Little Woodhouse Neighbourhood Plan

Appendix C4:

Purpose-built Student Accommodation

Contents

Introduction

a. Aiming for a mix of residential accommodation in Little Woodhouse

The Little Woodhouse Neighbourhood Plan Vision is to achieve "a strong and resilient mixed community of long-term residents, families, students and young professionals". Being part of such a balanced community can enhance individual health and wellbeing and one objective of the Plan is to adjust the imbalance currently exhibited in the area. Students can bring life and vitality to an area, provided they are part of that balance, but of the two main demographic components in Little Woodhouse, transient students and long-term residents, the former outweigh the latter by seven to three, and this imbalance has increased markedly from 49% students in 2007 rising to 76% by 2016[1], partly due to the spread of large scale purpose-built student accommodation (hereinafter "PBSA") built in the area (*reference to Housing Study here*).

b. Purpose of the Design Code

Well-designed and located PBSA can play a part in providing good quality accommodation for students in a manner which recognises the needs of other residents, improves the life of students within the community, and respects and enhances the local environment. This design sets out the principles which are intended to improve the quality of life for both students and other residents within the Neighbourhood Area.

As an appendix, this PBSA Design Code forms part of the Little Woodhouse Neighbourhood Plan and is underpinned by Policy H3 in the Plan.

c. Types of student accommodation

The student population in Little Woodhouse is distributed in one of three main types of accommodation:

- Shared houses: Either HMOs (Houses in Multiple Occupation) (Use Class C4), or if fewer that six people, Use Class C3c. Both can include a variety of room sizes and numbers in existing houses.
- Conversions: Generally providing studios or apartments with some common space
- PBSA: these schemes tend to take one of two forms: cluster schemes where between five and ten bedrooms are grouped with a shared kitchen/living space; and studio schemes where each studio also contains cooking facilities. Some schemes include elements of both.

This Design Code is intended to cover the last of these three. However, many of the Principles would apply to conversions, and should be considered in such developments.

d. Consultation

This Design Code has been informed by student surveys, discussions with accommodation providers, the local authority and the local community (see Section 8 below).

[1] Little Woodhouse Neighbourhood Plan: Appendix A1: Policy Intentions Document Evidence Base Review Report: table 13

1 Health and Wellbeing

1.1 A Mixed and Balanced Community

1.1.1 Achieving a strong, resilient and balanced community can improve health and wellbeing[2]. Government guidance describes a healthy place as "a place which is inclusive and promotes social interaction"[3]. Health and Wellbeing is also one of the three pillars of Leeds City Council's Best City Ambition[4]

1.1.2 The Public Health England report provides evidence that good social relationships and engagement in community life are necessary for good mental health, and the ability to form positive relationships is an integral part of wellbeing. This is more difficult when communities are divided in terms of interest, aspirations and activities, and where for students, the focus is more on University-oriented activities than local neighbourhood interactions, particularly in view of the mix imbalance in the area.

1.1.3 Research indicates that the quality of urban design can influence health, including mental health, and wellbeing[5] [6]. Within the local urban context, therefore, the design of PBSA schemes can influence the wellbeing of the community as a whole in a number of ways:

- the impact of their location on other residential areas in terms of their scale (both of the buildings themselves and the numbers of students housed);
- the type of amenities that evolve to service the student population, such as takeaways, corner shops etc.
- their appearance, layout and landscape relative to their context;
- the activities they generate;
- the travel routes taken by students to the Universities and social events; and
- the way the schemes are managed (house rules, waste management, etc.).

1.2 Student Health and Wellbeing

1.2.1 As part of the wider community, students living in Little Woodhouse will be subject to the same urban design influences. In addition, the design of PBSA schemes will have more specific effects on the health and wellbeing of their occupants, with student mental health acknowledged as being of particular concern[7] [8].

1.2.2 In addition to the aspects of design in 1.1.3 above, the design of PBSA schemes can address the issues of student health and wellbeing in the following more specific ways:

- Internal layout; shared cluster flats provide more opportunities for casual social contact than individual studio flats
- Space – sufficient to live and work privately in reasonable comfort;
- High quality light levels, both natural and artificial;
- High quality ventilation (taking into account wider noise/air quality considerations);
- Amenity – privacy, views, provision of green spaces and natural environment, on-site facilities; and
- Inclusion – social connections with others in the same building and the local community beyond it; connection with, and appreciation of, the locality in which the students are living.

Subsequent sections of this document deal with these issues in more detail.

[2] *A guide to community-centred approaches for health and wellbeing* – Public Health England/NHS report 2015
[3] *Healthy and safe communities* – Government Guidance online para 003 Reference ID:53-003-20191101 Nov 2019.
[4] https://www.leeds.gov.uk/plans-and-strategies/best-city-ambition
[5] *Might beautiful places have a quantifiable impact on our wellbeing?* - Journal of Urban Design and Mental Health 2016;1:7
[6] *Designing Mental Health into Cities*- Layla McCay, Centre for Urban Design and Mental Health – Urban Design Journal 142 Spring 2017
[7] *Student living: collaborating to support mental health in university accommodation* – UPP Foundation /Student Minds 2017
[8] *Student Wellbeing in Purpose-Built Student Accommodation* - British Property Federation (with DfE) 2019

DESIGN PRINCIPLE PBSA1: Health and Wellbeing

The design, use and management of PBSA should recognise that good design can positively influence health and wellbeing, should aim to improve the quality of life of both the students living within it and the local residents impacted by its design and intended use, and demonstrate, via a design statement, how it will do so.

