

Planning Committee Report	
Planning Ref:	FUL/2020/0217
Site:	23, 25 and 29 Warwick Road
Ward:	St Michael's
Proposal:	Demolition of 23 (Bank House), 25 and 29 Warwick Road and the erection of purpose-built student accommodation including ancillary residents' hub and associated open space, landscaping, access, parking and drainage provisions.
Case Officer:	Anne Lynch

SUMMARY

The application proposes demolition of the existing dwellings on site and erection of student accommodation for Vita Students.

BACKGROUND

The site is adjacent to the Conservation Area and The Quadrant which is a terrace of Grade II Listed Buildings. There are other Listed Buildings in the vicinity including Grade II Listed Buildings on the opposite site of Greyfriars Green. This is a revised application that seeks to address the design concerns raised by officers in the previous application that was withdrawn.

KEY FACTS

Reason for report to committee:	More than 5 representations contrary to officer recommendation
Current use of site:	Vacant offices and associated car parking
Proposed use of site:	Purpose built student accommodation
Height:	3 storey podium with two towers above – 12 and 14 storeys
No of rooms:	496 student rooms
Room sizes:	6 studio types ranging from 16 square metres to 35 square metres
Cycle parking:	149 cycle spaces

RECOMMENDATION

Planning committee are recommended to grant planning permission subject to conditions and subject to the completion of a S106 Agreement to restrict the tenure to student occupation, to secure redevelopment of the site before demolition of the buildings and to secure financial contributions for the NHS and improvements to the cycleway.

REASON FOR DECISION

- The proposal is acceptable in principle.
- The proposal will not adversely impact upon highway safety.
- The proposal will not adversely impact upon the amenity of neighbours.
- The proposal makes provision for necessary developer contributions.
- The proposal will not cause harm to the significance of any listed buildings or the Conservation area.
- The proposal accords with Policies AC1, AC3, AC4, DE1, HE2, GE3, of the Coventry Local Plan 2016, Policies CC1, CC2, CC10 and CC26 of the City Centre Area Action Plan 2016 together with the aims of the NPPF.

BACKGROUND

APPLICATION PROPOSAL

The application proposes demolition of 23, 25 and 29 Warwick Road and development of the site for student accommodation for Vita Students.

The development will comprise a three storey curved podium at ground floor with two sculptural towers above. These are curved in form and have floor break above the podium element to create a shadow gap in the Warwick Road elevation. The towers extend from the rear of the podium to back on to Manor House Drive. The northern tower will be twelve storeys in height and the southern tower will be fourteen storeys, creating a stepped transition between the higher Friars House and the lower Quadrant building.

The main access and entrance to the building will be from Warwick Road with a substantial landscaped frontage. Three landscaped courtyard gardens will be incorporated within the development which will provide landscaping to Manor House Drive and to the pedestrian link between Warwick Road and Manor House Drive.

A vehicle layby will be created at the front of the site from which there will be direct pedestrian links to the main entrance. The layby will accommodate up to three cars. Refuse and servicing will be from Manor House Drive to the rear of the site.

A dedicated area for up to 124 secure cycle storage bays will be provided along the southern boundary and a further 25 cycle bays will be provided close the main entrance for visitor use.

The development will accommodate an overall total of 15,837 square metres gross internal area and this will comprise 496 studio apartments. Each will be self-contained and there will be a communal hub of approximately 967 square metres of floorspace.

SITE DESCRIPTION

The application site is located to the east of Warwick Road, between the Ring Road and the Primary Shopping Area and identified as the Warwick Row area of the City Centre Area Action Plan. It is an established area containing Greyfriars Green Conservation Area, a number of Victorian buildings located at the Quadrant Business Centre, modern residential premises and commercial buildings along Queen Victoria Road and Greyfriars Road, further residential provision around Friars Road and St Patrick's Road and a number of office and commercial buildings around Manor House Drive, including Friars House and Sherbourne House.

The site is adjacent to Greyfriars Green Conservation Area which runs to the north and west of the site. The site comprises three vacant buildings with Bank House (no. 23) to the north, 27 in the middle and 29 Warwick Road to the south. Within the Conservation Area there is a terrace of Victorian buildings immediately to the north, The Quadrant, which are all Grade II Listed Buildings. The pedestrian and vehicular highway runs to the west with Greyfriars Green open space to the west. There are a number of buildings on the opposite side of the Green, including Grade II Listed Buildings and these are also within the Conservation Area.

To the south of the site is Friars House which is a tower office block with the Ring Road, One Friargate (the Council's offices) and the Station beyond.

Manor House Drive is to the east of the site and this appears as “back of site” where the buildings on Warwick Road back on to. There are some exceptions to this with Friars House having its Reception area and vehicular access from Manor House Drive. On the opposite corner to Friars House is Sherbourne House with a recently constructed tall student development beyond. There is further residential apartments beyond Sherbourne House running towards the city centre to the north-east.

Further along Manor House Drive there is a car park that sits to the rear of the buildings that face towards the City Centre and the water park. There are further Listed Buildings towards the north-eastern end of Manor House Drive, including the Registry Office.

There is a footpath leading between Warwick Row and Manor House Drive to the north of the site and two Grade II Listed telephone kiosks at the end of the footpath on Warwick Road. There are a few trees in the rear corner of the site adjacent to Friars House, one of which is subject to a Tree Preservation Order.

In terms of the three buildings within the application site, Bank House is a linear building that was constructed circa 1965 for Martins Bank and Royal insurance Group on the site of a former villa. This building was later used as offices but is now vacant. No. 25 Warwick road is a detached 19th century villa which has been rendered and has large extensions to the rear. No. 29 Warwick Road is also a late 19th century villa and has also been altered and partially extended to the rear. Both villas have had their boundary walls removed and the buildings are surrounded by hard standing (with the exception of the trees to the corner).

