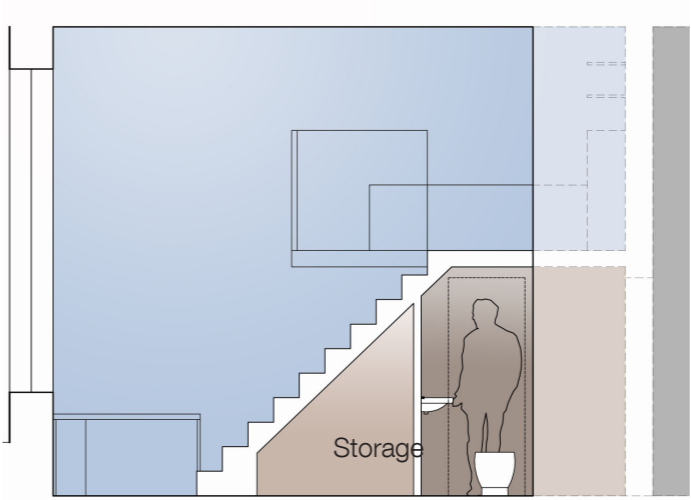


Internal Accommodation

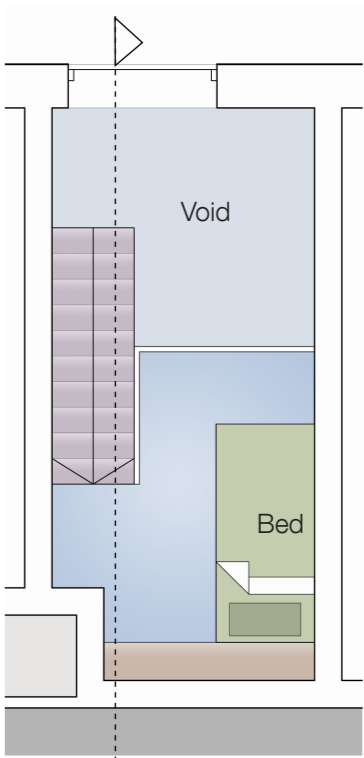
Typical Room Layouts

All new bedrooms except two on the upper ground floor will incorporate ensuite shower/wc facilities with shared risers. Where possible, the wardrobes will be located close to the en suites to provide a zone for changing. In most study bedrooms, the desk will be located adjacent to the wardrobe so that services can be discretely routed behind the wardrobe and along the wall in dado trunking,

this will allow for exposed soffits to maximise ceiling heights. A bulkhead may be required in the ensuite zone. As noted previously, the tall lower ground floors permit the incorporation of bed-decks. It is proposed that the area underneath the stair to the deck is utilised for storage.