2 Location of Purpose-built Student Accommodation (PBSA)

2.1 Scale and character of PBSA

2.1.1 PBSA built in the area between 1990 and 2020 have tended to be large-scale blocks providing for between 200 and 1000 students. As land prices rise to reflect the demand, so has the scale of individual PBSA to achieve development viability. There have been some exceptions: provision of larger studios/bedrooms, intended for those with greater purchasing power, tend to be in smaller schemes.

2.1.2 The large-scale PBSA are around eight to ten storeys high with some up to fourteen storeys high. They also tend to occupy a large footprint, resulting in extensive and bulky blocks.

2.2 Location of PBSA

2.2.1 Most of the large scale PBSA are located in the south of the area, between Belle Vue Road/Park Lane and Kirkstall Road. This is also the lowest-lying land, and while this mitigates the contrast in heights with the traditional housing on the higher ground to the north, many top out at a higher level than the two-storey houses along Belle Vue Road.

2.2.2 In some cases, therefore, these blocks have affected the outlook from the traditional housing and the public views across the valley from the higher ground – views that are identified as important in the Little Woodhouse Neighbourhood Design Statement[9].

2.2.3 In addition to their visual impact, the PBSA blocks also have effects resulting from their use. In the case of the blocks closest to other residential areas, this includes noise pollution, both from within the building (particularly in summer when windows are open) and from taxis, car doors and other noise from those leaving and arriving.

2.2.4 Another impact results from the routes taken to and from locations of evening and late night entertainment, particularly where these go through the traditional residential areas. Whilst only a minority may be involved, there can be a disproportionate impact from certain behaviours including late-night noise and litter.

2.2.5 Leeds CS Policy H6 recognises the effects that an over-concentration of student accommodation can have:

"B. Development proposals for purpose-built student accommodation will be controlled:

(ii) To avoid the loss of existing housing suitable for family occupation,

[9] *Little Woodhouse Neighbourhood Design Statement* - Little Woodhouse Community Association/Leeds City Council - Supplementary Planning Document 2011

(iii) To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities

2.3 Little Woodhouse Character

2.3.1 The urban character of Little Woodhouse is fairly clearly divided along the line of Burley Road/Park Lane: to the north the traditional, mainly domestic scale buildings; and to the south the larger footprint buildings, mainly commercial or PBSA. (fig 1)

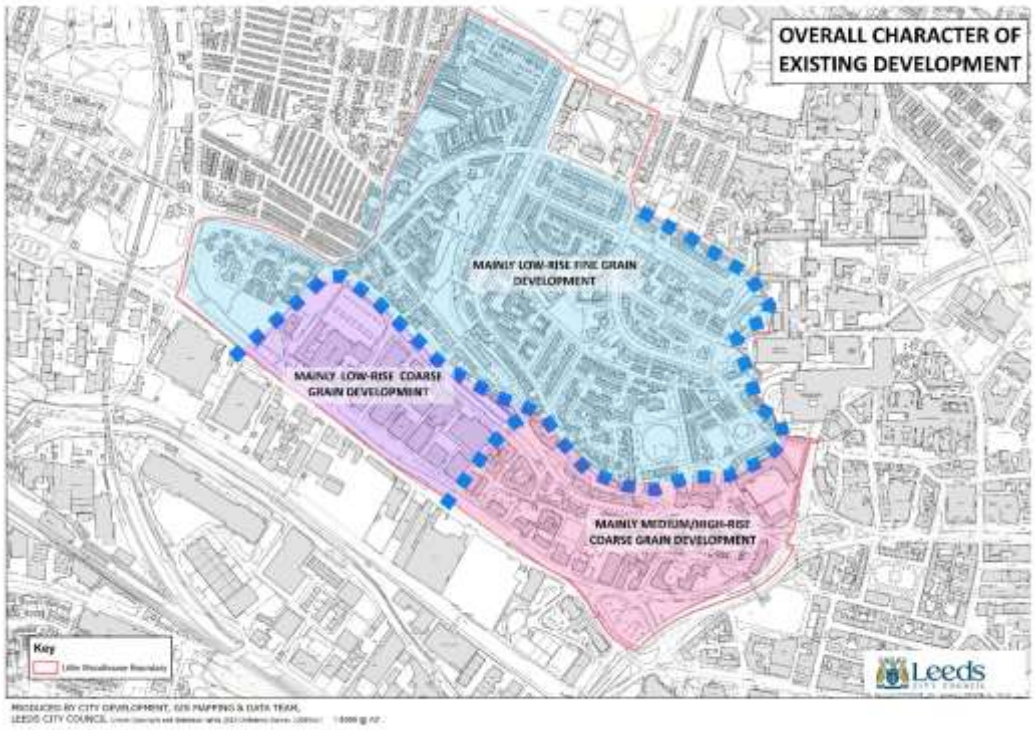

Fig 1 Overall Character of Existing Development

2.3.2 The northern area includes the 19th century red brick, slate and stone architecture making up the Little Woodhouse Heritage Area (and Conservation Areas), but also some 20th century two storey housing between Belle Vue Road and St. John's Road. The only large-footprint buildings taller than the two-to-four storey norm within this area are adjacent to the imposing former St Michael's School of 1908 (now Clarendon Quarter). Between Westfield Road and Burley Road there is a mix of uses: residential, retail, commercial and the primary school. These are also relatively small scale – two to three storeys. Within the whole of this area, development would be expected to conform to the smaller scale, finer grained quality of their surroundings and therefore the type of large scale PBSA block seen in the southern area would not be appropriate here.

2.3.3 In the southern area, generally south of Burley Road/Park Lane, the western half is mainly commercial, including the studios of ITV and other associated media industries. These generally occupy single to two storey large-footprint units and while there is scope for limited upward growth, this is a thriving commercial area where the most appropriate uses would be for similar new or expanded businesses.