PLANNING HISTORY

There have been a number of historic planning applications on this site; the following are the most recent/relevant:

Application Number	Description of Development	Decision and Date
FUL/2019/1674	Demolition of 23 (Bank House), 25 and 29 Warwick Road and the erection of purpose-built student accommodation including ancillary residents' hub and associated open space, landscaping, access, parking and drainage provisions.	Withdrawn 26th September 2019

POLICY

National Policy Guidance

National Planning Policy Framework (NPPF). The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that is relevant, proportionate and necessary to do so. The NPPF increases the focus on achieving high quality design and states that it is “fundamental to what the planning and development process should achieve”.

The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents are read together.

Local Policy Guidance

The current local policy is provided within the Coventry Local Plan 2016, which was adopted by Coventry City Council on 6th December 2017. Relevant policy relating to this application is:

Policy DS1: Overall Development Needs
Policy DS3: Sustainable Development Policy
Policy H6: Affordable Housing
Policy GE3: Biodiversity, Geological, Landscape and Archaeological Conservation
Policy GE4: Tree Protection
Policy JE7: Accessibility to Employment Opportunities
Policy DE1 Ensuring High Quality Design
Policy HE2: Conservation and Heritage Assets
Policy AC1: Accessible Transport Network
Policy AC3: Demand Management
Policy AC4: Walking and Cycling
Policy EM1: Planning for Climate Change Adaptation
Policy EM2: Building Standards
Policy EM3 Renewable Energy Generation
Policy EM4 Flood Risk Management
Policy EM7 Air Quality
Policy IM1: Developer Contributions for Infrastructure

City Centre Area Action Plan

Policy CC1: Coventry City Centre – Development Strategy
Policy CC2: Enhancement of Heritage Assets
Policy CC10: Environmental Management
Policy CC26: The Warwick Row Area

Supplementary Planning Guidance/ Documents (SPG/ SPD):

SPD Delivering a More Sustainable City
SPD Coventry Connected

CONSULTATION

No Objections received from:

- Sustainability
- Severn Trent Water
- Housing Policy
- West Midlands Fire Service

No objections subject to conditions/contributions have been received from:

- Archaeology
- Highways
- Flood Risk and Drainage
- NHS – University Hospitals Coventry and Warwickshire
- Cadent (comments/note to applicant)
- Urban Design

At the time of writing the report initial comments have been received from:

- Conservation Officer – in so far as they related to earlier design iterations of the scheme. These are set in the context within this report.
- Trees Officer – final comments will be covered in late items.

Objections have been received from:

- Coventry Society

Immediate neighbours and local councillors have been notified; a site notice was posted on 27th February 2020. A press notice was displayed in the Coventry Telegraph on 27th February 2020.

Twenty-one letters of objection have been received (including an objection from the Coventry Society), raising the following material planning considerations:

- a) Buildings should be preserved as they are in keeping with the buildings on the opposite side of the green.
- b) While the buildings are not unusual there are so few within the Ring Road they should be retained.
- c) The buildings should be incorporated into the student development.
- d) Bank House is a fine example of restrained modernist architecture with sophisticated detailing and proportions. Buildings such as Bank house are few and far between and should be preserved not casually demolished to make way for a building which has poor proportions and is yet another generic tower block.
- e) The building will be another blot on the skyline.
- f) Even if Bank House is removed it would be a shame to lose the two historic houses. At least the front facades should be retained.
- g) Bank House may not offer any aesthetic or historical importance but the 2 other properties complement the quadrant and should not be considered for demolition.
- h) No objection to student accommodation but more is being lost for the sake of profit to the detriment of our architecture.
- i) architecture is being lost for profit.
- j) Whilst new buildings are welcome for the city to grow and prosper they should be sympathetic to the existing fabric.
- k) Options to retain the buildings were dismissed as being unviable but do not believe they have been given full thought.
- l) Very bland.
- m) Drop-off bays will cause confusion given bus gate.
- n) Shouldn't have car parking and needs more cycle parking.
- o) Scale and height is inappropriate and would create a harsh transition which would be unsympathetic in this setting.
- p) This is not limited and sympathetic infill so contrary to Policy CC26.
- q) These are on the main approach from the train station and there are definitely better uses.
- r) If we are at the peak of student development it will not get finished.
- s) Car access and parking issues have not been addressed. 14 floors would have a dominant impact on this gateway into the city.
- t) The site is in a highly prominent location and it's scale and height would clearly be read against Greyfriars Green, Warwick Row and the distinctive and attractive 3 storey Georgian properties on The Quadrant. It would create an unacceptably harsh transition which would be incongruous and excessive in this setting.
- u) The site would be better suited for employment purposes.
- v) The proposal does not preserve or enhance the Conservation Area.
- w) The proposal does not provide a high quality design solution for the site.
- x) Student accommodation of this type has its place on brownfield wasteland and not bordering inner city protection or conservation areas.
- y) The approach from the railway station gives a splendid view of The Quadrant and to block it with flats would be wrong.

- z) The proposals are clearly for profit and have no regard for the aesthetics of Coventry. The skyscraper should be built at least 30 metres back from the road.

One letter of support has been received, raising the following material planning considerations:

- aa) Like the façade colouring which gives a touch of quality to the building.

Any further comments received will be reported within late representations.

APPRAISAL

The main issues in determining this application are the principle of development, heritage, design, neighbouring amenity and highway safety.

Principle of development

Policy H10 of the Local Plan states that purpose-built student accommodation and conversions of residential and non-residential properties to student accommodation will be encouraged where:

- a) It is directly accessible from the universities,
- b) Such development can play a part in the regeneration of the immediate neighbourhoods without disadvantage to local services,
- c) It will not materially harm the amenities of occupiers of nearby properties and
- d) It will reflect and support or enhance the appearance and character of the area.

Policy H10 further indicates that, to support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement. This reflects the fact that should the properties be occupied by other aspects of the city's population then it would be required to contribute to affordable housing and potentially other Section 106 or CIL contributions. A s106 agreement is being prepared and this will contain a clause to restrict the occupation to students in line with Policy H10 and the Housing and Policy Officer has no objection.

