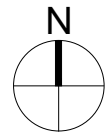


notes
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drawing notes

KEY					
	Existing Trees		Entrance to Proposed Building		New Paving
	Proposed Trees		Entrance to Existing Building		New Seating
					Demolished
					Site Boundary
					Access across Hope Street
					Existing Trees Removed



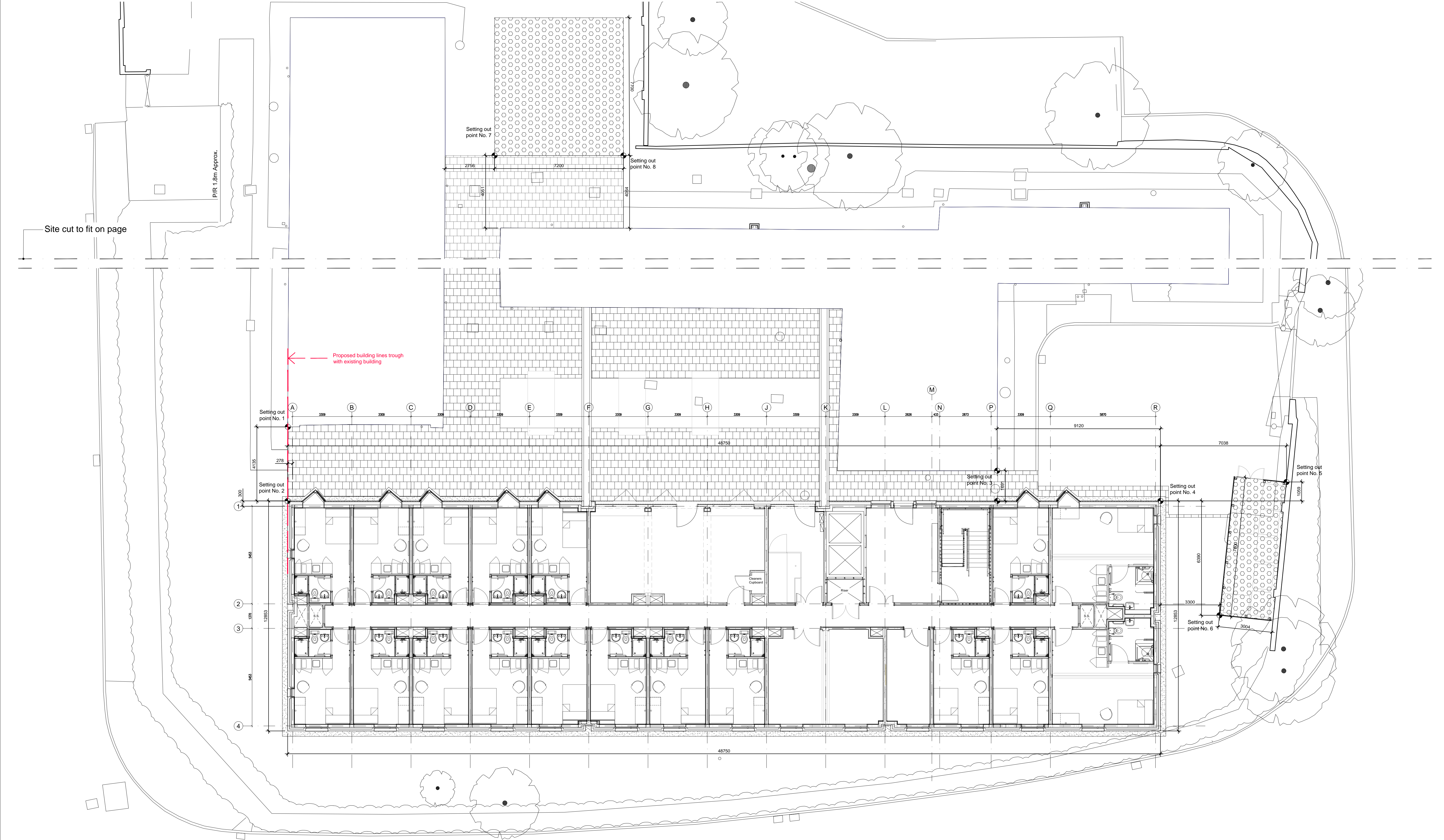
REV | BY | CHKD | DATE | AMENDMENT DETAILS

C	KS	28.07.15	Trees to Butts Rd. added. Entrance canopy removed.
B	SK	FBM	08.06.15 Site boundary amended
A	SK	FBM	01.06.15 Site boundary amended
REV BY CHKD DATE AMENDMENT DETAILS			



project
Sherbourne House
Vincent Street
Coventry CV1 3HZ
client
Sherbourne Holding Limited
FraserBrownMacKennaArchitects
15-16 Featherstone St. London EC1Y 6SL www.fbmaarchitects.com
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drawing title Existing Site / Location Plan			
PLANNING			
scale 1:200 @ A1	drawn by SK	checked by FBM	date © 09.04.2015
DRAWING NUMBER 847	project P	status P	revision 1001 C



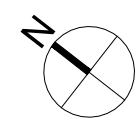
notes
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drawing notes

PLEASE NOTE:
SITE BOUNDARY AND SETTING OUT POINTS ARE BASED ON SURVEY DRAWINGS PROVIDED BY RPS GROUP
REFERENCE: Topographical - UAH3074-A

TO BE READ IN CONJUNCTION WITH:
STRUCTURAL ENGINEER'S DRAWINGS & SPEC.
M&E ENGINEER'S DRAWINGS & SPEC.
LANDSCAPE ARCHITECT'S DRAWINGS SPEC.
SPECIALIST REPORTS REFERENCED WITHIN THE ABOVE DOCUMENTS

GRID LINES HAVE BEEN PLACED AT THE CENTER LINE OF THE STRUCTURAL FRAME.



