower 2/3 storey scale above ground

Option 3: New Build



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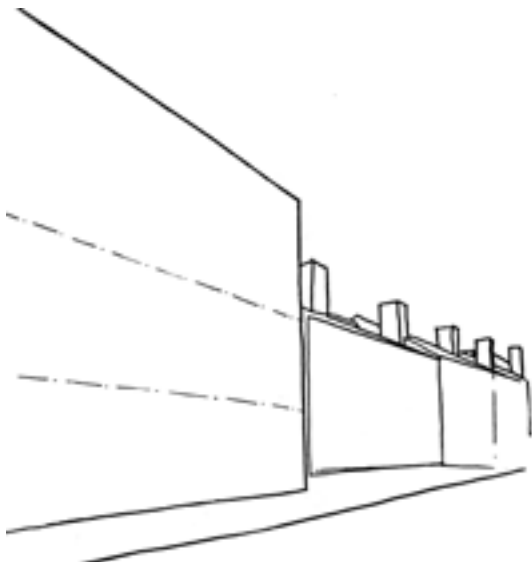
3.3.2 Street Frontage

The existing 3 storey office building is rectilinear and offers little in terms of form or style to relate to its context.

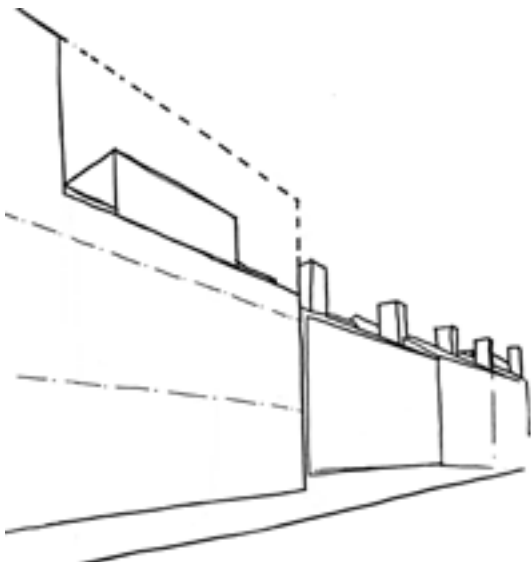
The sketches to the left show the development of form and style and its articulation to create a positive and appropriate relationship with the street and adjacent properties.

The introduction of a pitched roof with dormer projections reduces the overall mass and impact at street level.

The eaves heights across the Silver Street frontage steps in response to the neighbouring properties to the north and south of the site.