2.3.4 The eastern half of the southern area is the closest to the University campuses and is where most large-scale PBSA schemes are located. Further development in this area could be similar in scale – with exceptions where distinctive existing buildings (e.g. St Andrew's Vicarage, The Highland, Fox and Newt and adjoining shops) should be retained and their scale respected in nearby development.

2.3.5 Part of that southern area is residential – the Marlboroughs – and the acceptable location for large-scale PBSA shown on the map at fig 2 has been defined to respect that use.

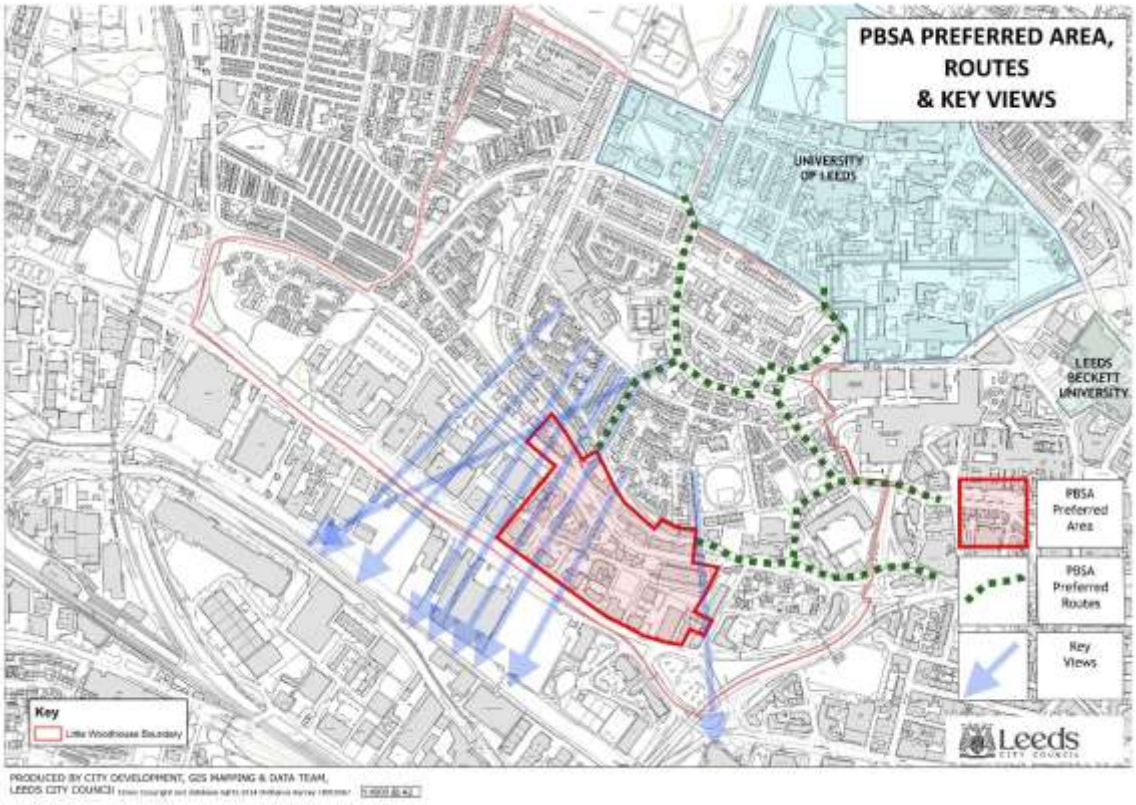

Fig 2 PBSA Location Limits, Preferred Routes & Key Views

2.3.6 In view of the Little Woodhouse Vision for a mixed and balanced community, and to reduce the impact of student accommodation on the more permanent residents, PBSA should be located where that impact will be least. However steps should be taken to minimise that impact still further, for example through management measures to influence the likely routes between it and the Universities.

DESIGN PRINCIPLE PBSA2: Location

PBSA should only be located within the area shown on the map in fig 2 accompanying this Design Code

3 Connections and movement

3.1 Location of university campuses

3.1.1 The University of Leeds campus adjoins the north-east boundary of the Little Woodhouse Area, between Belle Vue Road in the west and Leeds General Infirmary which adjoins the east boundary. As a large campus there are a number of access points leading to the different destinations within it.

3.1.2 Leeds Beckett University campus is further east, adjoining the east side of both the Leeds University campus and St James' Infirmary. Leeds Arts University occupies two sites further still, to the east and north-east.

3.2 Identification of desire lines

3.2.1 Students walking between their accommodation and their point of destination on the campuses and/or the city centre tend to use the shortest and most direct routes which feel safe. Routes identified locally are shown on the map at fig 2. However, the use of some routes may have an unacceptable impact on other local residents living near them, particularly late at night, and developers and operators of new PBSA will need to be provide guidance to occupants of the schemes about the most appropriate routes which will be reasonable direct, safe to use and have least impact on other residents.

3.2.2 For some students, in view of the topography, electric bikes may be a preferred option for travel to and from the campuses, providing there are sufficient charging facilities.

3.2.3 While there are no marked cycle routes in the area, there are preferred routes identified on the Leeds Cycling Map.

3.3 Cycle storage

3.3.1 To encourage active travel, secure cycle storage (including provision of electric charging points) should be provided on site, ideally within the building and preferably above the minimum standards set out in Supplementary Planning Guidance. Access to and from the cycle store should be convenient and safe when arriving by cycle and leaving on foot.

3.4 Public transport

3.4.1 There are bus routes along Burley Road and Park Lane and along Kirkstall Lane, providing access into the city centre. There are no north-south bus routes connecting the Leeds University campus with PBSA along Burley Road/Kirkstall Road.