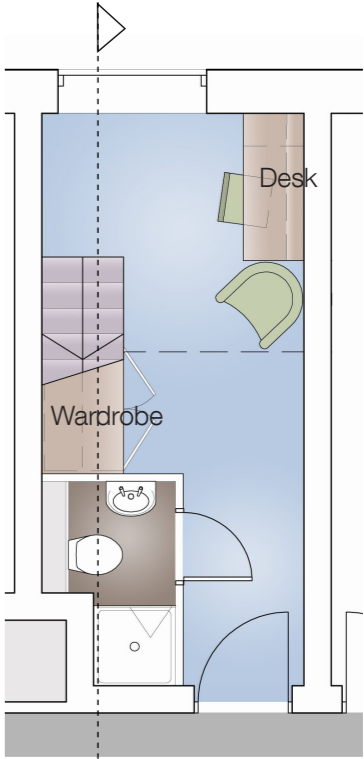
Typical Mezzanine Bedroom Section



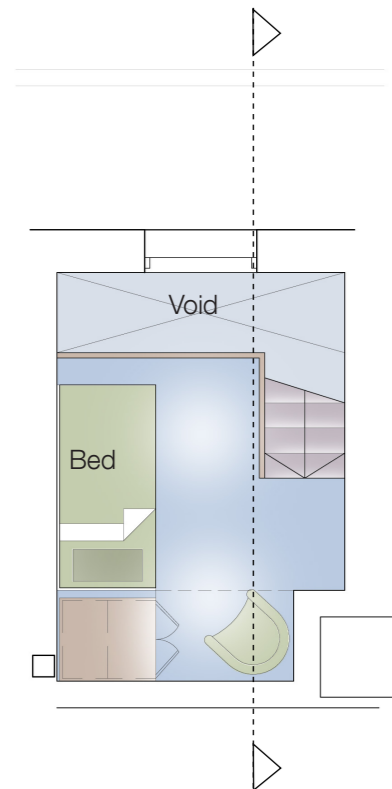
Typical Mezzanine Bedroom Upper Level



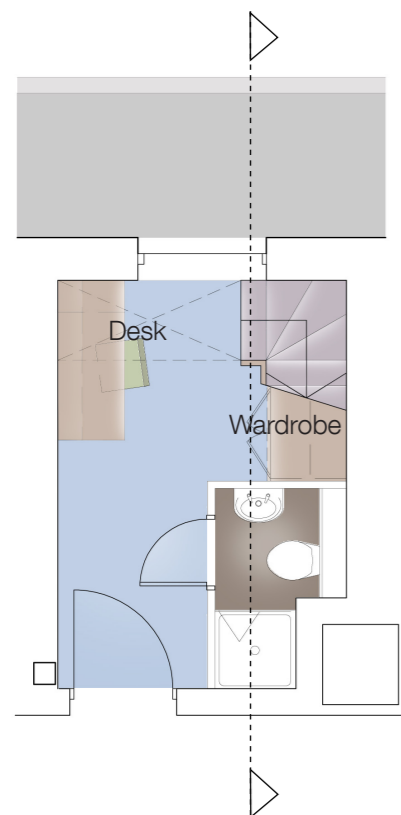
Typical En-suite Study Bedroom



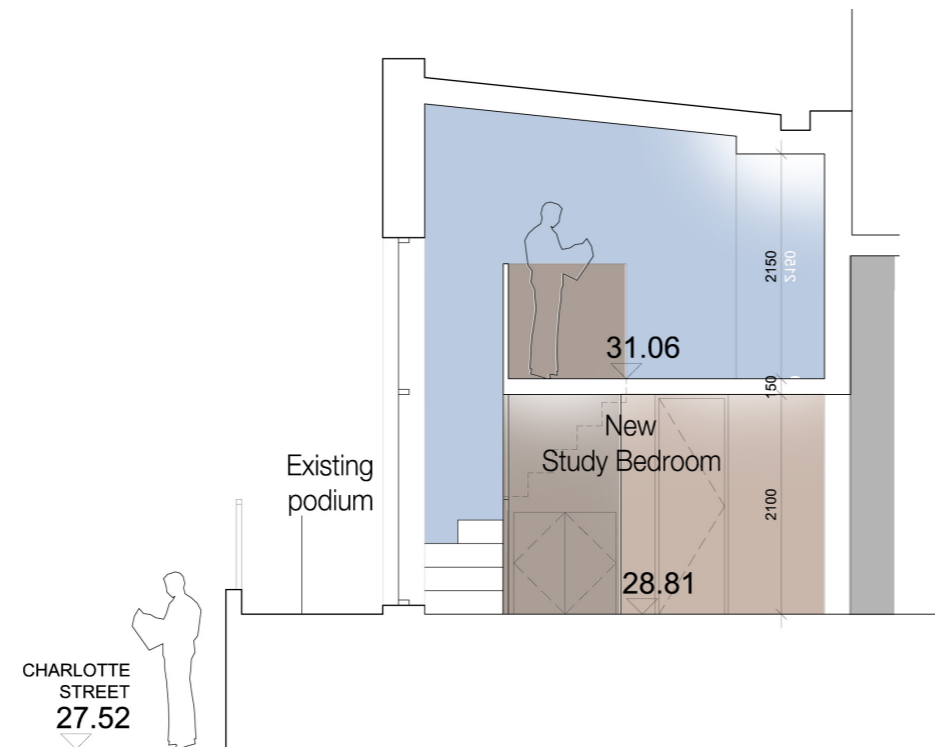
Typical Mezzanine Bedroom Lower Level



Typical Podium Mezzanine Bedroom Upper Level



Typical Podium Mezzanine Bedroom Lower Level



Typical Podium Mezzanine Bedroom Section

