

3.4 Scheme Design - Floor Plans Comparison

Sixth Floor - The general arrangement of student units remains as per the extant scheme plan.

The main lift and stair lobby in block 1 has been adjusted to reflect the larger lift requirements for cycle transport down to the lower basement cycle store.



Extant sixth floor plan

- Student Accommodation
- 13 Single Units
 - 8 Twin Units
 - 3 Double Units
 - 11 Disabled Unit



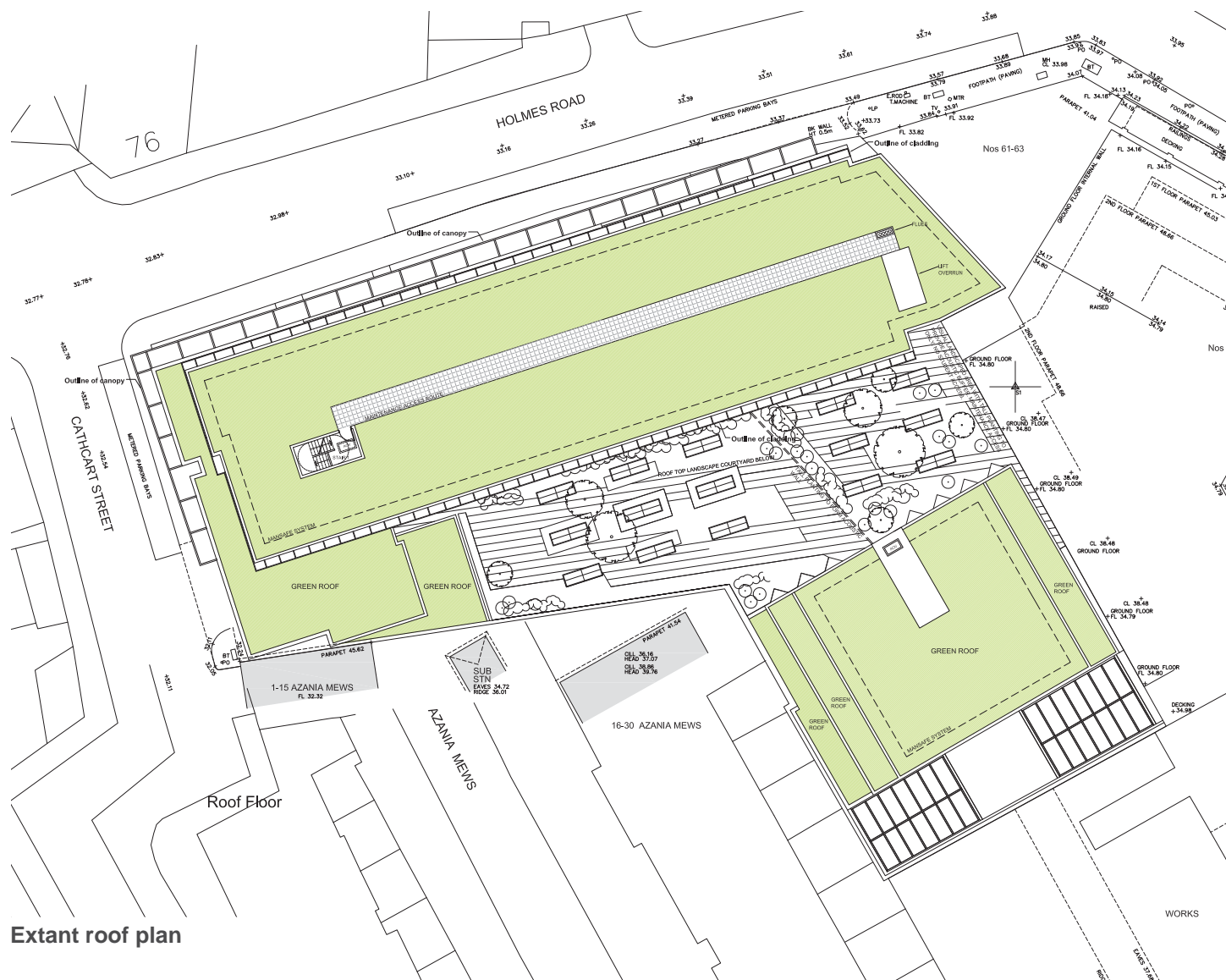
Proposed sixth floor plan

- Student Accommodation
- 13 Single Units
 - 8 Twin Units
 - 3 Double Units
 - 11 Disabled Unit