3.5 Taxis and private hire

3.5.1 Occupants of PBSA also use taxis and private hire vehicles and the location of pick-up and drop-off points should be carefully considered in the layout design of PBSA to avoid road congestion and double parking, excessive noise and disturbance.

DESIGN PRINCIPLE PBSA3: Connections and movement

Development of PBSA should show within their proposals, and will be expected to implement:

- an appraisal of likely modes and routes of travel between the development and the University campuses;
- access locations for both pedestrians and cyclists which are clearly defined, conveniently located and safe and attractive to use;
- conveniently accessible cycle storage locations, including the provision of electric charging points; and
- provision for off-street taxi and delivery vehicle drop-off, pick-up and waiting locations which will avoid any disruption to other highway users and minimise the impact of noise and disturbance on neighbouring residential areas.

4 Communal Amenities and Facilities

4.1 Health and Well-being

4.1.1 PBSA tend to be one of two types: cluster flats with groups (around eight) of en-suite bedrooms sharing kitchen and dining facilities; and studio flats which include cooking facilities within the room. Recent examples of the latter have been required to include communal rooms In both types.

4.1.2 There is evidence that the provision of shared facilities can support integration and improve the experience of students, leading to greater level of satisfaction with life[10]. Some operators understand this and therefore prefer the cluster arrangement[11], but studio schemes should also include communal spaces to lessen the sense of isolation. Students in cluster schemes would also benefit from the use of communal spaces shared by all in the block to broaden the availability of contacts.

4.1.3 It is also important that scheme managers provide support for activities and events to enhance the sense of community.

4.1.4 The health benefits of external green spaces are universally well understood, and this is just as important for students as the rest of the population. Being able to sit and relax or work outside in a soft landscaped space, preferably with the possibility of sunshine, improves well-being. So too does a view of greenery from a bedroom window.

4.2 Internal communal space

4.2.1 The communal space for each group of rooms in a cluster scheme will be used for cooking, food preparation and storage, eating and relaxing, and should include sufficient space for these activities for all the students within the cluster.

4.2.2 Communal spaces shared by all in the block (cluster or studio type) will benefit the users most if a variety of qualities can be provided, including smaller areas for quiet conversation as well as larger spaces for group activity.

4.2.3 Communal laundry provision can also engender communal contact, where individual washing facilities within rooms cannot.

4.2.4 Internal corridors should be as short as possible and include natural lighting.

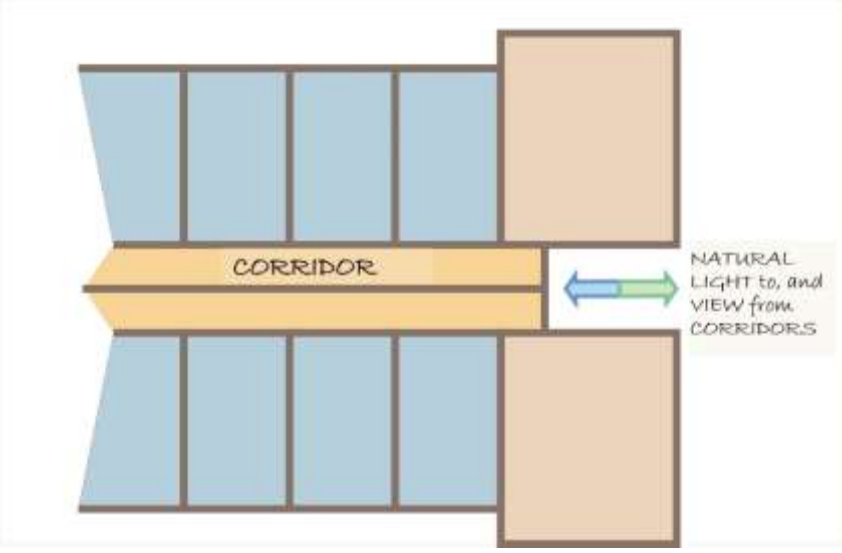

Fig 3 Natural lighting to and views from narrow corridors reduce artificial lighting, and improve amenity.

[10] *Student living: collaborating to support mental health in university accommodation* – UPP Foundation /Student Minds 2017

[11] Conversation with CEO of Unipol February 2020

4.3 Green space / outdoor space

4.3.1 Usable external green spaces need to be provided in every scheme with a total area as required by Core Strategy Policies G4 and G5. The Evidence Base Review Report demonstrates that Little Woodhouse is deficient in quality green space and on that basis, the required green space for any development should be on-site. The Neighbourhoods for Living SPD[12] advises that private amenity space, when provided communally, can normally equate to a minimum of ¼ of the total gross floor area of a property. Care should be taken to design outdoor amenity areas that are suitable and accessible for all residents of the scheme and are laid out in such a way that provides for a good level of amenity.

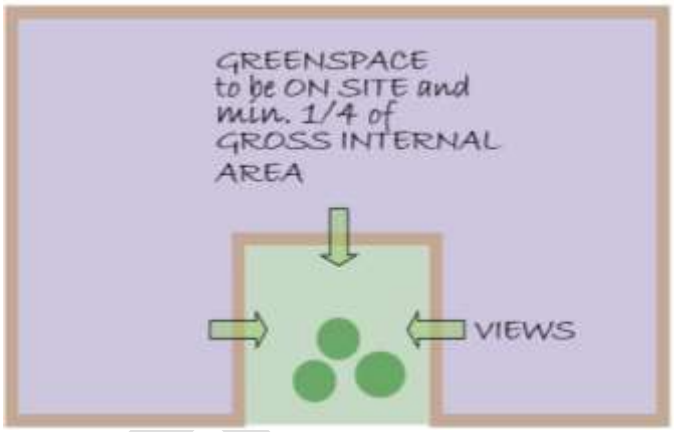

Fig 4 External communal greenspace should be conveniently located, sunlit, provide views from bedrooms and allow for a variety of activities.