Silver Street - 3 storey



Silver Street - 3 storey, with dormer set back



Silver Street - 3 storey, with dormer set back and facade articulation



Silver Street - Frontage form



Silver Street - Final Frontage Form

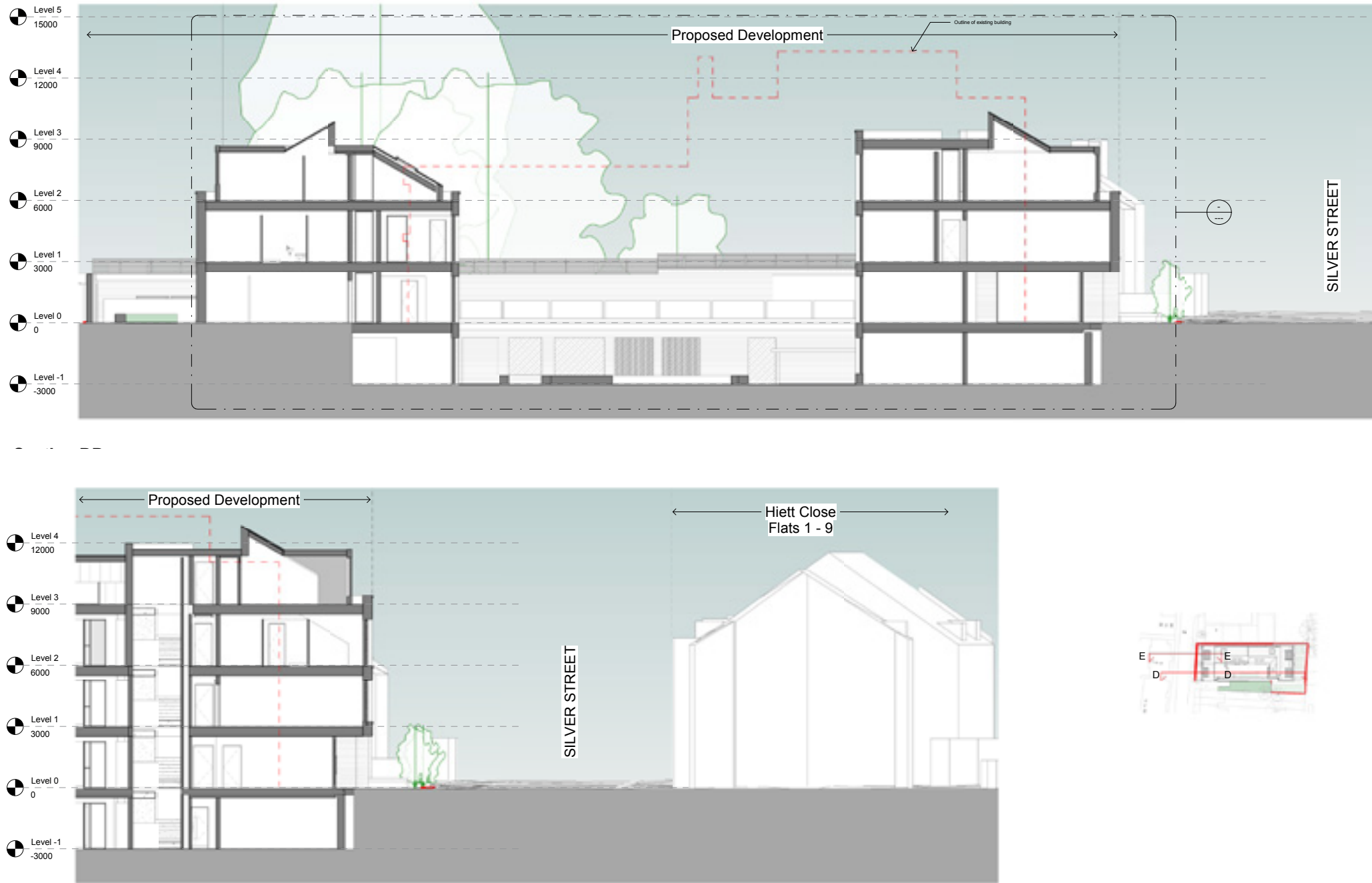
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3.3.3 Contextual Relationship

The sections to the right show that the scale and massing of the proposed scheme fronting Silver Street is also appropriate when considered in relation to properties facing the site.



Hiett Close - opposite



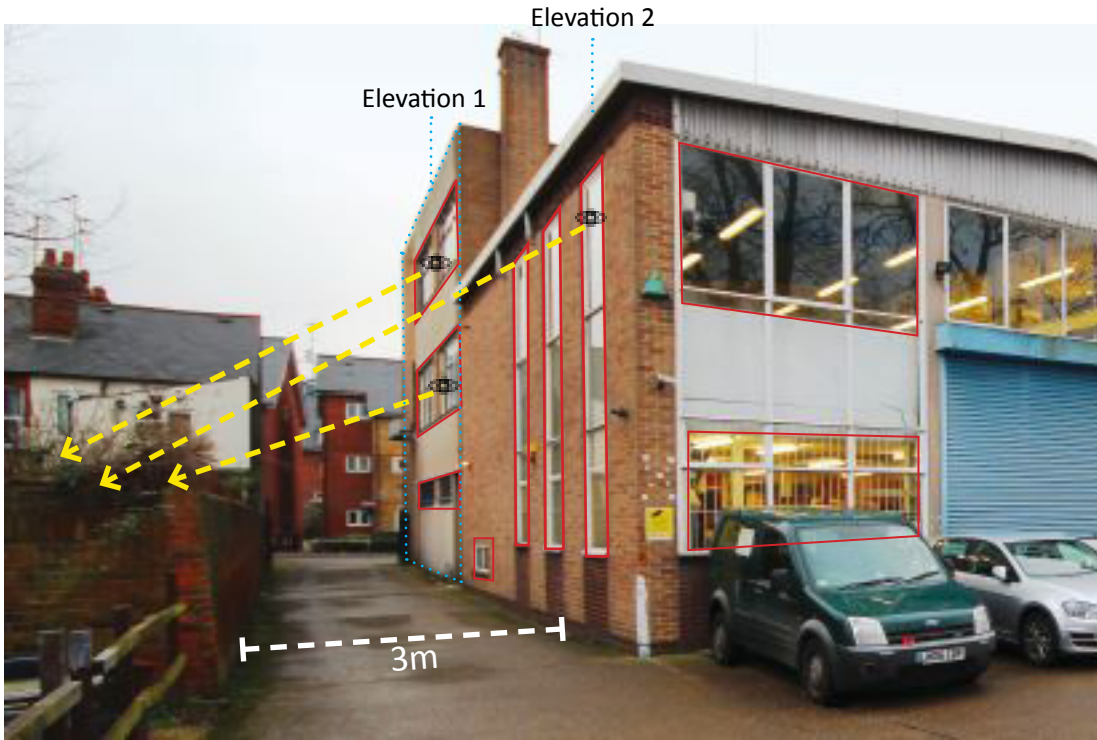
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3.3.4 Privacy and Overlooking