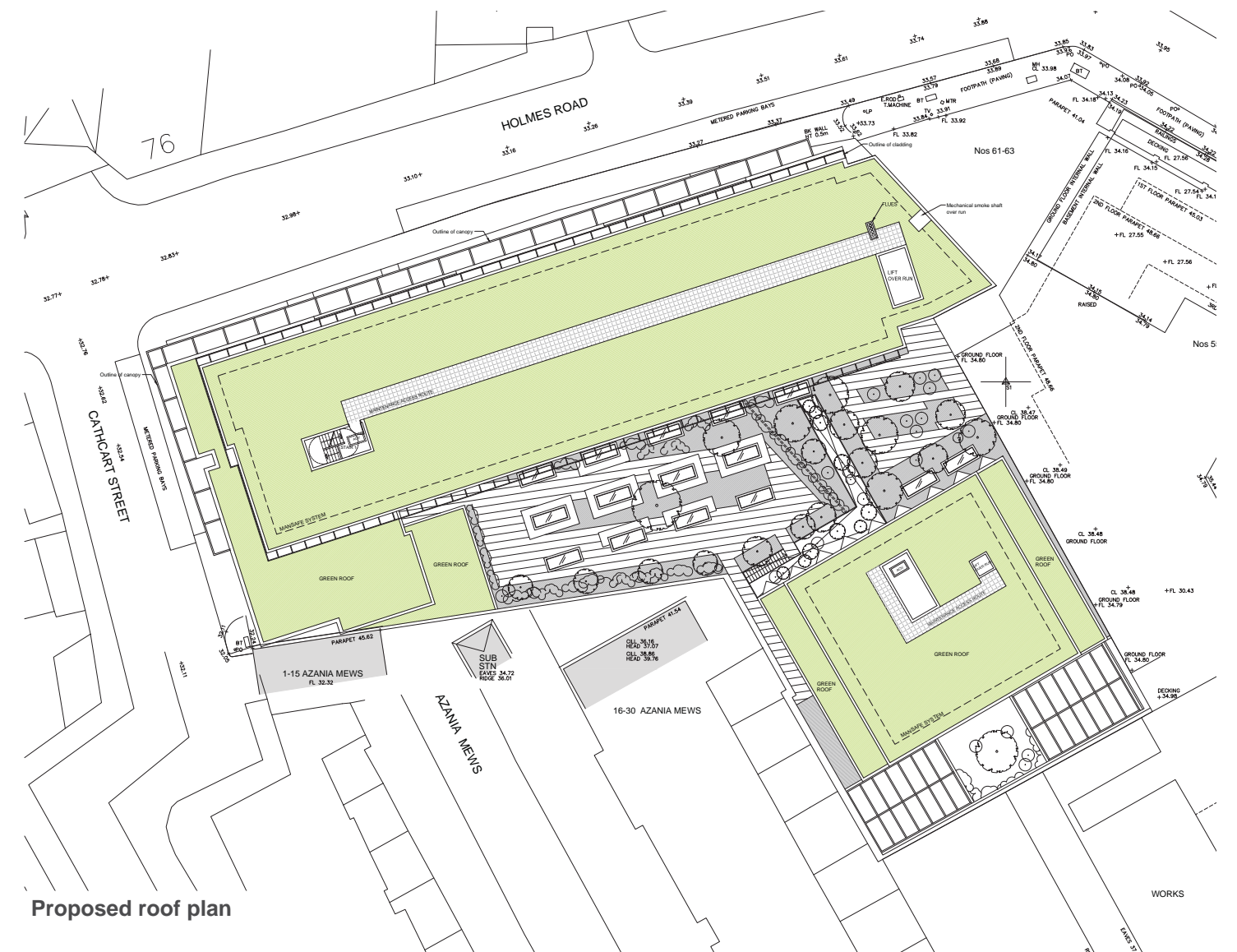
3.4 Scheme Design - Floor Plans Comparison

Roof Plan - The general roof plan remains as per the extant scheme plan.