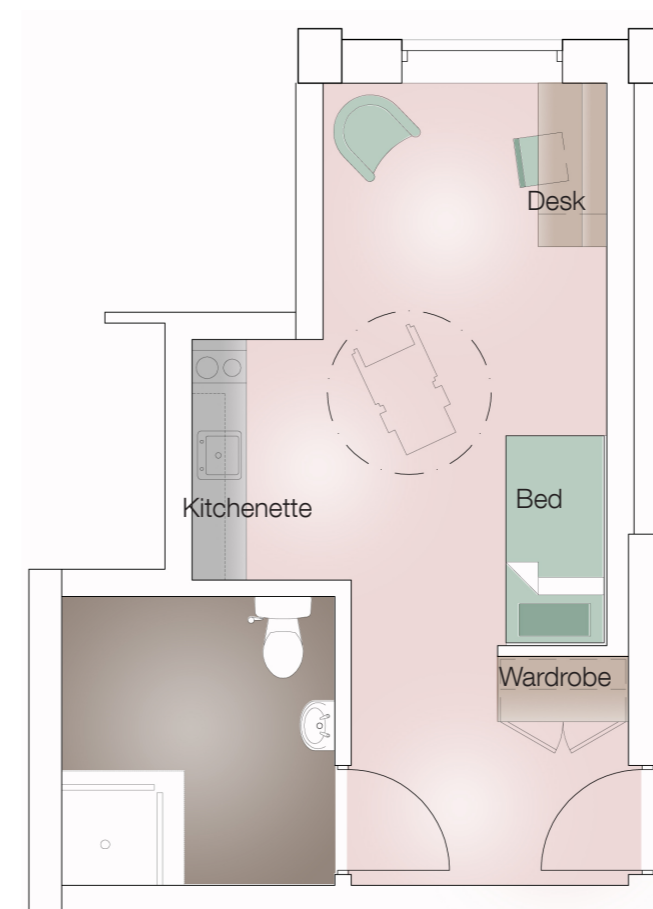
Typical Podium Room Layouts

As part of the Charlotte street podium extension, there is a cluster flat of 6 en-suite study bedrooms with a kitchen. Due to their proximity to the street these bedroom have been split over two levels, creating a study/ living space at the lower level (approximately 1.3m above street level) and mezzanine bed deck above.

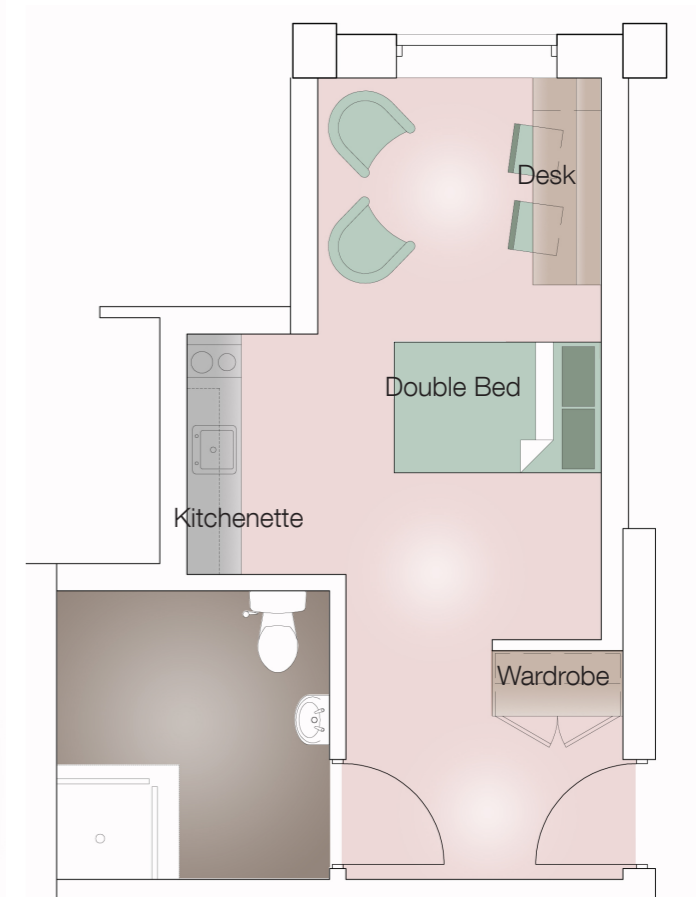
Typical Wheelchair Adaptable Room Layouts