The site is within the Warwick Row area as set out within Policy CC26 of the City Centre Area Action Plan. This Policy states that:-

- a) Proposals for limited and sympathetic infill development in the Warwick Row area will be encouraged and supported where appropriate.
- b) Applications for conversions or changes of use will be considered on the basis of their relationship with adjoining buildings and uses. Where appropriate proposals should complement existing styles and designs of adjoining buildings.
- c) The site at the junction of St. Patricks Road and Friars Road is to be allocated for at least 65 new homes and should provide a high quality building fronting the Ring Road and relate positively to the pedestrian routes between Friars Road and the Railway Station.
- d) Proposals should enhance the character and quality of the local environment and be compatible with other AAP policies.

The City Centre AAP identifies this area as a key route that links the city centre with the railway station and which contains a number of locally listed and listed buildings and an area that contains a wide mix of uses. As such the area was not expected to see any significant development proposals other than changes of use and suitable infill development. The AAP states that these will be considered on their own merit and as long as they relate well to their surrounding buildings and uses and complement existing styles and designs they will be considered acceptable in principle.

Policy JE3 seeks to retain employment land in employment use unless it is not viable or desirable to do so. In this case, the vacant buildings were previously in office use, which is compatible with their City Centre location. A marketing report was therefore required to demonstrate that the site has been actively marketed to secure the re-use of the properties for office use.

The submitted marketing report (June 2019) sets out details of the marketing activities including a breakdown of the website views and actual viewings which have arisen. This also includes details to demonstrate the efforts made to secure reuse of the properties. In respect of Bank House, despite 173 website views and details being circulated there has been only 3 viewings. The feedback suggests that the building is out-dated and needs significant refurbishment to bring it up to standard for office occupiers in the city. The limited interest in Bank House and wider market intelligence was the influence on the owners' decision to offer the site for alternative uses. No. 25 Warwick road was occupied by Band Hatton Solicitors as their headquarters but the property had significant limitations in terms of its age, layout, scale and accessibility and this led to their decision to relocate. Similarly, the most recent occupier of 29 Warwick Road (Charity Coventry First) moved out on the basis that it failed to meet their locational or accommodation specification needs. No replacement commercial occupier has been identified.

Given the marketing activity carried out and the submitted report it is considered that the proposals have demonstrated attempts to secure office use and the proposals are not considered to conflict with Policy JE3.

Whilst the only area identified for major development within the Warwick Row area is the area around Friars Road and St Patricks Road, the area contains a mix of uses, including residential, and the proposals for student accommodation are considered acceptable in principle. Although the Policy did not envisage proposals coming forward for new development the Policy wording does not in itself preclude the proposals. Whilst the principle of student accommodation is considered acceptable the buildings to be demolished are on the Historic Environment Records register and although they are not designated heritage assets, locally listed or within the Conservation Area they are acknowledged as having some heritage value and the demolition of these buildings needs to be considered having regard to the National and Local Heritage Policies, including the impact on the setting of nearby Listed Buildings and the adjacent Conservation Area and the quality of design of the replacement development.

Heritage character of the area and Heritage Assets

National Policy

Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is

irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. (Para 194.)

Paragraph 196 states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Development Plan Policy

Policy CC2 of the City Centre Area Action Plan promotes the enhancement of heritage assets. In the same vein, Policy HE2 of the Coventry Local Plan, ‘Conservation and Heritage Assets’, states that in order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance. Proposals likely to affect the significance of a heritage asset or its setting should demonstrate an understanding of such significance using currently available evidence. Development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and details.

Paragraph 189 of the NPPF requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The setting of a listed building and a conservation area is not a heritage asset. Its importance derives from the extent to which (if at all) it makes a contribution to the significance of the heritage asset it is associated with. The main heritage issue is therefore whether the scheme would affect the setting of the heritage assets and, if so, whether that impact would harm their significance and the significance of the buildings to be demolished. In that context, the applicant has commissioned a Heritage Impact Assessment to consider the effects of its scheme on the setting and significance of nearby listed buildings and the conservation area and of the buildings themselves.

In terms of the three buildings to be demolished these are considered below:-

Bank House: This building dates back to circa 1965 and is believed to have been designed by the architects Twenty man and Percy and Partners for both Martins Bank and the Royal Insurance Group on the site of a former detached house. The building is linear in plan form and three storeys in height (above basement). It is constructed from concrete with consistent fenestration detailing under a flat roof. Its principal elevation is its north façade

which is oriented away from the main route of Warwick Road. The assessment advises that “Bank House holds some architectural interest but employs a standard design with typical materials for a building from this period. It lacks any sculptural quality or architectural flair and there is no evidence of technical innovation employed in its construction. It is not rare nor does it reflect any distinctive historic elements of Coventry’s identity. The building is considered to be of limited architectural and historic interest and is of low significance.”

25 Warwick Road: This property is a former residential dwelling dating back to the late 19th century. The building is two storeys and was originally constructed from red brick but has since been rendered and painted cream. It has ashlar sandstone dressings, painted white, and slate roof. Research has not revealed any architects or builders of note. It was not individually designed and is likely to have been constructed by a speculative builder alongside the other houses along the road. The assessment advises that the building is “of a standard pattern book design with typical detailing for this period and is a common typology found both in Coventry and nationally. There are other examples of Victorian dwellings in Coventry City Centre with similar detailing on Queen Victoria Road and elsewhere. Research to date has not revealed any significant or notable residents who resided or held an association with the building. Overall the building is considered to be of very limited architectural and historic interest and is of low significance.”