The lift overrun has changed to reflect the larger lift size for cycle transport as per the lower floors.



Extant roof plan



Proposed roof plan

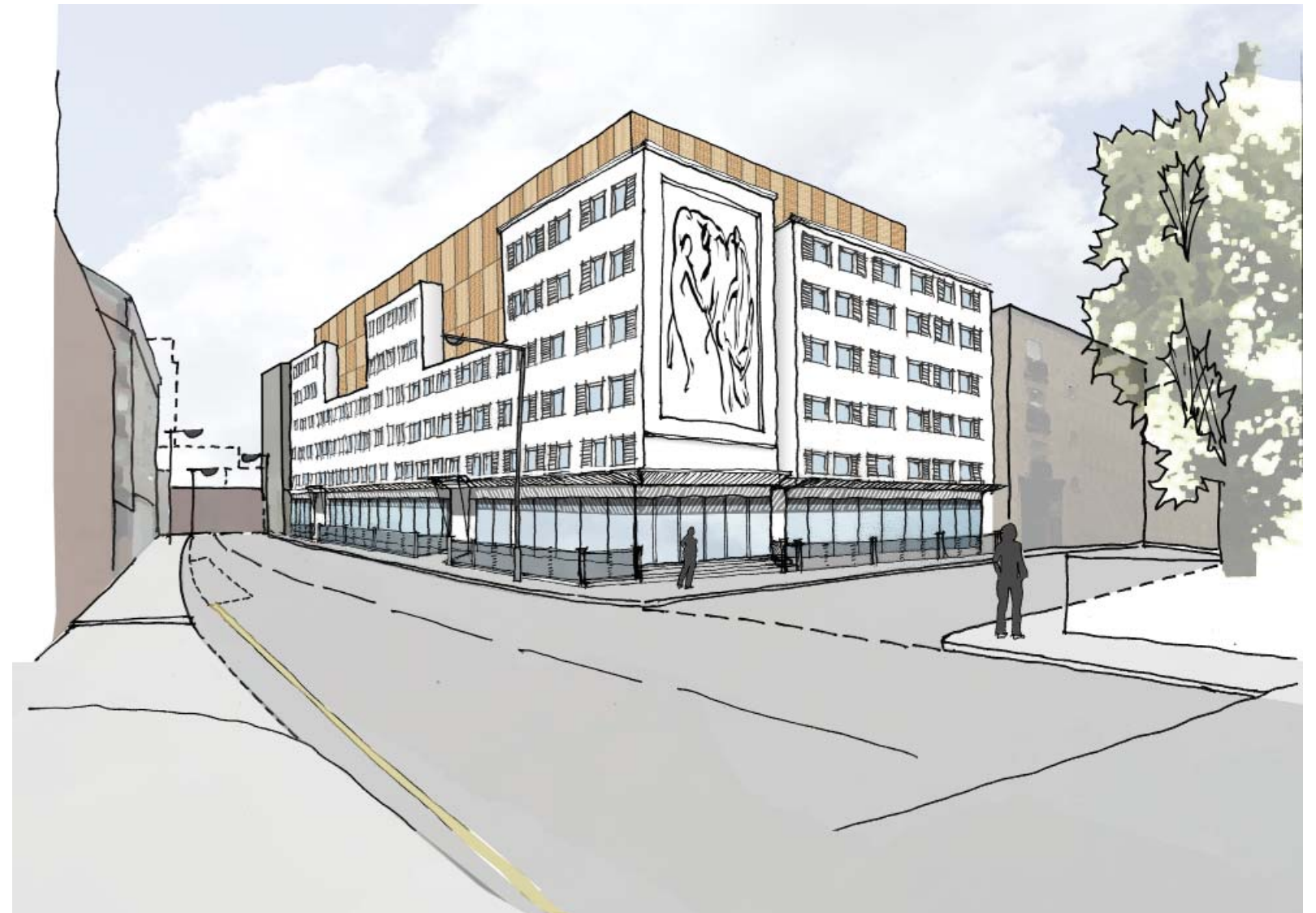
3.5 Appearance, Visual Impact

As the main physical changes occur at basement level, the external appearance of the proposed scheme remains as per the approved scheme. There are no changes to materials and fenestration to the external elevations. There is a small increase in size to the lift overrun as a result of the larger lift to accommodate cycle transport.

