

Application Number: FUL/2019/0420

Former Nurses Accommodation & Outpatients Clinic Stoney Stanton Road

Erection of three purpose built student accommodation townhouse (18 bed spaces) with access, landscaping and associated works.

WITHIN GREEN BELT?	No
VISIBLE FROM GREEN BELT?	No
WITHIN CONSERVATION AREA?	No
LISTED BUILDING?	Yes

POLICY GUIDANCE

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include:

- H10 Student accommodation
- AC2 Road network
- AC3 Demand management
- AC4 Walking and cycling
- EM7 Air quality
- EM5 Sustainable drainage systems
- DE1 Ensuring high quality design
- HE2 Conservation and heritage assets
- DS3 Sustainable development

City Centre Area Action Plan:

- CC16 Health and education area

ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION

Neighbours were notified and site and press notices posted. No comments received.

RELEVANT HISTORY

FUL/2017/0578 - Refurbishment, part demolition, alteration and extension of former nurses accommodation and outpatients clinic and erection of a 5 storey free-standing building to provide student accommodation and free-standing A3 unit (cafe/restaurant) – Granted (2017)

S73/2019/0550 - Variation of conditions: 2, Construction Method Statement,3, Employment,6, SUDS,8, Uxo Risk Assessment,11, Remediation Scheme,13, Air Quality,14, Noise, 15, offsite highway works, 16, Accommodation and Cafe Management Plan,17, Cycle & Bin Storage,18, Hard Landscaping, 21 soft landscaping, 22, Bat Survey, 32, Approved Documents - imposed on planning permission FUL/2017/0578 for Refurbishment, part demolition, alteration and extension of former nurses accommodation and outpatients clinic and erection of a 5 storey free-standing building to provide student accommodation and free-standing A3 unit (cafe/restaurant) – Pending

FUL/2018/3402 - Erection of three purpose built student accommodation townhouse (18 bed spaces) with access, landscaping and associated works – Withdrawn (2018) due to outstanding air quality issue

CONSULTATION RESPONSES

Conservation Officer – no objection subject to conditions regarding materials

Highways – recommend conditions regarding cycle parking, re-instating adjacent redundant vehicular crossings, student management plan and construction method statement
Environmental Protection – recommend conditions regarding noise and air quality mitigation measures
Drainage – recommend condition

ISSUES

The site is part of the road frontage of the former Coventry and Warwickshire hospital site on Stoney Stanton Road. The area is located between the Grade II listed former outpatients and nurses accommodation blocks and a café was approved to be located in this position as part of FUL/2017/0578. The site is mainly covered by hardstanding at present.

The proposal is to erect a two storey building to provide three townhouses which would contain 6 student rooms and shared kitchen in each. The building would be of a contemporary design albeit in a traditional form. It would mainly be faced in brick with some recessed feature brick panels and dark grey aluminium look-a-like Upvc framed windows and a single ply standing seam roof behind aluminium coping.

The principle of providing student housing on the site accords with Policy H10 as it is accessible from Universities, is located in the City Centre, will not harm residential amenity and would support the appearance and character of the area.

Furthermore, the proposal complies with Policy CC16 as it would be for residential development and would help to facilitate the redevelopment of the adjacent listed former hospital buildings. The loss of the formerly proposed café use is not contrary to any policy.

As the proposal is only for three units of accommodation, it falls below the threshold for off-site contributions.

Therefore the principle of development is acceptable.

Policy HE2 is concerned with protecting the significance of heritage assets. In this case the Conservation Officer is satisfied that the proposed design and scale of the building would preserve the setting of the listed buildings. A concern was initially raised with the use of Upvc aluminium look-a-like windows, but following a viewing of a sample panel this is now accepted.

The proposal would not adversely impact upon highway safety. No vehicular access is proposed to the townhouses specifically, with student drop off dealt with on the wider site with access to the north of the townhouses. There are no existing vehicular crossovers adjacent to the red line site, therefore it is not necessary to impose a condition requiring any to be stopped up. Furthermore, cycle storage will be provided in the nurses accommodation building as part of a site wide provision. However, a condition requiring submission of a student management plan to control drop off / pick up at the start and end of terms is recommended in the interests of highway safety.

Finally, the townhouses would be located in an area of known poor air quality and relatively high noise levels. Therefore it is proposed to have mechanical air supply and ventilation with filters in order to ensure occupants do not need to open windows and can enjoy a satisfactory noise environment as well as clean air. Conditions are required to ensure exact details are provided prior to the commencement of construction.

CONCLUSION

In view of the principle of development and impact upon highways and the character of area and setting of listed buildings the proposal accords with development plan policies and therefore the application is recommended for approval.