REV | BY | CHKD | DATE | AMENDMENT DETAILS

SK FBM 12.02.16 Construction Issue

REV | BY | CHKD | DATE | AMENDMENT DETAILS

project
Sherbourne House
Vincent Street, Coventry CV1 3HZ

client
Pickstock Construction

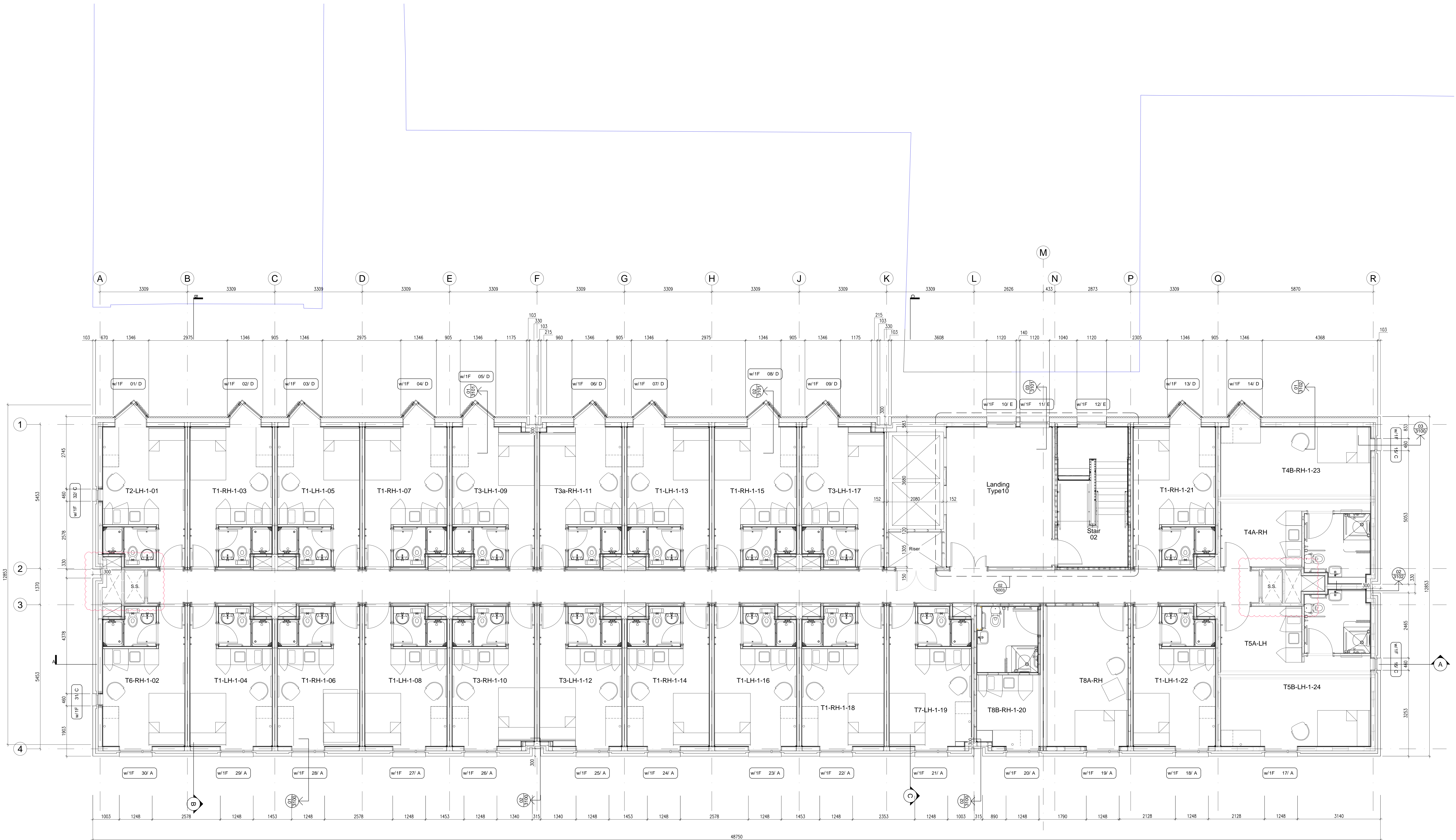


FraserBrownMacKennaArchitects
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T:020 7251 0543

drawing title
Site Plan - Grid Setting Out

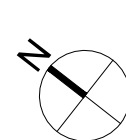
CONSTRUCTION

scale 1:100 @A1	drawn by SK	checked by FBM	date © 04.01.2016
DRAWING NUMBER 847		status C	revision 1002



notes
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drawing notes
This drawing based on survey drawings provided by RPS Group
Reference: Topographical - UAH3074-A
Pod setting out is based on Elements Europe's drawing: 15-038A ModulationPlans(V6)_FBM extract 1st.
Grid lines have been placed at the centers line of the structural frame.



REV | BY | CHKD | DATE | AMENDMENT DETAILS

SK FBM 12.02.16 Construction Issue
REV | BY | CHKD | DATE | AMENDMENT DETAILS

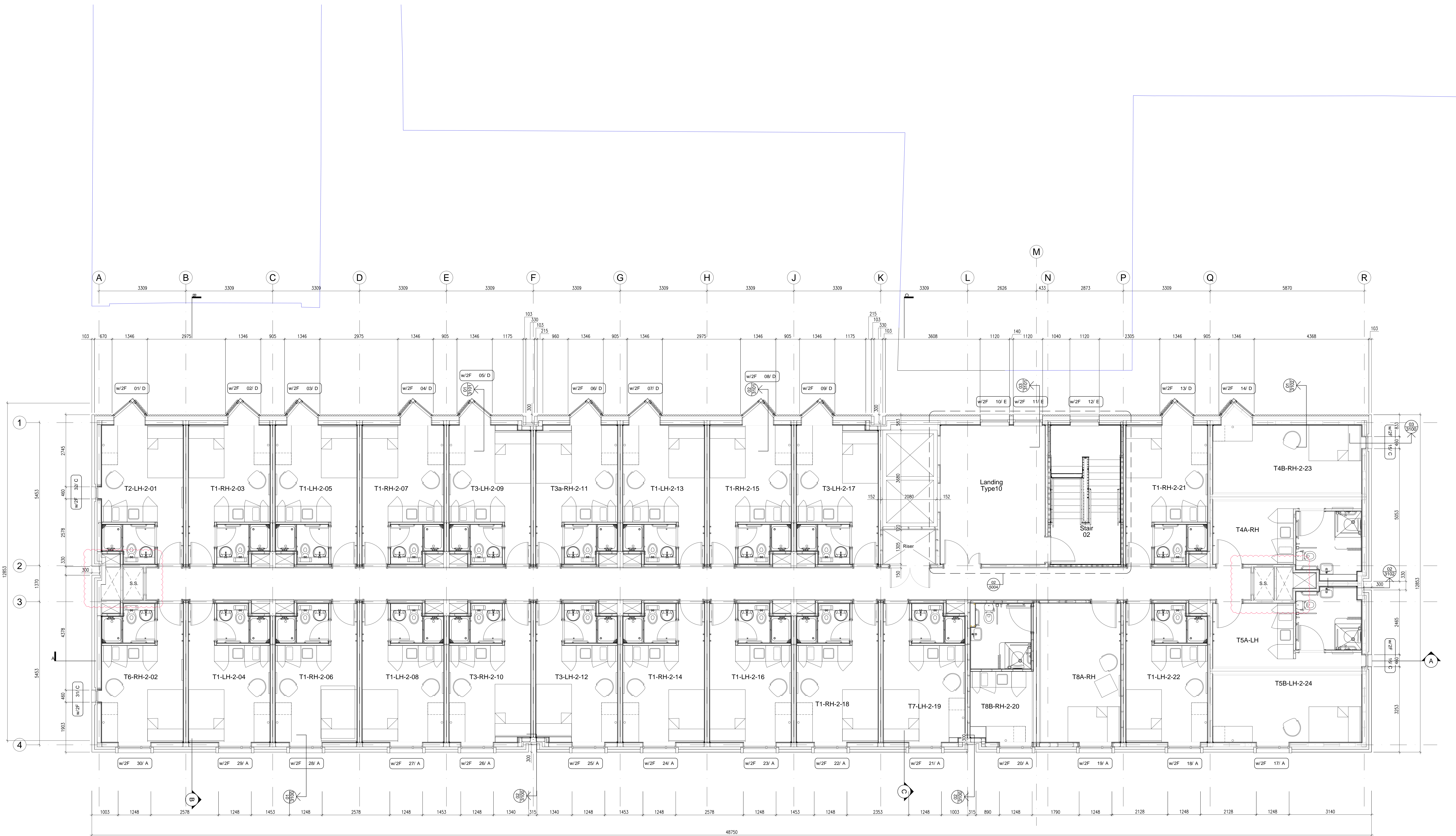
project
Sherbourne House
Vincent Street, Coventry CV1 3HZ
client
Pickstock Construction
FraserBrownMacKennaArchitects
15-11 Farnborough St, London EC7V 6B, www.fraserbrownmckenaa.com
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drawing title
GA - 1st Floor Plan

CONSTRUCTION

scale 1:500 A0
drawing number **847**
checked by SK
date 11.2015
version 1101

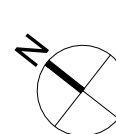


notes

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drawing notes

This drawing based on survey drawings provided by RPS Group
References: Topographical - LHA5074-A
Pod setting out is based on Elements Europe's drawing: 15-038A.ModulisationPlans(V6)_FBM extract 2nd.
Grid lines have been placed at the centers line of the structural frame.