29 Warwick Road. This property dates to the late 19th century and consists of a detached former residential dwelling. It is constructed from red brick with ashlar sandstone dressings and has a slate roof. The building was originally known as “Avonmore” and formed part of a collection of detached houses to the south of Warwick Road. The assessment indicates that “research has not revealed any architects or builders of note. It was not individually designed and is likely to have been constructed by a speculative builder. The house is of a standard pattern book design with typical detailing for this period and is a common typology found both in Coventry and nationally. The building has some architectural embellishment but this is not unique and is ordinary for its date of construction. It does not have the same level of design or embellishment as other Victorian houses with Coventry during this time, such as those along Davenport Road. The various alterations have further diminished any significance it holds. Overall it is considered to be of limited architectural and historic interest and is of low significance.”

The heritage statement has also considered the significance of the surrounding designated heritage assets and the contribution these buildings make to those Listed Buildings. Those adjacent to the site include The Quadrant and the two telephone kiosks, all Grade II Listed and Grade II Listed Buildings on the opposite side of Greyfriars Green. The assessment concludes that:

“The existing buildings are of limited interest and are only considered to contribute to nearby heritage assets by virtue of their consistent scale and the enclosure they provide to the green and as a fragment of historic townscape. The proposed development has been designed to maintain these contributing qualities where possible, whilst addressing the evolving cityscape of Coventry to the east. This heritage statement has considered each of the heritage assets affected and the contribution that setting makes to their significance. It is concluded that overall the proposed development will result in change within the setting of the Greyfriars Green conservation area and nearby listed and locally listed buildings but overall that their significance will be sustained. The proposed development also offers an opportunity to enhance the Greyfriars Green Conservation Area by extending the green across the site through strengthening of the existing landscaping and public realm.”

It further concludes that the proposals accord with the relevant policies and that, in line with paragraph 197 of the NPPF, a balanced judgement is required as to their loss against their limited significance which they consider, in this case, should be weighed in favour of the wider social, economic and environmental benefits delivered by the proposed development.

The proposal is to demolish these three existing buildings which the applicant's heritage statement considers to be of low historic interest and of low significance. Notwithstanding this and the fact that they have no statutory designation, officers are of the view that these buildings sit comfortably with the surrounding development and alongside the Conservation Area. As such it is important to ensure that any replacement buildings would be of a particularly high quality design to justify their demolition and replacement having regard for their siting alongside the Conservation Area and The Quadrant.

Objections have been received from the Coventry Society and local residents about the loss of the buildings and the impact of the proposals on the Conservation Area and The Quadrant. In terms of the objections there have been variations in what is considered to be important in terms of the retention of the buildings with some wishing to see Bank House retained and others suggesting otherwise. The buildings are on the HER list but they are not designated heritage assets. The site is adjacent to the Conservation Area but not within the Conservation Area. The buildings themselves do not therefore form part of the Conservation Area but as previously indicated they did sit comfortably alongside The Quadrant.

It should be noted that this scheme has evolved following several discussions with the applicants and officers and a number of design reviews with Conservation and Urban Design Officers and this has been ongoing for a few years. The early scheme that was submitted at the pre-application stage was considered to be harmful to the Conservation Area and The Quadrant due to its scale and massing the Conservation Officer objected to the proposals. Although the buildings to be demolished have no statutory designation and are not in the Conservation Area officers did not want to see them demolished until they were satisfied that the redevelopment of the site would be of a high quality design. The Conservation Officer made it clear that he did not wish to see the buildings demolished until Urban Design are satisfied that the replacement is of a sufficiently high quality design to justify the loss of the buildings. A full planning application was submitted last year but this was not considered to achieve the high quality design we wished to see on this site and the application was withdrawn to avoid refusal. Further discussions have taken place since withdrawal of that application and there have been several design reviews with the applicant. Whilst there has been no further input from Conservation, this is now essentially a design issue to ensure the requirements of the previous conservation officer are met and officers believe they are.

Therefore, the key consideration for this application is achieving a high quality design to justify the loss of the existing buildings on site and to overcome the Conservation Officer's previous concerns about the impact on the Conservation Area. To address this the podium has been reduced in scale and massing and broken up in terms of the front elevation so that it doesn't read as a solid and dominant block. The height is now in keeping with The Quadrant and the scale and massing is appropriate. The towers have been revised so that they are now sculptured to add interest and are significantly less bulky and dominant than initially submitted.

Another key consideration is the need to secure the replacement development before the buildings are demolished and it is therefore recommended that the s106 Agreement includes a clause to secure the redevelopment of the site before demolition.

Impact on visual amenity

Policy DE1 of the Local Plan seeks to ensure high quality design and development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.

The National Planning Policy Framework, paragraph 127 states that “Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states (at paragraph 130) “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

The previous proposals were not considered to result in a design of a sufficiently high quality to justify demolition of the existing buildings. Although the existing buildings have no statutory designation they sit comfortably alongside The Quadrant and the Conservation Area. The previous application was withdrawn and the current proposals have been subject to extensive discussion with officers and several design iterations.

The revisions have included changes to the footprint and height of the podium so that it reflects the curve and height of The Quadrant. The forms and angles/positioning of the towers have been revised so that they sit well alongside Friars House and the development to the rear.

There have also been revisions to the layout to remove the amount of hard surfacing within the site so that it reads more as a landscape frontage to the development as a continuation of Greyfriars Green and will sit well with the wider public realm. This has included removal of areas of surfacing for drop-off and pick up for vehicles at the front of the building and the location of deliveries and servicing to the rear of the building.

The design solution proposed utilises a base podium with a pair of towers over. Both elements employ a contemporary design response whilst taking reference from local context in the form and materiality. Further to consultation with the applicant post submission, the scheme has been refined and revised in several detailed design elements and these include a redesign and simplification of the entrance arrangement toward Warwick Road, definition of an understandable “base” to tower elements when viewed from Manor House Drive and a strengthening of visual separation from tower to podium by use of contrasting materials. The applicant has also engaged with officers in exploring a change to the main tower cladding tones, with an option now presented of a copper finish, reflective of historic brickwork tones found in the area around Greyfriars Green, which is endorsed as being a more responsive design solution. Further to these revisions having been enacted, and subject to conditions, Urban Design raise no objection the proposals.

