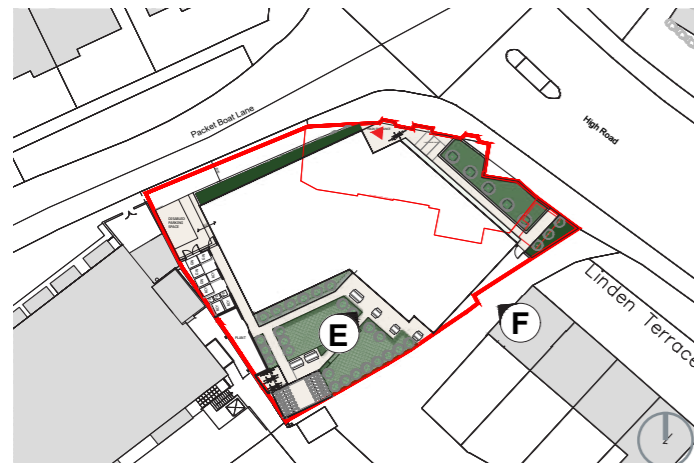
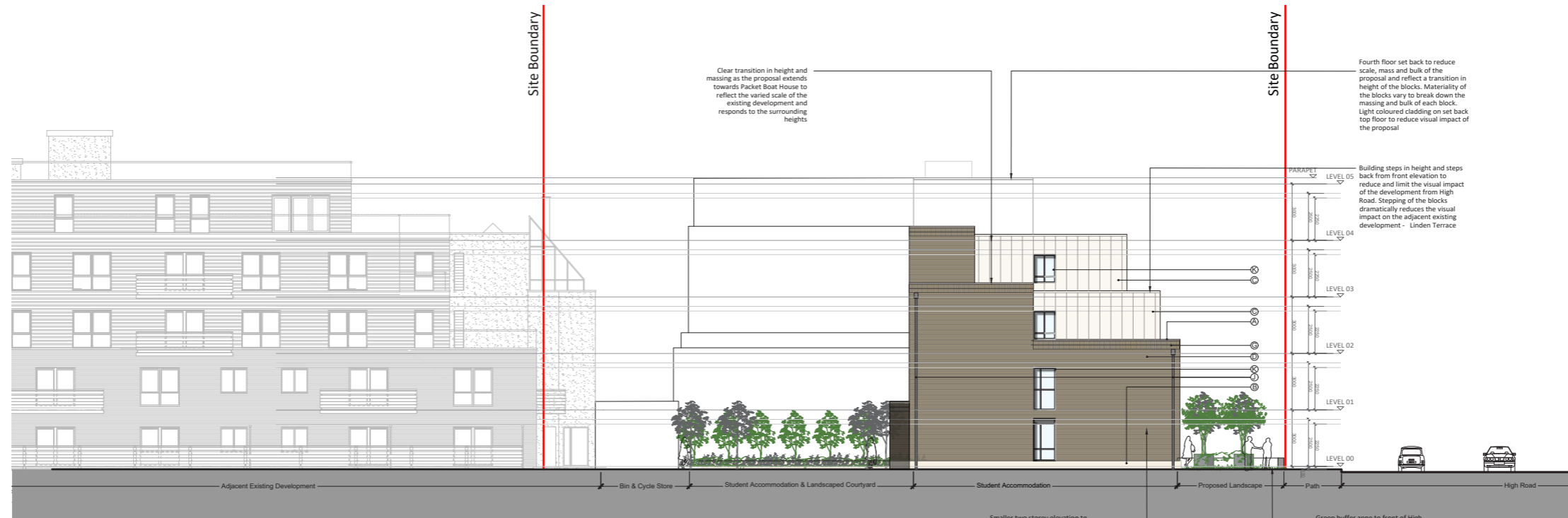


8.0 SCALE + HEIGHT | 8.1 Proposed Elevations



The drawings above illustrates the proposed south-west elevation (Elevation E-E) and the proposed east elevation (Elevation F-F).

The materiality on the upper levels vary and the floors are set back to reduce the visual impact, scale, massing and bulk of the proposal.

The footprint and overall massing of the scheme has remained largely the same of the original approval with very slight variations to the set backs and the fenestration to reflect the updated plans.

