

PROPOSED PLANS - TYPICAL UPPER FLOOR BEDROOM LAYOUTS

Not to scale



FIGURE 21. Level L01



FIGURE 22. Level L04

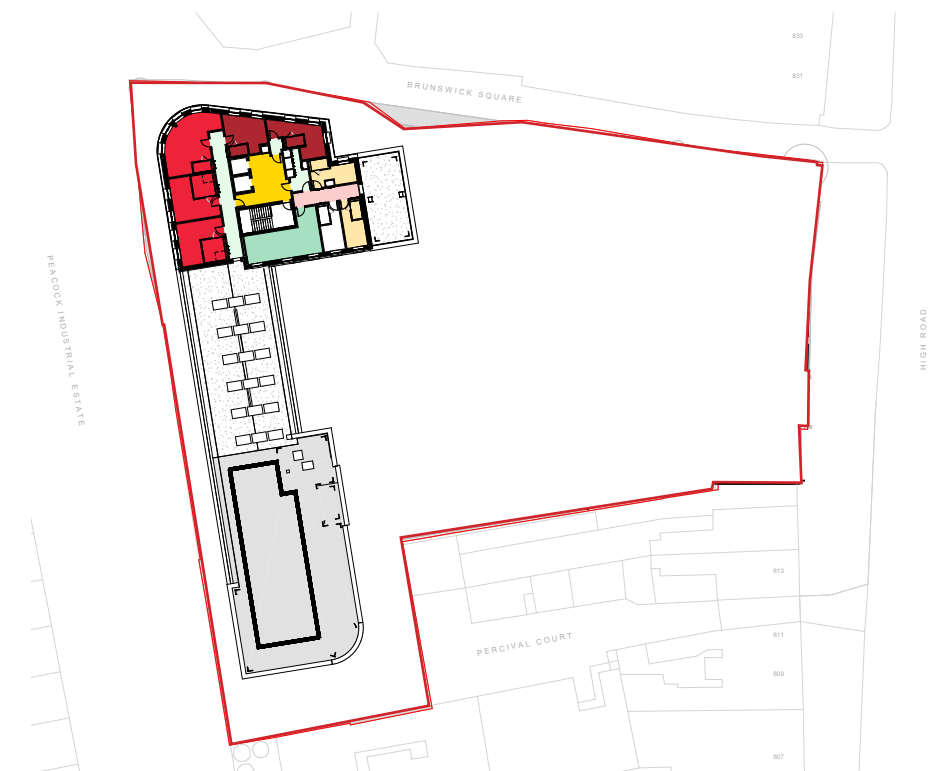


FIGURE 23. Level L06

KEY

Commercial	Studio Standard	KDL
Amenity	Studio Premium	Stair Core
Apartment	Cluster	Corridor
Cycle	High Road Studio	

ECONOMIC & SOCIAL BENEFITS

Additional Spend

Student expenditure would be beneficial to the local economy. As the majority of students have limited or no access to a car, a high proportion of this spend would likely be retained in the local area. This additional expenditure can support the establishment of new shops/services/leisure facilities in the immediate surrounding vicinity. It can also create/expand the night-time economy, with additional activity in the area after office hours being able to support new leisure facilities. (Lichfields, 2016)

Additional Jobs

The increased level of student expenditure can support the creation of new jobs in a local area, driven by additional demand for goods and services. (Lichfields, 2016)

Reduced Pressure on Private Rental Values

The development of specific student accommodation can take pressures off the local private rental market, providing a suitable alternative for students. This, in turn, can potentially help to address rising house prices for local communities, driven by high demand in 'student areas'. In addition, Local Council Tax revenues can also increase as a result of housing being released back into the mainstream market. (Lichfields, 2016)

Local Skills Retention

The creation of high-quality student accommodation can play a key role in attracting and accommodating higher numbers of students attending the universities. It can also contribute to the enjoyment of living in a particular location, presenting a key opportunity to support higher levels of graduate retention. (Lichfields, 2016)

Improvements in Site Safety

The creation/expansion of a night-time economy means there would be additional activity in the area after hours. Therefore, increasing the local footfall would improve the safety of cities after dark.

Social Cohesion

If the student accommodation building also brought forward additional uses it could create and encourage social cohesion within the local area. For example, by providing publicly accessible open space/café/ community facilities, these would provide opportunities for the local community to interact and therefore integrate. (PBSA News, 2022)

Sources of Information

Lichfields (2016), Planning Matters: The Economics of Student Housing <https://lichfields.uk/blog/2016/february/3/the-economics-of-student-housing/>

PBSA News (2022), Broader Benefits of PBSA: Creating Value for Local Communities <https://pbsanews.co.uk/2022/04/21/broader-benefits-of-pbsa-creating-value-for-local-communities/>



FIGURE 24. Section Through the Courtyard Looking South



FIGURE 25. Brunswick Square Elevation



FIGURE 26. View West of Brunswick Square from the High Road with Indicative Proposed HRWMF Schemes



FIGURE 27. View from Peacock Park with Indicative Proposed HRWMF Schemes



FIGURE 28. View South from Indicative Proposed HRWMF Schemes 'Peacock Mews' and Brunswick Square