Impact on residential amenity

Policy H10 of the Local Plan states that purpose-built student accommodation and conversions of residential and non-residential properties to student accommodation will be encouraged where:

- e) It is directly accessible from the universities,
- f) Such development can play a part in the regeneration of the immediate neighbourhoods without disadvantage to local services,
- g) It will not materially harm the amenities of occupiers of nearby properties and
- h) It will reflect and support or enhance the appearance and character of the area.

Policy CC10 states that new development must be designed to minimise environmental impact within the city centre and ensure that any impacts of pollution are appropriately considered and mitigated.

A Construction and Environmental Management Plan has been submitted and following comments from Environmental Protection, amendments have been made to the CEMP. Notwithstanding those amendments, the report relates mainly to the demolition phase and further information is still required for the construction phase. Environmental Protection are satisfied with the proposals where they relate to demolition and that the additional information can be dealt with by way of planning condition.

A noise report has been submitted and Environmental Protection are satisfied with the assessment subject to a condition to require any plant or machinery to be approved by the local planning authority prior to installation and for details of window openings and ventilation systems to meet internal noise levels.

There is a residential block to the north of the site at Quadrant Hall. A daylight/sunlight assessment has been carried out which finds that 78% of the rooms in this student halls of residence will meet the standards. There will be two rooms on each floor facing the development which do not meet the standards. However, the applicants have considered the information available on Coventry University’s website which indicates that the rooms in Quadrant Hall are laid out with fixed sinks and wardrobes at the rear of the room and fixed desks and beds at the front of the room nearest the window. Areas nearest the windows of

all rooms will remain well lit and any loss of daylight distribution will be to the rear of the rooms where the sink and wardrobes are located. Coventry University have raised no objection to the proposals.

The proposals include a student management plan that covers various operational matters to ensure the residence is staffed 24/7 with dedicated reception, security, student support and external liaison. The plan also sets out specific measures to ensure effective management of traffic at the start and end of term and waste management.

The proposals are not considered to have a significant impact on residential amenity.

Highway considerations

Policy AC1 'Accessible Transport Network' states that development proposals which are expected to generate additional trips on the transport network should: a) Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes. b) Consider the transport and accessibility needs of everyone living, working or visiting the city. c) Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. d) Actively support the provision and integration of emerging and future intelligent mobility infrastructure.

Policy AC3 of the Local Plan acknowledges that the provision of car parking can influence occurrences of inappropriate on-street parking which can block access routes for emergency, refuse and delivery vehicles, block footways preventing access for pedestrians, reduce visibility at junctions and impact negatively on the street scene. The car parking standards set out in Appendix 5 to the Local Plan indicate that the provision of private car parking will not generally be promoted within the City Centre as it is highly accessible by a range of transport modes and there is already an adequate supply of publicly available car parking.

With regards Cycle Parking, Appendix 5 of the Local Plan requires 1 cycle parking space per 4 student bed spaces and 1 visitor space per 20 bed spaces. This equates to 124 cycle parking spaces plus 25 visitor spaces. This level of provision is included within the scheme and the cycle parking requirements are met.

The proposals have been amended to include drop-off provisions at the front of the site with a layby to address urban design concerns about the surfacing to the front. Highways raised no objections to the arrangements for drop-off and pick up but requested amendments to the layout where a small section of land was to be taken out of the pedestrian route to the front of the site. This has been reinstated to address Highway's concerns. There was also an amendment to a service door so that it would not open out onto the highway.

Highways have indicated that they have no objections to the proposals but requested a travel plan so that they could consider proposed incentives for walking and cycling. They indicated that it is likely that they will be seeking a contribution through the s106 agreement towards cycling improvements along Warwick Road and Kenilworth Road. Further comments are awaited in terms of the acceptance of the travel plan and contributions required for cycle improvements and these will be reported as late items.

Other matters

Flood risk

Policy EM4 states that all major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where the criteria set out in Policy EM4 are met.

Policy CC9 states that development shall be designed and located to minimise the risk of flooding. The Flood Risk and Drainage Team indicate that the site is at low risk of flooding and have no objection subject to conditions.

Archaeology

The applicant has submitted a detailed Written Scheme of Investigation (WSI). Archaeology consider this is acceptable and have no objection to the proposals subject to a condition for the works to be carried out in accordance with the WSI.

Previously Developed Land

Policy EM6 seeks to ensure that redevelopment of previously developed land does not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means.

A contamination report was submitted as part of the application and this recommends further investigation. The Environmental Protection Officer recommends the standard conditions for site investigation and risk assessment and any remediation works to be carried out if necessary. A preliminary UXO risk assessment has been submitted and this has been accepted and agreed by Environmental Protection.

Air quality

Policy EM7 states that major development schemes should promote a shift to the use of sustainable low emission transport to minimise the impact of vehicle emissions on air quality. Notwithstanding the submitted information, the site is adjacent to the ring road and therefore external air quality levels need to be considered and the potential impact at the building façade and for the use of outdoor areas. Environmental Protection therefore require addition assessments but these would not provide accurate readings at this time as activity levels have been lower during the Covid19 pandemic. A condition is therefore recommended for further assessment.

Ecology and Trees

Policy GE3 of the Local Plan states that Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced.

Policy GE4 of the Local Plan seeks to retain trees on site, especially those protected through Tree Preservation Orders or Conservation Area status. Where unprotected trees are to be lost through development, and their loss is shown to be unavoidable through a robust tree survey, then proposals should be made for their suitable replacement as part of a well-designed landscape scheme. In addition trees worthy of retention should be incorporated into the overall design with appropriate protection measures maintained throughout the development phases.