APPEAR ANCE



A light coloured material treatment is applied on the upper floor levels which are set back to limit the scale of the development.

The form is broken down vertically and differentiated by the tone of facing brickwork on each block. Regular well proportioned window openings to extenuate verticality and allow maximum daylight into living accommodation. The vertical dark grey recessed bands help to break the elevations in separate 'readable' blocks.

Horizontal brick banding is added to break up the vertical elevation, expressing the base. Access point into the building is recessed adding depth to the elevation and creating a clear point of arrival/exit. Light coloured concrete plinth at the base.

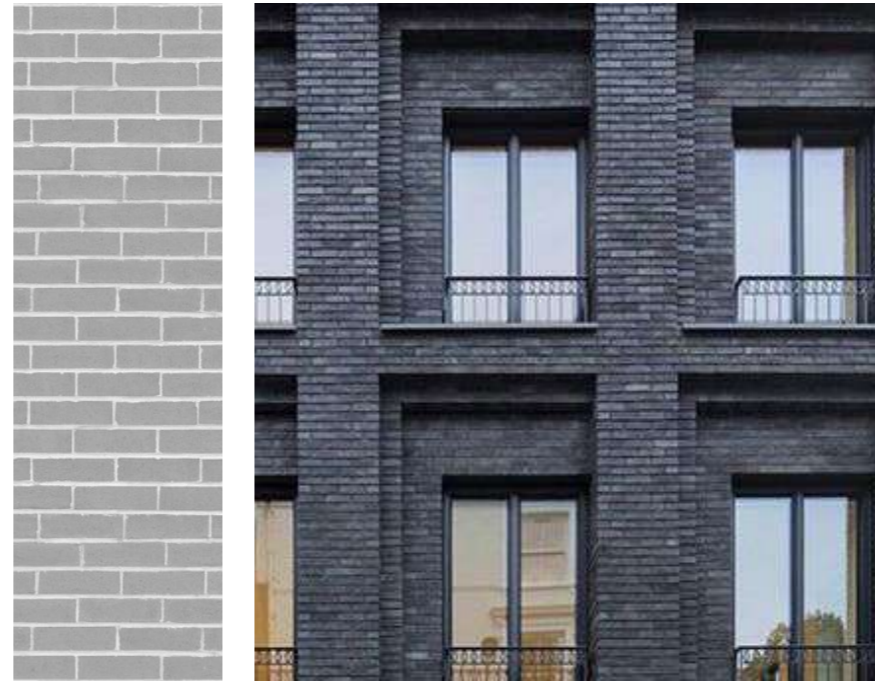


9.0 APPEARANCE | 9.2 Proposed Materiality

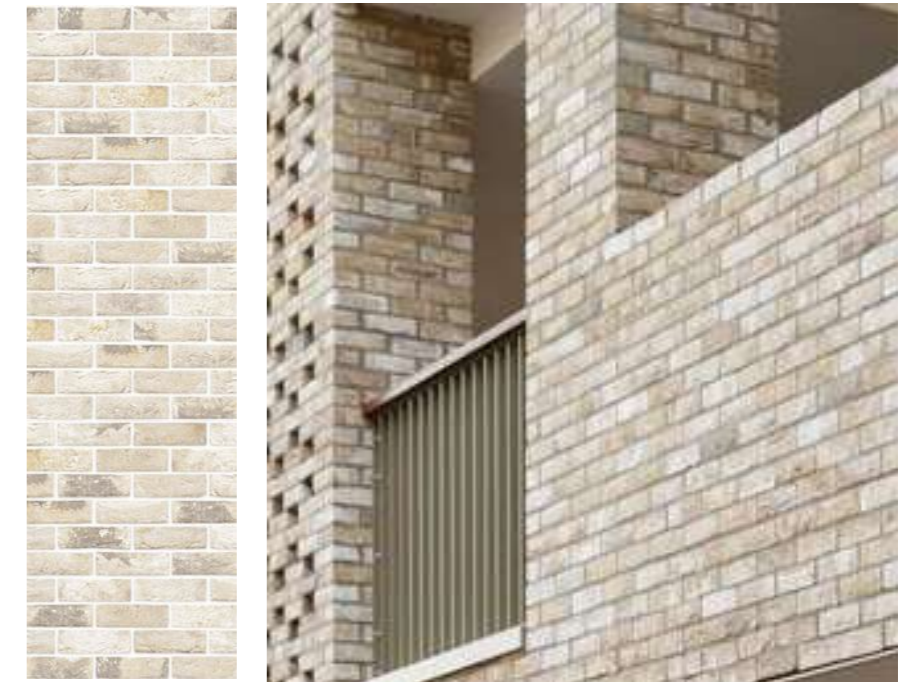
Facing brickwork colour tones



Light Brown Facing Brickwork



Grey Facing Recessed Brickwork

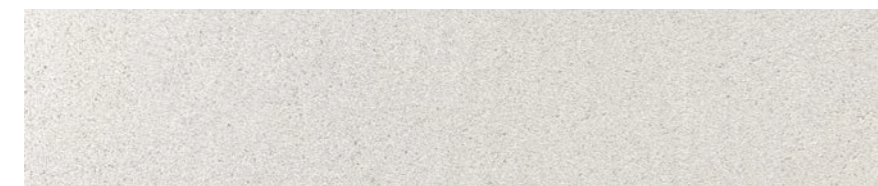


Buff/Beige Facing Brickwork

Architectural Features



White Cladding



Off-white concrete plinth



Double soldier course

The material palette is a simple and limited palette of high quality, durable, hard-wearing materials. The use of the materials across the elevation play a fundamental role in enhancing and driving the architectural design of the scheme.

Principally the building will be faced with brickwork on all sides. There are 3 different facing brick colour tones which will be incorporated across the elevations - light brown and beige, with dark grey vertical recessed bands between which help distinguish the different blocks.

The facing brickwork will be applied across each block which vary in height around the building. The facing brickwork gives a solidity to the elevations and a prominence to the street on both High Road and Packet Boat Lane. There are no projections across the elevations.

A continuous vertical brick banding (450mm high) runs across the elevation between ground and first floor level grounding the building to the street level, and at the

parapet level marking the main body of the elevation. Windows will be grey aluminium frames with large areas of floor to ceiling glazing.

The upper floors are finished in high quality, lightweight white cladding which provides a contrast to the heavier brick tones on the lower levels. The white cladding helps to reduce the visual impact of the proposal and retains a modern, contemporary feel which will enhance the surrounding context.

The design, massing and material palette of the new proposals has remained largely the same of the original approval with very slight variations to the set backs and the fenestration to reflect the updated plans.

9.0 APPEARANCE | 9.3 Sketch Illustration

Initial sketch of the proposed scheme is shown adjacent. The building steps down towards Linden Terrace and there is a clear transition in scale, massing and bulk from the adjacent buildings.

The location of the view is identified on the key plan below



9.0 APPEARANCE | 9.4 CGI Views - High Road/Packet Boat Lane



The image adjacent shows the CGI view of the scheme from the corner of High Road / Packet Boat Lane.

The location of the view is identified on the key plan below.