4.3.2 At least part of these spaces should be capable of receiving sunshine for a part of the day. Spaces should be able to provide for a variety of activities including quiet spaces for relaxation and contemplation, and for one-to-one and group conversation.

4.3.3 External spaces likely to be used for noisy activities, however, would need to be carefully designed to avoid noise nuisance to others in the block and to other residential areas. In a tight urban space this is unlikely to be achievable and the design of outdoor spaces should not normally cater for such activity. Flat roof areas will benefit the environment as green roofs, but the use of roof gardens is not recommended in view of the difficulty of adequate noise screening in such locations.

4.4 Waste storage

4.4.1 Waste storage can be unsightly when in public view, and this is a particular problem in the area. Bin storage and access by students should be contained within the building, with collections made directly from the enclosed bin area.

DESIGN PRINCIPLE PBSA4: Communal Amenities and Facilities

PBSA development must include:

- Internal communal space, accessible to all students in the scheme, which can provide for a variety of uses and levels of activity;
- External communal green space, planted in accordance with detailed landscape scheme, accessible to all students in the scheme, which can provide for relaxation and quiet conversation;
- Waste storage within the building with easy access for students with easy access for collection direct from the indoor storage area

[12] https://www.leeds.gov.uk/docs/Neighbourhoods%20for%20living.pdf

5 Building Design

5.1 Height

5.1.1 Within the area proposed for PBSA, there are no locations of significant landmark value that would warrant a very tall building. Most blocks in that area are around 10 storeys, with some rising in parts to 14 storeys, but these are the exception.

5.1.2 The scale of development, including height and massing of the buildings, should be designed to not adversely conflict with adjacent properties or the general residential environment of the surrounding area.

5.1.3 The cross-section (fig 3) shows the relationship between these blocks and the older development on the higher ground to the north. The long distance views from street level on the higher ground, to which the Little Woodhouse Design Statement refers, will need to be respected in any new development on lower ground and this will restrict the height of new of PBSA development (see fig 2 for identified key views).

5.1.4 Reference should also be made to the Tall Buildings draft SPD. This area is not in the preferred location

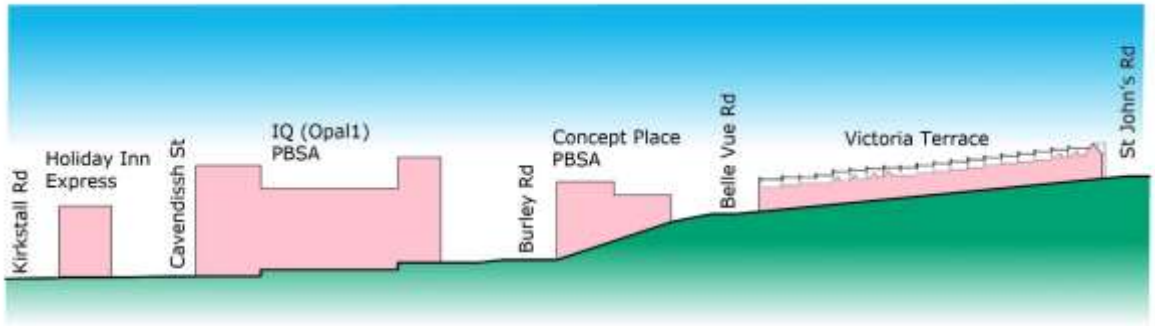

Fig 5 Section through Victoria Terrace and Development to the south

for tall buildings but the draft SPD is for use throughout the District and defines a tall building as one which is taller than its neighbours and/or which significantly changes the skyline, context or character of an area.

5.2 Massing

5.2.1 PBSA tend to occupy large footprints and as relatively tall buildings can present a large mass in appearance. Consideration will need to be given to varying the height of the block its plan form and façade treatment, to break up what might otherwise have the appearance of a large and bulky building.

5.3 Space between buildings

5.3.1 The spaces between buildings are a positive feature of design, but often do not receive sufficient consideration. With relatively tall buildings and relatively narrow streets, the spaces could become canyon-like and oppressive to those using and experiencing them. Thus, it is not only their use at ground level that will be an important consideration, but also the overall three-dimensional quality of the space.

5.3.2 In terms of ground level use, even where they are under the control of others (primarily Leeds City Council), it is important that their existing and potential qualities are considered as part of the overall design, with improvements proposed where required (see below) and partnerships arranged to positively promote them, whether carried out either as part of the development or by others at a later date.

5.3.3 A further consideration is the aspect from rooms within the blocks and distances between blocks will need to ensure adequate privacy and light. Schemes should be designed in accordance with BRE guidance[13] and as a rule of thumb, bedrooms should have a view of natural daylight above an angle of 25 degrees from the horizontal. Any shading above that should be justified by the BRE guidance, with 45 degrees considered a maximum.