In this context, there are a group of trees to the south-eastern corner of the site which will be affected by the proposals and an arboricultural assessment has been submitted as part of the application. In order to implement the development there will be a direct loss of six

individual trees and one group of trees. These comprise six category C and one category B trees, none of which are protected by TPO or Conservation Area status. To mitigate the loss of these trees however new tree planting is proposed, including as part of the expanded public realm and landscaping to Warwick Road and Greyfriars Green and a condition is recommended accordingly.

The proposed development includes the construction of a new sub-station to the south-west corner of the site, within the RPA of T5 (common line). The tree is protected by the Site TPO No. 140 (Friars Road No. 1). The arboricultural assessment indicates that the new incursion is not considered to result in a significant impact to the Root Protection Area of T5. As such the traditional trench-filled concrete foundation type will not be altered in this instance. To ensure the successful retention of T5 the report confirms that it is critical that all works within the RPAs are undertaken using tools and/or under the direct supervision/guidance of the Arboricultural Clerk of Work. The Tree Preservation Officer has requested that opportunities be further considered for movement of the sub-station out of the tree's RPA and this is currently being discussed with the applicants. Further comments will be reported as part of the late items.

Developer Contributions

Policy IM1 'Developer Contributions for Infrastructure' states that development will be expected to provide, or contribute towards provision of: a) Measures to directly mitigate its impact and make it acceptable in planning terms; and b) Physical, social and green infrastructure to support the needs associated with the development.

The development would trigger the need for the following contributions to be secured under a Section 106 Legal Agreement. The heads of terms are as follows:

NHS require a contribution of £35,595.00 to go towards the gap in the funding created by each potential patient from this development. They indicate that, without the requested contribution, the access to adequate health services is rendered more vulnerable thereby undermining the sustainability credentials of the proposed development.

Highways have requested a financial contribution for improvements to the cycle link to the south of the site but have not specified the amount. This is currently being discussed with Highways and an update will be reported as a late item.

In addition to securing contributions it is recommended that clauses be included in the s106 Agreement to secure redevelopment of the site before demolition of the buildings and to restrict occupation to students as any change in tenure would require affordable housing provision.

Equality Implications

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

CONCLUSION

The proposed development is considered to be acceptable in principle and will result in a well design development to replace the buildings to be demolished and will not result in any significant impact upon neighbour amenity, highway safety, ecology or infrastructure. Officers are satisfied that the scheme will cause no harm to the significance of any listed buildings or the conservation area and the proposals are recommended for approval subject to relevant conditions and contributions. The reason for Coventry City Council granting planning permission is because the development is in accordance with: Policies AC1, AC3, AC4, DE1, HE2, GE3, of the Coventry Local Plan 2016, Policies CC1, CC2, CC10 and CC26 of the City Centre Area Action Plan 2016 together with the aims of the NPPF.

CONDITIONS:/REASON

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: *To conform with Section 91 of the Town and Country Planning Act 1990 (as amended)*

2. An investigation and risk assessment (in addition to any assessment provided with the planning application), must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site; whether or not it originates on the site; and any report of the findings must be submitted to and approved in writing by the local planning authority prior to the commencement of development (including any demolition). The report of the findings, to be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', must include; (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risk to; human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monument; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

3. The development shall only be undertaken in accordance with a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, which shall be submitted to and approved in writing by the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation

to the intended use of the land after remediation.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

4. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out the remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

5. In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition No. 2, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition No. 3, which shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition No. 4.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

6. The development hereby permitted shall be carried out in strict accordance with the UXO Preliminary Risk Assessment hereby approved.

Reason: *To safeguard health, safety and the environment in accordance with Policy EM6 of the Coventry Local Plan 2016 and the aims and objectives of the NPPF.*

7. The demolition shall be carried out in full accordance with the Construction and Environmental Management Plan hereby approved and prior to commencement of development a method statement detailing the control of emissions to air during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. Such a method statement should be in-line with the Best Practice Guidance entitled 'The control of dust and emissions from construction and demolition' produced by the Greater London Authority and London Councils. This statement should also include:
 - Proposed hours of work.
 - Map with nearest receptors and distances for dust and noise.
 - Noise impact on nearest neighbours and control measures as required.
 - Monitoring methods and measurement locations for dust and noise and recording details.
 - Dust mitigation measures.
 - Contact details for responsible persons and site personnel training.
 - Liaison with local residents.Thereafter the construction shall be carried out in accordance with the approved details.

Reason: *To protect the amenity of the occupiers of the residential accommodation hereby approved in accordance with Policies DS3 and EM7 of the Coventry Local Plan 2016.*

8. Prior to commencement of development or demolition details of security hoardings shall be submitted to and approved in writing by the local planning authority. Those details shall include locations, elevations, materials, fixings and timings. Thereafter the hoardings shall be erected in full accordance with the approved details.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policies DE1 and HE2 of the Coventry Local Plan 2016 and Policy CC2 of the City Centre Area Action Plan 2016..*

9. Prior to commencement of the development a scheme of works to connect to the Coventry Heatline district energy scheme shall be submitted to and approved in writing by the local planning authority unless proven unviable. The approved scheme shall be implemented in full prior to occupation.

Reason: *In the interests of sustainable development and renewable energy in accordance with Policy CC10 of the City Centre Area Action Plan and Policy EM7 of the Coventry Development Plan 2016.*

10. No development or any other works shall commence unless and until a written scheme of investigation which shall detail a programme of historic building recording and analysis has been submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in full accordance with the approved details.

Reason: *The submission of these details prior to the commencement of development is fundamental to ensure that an Appropriate record is made of the historic building fabric that may be affected by the development and to ensure that information regarding these heritage assets is preserved by record for this and future generations in accordance with Policy HE2 of the Coventry Local Plan 2016.*

11. (This condition is to be reviewed.) The development shall be carried out in full accordance with the measures set out in the arboricultural report for the protection of the tree the subject of the TPO 140 (Friars Road No. 1) and notwithstanding the submitted details, prior to commencement of development, including any demolition, site clearance or other preparatory works) the following shall be submitted to and approved in writing by the Local Planning Authority:
 - A Dimensioned Tree Protection Plan (to include protection measures during and after construction and any construction exclusion zones) (in accordance with 5.5/ Table B.1), site monitoring (6.3) of British Standard BS5837:2012 - Trees in relation to design demolition and construction - Recommendations, which shall also include any proposal for pruning or other preventative works.The approved mitigation and / or protection measures shall be put into place prior to the commencement of any works and shall remain in place during all construction work.