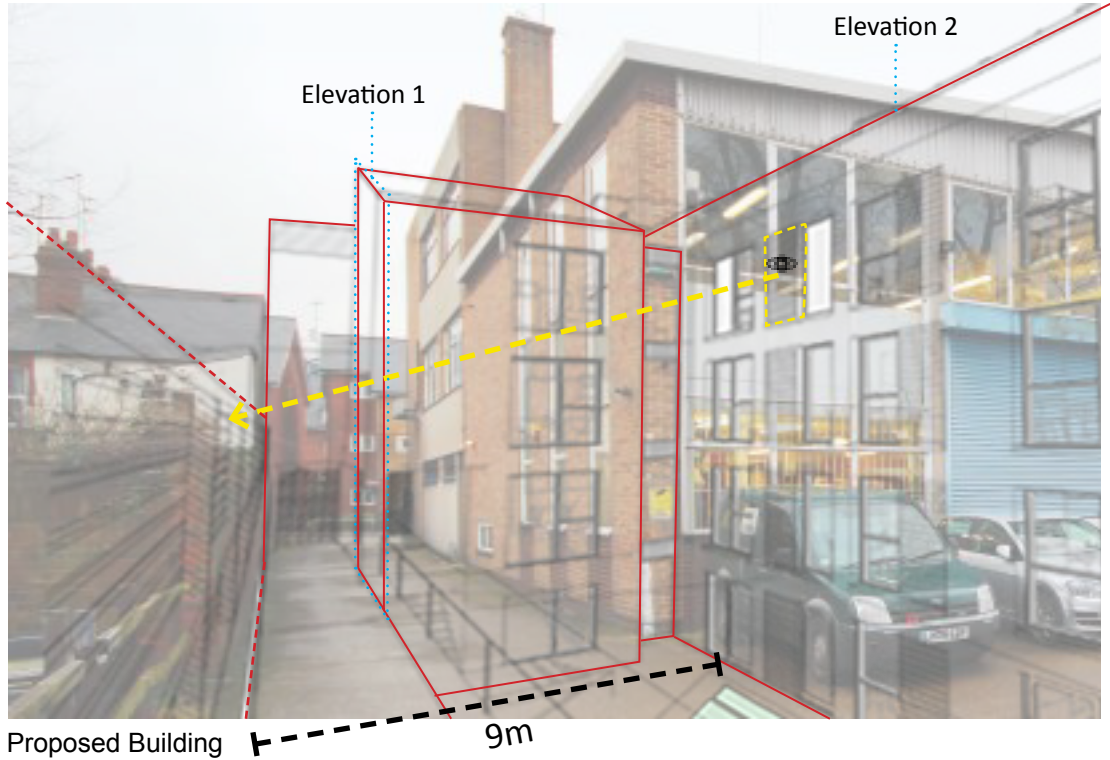
The images to the right indicate the levels of privacy that occur both in the existing building and the proposed scheme. The illustrations help show a comparison between the before and after. We can note from this diagram that the existing building has several large windows along the South facing elevation. This elevation is the most intrusive towards the neighbouring gardens as it directly overlooks the gardens offering very little or no privacy to its neighbours. The top image also demonstrates the very close proximity to the neighbours boundary wall, with only a 3m gap this again allows users in the existing building to have full and direct views into the neighbouring areas.

In contrast the image at the bottom shows the proposed scheme, which illustrates how the new development increases privacy to its neighbours.