9.0 APPEARANCE | 9.5 CGI Views - High Road

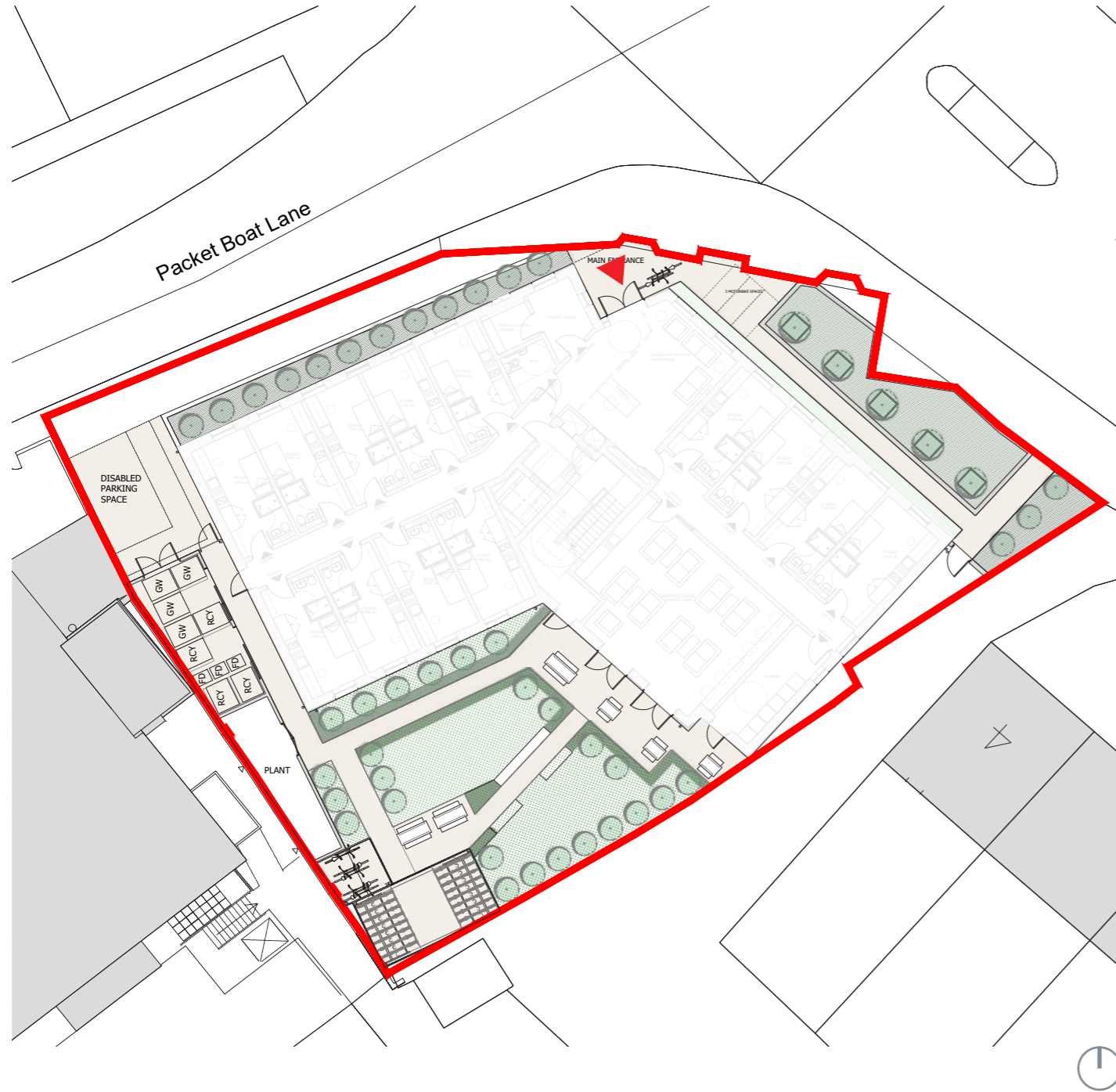


The image adjacent shows the CGI view of the scheme from High Road.

The location of the view is identified on the key plan below.

LANDSCAPE

10.0 LANDSCAPE | 10.1 Layout



- KEY:**
- Site boundary
 - Street trees
 - Hard landscape
 - Soft landscape

The drawing above shows the Ground Floor landscape plan showing the landscaped courtyard created within the site. It also shows the relationship with High Road and Packet Boat Lane.

10.0 LANDSCAPE | 10.2 Boundary Treatment



600mm brick/concrete plinth wall continues along the front of the boundary line demarcating the private and public zone.

Hedges, low-level planting and pot planted trees along the front elevation to create a natural spaced green buffer zone to the front of the proposed development and provides defensible space to the studios .

The resident's lounge area faces onto the street and the landscaped green buffer which softens the development, in addition to enhancing biodiversity and wildlife. The landscape area will be planted to a mix of trees and plants and significantly improves the existing condition.

High Road
The boundary along the High Road has a 600mm high brick wall to match the main facade with soft planting behind. This gives a 'defensible' green buffer zone between High Road and the proposed studio windows. The landscaped buffer zone is approximately 4.5m deep. A low level brick wall (600mm high) will run along the High Road boundary creating a clear separation between the public and private zones.