A total of five wheelchair adaptable units are proposed, with four located on the upper ground floor and one on the lower ground floor. All wheelchair adaptable units will include full Part M ensuite/shower rooms, with wardrobes located close to them.

Four of the wheelchair adaptable bedrooms will be studios. When they are not used by wheelchair users they can be adapted to fit a double bed and larger desk. One of these studios will be adaptable for use for a student requiring extra needs, including hoists between the bed and shower room.



Typical En-suite Wheelchair Adaptable Studio Wheelchair User Configuration



Typical En-suite Wheelchair Adaptable Studio Double User Configuration

Bedrooms

	Existing Single Bedrooms	Existing Twin Bedrooms	Total Existing Bedrooms	Total Existing Flats
Lower Ground	0	0	0	0
Upper Ground	4	0	4	4
First	34	0	34	0
Second	34	0	34	0
Third	34	0	34	0
Fourth	34	0	34	0
Fifth	34	0	34	0
Sixth	34	0	34	0
Seventh	19	4	23	1
Total	227	4	231	5

Loss of Existing Bedrooms	Loss of Existing Flats	New En-suite Bedrooms	New Non En-Suite Bedrooms	New Double Studios	Refurb En-suite Bedrooms	New WCh Bedrooms	New WCh Adaptable Double Studios
0	0	8	0	0	0	1	0
0	4	13	2	2	0	0	4
8	0	9	0	0	4	0	0
8	0	9	0	0	4	0	0
8	0	9	0	0	4	0	0
8	0	9	0	0	4	0	0
8	0	9	0	0	4	0	0
8	0	9	0	0	4	0	0
0	0	0	0	0	0	0	0
48	4	75	2	2	24	1	4
WCh as % of increase in bedspaces:							
							8.3%

Net gain Bedrooms	Total Bedrooms	Total Flats
9	9	0
21	25	0
5	39	0
5	39	0
5	39	0
5	39	0
5	39	0
5	39	0
0	23	1
60	291	1
Net Gain of 62 Bed Spaces, not inc. flats		
Total 297 Maximum Bed Spaces, not inc. flats		