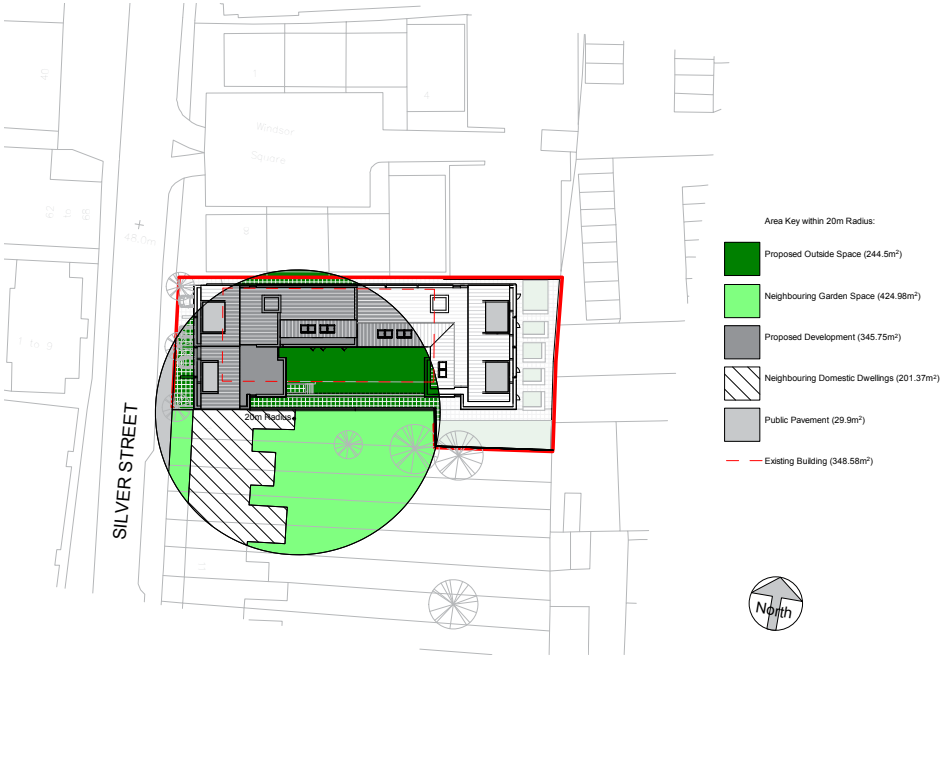
- The proposals have no windows along elevation 1 which eliminates direct overlooking at close proximity.
- There is increased distance between the neighbouring boundary and elevation (2) which significantly reduces the overlooking visibility. This together with the proposed mitigation measures of applying directional film to windows on upper floors will protect the amenity and privacy of all affected residents.



Existing Building and Context



Proposed Building



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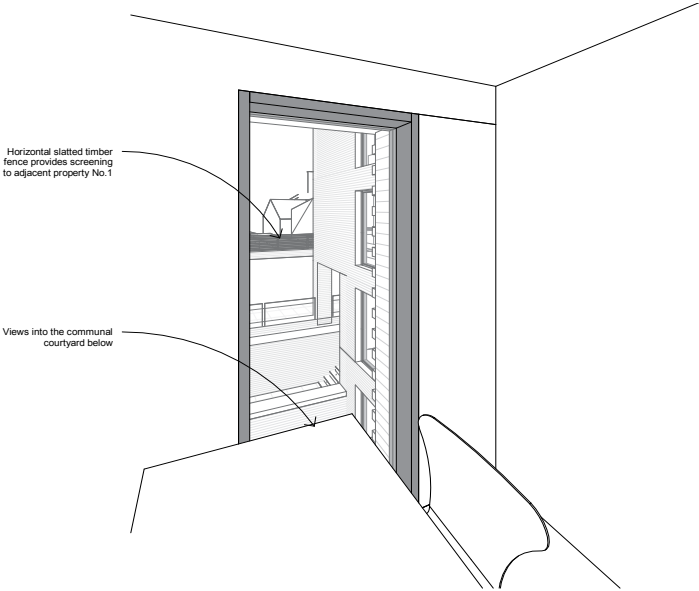
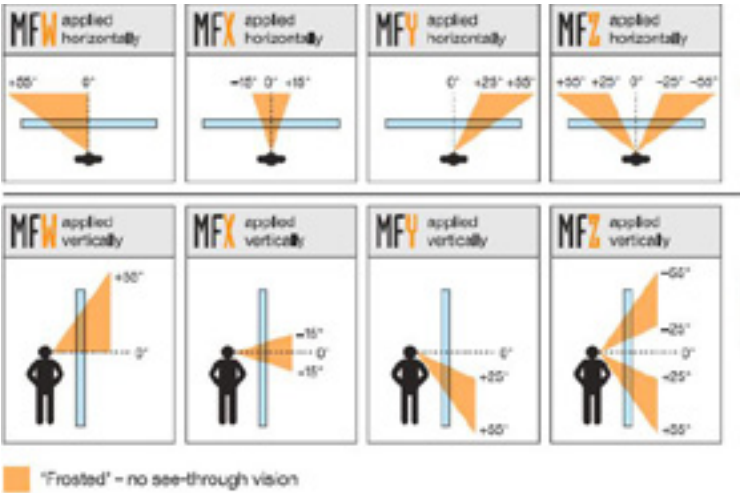
3.3.5 Privacy Solutions