Reason: *To protect those trees which are of significant amenity value to the Conservation Area and which would provide an enhanced standard of appearance to the*

development in accordance with Policy GE3, GE4 and HE2 of the Coventry Local Plan 2016.

12. The development hereby permitted shall only proceed in strict accordance with a scheme for targeting and utilising local people for construction and employment, which shall be submitted to an approved in writing by the Local Planning Authority.

Reason: *To secure local employment in accordance with the City Council jobs strategy and Policy JE7 of the Coventry Local Plan 2016.*

13. Prior to their incorporation into the development, details of:
- window/ door frame colour and materials;
 - glazing details;
 - brick and mortar details;
 - cladding details including colour/finish and profile, fixing systems and joint details;
 - details of any rainwater goods;
 - details of any vents/grilles;
 - details of roof top safety rail systems; and
 - details of any plant enclosure or similar structures
- shall be submitted to and approved in writing by the Local Planning Authority. These details shall be installed only in full accordance with the approved details prior to the first occupation of the development and thereafter shall be retained and shall not be removed or altered in any way.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.*

14. The development hereby permitted shall be carried out in full accordance with detailed design for entrance and signage arrangements which shall first be submitted to and approved in writing by the local planning authority.

Reason: *To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Coventry Local Plan 2016.*

15. The development hereby permitted shall not be occupied unless and until the bin storage area(s) have been laid out and provided in full accordance with the approved details and thereafter those facilities shall remain available for use at all times. All bins which serve the development within the red line site area must be stored within the approved bin storage area and not positioned on the public highway or in the open, unless on bin collection days.

Reason: *In the interests of the amenities of future occupants of the residential accommodation and neighbouring occupiers in accordance with Policies DE1 and [H10/H11] of the Coventry Local Plan 2016.*

16. The development shall operate in full accordance with the details set out in the approved student management plan hereby approved.

Reason: *To ensure that the development is compatible with nearby uses and so that it does not adversely impact upon the safe and free flow of traffic in the vicinity of the site in*

accordance with Policies DE1, AC1, AC2 and AC3 of the Coventry Local Plan 2016.

17. The development hereby permitted shall not be occupied unless and until cycle parking facilities have been provided in full accordance with the approved details. Thereafter those facilities shall remain available for use at all times and shall not be removed or altered in any way.

Reason: *In the interests of encouraging the use of alternative modes of transport with the aim of creating a more sustainable city in accordance with Policies DS3, AC3 and AC4 of the Coventry Local 2016.*

18. No lighting or illumination of any part of any building or the site shall be installed or operated, other than that contained in the approved documentation, unless and until details of such measures have been submitted to and approved in writing by the Local Planning Authority and such works, and use of that lighting and/or illumination, shall be carried out and operated only in full accordance with those approved details.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.*

19. Any landscaping (other than the planting of trees and shrubs) including the erection of boundary treatment, and the installation of paving and footpaths shown on the approved plans shall be completed in all respects within three months of the first use of the development and the tree(s) and shrub(s) shall be planted within the first planting season following that first use. Any tree(s) or shrub(s) removed, dying, or becoming; in the opinion of the Local Planning Authority; seriously damaged, defective or diseased within five years from the substantial completion of the scheme shall be replaced within the next planting season by tree(s) or shrub(s) of similar size and species to those originally required to be planted. All hedging, tree(s) and shrub(s) shall be planted in accordance with British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS4428 - Code of Practice for General Landscape Operations.

Reason: *To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GE1 and DE1 of the Coventry Local Plan 2016.*

20. Notwithstanding the submitted details, prior to commencement of development a noise report shall be submitted to and approved in writing by the local planning authority. The report shall be undertaken by a competent person and evidence of their qualifications shall be included. A list of acoustic consultants can be obtained from the Institute of Acoustics - www.ioa.org.uk. The noise report should include results for LAeq, LA10 and LA90 noise descriptors, together with a calculated arithmetical average for the LAeq. The report will demonstrate by calculation that internal noise levels for the proposed residential properties meet the criteria set out in BS 8233:2014. Noise mitigation measures shall also be specified. The report shall also demonstrate that outdoor garden or leisure areas associated with this development meet the 55dB limit as required by the WHO. The assessment shall ideally be undertaken over a 24-hour period, or if this is not possible over a period that is first agreed with Environmental Protection but this must include measurements during rush hour. A map of monitoring points should be included together with full justification as to why these locations were selected. Calibration certificates for

equipment used in the noise assessment must be submitted in the report.

The following points will need to be included:

- Need full noise data for 3 monitoring locations over a 48-hour period.
- The noise mitigation measures rely on closed windows to achieve satisfactory internal noise levels and therefore an assisted ventilation system will be required.
- What are the likely sources of plant noise for the site, the substation will need to be assessed for impact upon the proposed development and on adjacent buildings?
- Noise limits for noise impact at night need to be specified.

Thereafter the development shall be carried out in full accordance with the approved details.

Reason: *To safeguard residential amenity in accordance with Policy DE1 of the Coventry Local Plan 2016.*

21. No fixed plant and/or machinery contained within the application documentation shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted and approved in writing by the local planning authority. The rating level of the noise emitted from the proposed plant and machinery shall not exceed the usual background noise level at the nearest off site residential receptor. The noise levels shall be determined by measurements or calculations at the nearest off site, noise sensitive premises. The measurements and assessment shall be made according to BS 4142:2014.