Kitchens

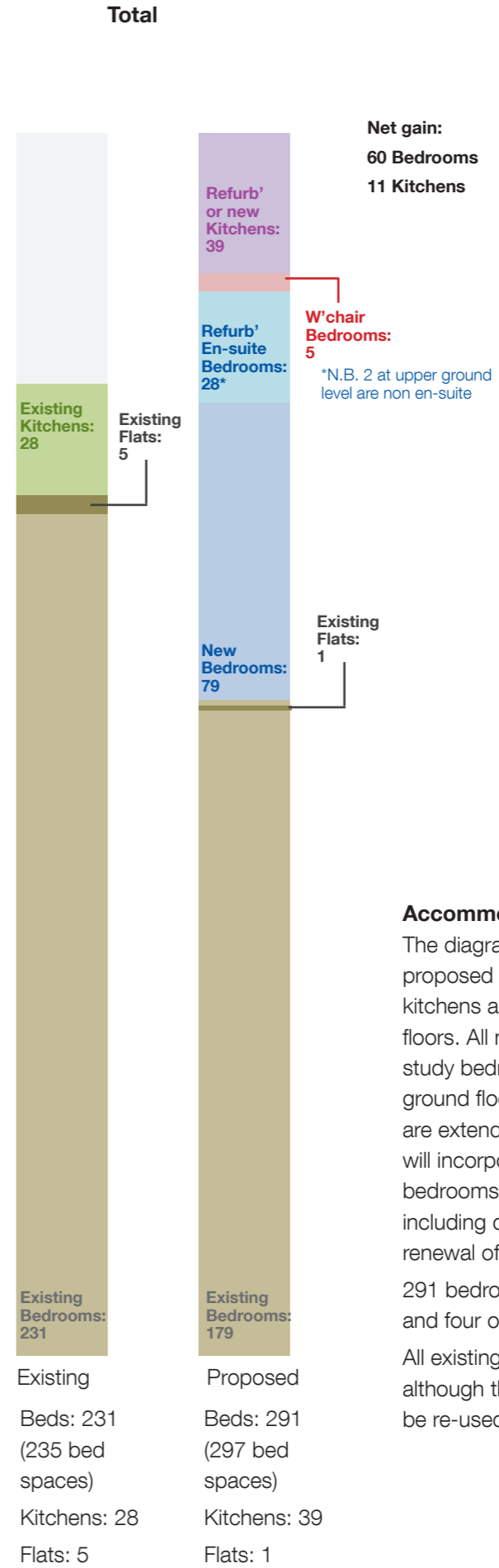
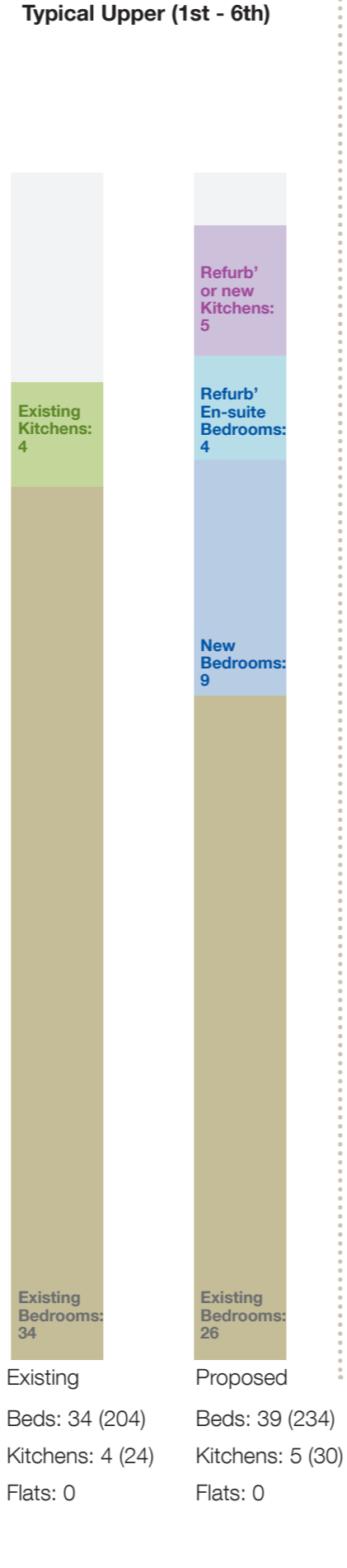
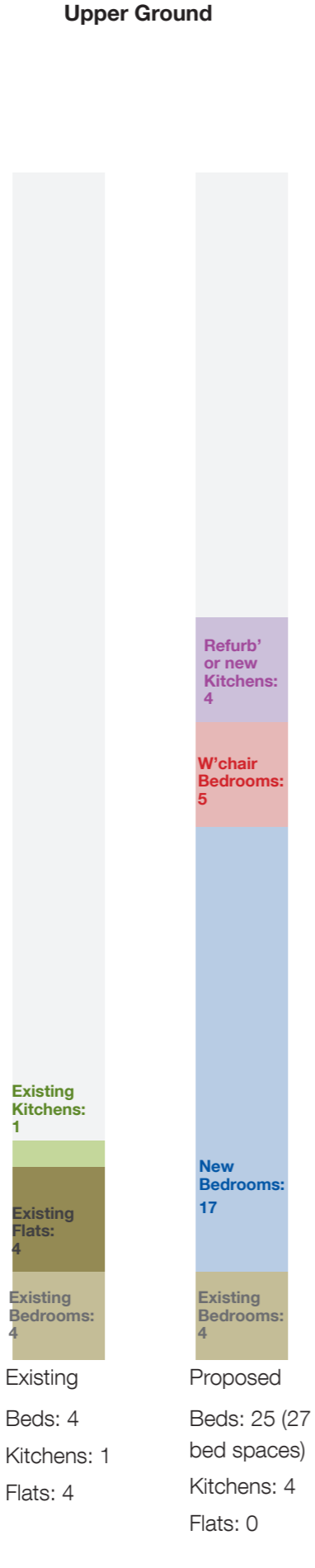
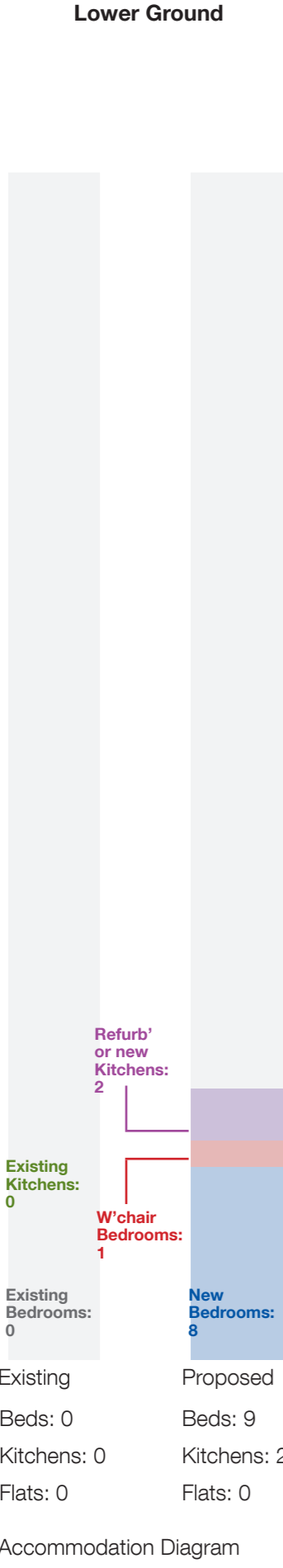
Existing Kitchens	Refurb Kitchens	New Build Kitchens	Net gain Kitchens	Total Kitchens
0	0	2	2	2
1	1	3	3	4
4	3	2	1	5
4	3	2	1	5
4	3	2	1	5
4	3	2	1	5
4	3	2	1	5
3	3	0	0	3
28	22	17	11	39
Note: 14 have retained configurations		Note: 14 are oversized for use of 8 - 10 students each	Ave. no of bedrooms per Kitchen	
			7.5	