The use of a combination of directional screens & translucent privacy film applied to windows and frame avoid neighbours been overlooked by residents.

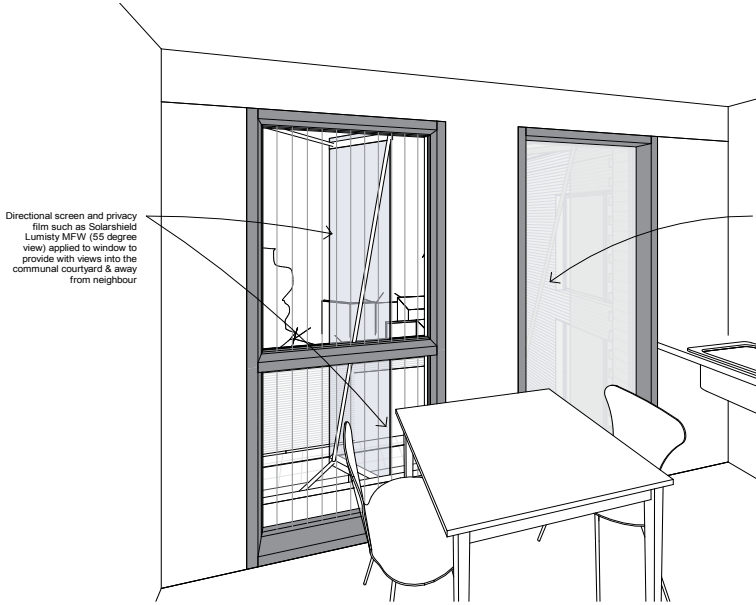
Windows to the west of the courtyard were lost in the development of the design due to views over looking neighbouring gardens.

To protect views within the neighbours garden - a new wall and timber trellis will be constructed to the appropriate height to avoid overlooking residents as well a disrupted view.