REV | BY | CHKD | DATE | AMENDMENT DETAILS

SK FBM 12.02.16 Construction Issue
REV | BY | CHKD | DATE | AMENDMENT DETAILS

project
Sherbourne House
Vincent Street, Coventry CV1 3HZ

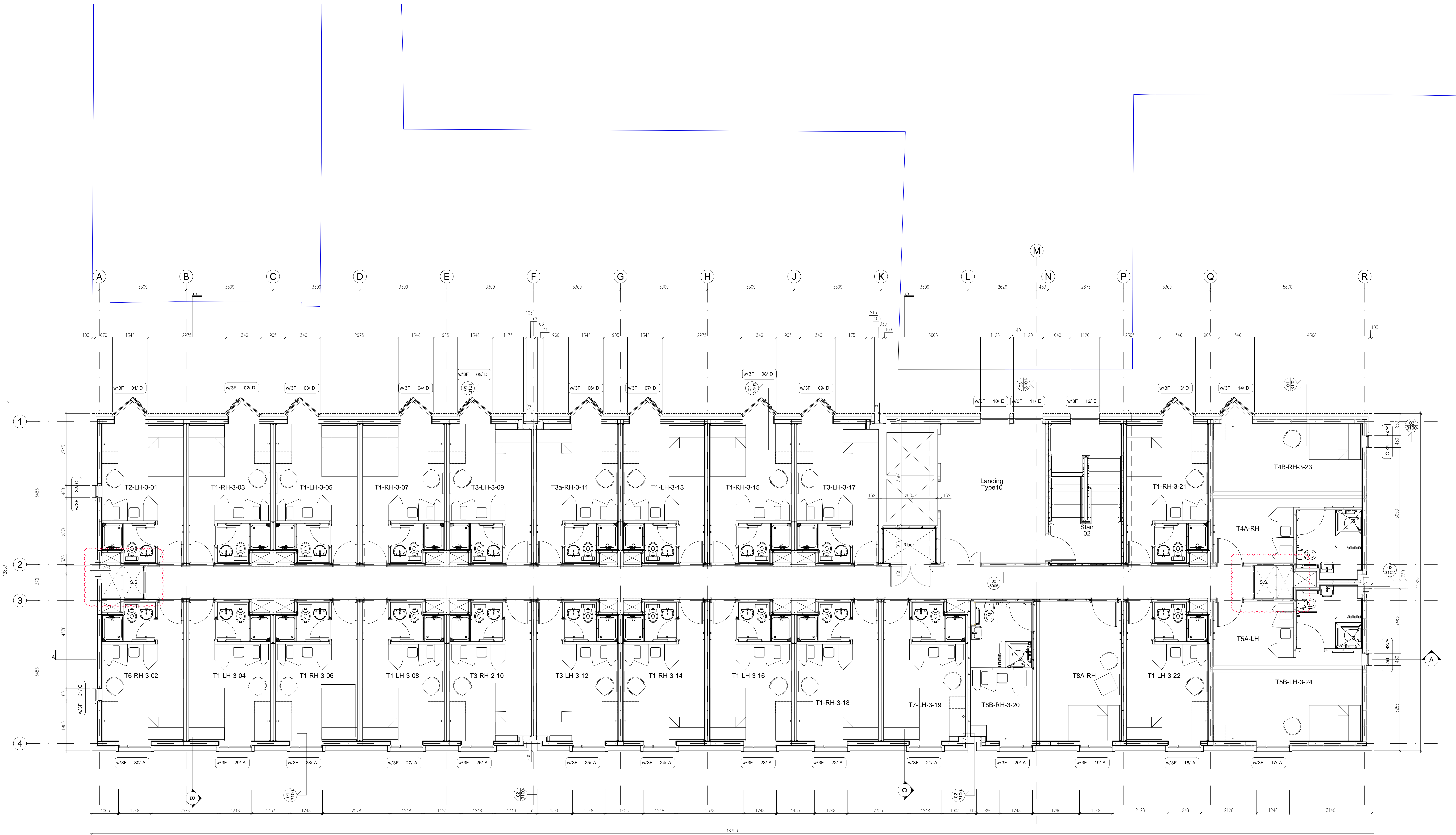
client
Pickstock Construction

FraserBrownMacKennaArchitects
10-11 Foresters Hill, London EC1Y 8L, www.fraserbrown.co.uk
T:020 7251 0543

drawing title
GA - 2nd Floor Plan

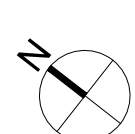
CONSTRUCTION

scale 1:50/BA0	drawn by DK	checked by FBM	date 02.27.11.2015
DRAWING NUMBER 847	status C	revision 1102	



notes
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drawing notes
This drawing based on survey drawings provided by RPS Group
Reference: Topographical - UAH3074-A
Pod setting out is based on Elements Europe's drawing: 15-038A ModulationPlans(V6)_FBM extract 3rd.
Grid lines have been placed at the centers line of the structural frame.



REV | BY | CHKD | DATE | AMENDMENT DETAILS

SK FBM 12.02.16 Construction Issue
REV | BY | CHKD | DATE | AMENDMENT DETAILS

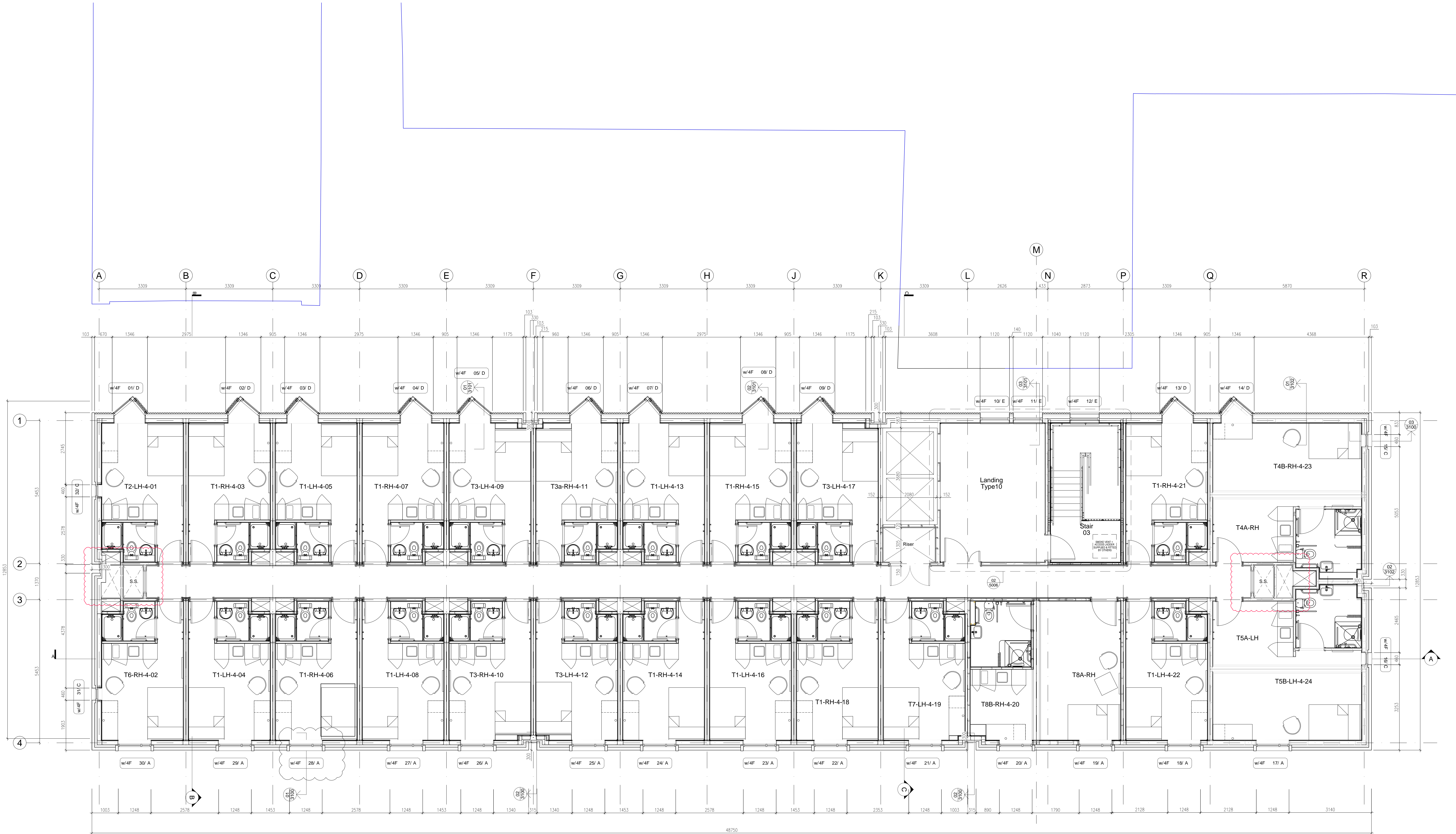
project
Sherbourne House
Vincent Street, Coventry CV1 3HZ
client
Pickstock Construction
FraserBrownMacKennaArchitects
15-11 Farnborough St, London EC1V 6BL www.fbmarchitects.com
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drawing title
GA - 3rd Floor Plan

CONSTRUCTION

scale 1:500 A0
DRAWING NUMBER **847** C | **1103** |
drawn by SK
checked by FBM
date 12/11/2015
version



notes

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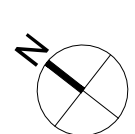
drawing notes

This drawing based on survey drawings provided by RPS Group

References: Topographical - LHA5074-A

Pod setting out is based on Elements Europe's drawing: 15-038A ModulationPlans(V6)_FBM extract 4th.