Gross Internal Area

	Existing GIA (sqm)	Rear Extension GIA (sqm)	Front Extension GIA (sqm)	Gain in GIA (sqm)	Proposed GIA (sqm)
Sub Basements	277	0	0	0	277
Lower Ground	1,171	163	23	186	1,363
Upper Ground	550	175	296	442	992
First	683	175	26	204	887
Second	684	175	26	203	887
Third	684	175	26	203	887
Fourth	684	175	26	203	887
Fifth	684	175	26	203	887
Sixth	684	175	26	203	887
Seventh	561	0	0	0	561
Total	6,662	1,388	475	1,847	8,515

Gross External Area

	Existing GEA (sqm)	Gain in GEA (sqm)	Proposed GEA (sqm)
Sub Basements	499	0	499
Lower Ground	1,230	212	1,442
Upper Ground	595	458	1,053
First	683	276	959
Second	684	275	959
Third	684	275	959
Fourth	684	275	959
Fifth	684	275	959
Sixth	684	275	959
Seventh	598	15	613
Total	7,025	2,336	9,361



Net gain:
60 Bedrooms
11 Kitchens

*N.B. 2 at upper ground level are non en-suite

Accommodation Schedule

The diagram (left) illustrates the existing and proposed provision of bedrooms, flats and kitchens and their distribution across the floors. All new bedrooms will be en-suite study bedrooms except for two on the upper ground floor. Additionally the bedrooms that are extended as part of the front extension will incorporate en-suite facilities. All other bedrooms will be undergo basic refurbishment including decorations, new furniture and renewal of lighting/ services where required.

291 bedrooms will be provided on completion and four of the five flats will be removed.

All existing kitchens will be refurbished although the existing units and equipment may be re-used where appropriate.