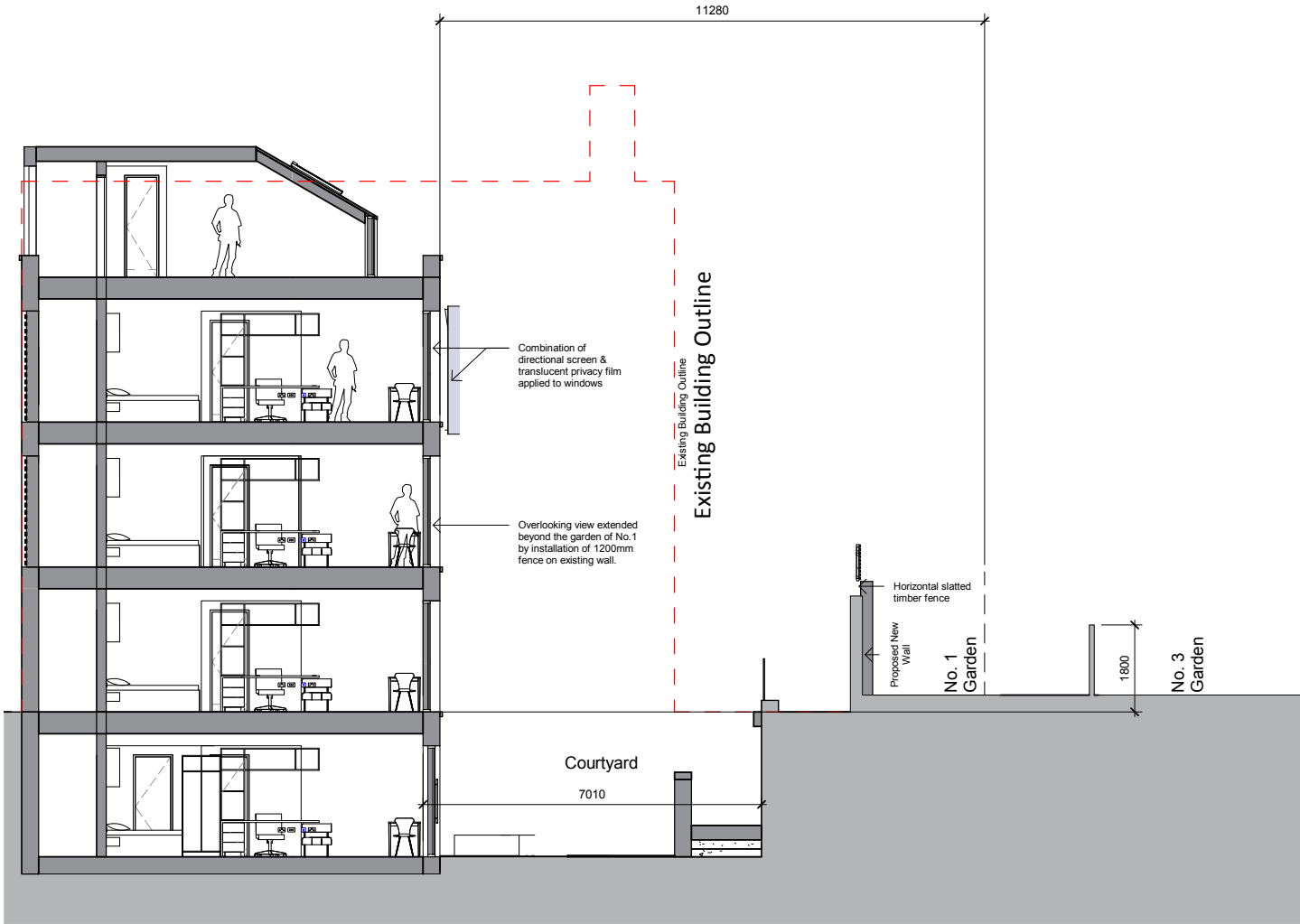
Bellow are examples of the types of window films;



View from 1st Floor Window



View from 2nd Floor Window



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3.4 Appearance

3.4.1 Material Selection

A simple palette of traditional materials with contemporary detailing is proposed for the development.

Traditional masonry construction will provide a robust and sustainable solution with good thermal, acoustic and fire performance as well as being a strong and durable finish requiring infrequent maintenance.

Facing brick:

A grey multi-brick with recessed windows.

Feature brick detailing:

Projecting 10mm alternate courses within recessed panels.

Window & Door frames:

PPC Aluminium dark grey/brown finish to provide contrast with the facing brick.

Roof Finishes:

Metal standing seam roof including cladding to dormer roofs.



3d View of the proposed Silver Street facade



Proposed projecting brick - alternate courses and window louvre vent detail (indicative image)



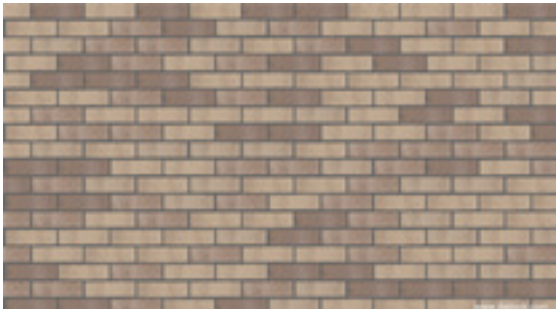
Zinc clad dormer and roof (indicative image)



Zinc clad dormer (vertical standing seam)



PPC Aluminium - Window & CW Frames, Copings



Grey Multi Facing Brick

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3.4.2 Long Elevations



Site Context Elevation - Silver Street
1 : 100



Site Context Elevation - Rear
1 : 100

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3.6 Sustainability

O’Connell East Architects and the design team have agreed with the client that a sustainable agenda should underpin all aspects of the design process. The proposed development will meet the minimum requirements of BREAM ‘Very Good’. The key choices leading on from this approach in the building are as follows:

- Large windows to allow good natural lighting.
- Internal solar shading of all windows to minimise over-heating.
- Substantial use of brick, a natural material, to reduce embodied energy.
- Use of high robust materials for longevity.
- Extensive use of deep wall and roof insulation zones to reduce thermal loss below statutory requirements.
- High performance double glazed windows and curtain wall glazing to reduce thermal loss below statutory requirements.
- Landscaped areas with natural materials and extensive planting.
- Natural ventilation and heat recovery ventilation of all student rooms to decrease energy use.

