



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 27 OCTOBER 2011

Subject: PRE-APPLICATION PRESENTATION – FORMATION OF STUDENT FLATS (APPROXIMATELY 100 BEDS) AT 20-28 HYDE TERRACE, WOODHOUSE (PREAPP/11/00904).

Electoral Wards Affected:

Hyde Park and Woodhouse

No Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Panel for information. The developer will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION:

1.1 Members will receive a presentation from the developer regarding this proposal to convert and extend 20-28 Hyde Terrace to create student accommodation. Officers have recently received a pre-application enquiry regarding this site that is currently up for sale and previously provided University teaching accommodation. Members will be asked to comment on the proposal to assist officers in further pre-application discussions.

2.0 SITE AND SURROUNDINGS:

2.1 This pre-application enquiry relates to a terrace of five large Victorian properties that have been extended to the rear by extremely unsympathetic flat roof modular buildings. The original red brick terrace buildings have steeply sloping slate roofs, large gable features, bay windows, a mix of traditional and more contemporary flat roof dormer windows and small front gardens. Most of the land within the site to the rear of the original terrace has been taken up by the unsightly extensions. Until recently, the site provided University office and laboratory accommodation. The site is currently up for sale.

- 2.2 The site is located within the City Centre boundary and the Woodhouse – Clarendon Road Conservation Area. The short terrace to the northwest, numbers 30-34 Hyde Terrace, are grade II listed buildings. There are also a number of other listed buildings in the vicinity of the site including Springfield House to the northeast (part of the Covance medical testing facility) plus Clarendon House and Hanover House to the south. The site is outside the Area of Housing Mix.
- 2.3 The Faversham public house is to the immediate rear/northeast of the site, the Covance medical testing facility is to the east with the LGI and University beyond that. There is also a mix of commercial and residential properties surrounding the site.

3.0 HISTORY OF NEGOTIATIONS

- 3.1 As with many other University buildings in the area, the site has recently been put up for sale and the developer is currently progressing the purchase of the property. Planning and conservation officers attended a site meeting on 19th September 2011 and gave their initial thoughts on the principle of the redevelopment of the site. Officers were very supportive of the principle of the development that would see the continued use and refurbishment of the Victorian terrace and removal of the unsightly extensions to the rear.

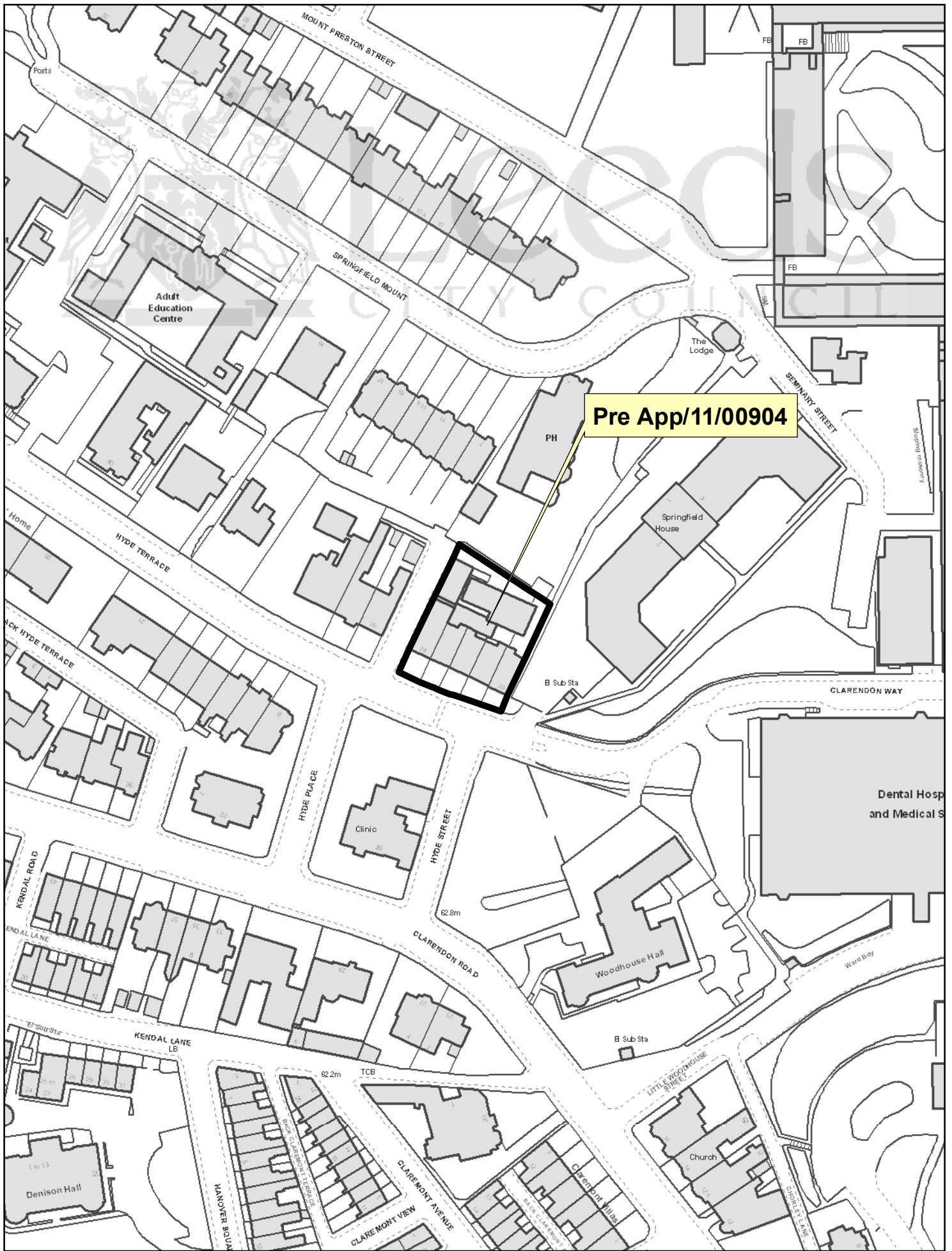
4.0 PROPOSAL

- 4.1 It is proposed to create up to approximately 28 student flats that will provide around 100 bedrooms. The flats are provided in a mix of unit sizes ranging from two to six bedrooms.
- 4.2 The existing extensions to the rear are removed and replaced with two extensions along the side boundaries that create two new wings to the original terrace and a partially enclosed courtyard.
- 4.3 The existing terrace remains largely unaltered externally with the main addition being the insertion of a new pitched roof dormer window to the front elevation and new bathroom windows into the blank gable at the south eastern end of the original terrace. These gable windows are on the boundary with the car park to the Covance medical testing facility.
- 4.4 Parking and servicing is provided within the courtyard to the rear.

5.0 ISSUES

Members are asked to consider the following matters:

- i. Is the principle of the redevelopment of this site for student accommodation acceptable?
- ii. Is the form and basic design of the new extensions acceptable?
- iii. Are the new dormer window and windows in the blank gable of the original terrace considered acceptable?
- iv. Are the parking and servicing arrangements acceptable?



Pre App/11/00904

CITY CENTRE PLANS PANEL