Underneath the front landscaped buffer space is an attenuation area consisting of a cellular storage tank (12.5x2x1m) which drains into the water sewer within the adopted road. Please refer to the drainage report by Cotswold Transport Planning for further details.

Packet Boat Lane
Significant highway improvements along Packet Boat Lane will be provided, including a much wider and safer pedestrian foot-way zone of 2.4m, and a generously planted landscape buffer directly along the perimeter of the building's edge. The resident's lounge area faces onto the street creating an active and lively frontage to the main road, and enhancing security for the pedestrians passing by.

The flowers and trees throughout the proposed scheme will provide visual delight to the street-scape and for students when looking through the studio windows along High Road and Packet Boat Lane.



Lawn and seating areas



Both hard and soft landscaping areas with covered cycles storage areas

The scheme incorporates green landscaped spaces both to the front and rear of the development. In total, the scheme delivers approx 166 sqm of green space at ground floor level of the proposed development. The amenity space will include hard and soft landscaped areas with seating areas for residents to enjoy. The rear amenity space is located adjacent to the external communal lounge for ease of access to the outside. An external passageway to the west of the building provides direct access to the street from the private landscaped courtyard, cycles, refuse and plant stores.

The mix of trees and planting with the proposed landscaped courtyard area enhances the opportunities for wildlife and biodiversity compared with the existing site. The existing site consists of a large hard surfaced car park with no landscaping, therefore, the proposed scheme significantly enhances the quality of green spaces within the site.

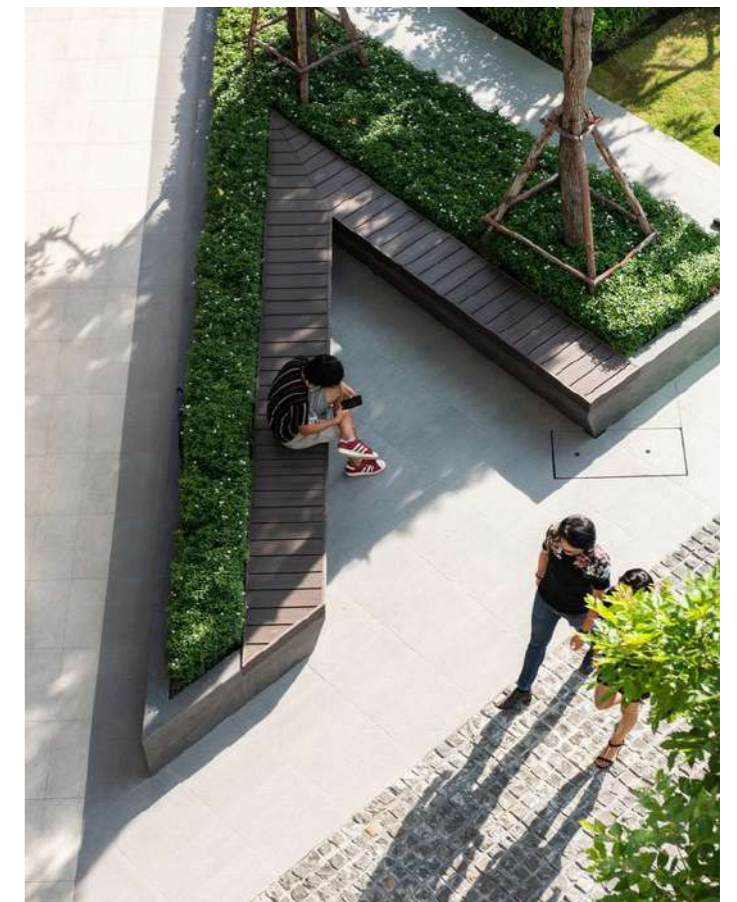
The adjacent precedent images provide a visual aid to represent the landscaping aspirations of the amenity spaces.