Grid lines have been placed at the centers line of the structural frame.



REV | BY | CHKD | DATE | AMENDMENT DETAILS

SK FBM 12.02.16 Construction Issue

REV | BY | CHKD | DATE | AMENDMENT DETAILS

project

Sherbourne House

Vincent Street, Coventry CV1 3HZ

client

Pickstock Construction

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15-16 Foresters Hill, London EC1V 8B, www.fraserbrownmcken.com

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drawing title

GA - 4th Floor Plan

CONSTRUCTION

scale 1:50/BA0

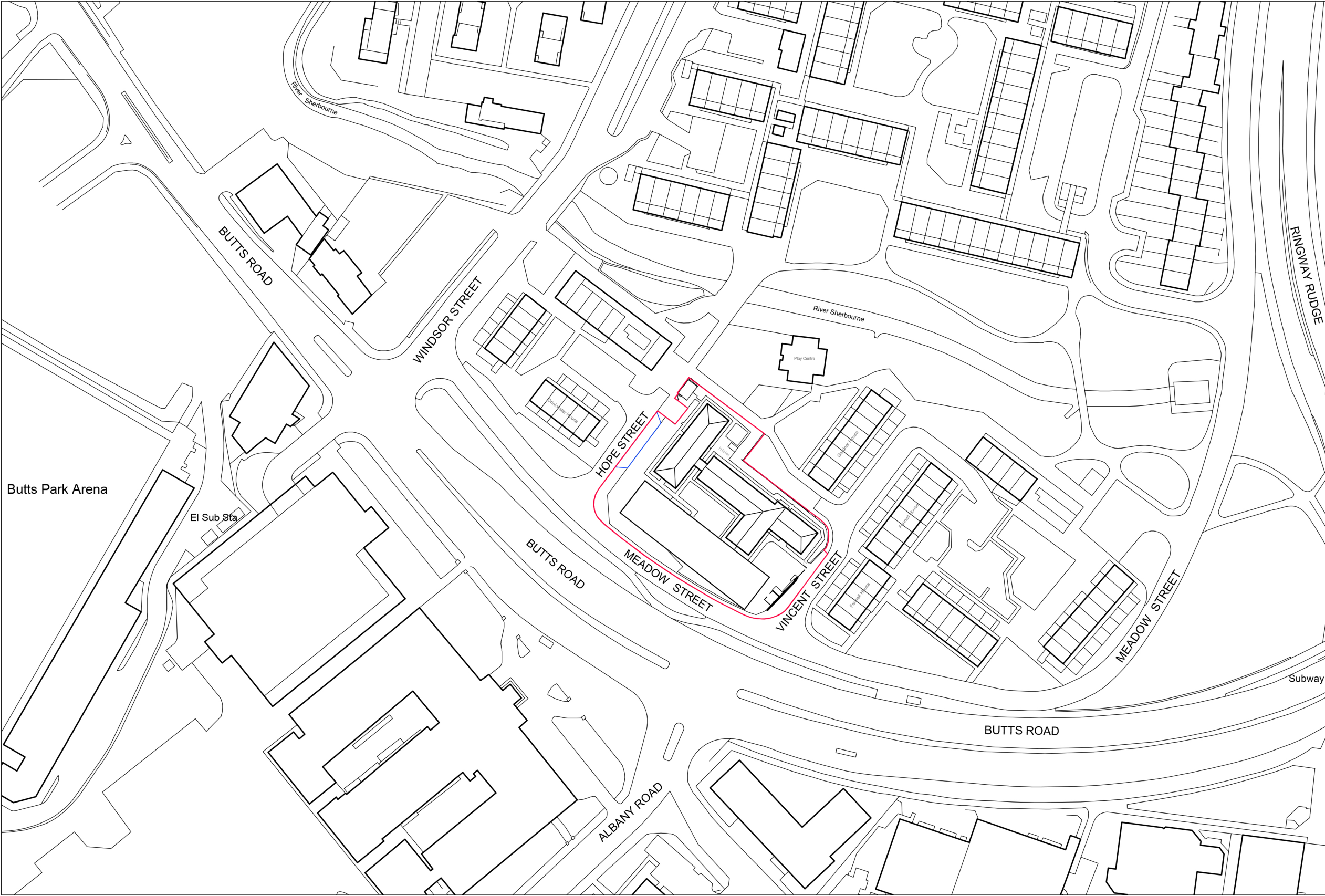
drawn by FBM

checked by FBM

date 02.24.11.2015

revision

DRAWING NUMBER **847** | **C** | **1104** | -



notes

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- drawing notes
- Site Boundary
 - Access across Hope Street