In addition the servicing energy strategy will include:

- Low energy electrical appliance and controls.
- Low flow appliances to conserve water.
- Centralized community type heating.

Social sustainability

- Design responsibly – by incorporating flexibility into schemes to accommodate future users. E.g. Demountable partitioning for future adaptability.
- Development benefits from a very sustainable location within walking and cycling distance of the city centre and University campuses and is served by the local bus network significantly reducing the reliance upon private cars for students.
- The scheme incorporates ‘Secure by Design’ recommendations.

Economic sustainability

- In terms of economic benefits the proposals will introduce new people into the area which will help contribute to the vitality and viability of local shops and services. The development will also help the local economy by creating jobs during construction and operational phases of the development
- Investigation and implementation of innovative construction methods which support environmental sustainability and offer immediate and longterm economic efficiencies.
- Design for minimum waste.

Environmental sustainability

- The proposal is sustainable in seeking to minimise energy consumption by providing high density student accommodation designed to current energy efficient and conservation standards defined in Part L, F & G of the building regulations and by specifying recyclable materials with minimal wastage and employing local labour where possible.
- Encourage efficient use of space heating/lighting, equipment, water, electricity and utilise renewable energy forms where appropriate.
- Promote the use of environmentally friendly and sustainable materials.
- Work alongside other professionals who actively encourage the same values in their specialisations with regards to sustainability and the environment.

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3.5 Shadow Analysis

3.5.1 Shadow Study

The diagrams to the right illustrate the sunlight path and how its hits the proposed building.

The diagrams show that the rooms to the rear and the front of the courtyard receive early morning - midday illuminance. Similarly the rooms located to the front of the scheme receive a good level of sunlight from mid day though until the evening. The south facing courtyard receives sunlight thought the day.

