



Visual Interpretation of Commercial Zone (Images A, B & E)

The layout of this predominantly commercial area has been based around a 'high street' style arrangement and the development proposed comprises:

- A retail parade (use class A1 – A5) including a small convenience foodstore (circa 450sqm GIA), café, hot food takeaway and non-food retail;
- Office-use would be provided above the retail units. In addition, business start-up units would be located to the immediate north (rear) of the high street units. The business start-up units are intended to be based around complementary uses to the courses at the joint university and provide an opportunity to retain graduates following the completion of their courses (Use Class B1(a));
- Doctors Surgery and Day Nursery (Use Class D1);
- A Budget (62 bedroom) Hotel – the hotel is intended to accommodate visitors (Use Class C1);
- A pub/restaurant (use class A3);

The road and buildings that form the High Street will generally be modest in form and scale, with key buildings forming more architecturally interesting landmarks, such as the Social Hub building which would be viewed at the end of the High Street. It's the spaces between these buildings that will make for a successful scheme. A portion of the High Street will be pedestrianised, leading towards a large public square.

A staggered arrangement of frontages will help to provide areas where shops and cafes can spill out on to the streetscape, blurring the line between private and public space.

Visual Interpretation of Residential Zones (Sketch Images C & D)

Residential properties will provide a mix of configurations in order that the Penrose Student Village development is an attractive proposition for undergraduates (1st – 3rd year), post-graduates and foreign students.

The residential zones have been developed in accordance with the following design concepts:

1. The residential portion of the proposed development will form the most visible element of the scheme. The student accommodation should be no more than 4 storeys in height.
2. The majority of the accommodation blocks will be constructed around a courtyard arrangement with the buildings aligned and designed to take into account the significant topography. The natural topography of the site will help to add variety to the rooflines and streetscape, and disguise the heights of the taller residential blocks.
3. The accommodation blocks would benefit from green roofs, which will be positioned on the outward-facing roof pitch. They would enhance the nature conservation and biodiversity credentials of the development and help improve the relationship of the buildings with the landscape beyond.
4. The outward facing elevations of the building would present a muted palette of vernacular materials that would also help to integrate the scheme within its semi-rural setting. (See before image F and after image G).
5. The courtyard spaces would be well screened from views outside of the development, hiding the domesticity of the accommodation and offering a more vibrant setting of contemporary forms that might better help create a sense of space and identity to each individual zone.



Please note: The viewpoints represented here have been chosen through discussion with the Local Planning Authority and are representative of key locations around the proposed site.

Existing



Proposed



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