REV | BY | CHKD | DATE | AMENDMENT DETAILS

B SK FBM 08.06.15 Blue line added
A SK FBM 05.06.15 Site boundary amended

REV | BY | CHKD | DATE | AMENDMENT DETAILS



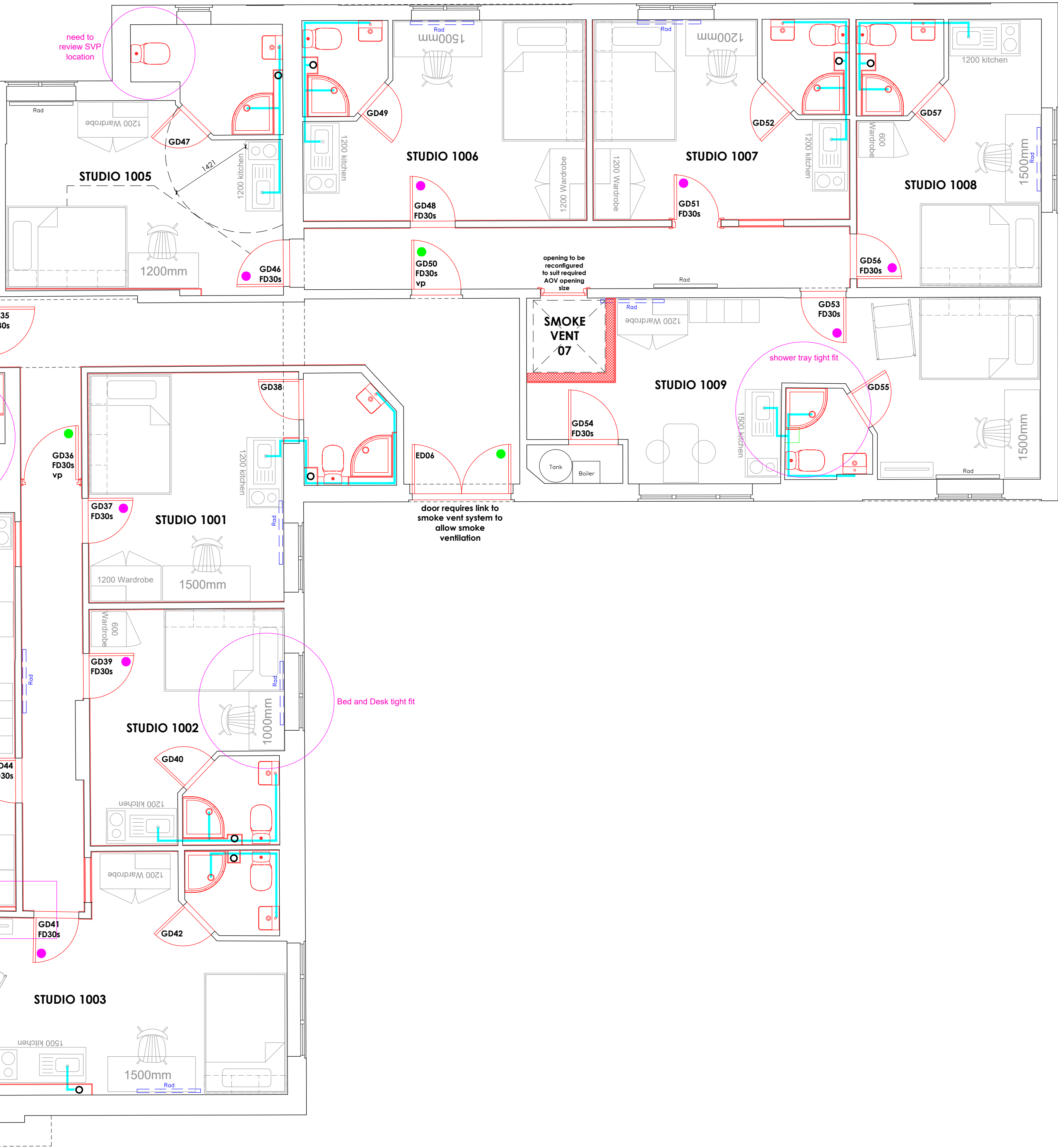
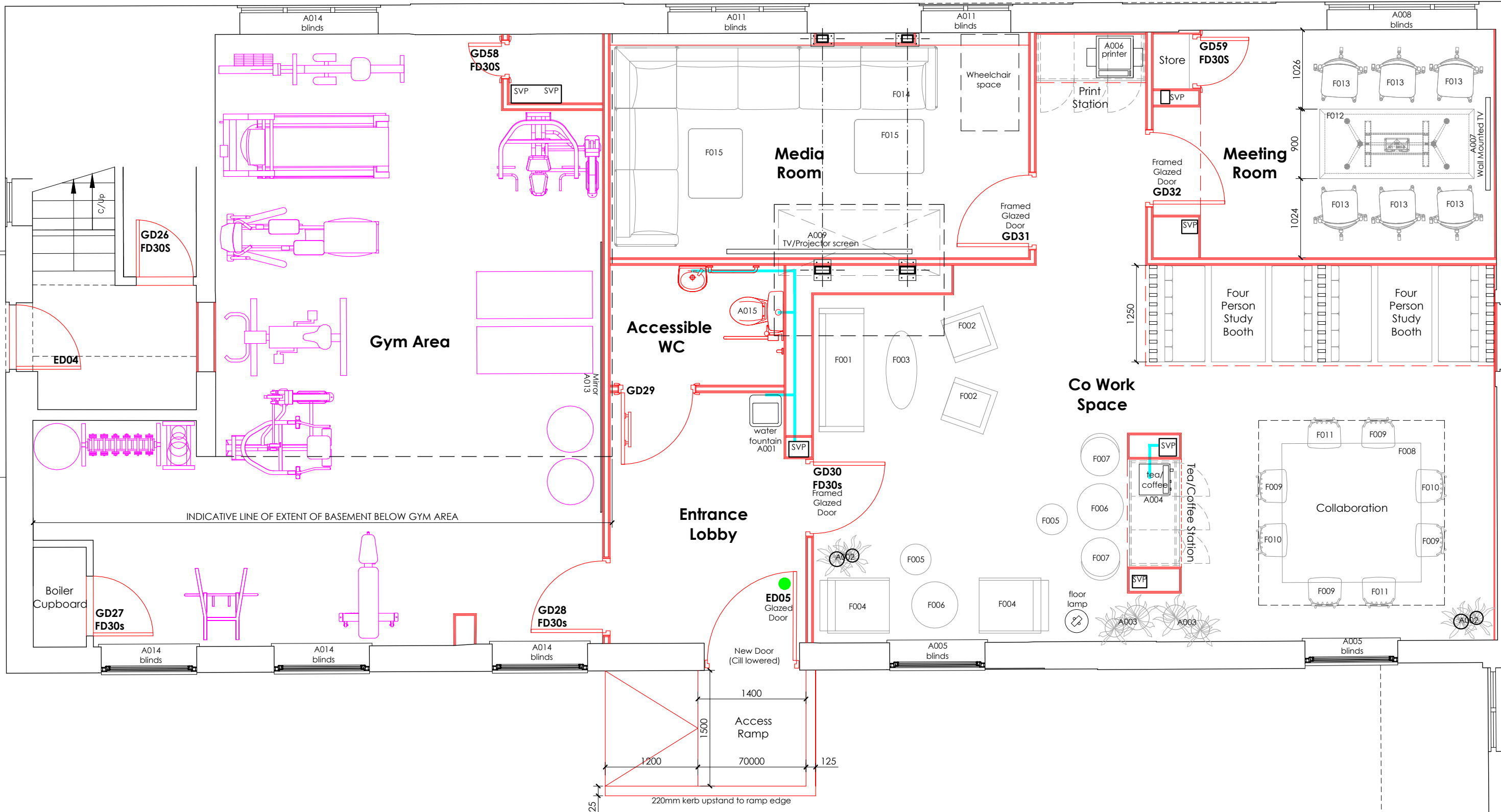
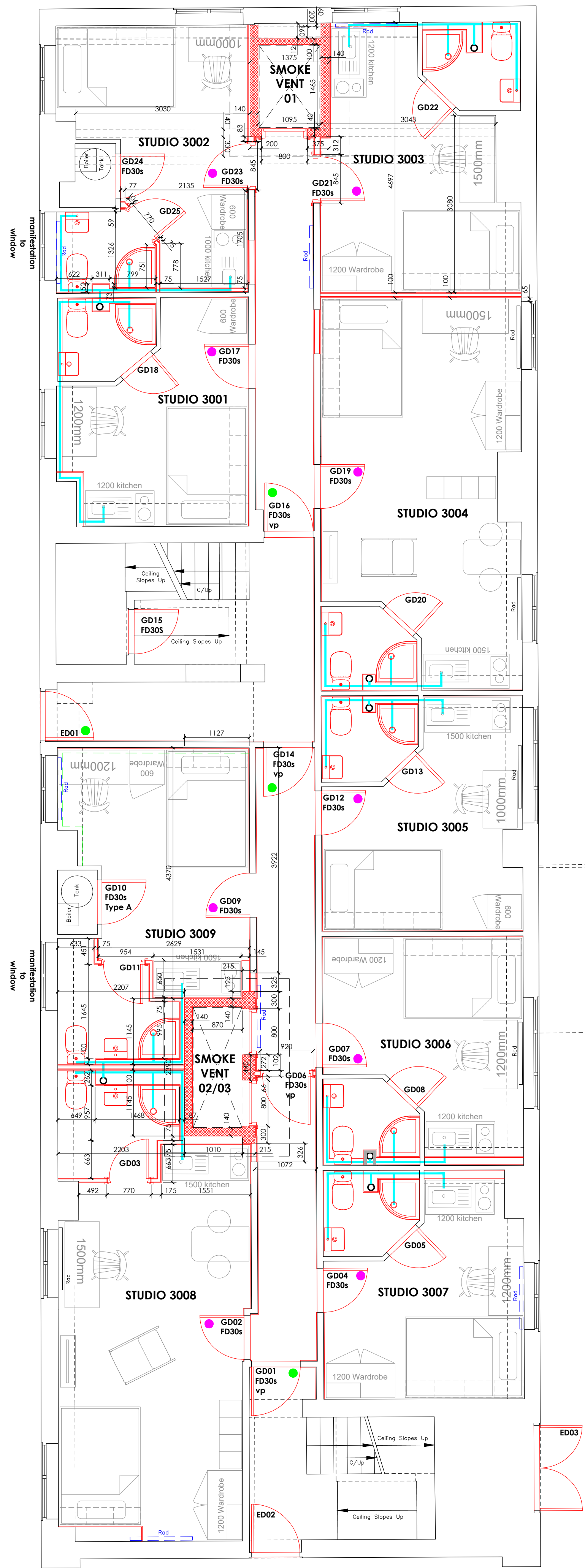
project
Sherbourne House
Vincent Street
Coventry CV1 3HZ
client
Sherbourne Holding Limited