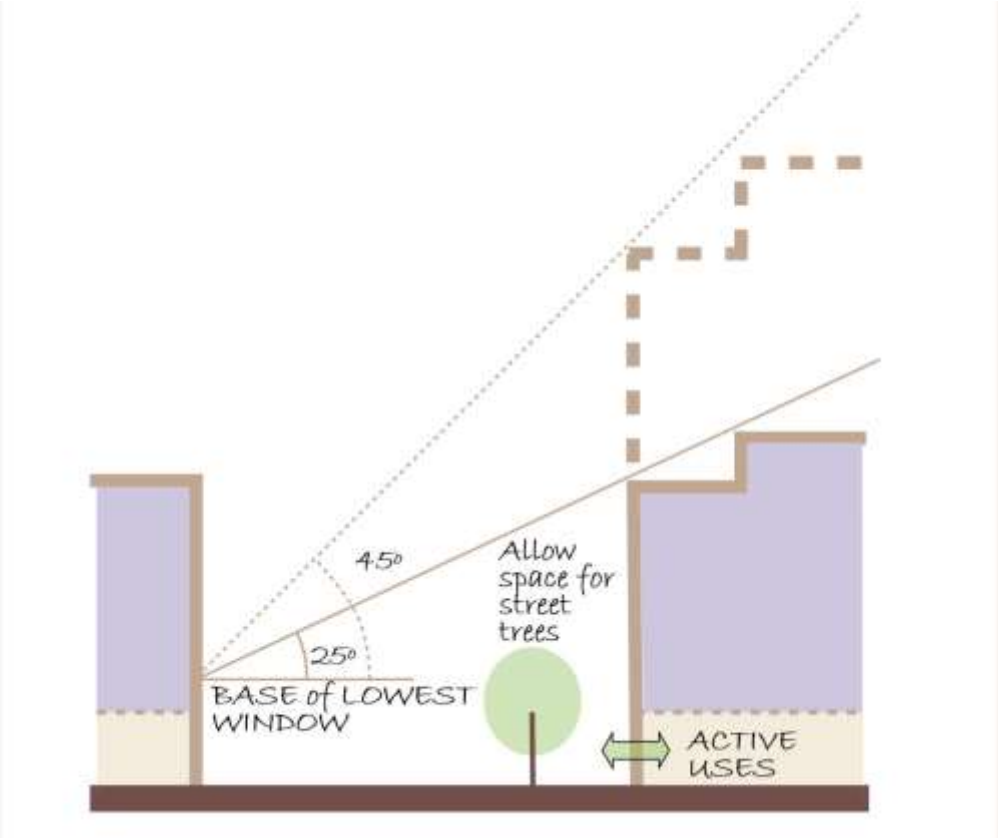

Fig 6 Spaces between blocks should allow for adequate daylight and sunlight, with a height to width ratio which avoids any canyon effects. Spaces should allow for tree and other planting to improve views and general amenity. Ground floors should contain activ

5.4 Appearance

5.4.1 At and near ground level, where most external activity will take place, the buildings should present a welcoming, attractive appearance, with active uses and windows which have views onto the public spaces, to help with self-policing and safety. Bare walls, hidden corners and visible defences such as external roller shutters reduce the sense of security and could encourage anti-social activities. Where service access positions are located, they should not detract from this objective.

5.5 Wind

5.5.1 The building and layout design should aim to minimise the effects of wind turbulence and wind funnels to provide comfort for pedestrians and cyclists.

5.6 Roof profile and design

5.6.1 The roofscape will be an important element in the design as rooftops may be visible from other developments.

[13] *Site layout planning for daylight and sunlight: a guide to good practice* (BR 209 2022)

5.6.2 Mechanical plant locations (or screening proposals if unknown) should be designed from the outset. Air-conditioning systems, flues and extracts often tend to be designed at a late stage and can end up as an unexpected eyesore. Buildings may require façade cleaning equipment which should also be considered as an integral part of the building and designed accordingly.

5.7 Climate change: Passive systems

5.7.1 Wherever possible, consideration should be given to the retention or reuse of existing buildings, either completely or partially (e.g. structural frames, foundations) in view of the embodied energy that could be saved.

5.7.2 Orientation of buildings should aim to maximise winter solar radiation while minimising summer over-heating.

5.7.3 Use of a sustainably sourced, well-insulated building fabric will minimise the need for active energy input.

5.7.4 Natural ventilation systems for summer cooling will use less energy than air-conditioning/cooling systems.

5.7.5 Tree planting should, and other green features such as green walls/roofs could, be used to provide summer shading.

5.8 Climate change: Renewable Energy resources

5.8.1 Good design will maximise the use of renewable energy resources for power, heating and cooling, for example:

- The use of solar energy should be considered as part of an energy strategy.
- A combined heat and power system could prove economic and should be explored.
- Ground source or air source heat pumps could be investigated
- The development could also include the potential to connect into the city's future district heating system.

5.8.2 Any development should aim to achieve highest possible scoring in energy use assessments in its detail design.

5.8.3 Consideration should be given to the collection of rainwater run-off for re-use and grey water storage systems.

5.9 Adaptability

5.9.1 It is one of the objectives of the Neighbourhood Plan is to meet the housing aspirations of all residents, offering a balanced mix of housing stock, catering for all types of households, including younger and older people, families with children and cooperative housing ventures. At present the balance is weighted toward students and if student accommodation is to continue being provided in the area, it must have the capacity to be easily converted for use by other types of household at the appropriate standards for residential accommodation (Policy H4). Evidence (see para 9.2.3) suggests that where supply exceeds demand, some PBSAs are having to be converted to residential use, even when recently built.

5.9.2 Being capable of adaptation is not only beneficial for the balance of the community, but also in terms of energy efficiency, where the conversion of a building will use far less energy than its demolition and redevelopment.

5.9.3 Student accommodation built as prefabricated modular rooms (in the form of many hotel developments) will be less adaptable than those constructed with a frame and non-loadbearing internal dividing walls.

Ideally, such later conversions could be done with a minimum of alteration if the initial design takes into consideration a future residential use.