Transitions between hard and soft landscaping, particularly at the edge/perimeter



Seating integrated into the raised or low level planters



10.0 LANDSCAPE | 10.4 Urban Greening Factor

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	62.83926	50.27140496	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	50.3	40.20470408	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	193.7	135.584884	Green roof above cycle and bin area. Green roof to flat roof above circulation core.
Flower-rich perennial planting.	0.7	181.0	126.7	Planting with landscaped courtyard amenity space and along front of proposed development.
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	17.7	10.6	Shrubs to rear within borders (adjacent to bedroom windows) and to side of the proposed development.
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	9.5	5.7	Trees planted within rear landscaped courtyard.
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0.0	Planting to front of development and within rear courtyard amenity space (adjacent to bedroom windows) and along the south.
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1	175.4	17.5	Permeable paving to rear landscaped courtyard, including to external cycle/bin areas.
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			386.5585053	
Total site area (m²)			957.8	
Urban Greening Factor			0.403596256	



In accordance with the new London Plan 2021, the Urban Greening Factor (UGF) has been carefully considered and calculated alongside the proposed landscaping strategy to achieve the best urban greening factor based on the site and viability constraints. The proposed development achieves a UGF score of 0.403

The proposal provides green roofs above the cycle and bin store at ground floor level, the set back flat roof to the rear of first floor level and the various flat roofs on the upper floor levels. In addition to the roof, the proposal provides areas of flower-rich perennial planting, standard trees and ground cover planting and permeable paving. The proposal is a significant improvement on the existing site which offers little planting and is predominately a hard surfaced car-park area.

The introduction of new trees and plants will enhance the biodiversity of the site and the surrounding adjacent area.

The rear landscaped courtyard is south-facing and offers many ecological benefits, and enhances the well-being of students who will use the amenity space.