15-18 Featherstone St. London EC1Y 8SL www.fbmacarchitects.com
T:020 7251 0543

drawing title
Site Location Plan

PLANNING

scale 1:1250@A3	drawn by SK	checked by FBM	date 10.04.15
DRAWING NUMBER	project 847	status P	revision 999 B



- CONSTRUCTION KEY**
- New Partitions/Doors/Sanitaryware/Smoke Vents
 - New fixed and loose furniture
 - Proposed drainage runs to be agreed with M&E sub contractor
 - Radiators that may need to be removed
 - mag lock access control
 - Safe access control
 - Gym equipment by Client
- Relates to us are 74 furniture/ancillaries schedules 19110-(81)-852 & Q- Sherbourne House Lounge Areas V2

GROUND FLOOR PROPOSED LAYOUT
scale 1:50 @ A0

NORTH

GENERAL NOTES

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REVISIONS

A	B	Setting out dimensions added to studio WCs
		Ground floor amenity updated - internal doors to be laminate (VE), existing windows to be retained (VE), structure updated to Block 8 to suit latest DDA design

DATE

14/07/20
04/08/20

REVISED

JD
JD

CHECKED

NO
NO

SCALE

Project

SHERBOURNE HOUSE
FOR LANVIEW

GA PLAN

GROUND FLOOR PROPOSED

GARNETT NETHERWOOD ARCHITECTS

46 The Colis, Leeds, LS2 7EY. T: 0113 244 8858 F: 0113 244 8123 www.garnettnetherwood.com

Scale @ A0

1:50

July 2020

2003 (20) 005

Drawn by

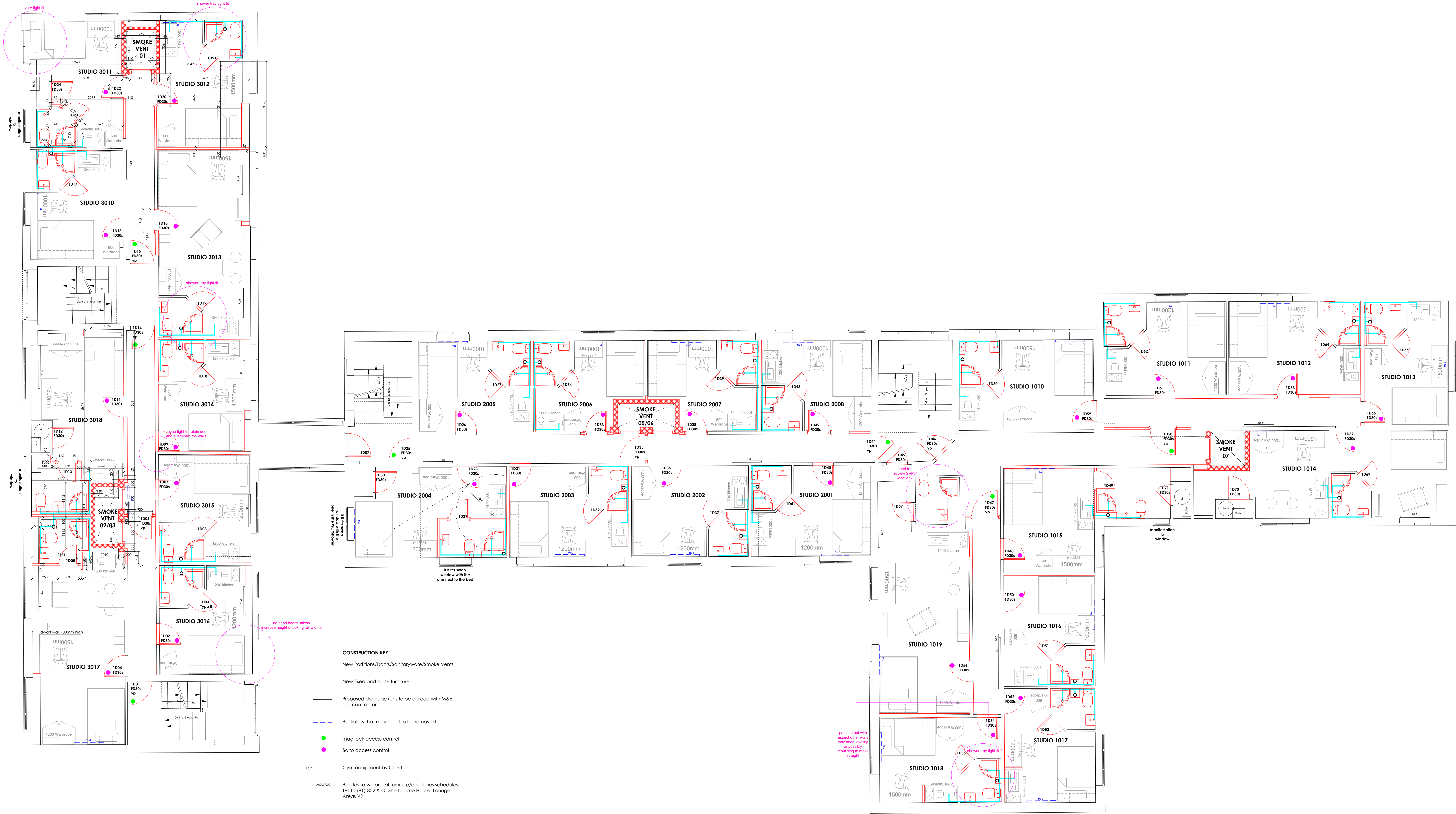
NO

Checked by

NDB

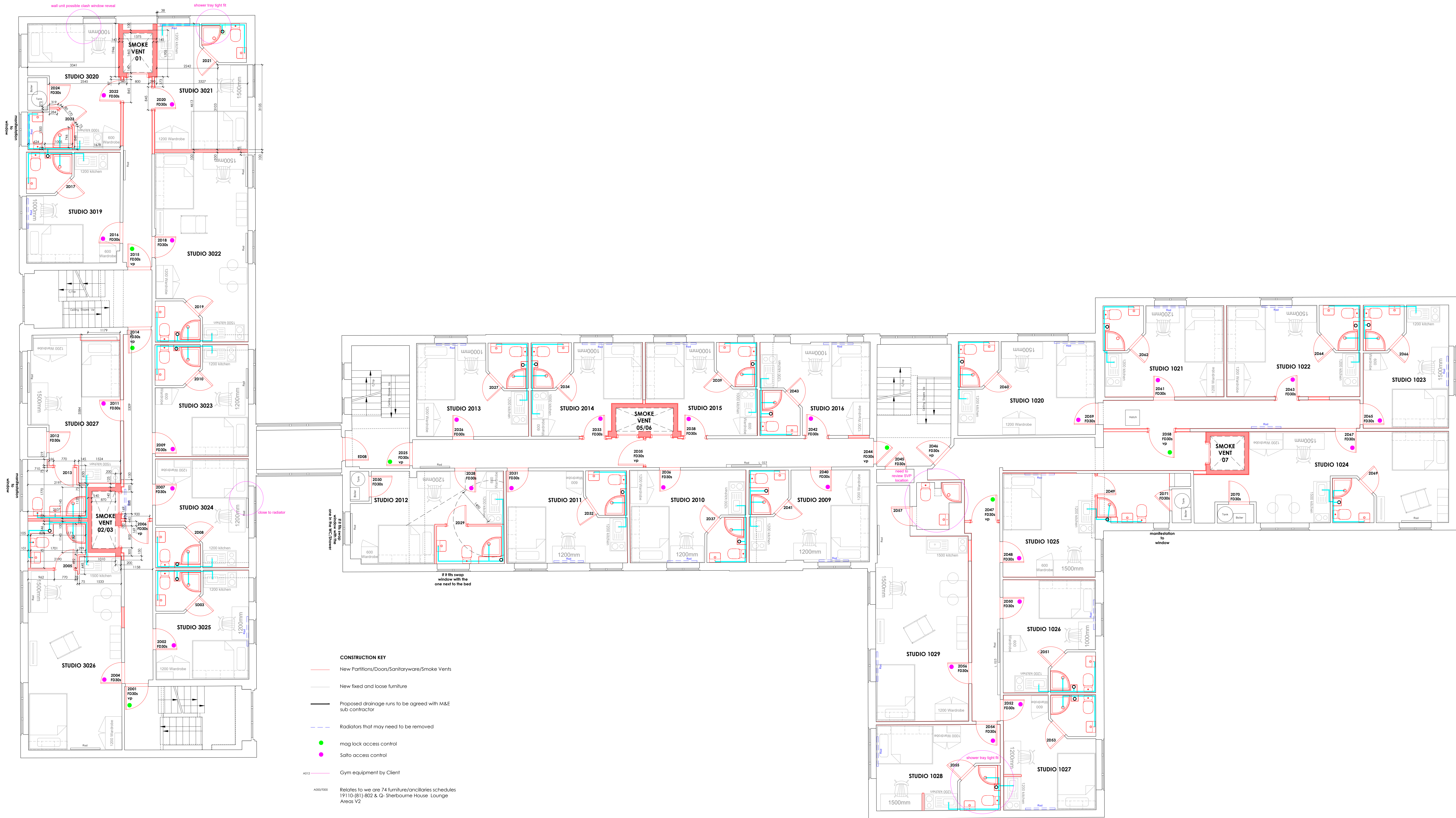
Revision

B




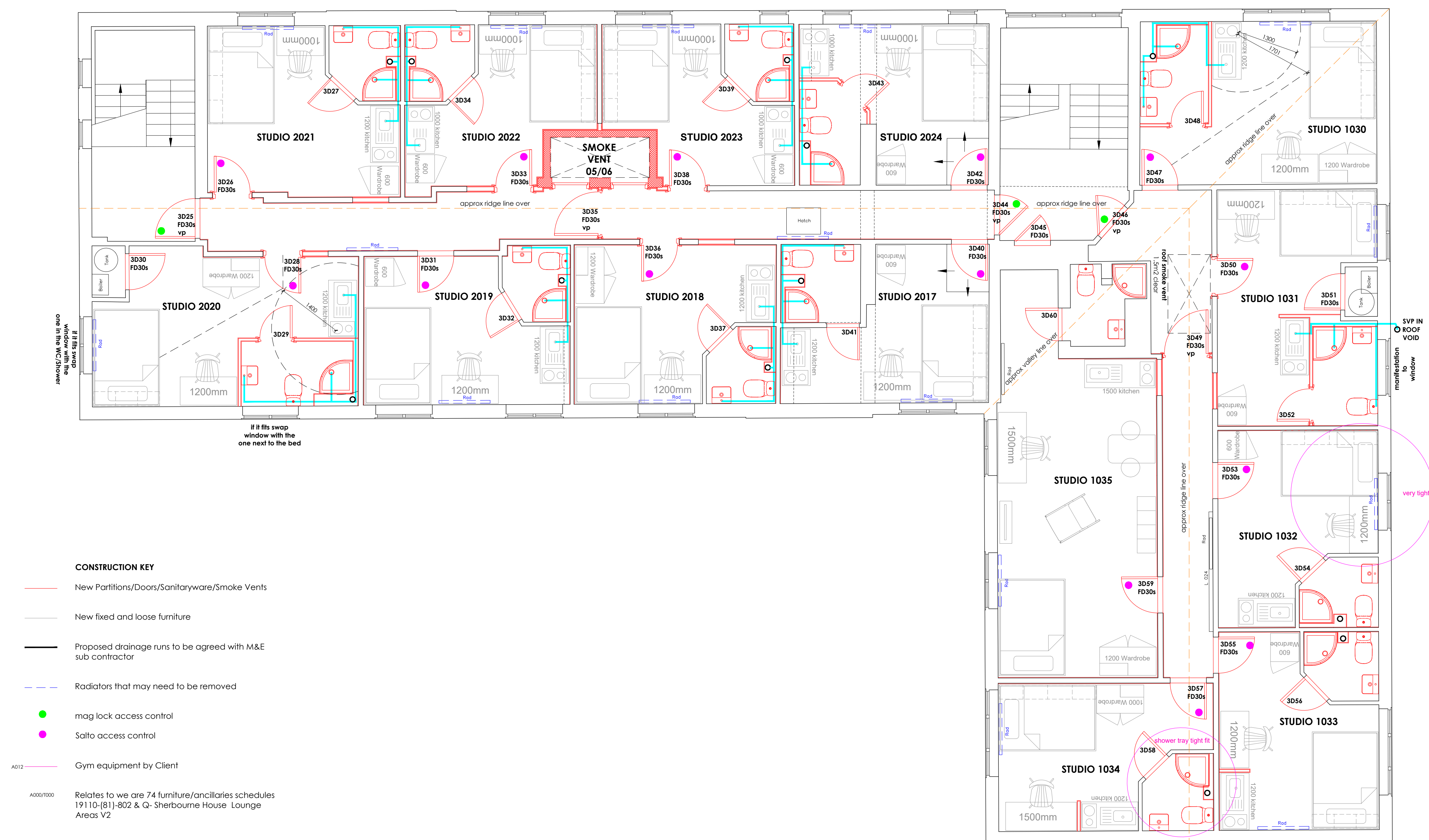
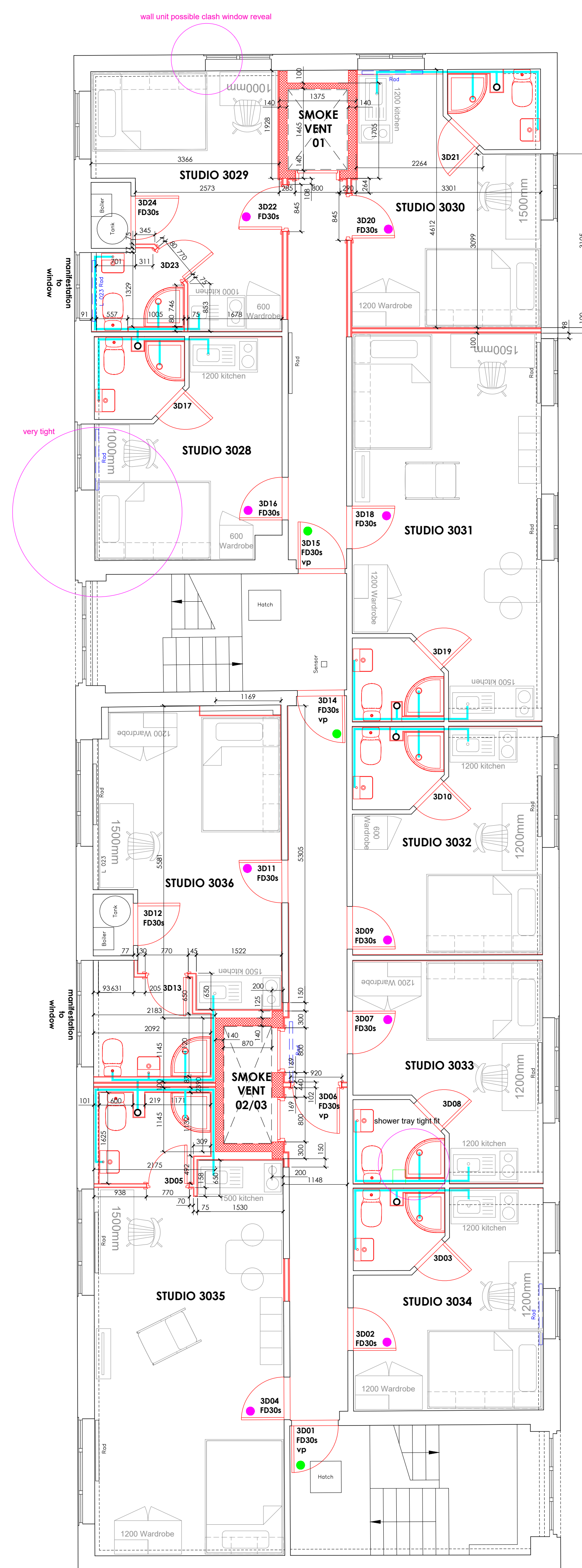
FIRST FLOOR PROPOSED LAYOUT
scale 1:50 @ A0