DESIGN PRINCIPLE PBSA5: Building Design

The design of PBSA should respect the character of its location and aim to enhance the experience of those using and viewing it. In particular:

- Developments within the Preferred Location (as shown on Figure 2/Map X) should be no taller than 10 floors including ground floor.
- The detailed design of facades should aim to provide variety and interest while respecting the design qualities of existing buildings with which they integrate to create the spaces between them.
- At ground level, buildings should be outward looking, including active frontages, glazing, ease of pedestrian movement and permeability. Service entrances will need special care and attention to detail.
- The facades should be designed to reduce any wind effects to ensure that walking at ground level is a comfortable experience.
- Roofs may be visible from above and should be positively designed accordingly. Green roofs should be the norm for all flat roofs.
- Mechanical plant locations (e.g. extracts, flues, air-conditioning, etc., particularly on roofs but also elsewhere) including façade cleaning equipment should be considered at the earliest possible opportunity in the design process, to avoid post-planning, undesigned additions.
- 'Secured by Design' principles should be applied to the design whilst maintaining an attractive appearance.
- The building should be designed to minimise the use of non-renewable energy and resources where possible by:
    - Making best use of passive systems: recycling materials, orientation, natural ventilation etc.;
    - Exploring micro-energy production using renewable energy resources;
    - Recycling water.
- The quality of pedestrian experience around the building should be enhanced, allowing for the expected volumes and activities of pedestrians in these locations
- The design of the development should aim to increase the extent of green infrastructure of the area, including additional tree planting. Hard and soft landscaping of the public realm and other spaces around and within the site should form an integral part of the overall design.
- Existing trees and green space should be retained and factored into any design.
- Soft planting of shrubs etc. should be designed and carried out in a way that ensures longevity, low maintenance, safety and good sightlines
- Where opportunities arise, planting on new buildings should be considered.
- The development should include the provision of bird and bat boxes and planting which will encourage use by insects.
- Buildings should be demonstrably designed at the outset to allow for future adaptation to other uses, if and when required, with minimum structural alteration.

6 Room design

6.1 Survey results

6.1.1 Elements of room design were considered important in the responses to the student survey with views and natural light, room storage, facilities within the room and room size all scoring highly (4.06,3.97,3.84, and 3.69 out of 5 respectively).

6.2 Health and well-being

6.2.1 Individual bedrooms are the only private space students have and their design will have an effect on their physical and mental wellbeing. The aim should be to provide rooms which will ensure that students are comfortable, warm, can study in peace and sleep well. They need sufficient space for studying, relaxing, sleeping and, where appropriate, eating in reasonable comfort. Natural light within the room is important not just for physical and mental health but also to reduce energy consumption, and views of nature have been shown to have a positive effect on wellbeing[14].

6.2.2 Other amenities within the room can also enhance wellbeing, for instance, ensuring light pollution does not prevent sleep, providing adequate sound insulation (ideally better than the minimum required by regulation), and natural ventilation.

6.3 Space needs

6.3.1 The government "Technical Housing Standards – Nationally Described Space Standard" (2015) does not include student rooms or studio flats. The Leeds Core Strategy (as amended by the Core Strategy Selective Review) (2019) adopts the government standards for new C3 dwellings. However, the vision expressed in the Little Woodhouse Neighbourhood Plan is for the area to be a strong and resilient community and accommodation that will enhance a student's appreciation of the area in which they live will help to achieve that. It is therefore considered that such accommodation should meet certain standards locally.

6.3.2 In general, bedrooms should be of a sufficient size to include separate areas for sleeping, study, relaxation, storage and eating where kitchen facilities are provided in the room. En-suite bath or shower facilities, including a wc and basin is also a basic requirement.

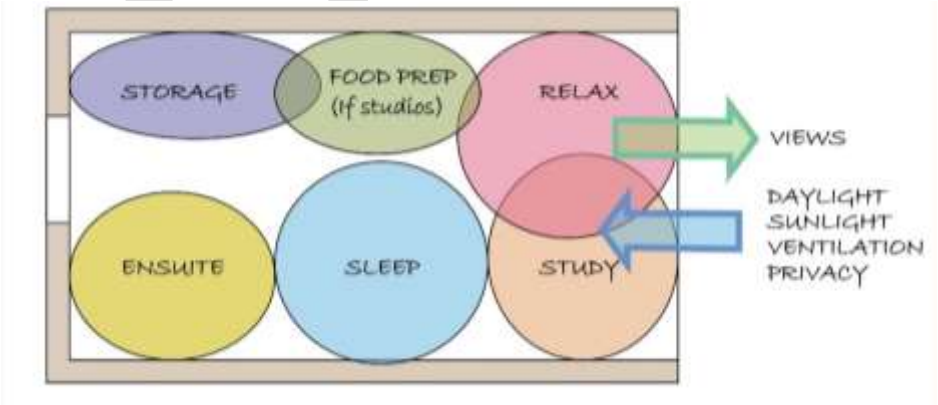

Fig 7 Bedrooms should have sufficient space for all activities.

[14] *Student living: collaborating to support mental health in university accommodation* – UPP Foundation /Student Minds 2017

6.3.3 An analysis of existing developments in the area indicate a range of sizes for both bedrooms in cluster flats (10 up to 19.75 sq.m) and studio flats (18.9 up to 38 sq.m). The maxima are the exception with most recent cluster rooms around 14-15 sqm with studio flats around 25-28 sqm. These sizes are similar to those being required in other areas (e.g. Cardiff and Chichester , see section 10).

6.3.4 Storage space is particularly important according to the student survey and this will be required not just for clothes but also for sports equipment, etc.

6.4 Accessibility

6.4.1 Provision should be made for all abilities and it is expected that some rooms will be designed to meet the requirements of M1 volume 2 of Part M of the Building Regulations for 'wheelchair accessible bedrooms. A ratio of 1:20 in any development would be appropriate and these should be distributed throughout the development.

6.5 Light and views

6.5.1 Provision of adequate natural light will enable students to use their rooms through the day without unnecessary use of energy for artificial light. Windows which provide natural light are therefore a necessity. Ideally windows will also provide sunlight and views, preferably of the natural environment. Provision of artificial light should be of a comfortable quality with an intensity suitable for study, where appropriate.