USE

AMOUNT

11.0 USE + AMOUNT | 11.1 Schedule of Accommodation

Floor level	unit no.	type no.	unit type	occupancy	unit NIA		unit no.	total unit NIA		total unit no.	total sellable NIA		total NIA		total GIA		% NET:GROSS		
					SQM	SOFT		SQM	SOFT		SQM	SOFT	SQM	SOFT	SQM	SOFT			
ANCILLARY ACCOMMODATION																			
Level 0 - Site Residential Amenity Landscaped gardens																			
Level 0 - Ground Fl Reception, Parcel room & WC								42.0											
Level 0 - Ground Fl Resident's Lounge								56.3											
Level 0 - Ground Fl Resident's seating / breakout space								12.0											
Level 0 - Ground Fl Cycle Store Area								26.0											
Level 0 - Ground Fl Refuse Store Area								21.0											
Level 0 - Ground Fl Laundry + Cleaners Cupboard								12.3											
Level 4 - Fourth Fl Proposed Plant								15.0											
NIA for communal areas - includes breakout space and lounge												68							
NIA Ancillary accommodation includes reception, laundry, plant and stores												116.3							
RESIDENTIAL ACCOMMODATION																			
Level 0 - Ground Floor																			
L00-001	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5	13	200	2151.7	200	2151.7	428	4607.0	47			
L00-002	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L00-003	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L00-004	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L00-005	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L00-006	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L00-007	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L00-008	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L00-009	A3	Studio	1 bed 1 person	15.6	167.9	1	15.1	162.5											
L00-010	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L00-011	A2	Studio	1 bed 1 person	15.8	170.1	1	15.8	170.1											
L00-012	A2	Studio	1 bed 1 person	15.8	170.1	1	15.8	170.1											
L00-013	A4	Studio	1 bed 1 person	17.4	187.3	1	17.4	187.3											
Level 1 - First Floor																			
L01-001	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5	20	314	3378.8	314	3378.8	429	4617.8	73			
L01-002	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L01-003	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L01-004	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L01-005	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L01-006	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L01-007	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L01-008	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L01-009	A3	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L01-010	ACC A	Accessible Studio A M4(3)	1 bed 1 person	22.0	236.8	1	22.0	236.8											
L01-011	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L01-012	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L01-013	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L01-009	A2	Studio	1 bed 1 person	15.8	170.1	1	15.8	170.1											
L01-015	A2	Studio	1 bed 1 person	15.8	170.1	1	15.8	170.1											
L01-016	A4	Studio	1 bed 1 person	17.4	187.3	1	17.4	187.3											
L01-017	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
L01-018	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
L01-019	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
L01-020	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
Level 2 - Second Floor																			
L02-001	B1	Studio	1 bed 1 person	15.0	161.5	1	15.2	163.6	18	292	3137.7	292	3137.7	401	4316.4	73			
L02-002	B1	Studio	1 bed 1 person	15.0	161.5	1	15.2	163.6											
L02-003	B2	Studio	1 bed 1 person	16.1	173.3	1	16.1	173.3											
L02-004	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L02-005	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L02-006	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L02-007	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L02-008	A3	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L02-009	ACC A	Accessible Studio A M4(3)	1 bed 1 person	22.0	236.8	1	22.0	236.8											
L02-010	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L02-011	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L02-012	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L02-014	ACC B	Accessible Studio B M4(3)	1 bed 1 person	21.0	226.0	1	21.0	226.0											
L02-014	ACC C	Accessible Studio B M4(3)	1 bed 1 person	19.5	209.9	1	19.5	209.9											
L01-017	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
L01-018	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
L01-019	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
L01-020	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
Level 3 - Third Floor																			
L03-001	B1	Studio	1 bed 1 person	15.0	161.5	1	15.2	163.6	15	241	2590.9	189	2038.7	334	3595.2	57			
L03-002	B1	Studio	1 bed 1 person	15.0	161.5	1	15.2	163.6											
L03-003	B2	Studio	1 bed 1 person	16.1	173.3	1	16.1	173.3											
L03-004	A1a	Studio	1 bed 1 person	17.0	183.0	1	17.0	183.0											
L03-005	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L03-006	A1	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L03-007	A3	Studio	1 bed 1 person	15.1	162.5	1	15.1	162.5											
L03-008	C	Studio	1 bed 1 person	17.1	184.1	1	17.1	184.1											
L03-009	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L03-010	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L03-011	A6	Studio	1 bed 1 person	15.0	161.5	1	15.0	161.5											
L03-012	ACC D	Accessible Studio A M4(3)	1 bed 1 person	18.5	199.1	1	18.5	199.1											
L03-013	ACC E	Accessible Studio A M4(3)	1 bed 1 person	20.3	218.5	1	20.3	218.5											
L03-014	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
L03-015	A5	Studio	1 bed 1 person	15.5	166.8	1	15.5	166.8											
Level 4 - Fourth Floor																			
L04-001	B1	Studio	1 bed 1 person	15.0	161.5	1	15.2	163.6	7	126	1360.6	126	1360.6	187	2012.9	68			
L04-002	B1	Studio	1 bed 1 person	15.0	161.5	1	15.2	163.6											
L04-003	B2	Studio	1 bed 1 person	16.1	173.3	1	16.1	173.3											
L04-004	D	Studio	1 bed 1 person	16.6	178.7	1	16.6	178.7											
L04-005	E	Accessible Studio A M4(3)	1 bed 1 person	16.7	179.8	1	16.7	179.8											
L04-006	ACC G	Accessible Studio A M4(3)	1 bed 1 person	21.0	226.0	1	21.0	226.0											
L04-007	ACC H	Accessible Studio A M4(3)	1 bed 1 person	25.6	275.6	1	25.6	275.6											

	total unit no.	total sellable NIA SQM	SQFT	total NIA SQM	SQFT	total GIA SQM	SQFT	% NET:GROSS
TOTAL	146	1172	12619.7	1306	14054.6	1779	19149.2	73
Type A1/A1a 1 bed studio	23							
Type A2 - 1 bed studio	4							
Type A3 - 1 bed studio	4							
Type A4 - 1 bed studio	2							
Type A5 - 1 bed studio	10							
Type A6 - 1 bed studio	10							
Type B1 - 1 bed studio	6							
Type B2 - 1 bed studio	3							
Type C - 1 bed studio	1							
Type D - 1 bed studio	1							
Type E - 1 bed studio	1							
Acc. Type A - 1 bed accessible M4(3)	2							
Acc. Type B - 1 bed accessible M4(3)	1							
Acc. Type C - 1 bed accessible M4(3)	1							
Acc. Type D - 1 bed accessible M4(3)	1							
Acc. Type E								

ACCESS