NORTH	<div>GENERAL NOTES</div> <div>This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of Garnett Netherwood Architects Ltd.</div>	<div>REVISIONS</div> <div>A</div> <div>Setting out dimensions added to studio WCs</div>	<div>DATE</div> <div>14/07/20</div>	<div>REVISED</div> <div>JD</div>	<div>CHECKED</div> <div>NO</div>	<div>Project</div> <div>SHERBOURNE HOUSE</div> <div>FOR LANVIEW</div>	<div>Scale @ A0</div> <div>1:50</div>	<div>Drawn by</div> <div>NO</div>
						<div>Date</div> <div>July 2020</div>	<div>Checked by</div> <div>NDB</div>	<div>Revision</div> <div></div>
						<div>GA PLAN</div> <div>2003 (20) 006</div> <div>A</div>		



SECOND FLOOR PROPOSED LAYOUT
scale 1:50 @ A0

NORTH		<p>GENERAL NOTES</p> <p>This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of Garnett Netherwood Architects Ltd.</p>	REVISIONS	DATE	REVISED	CHECKED				Project	Scale @ A0	Drawn by
			A	Setting out dimensions added to studio WCs	14/07/20	JJD	NO				SHERBOURNE HOUSE FOR LANVIEW	1:50
									GA PLAN	July 2020	NDB	
									SECOND FLOOR PROPOSED	Drawing Number	Revision	
									2003 (20) 007	A		
			<p>GARNETT NETHERWOOD ARCHITECTS</p> <p>48 The Colts, Leam, LE2 7EY. T: 0115 244 9858 F: 0115 244 8125 www.garnettnetherwood.com</p>									



THIRD FLOOR PROPOSED LAYOUT
scale 1:50 @ A0

<



Operational Management Plan

Sherbourne Student Village, 1 Vincent Street, Coventry, CV1 3HZ

Background

Site has long operated for purpose-built student accommodation (PBSA) purposes managed by AXO Student Living in accordance with a Student Management Plan.

It is proposed to operate the Site for both PBSA and serviced accommodation purposes on a flexible basis.

This Operational Management Plan builds on the existing long-standing management principles and sets out how they will be applied to the operation of the building for both PBSA and Serviced Accommodation purposes.

Regulated Use

One of the purposes of this Plan is to regulate the use of the building and ensure the two uses do not conflict with one another. It is important to note that the primary use of the property remains as PBSA. The intention is that rooms are occupied by non-students as serviced accommodation only where there is no demand from student occupiers.

Allocation

Student occupiers will be allocated rooms within Blocks A, B and C in the first instance.

Non-student occupiers will be allocated rooms within Block D in the first instance.

In the event that either the 'old' or 'new' blocks are fully occupied by students and non-students respectively, students will be permitted to reside within Block D and non-students within Blocks A, B and C where it is possible to maintain a degree of separation. Namely, no student will be permitted to occupy a cluster flat where a non-student is in occupation. This applies only to Blocks A, B and C given that all rooms within Block D are studio rooms.

Tenancy Lengths

Individual student tenancy lengths will be permitted up to a maximum of 52 weeks.

No non-student occupier may occupy a room for serviced accommodation purposes for less than 3-nights and more than 90 days. In other words, the minimum stay offered to non-students will be 3 days. The maximum stay offered to non-students will be 90 days.

Facilities

There are amenity spaces located within all blocks. Both students and non-students will be permitted to utilise these shared facilities. Both students and non-students will benefit from weekly cleaning of communal areas, waste collection, security, parcel collection and so on.

With respect to internal amenity, it should be noted that occupants of Blocks A, B and C (which are likely to be students) will benefit from shared kitchen, living and dining areas contained within cluster flats (in addition to shared amenity). Occupiers of Block D (which are more likely to be non-students) will have access to a shared amenity space within Block D as well as shared facilities within Blocks A, B and C. Moreover, non-students will reside in the property on a short-term basis only. Therefore, non-students are less likely to utilise the communal shared internal amenity areas (but have the option to do so when staying for longer periods up to 90 days).

Car Parking

Given the sustainable location of the site, it is not anticipated that occupiers (either student or non-student) would seek to travel via the private car. In all marketing and booking information, it will be made clear that no car parking is available at the Site. It will also be made clear that no tenant is permitted to travel to and from the site via private car. A Clause will be included within all tenancy agreements, to be signed by all tenants, which sets out that tenants are not permitted to park either on site or on surrounding streets as a condition of tenancy. Failure to comply with this tenancy will result in a breach of contract and termination of the lease.

Services

Physical Security

The building layout is designed to ensure a good level of security for occupiers, visitors and other users. All entrance doors are securable by electronic lock systems or traditional locks and keys.

Within the proposed buildings all rooms have lockable bedroom doors and communal areas are accessible as these are shared by the occupiers.

The building along with some public areas has CCTV camera coverage with the focus on the entrance and egress areas.

Operations Manager

The proposed Operations Manager (OM) role is to ensure the smooth operational effectiveness of the building and the services delivered. The OM is the main point of contact for all occupiers, visitors, contractors and staff. The OM undertakes viewings for prospective occupiers and ensures that all reports are responded to with appropriate actions. The OM has a landline and mobile phone which they can be contacted upon at all times

Security Officer

A Security Officer is available 24/7, including during out-of-hours, on a call-out basis should an on-site presence be required. The Officer has the contact details of the OM in the event of a major incident.

Housekeeping Team

The Housekeeping Team is made up of full and part time staff who will clean and tidy communal areas such as the laundry room, the lounge, main entrance area, lobbies, lift, stairs and corridors. These areas will be cleaned on a daily basis. The Housekeeping Team will also clean and tidy the communal kitchen areas once a week.

Deep Cleaning Service

Regular deep cleaning services are provided each time an occupier vacates the buildings following the end of the occupation contract.

Mechanical and Electrical Services

Axo employs a contractor to provide reactive mechanical and electrical services. Planned and cyclical M & E works (including statutory compliance inspections) are organised by Axo.

Fire Alarm Testing

Fire Alarm testing is organised by Axo, usually by the OM with support from the on-site staff. This is carried out weekly and the date and time is advertised on the noticeboards for viewing by occupiers.

Electrical Fixed Installations

Fixed electrical installations are tested every five years.

Portable Appliance Testing (PAT)

PAT sub contracted to a registered electrical contractor once a year.

Maintenance Management

All repair/replacement requests are made to the OM. A copy of all requests are kept for future reference. The tasks will be carried out by a directly employed person based on site. After inspection if the maintenance operative feels that the task should be carried out by a contractor the OM will make arrangements for this to happen. All external contractors are issued with appropriate ID badges, the work will be inspected on completion.

Out of Hours Maintenance Emergencies

The OM and the Security officer have contact details of out of hour's contractors for M & E works.

Maintenance Response Times

Maintenance jobs are classified into a priority rating, dependant on the nature of the job and are in accordance with ANUK regulations.

Priority One – Emergency repairs are completed within 24 hours of a report of a defect. These would be any repairs required to avoid a danger to health, a risk to the safety of residents or serious damage to buildings or residents belongings.

Priority Two- Urgent repairs are completed within five working days of report of the defect. These would be any repairs which materially affect the comfort or convenience of the residents.

Priority Three- Non-urgent repairs are completed within 28 days of a report of a defect. These would be any repairs not falling within the above categories.

There are other **non-urgent** jobs that might be resolved as part of a timetabled alteration and improvement programme.

Ongoing review

There is regular liaison between the Axo Student Living Management Team and the OM to ensure that services remain high and feedback from occupiers is monitored and acted upon.