Winter Solstice -

December 22

- 1. 10:00am
- 2. 13:00pm
- 3. 15:00pm

Spring & Autumn Equinox -

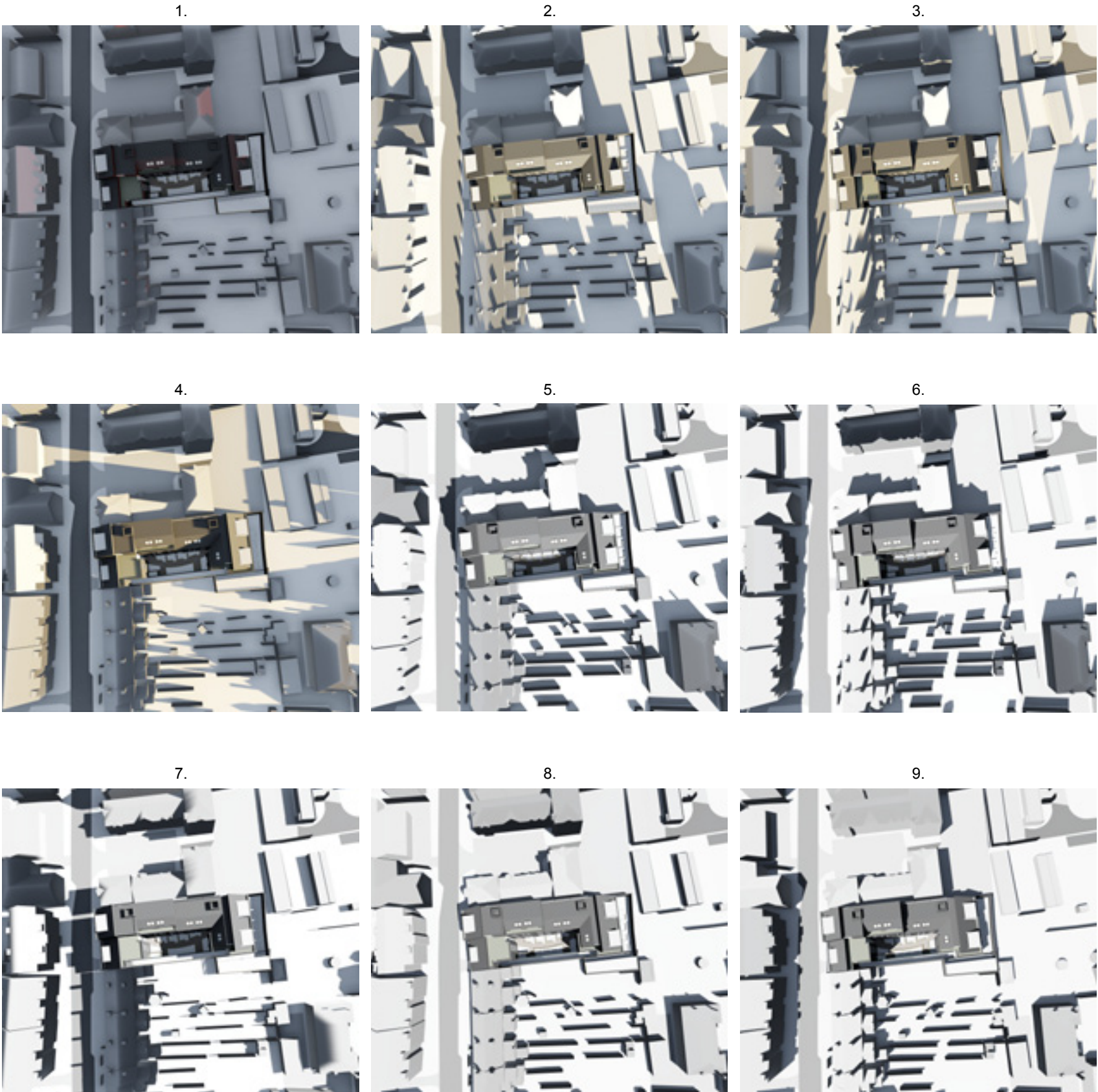
20th March & 23rd March

- 4. 9:00am
- 5. 12:00pm
- 6. 15:00pm

Summer Solstice -

20th June

- 7. 9:00am
- 8. 12:00pm
- 9. 16:00pm



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4.0 Access

4.0.1 Transport & Servicing Strategy

PEDESTRIANS

Residents and visitors arriving on foot will access the development through the reception which fronts Silver Street. Access control points will be provided to restrict unauthorised entry.

VEHICLES

The development will be car-free with the exception of a single disabled car parking space off the Silver Sreet highway.

No students, with the exception of students with disabilities, will be allowed to bring vehicles to the site or park locally. Students will be encouraged and accommodated to use more sustainable means of transport, such as cycling, walking and buses throughout their tenancy.

Students will not be permitted to bring cars to the site under the terms of the tenancy agreement. This will include a restriction to park within the local residences as set out a plan in their tenancy agreements.

The ‘moving-in / out’ period will normally be a managed process over two weekends each academic year. To stagger arrivals, each student will be advised of a date and time to take up occupancy of their room.

During ‘move in/out’ days we will provide an increased management presence and in order to minimise disruption we provide a methodical approach to the appointment times that students can arrive and unload and send them a supporting information pack relating to unloading positions and public transport routes.

If students and parents choose to ignore these timings the management company will reserve the right to refuse access.

The move in/out process will be meticulously planned so that all students don’t arrive or leave at once. This will minimise the impact on the surrounding streets.

CYCLISTS



Residents arriving by bike will access the development via the secure entrance gates fronting Silver Street, and follow the ground floor walkway along the southern boundary to a designated cycle store.

The cycle storage area will accommodate up to 16 bikes with Sheffield Hoops.

REFUSE STORAGE

A designated refuse store is provided at ground floor level adjacent to the cycle store.

It is envisaged that the refuse vehicle will park on the highway, and management staff bring bins to the front of the development and return the empty ones to the store. A designated holding area has been identified within the site and within 6m of the highway for bins awaiting collection.

FIRE TENDER

Under fire condition, it is envisaged that the tender will park on the highway and connect to dry-riser breach inlet valves which serve the two lift / stair cores.

Details of the fire strategy for the development are to be agreed with Building Control and the Local Fire Officer.

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4.0.2 Security Fixtures

The development has been designed to provide a safe and secure environment for student residents.

ACTIVE

The site will be provided with a security lodge that will be manned 08.00 - 18.00 with emergency and security contacts available off-site outside of these times.

Physical barriers with access controls will be placed at the main entrance and gated entrance to ground level cycle and refuse storage areas.

CCTV cameras that are generally located to view the following locations:

- Reception / main entrance
- All final exits / exit lobbies
- Lift car
- Laundry
- Cycle store
- Common Rooms

PASSIVE

Internal courtyards and the rear boundary will be overlooked and benefit from natural surveillance.

Indicative examples:



CCTV System



Intercom



Access Control

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