Reason: *To safeguard the amenities of the adjoining occupiers of the development in accordance with Policy DE1 of the Coventry Local Plan 2016.*

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any statutory instrument amending, revoking and/or replacing that Order, no further plant, machinery, condensers, extraction equipment or apparatus shall be installed, erected or replaced within the application site or on any building or structure without the prior grant of planning permission by the Local Planning Authority.

Reason: *To ensure that the site is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and in the interests of the visual amenities of the locality in accordance with Policy DE1 of the Coventry Local Plan 2016.*

23. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawings

Location Plan COVITA-FUS-ZZ-XX-DR-0000 P2

Existing Site Plan COVITA-FUS-ZZ-XX-DR-0001 P2

Existing North East and South West Elevations COVITA-FUS-ZZ-XX-DR-0020 P2

Existing North West and South East Elevations COVITA-FUS-ZZ-XX-DR-0021 P2

General Arrangement COVITA-FSL-ZZ-00-DR-A-2000 P11

General Arrangement Level 1 COVITA-FSL-ZZ-01-DR-A-2001 P11

General Arrangement Level 2 COVITA-FSL-ZZ-02-DR-A-2002 P6

General Arrangement Level 3 COVITA-FSL-ZZ-03-DR-A-2003 P10

General Arrangement Level 4 COVITA-FSL-ZZ-04-DR-A-2004 P8
 General Arrangement Level 5 COVITA-FSL-ZZ-05-DR-A-2005 P8
 General Arrangement Level 6 COVITA-FSL-ZZ-06-DR-A-2006 P6
 General Arrangement Level 7 COVITA-FSL-ZZ-07-DR-A-2007 P6
 General Arrangement Level 8 COVITA-FSL-ZZ-08-DR-A-2008 P7
 General Arrangement Level 9 COVITA-FSL-ZZ-09-DR-A-2009 P6
 General Arrangement Level 10 COVITA-FSL-ZZ-10-DR-A-2010 P7
 General Arrangement Level 11 COVITA-FSL-ZZ-11-DR-A-2011 P7
 General Arrangement Level 12 COVITA-FSL-ZZ-12-DR-A-2012 P8
 General Arrangement Level 13 COVITA-FSL-ZZ-13-DR-A-2013 P6
 General Arrangement Level 14 COVITA-FSL-ZZ-14-DR-A-2014 P5
 General Arrangement Level B01 COVITA-FSL-ZZ-XX-DR-A-2015 P4
 North West Elevation COVITA-FSL-ZZ-DR-A-2020 P8
 North East Elevation COVITA-FSL-ZZ-DR-A-2021 P7
 South East Elevation COVITA-FSL-ZZ-DR-A-2022 P7
 South West Elevation COVITA-FSL-ZZ-DR-A-2023 P7
 Block A South West Elevation COVITA-FSL-ZZ-DR-A-2024 P6
 Block B North East Elevation COVITA-FSL-ZZ-DR-A-2025 P6
 Section A-A COVITA-FSL-ZZ-XX-DR-A-2026 P4
 Section B-B COVITA-FSL-ZZ-XX-DR-A-2027
 South West and North East Contextual Elevations COVITA-FUS-ZZ-XX-DR-A-2050 P2
 North West and South East Contextual Elevations COVITA-FUS-ZZ-XX-DR-A-2051 P2
 Demolition Plan COVITA-FUS-ZZ-XX-DR-A-9001 P1
 Illustrative General Arrangement Re-Form RFM-XX-00-DR-L-0001 PL06
 Tree Retention and Removal Plan Re-Form RFM-XX-00-DR-L-0002 PL06
 Planting Strategy Re-Form RFM-XX-00-DR-L-0003 PL07
 Illustrative Site Sections Re-Form RFM-XX-00-DR-L-0004 PL06
 External Lighting Planning Requirements FutureServe P6514-97-G-01 P1
 Illustrative Views Our Studio

Reports

Planning Statement Turley 20 January 2020 B
 Design & Access Statement (4 parts) Fuse April 2020
 Retention of Buildings Study Fuse
 Schedule of Accommodation Fuse 8 Jan 2020 P8
 Topographical Survey First Point Surveys 6244-01
 Underground Utility Survey First Point Surveys 6244-02
 UXO Risk Assessment 1st Line Defence EP6711-00
 Phase I Ground Investigation (4 Parts) GIP SM/27315
 Phase 2 Ground Investigation REP 1C0106711/P2 R2
 Tree Survey Wharton July 2018 A
 Tree Constraints Plan Wharton July 2018 V1
 Arboriculture Impact Assessment Wharton 3 Jan 2020 V2
 Archaeological Assessment IS Heritage Services 26 June 2019
 Archaeology WSI Cotswold Archaeology January 2020
 Landscape Proposals Reform January 2020 PL03
 Ecological Appraisal Wharton 9 Jan 2019 V2
 Landscape Env'tl Management Plan Wharton To follow
 Transport Assessment PJA Jan 2020
 Travel Plan PJA March 2020
 Townscape & Visual Impact Assessment Turley Jan 2020

Heritage Statement Turley Jan 2020
Drainage Strategy (2 parts) Civic 22 Jan 2020 P02
Sustainability Appraisal FutureServ 15 Jan 2020 3
Energy Statement FutureServ 17 Jan 2020 P4
Air Quality Statement FutureServ Jan 2020 Rev 2
Noise Assessment Fisher 20 Jan 2020 A
Daylight and Sunlight Assessment GIA 21 Jan 2020
Wind Microclimate Assessment GIA 20 Jan 2020
Lighting Strategy FutureServ 19 June 2019
Health Impact Assessment Turley 14 June 2019
Operational Management Plan Vita Jan 2020
Marketing Report Bromwich Hardy Aug 2019
Marketing Report Addendum Bromwich Hardy Jan 2020
Demolition Method Statement Bowmer & Kirkland 23 July 2019 ED328/Rev 3
Economic Regeneration Report Regeneris June 2017

Reason: *For the avoidance of doubt and in the interests of proper planning*