General public views of the development are as per the extant scheme sketch views below.



Sketch View - Corner of Holmes Road



Sketch View - Holmes Road and Cathcart Street Junction

4.1 Accommodation Schedule

The number of student rooms and units remain as per the extant scheme.

The total warehouse area remains as per the extant, with the area at mezzanine level relocated to the lower basement level.

The communal social areas for student use has increased resulting in a total area of 1387sqm

Proposed accommodation schedule

FLOORS	SINGLE ROOMS 16 - 23.7 sqm	TWIN ROOMS 20.4 - 32.2 sqm	DOUBLE ROOMS 29.5 - 34.4 sqm	DISABLE ROOMS 16.6 - 19.5 sqm	CLUSTER ROOMS 14 - 27 sqm	ROOM TOTAL	UNIT TOTAL
BASEMENT-2	0	0	0	0	0	0	0
BASEMENT-1	11	5	16	0	0	32	24
GROUND	7	5	6	0	0	18	15
FIRST	23	20	12	1	0	56	50
SECOND	20	19	10	1	8 (inc. 1x twin room - 20sqm)	58	46
THIRD	11	19	6	1	8 (inc. 1x twin room - 20sqm)	45	35
FOURTH	11	11	8	7	8 (inc. 1x twin room - 20sqm)	45	34
FIFTH	11	11	8	7	8 (inc. 1x twin room - 20sqm)	45	34
SIXTH	13	8	6	11	0	38	35
TOTAL	107	98	72	28	32	337	273

Total Bedspaces = 439 Total Rooms = 337 Total Units = 273

Warehouse B8 space gross internal area:

Lower Basement warehouse space	975 sqm
Upper Basement warehouse space	937 sqm
Ground Floor goods yard / showroom space	380 sqm
Total area	2292 sqm

Internal communal area:

Study/meeting room/reading room/social area	1387 sqm
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Amenity area:

Central courtyard	542 sqm
Lower basement lightwell	40 sqm

Student accommodation GIA (sqm)

Upper basement	861
Ground floor	710
First floor	1352
Second floor	1386
Third floor	1108
Fourth floor	1084
Fifth floor	1084
Sixth floor	910
Total gross internal area	8495 sqm

Extant approved accommodation schedule - 2013/7130/P

FLOORS	SINGLE ROOMS 16 - 23.7 sqm	TWIN ROOMS 20.4 - 32.2 sqm	DOUBLE ROOMS 29.5 - 34.4 sqm	DISABLE ROOMS 16.6 - 19.5 sqm	CLUSTER ROOMS 14 - 27 sqm	ROOM TOTAL	UNIT TOTAL
BASEMENT-2	0	0	0	0	0	0	0
BASEMENT-1	11	4	18	0	0	33	33
GROUND	7	4	8	0	0	19	19
FIRST	23	21	10	1	0	55	55
SECOND	20	20	8	1	8 (inc. 1x twin room - 20sqm)	57	50
THIRD	11	19	6	1	8 (inc. 1x twin room - 20sqm)	45	38
FOURTH	11	11	8	7	8 (inc. 1x twin room - 20sqm)	45	38
FIFTH	11	11	8	7	8 (inc. 1x twin room - 20sqm)	45	38
SIXTH	13	8	6	11	0	38	38
TOTAL	107	98	72	28	32	337	273

Total Bedspaces = 439 Total Rooms = 337 Total Units = 273

Warehouse B8 space gross internal area:

Lower Basement warehouse space	510 sqm
Upper Basement warehouse space	937 sqm
Ground Floor goods yard / showroom space	380 sqm
Mezzanine warehouse	465 sqm
Total area	2292 sqm

Internal communal area:

Study/meeting room/reading room/social area	780 sqm
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Amenity area:

Central courtyard	542 sqm
Lower basement lightwell	40 sqm

Student accommodation GIA (sqm)

Upper basement	861
Ground floor	710
First floor	1352
Second floor	1386
Third floor	1108
Fourth floor	1084
Fifth floor	1084
Sixth floor	910
Total gross internal area	8495 sqm