DESIGN PRINCIPLE PBSA6: Room design

The size and design of bedrooms and studios should aim to enhance the health and wellbeing of their occupants.

All private rooms should be of a sufficient size to include separate areas for sleeping, study, relaxation, and storage;

- Bedrooms in cluster flats should also include en-suite bath/shower rooms. Cluster flat arrangements should include shared communal space of sufficient size to enable all residents in the cluster to cook, eat and relax together.
- Studio flats for single occupancy should also include en-suite bath/shower rooms, cooking, food storage and eating facilities.

At least 20% of rooms should be designed to meet the requirements of M1 volume 2 of Part M of the Building Regulations for 'wheelchair accessible bedrooms'.

All rooms should have windows providing adequate daylight for daytime study, preferably receiving sunlight as well. Views of natural greenery would be an advantage.

7 Management

7.1 Management guidance

7.1.1 Good management of PBSA is not only beneficial to students but also to the relationship with the surrounding community. There is guidance available on good management practice of the scheme itself,

but this section addresses management in relation to the impact of the scheme on the neighbourhood. Management should be site-based to be most effective.

7.1.2 Large numbers of students living in and moving through the area can have an impact on others, particularly in terms of noise and other forms of social disturbance. A well-managed scheme will endeavour to ensure that it is a good neighbour to others through its policies and advice.

7.1.3 The impact that the use and activities generated by development is a legitimate concern of the planning system and it is important therefore that management guidelines form part of a planning application of PBSA.

7.2 Information about the local area

7.2.1 To assist with the integration of students into the community in which they live, it will be helpful for them to be aware of information about the area: its history, economy, cultural activities, community organisations and neighbourhood facilities. Provision of a local handbook for students, which could be produced in cooperation with the local community, would be one way of providing this information.

7.2.2 People will, as a rule, choose the most convenient route to get from one place to another and the journey for students from their accommodation to the widespread university campuses may tend to vary. However, there are certain routes that are likely to be less intrusive to the rest of the population than others and it might lessen the impact if these were provided as recommended routes (see **map**).

7.2.3 Creating positive relationships between all residents in the community can only be beneficial to health and wellbeing and could create an affinity with the area in which students live, albeit temporarily. There are long term residents in Little Woodhouse who have stayed or returned following their studies in Leeds and that is a trend that can only be beneficial for the individual and the community.

7.3 Impact on the local community

7.3.1 In addition to the choice of routes through the area, there are other activities which could have an impact on other residents. Even the ill-considered actions of a small number of people can have a disproportionately damaging effect on the health and wellbeing of many others. Examples might be leaving litter, playing music loudly through open windows, holding noisy parties late at night etc..

7.3.2 It is for the managers of PBSA to emphasise the importance of good neighbourliness and this could usefully be included in guidance prepared by the managers of schemes for their clients and even as part of their contracts.

DESIGN PRINCIPLE PBSA7: Management

Applications for development of PBSA will be required to include a management plan prepared in consultation with the local community, showing proposals for:

- provision of on-site management personnel and their duties and accommodation
- student induction including preferred routes and protocols for social behaviour
- co-ordinated arrangements for student arrival and departure at start and end of term
- noise attenuation for neighbouring properties
- management of off street taxi and delivery pick-ups and drop-offs
- arrangements for off street waste bin collection and storage

8 Consultation

8.1 Student survey

8.1.1 The survey revealed that the most important considerations in selecting student accommodation were cost, view and light, storage and social interaction. Selecting on a scale of 1 to 5 (least to most important respectively) and based on the average of 98 responses, students ranked the following considerations in order of importance:

Cost	4.16
Views, natural light	4.06
Storage space in room	3.97
Social – opportunity to meet people	3.96
Security	3.87
Facilities provided in own room	3.84
Size of room	3.69
Communal facilities e.g. gym, laundry, TV lounge, games room etc	3.55
Recreation space e.g. to sit outside, exercise etc	3.55
Location is convenient	3.51
Close to shopping and/or entertainment	3.50
Like the character of the area	3.46
Eco friendly	3.44
Greenery around the block	3.40
Space for deliveries	3.33
Communal facilities e.g. lounge, gym, laundry, shared kitchen	3.11
Easy to book online	2.82
Bike storage	2.41
External appearance	2.36
Self-catering facilities in own room	2.29
Can't find other accommodation	2.09
Washing machine in own room	1.66
Height of block – e.g. below 10 storeys	1.35

9 References

Leeds City Council: HMO, PBSA and Co-Living draft SPD

Cheshire West and Chester Council: Houses in Multiple Occupation and Student Accommodation SPD 2016

Cardiff City Council: Student Accommodation SPD

University of Chichester: Student Residential Accommodation - Standard Design Guidelines 2016

Leicester City: Student Housing SPD 2012

Unipol Code For Shared Student Housing in the Private Sector of Leeds 2021-2024

The ANUK / National Code for accommodation owned or managed by non educational establishments.

The ANUK / National Code for accommodation owned or managed by educational establishments.

Leeds City Council: HMO, PBSA and Co-Living draft SPD

10 Existing PBSAs

10.1 Table of existing accommodation, type, room size and total bedspaces

Appl No.	Location	Type (inc en-suite)	Min	Max	Total
20/313/92/FU	Sentinel Towers	Cluster room	11.8	16.65	216
20/648/01/FU	Liberty Living, West St	Cluster room	12.5	14.5	576
20/290/02/FU	The Tannery, Cavendish St	Cluster room	12.3	12.3	437
		Studio	20	20	51
20/80/04/FU	Opal 1 1-3 Burley Rd	Cluster room	11	19.75	953
		Studio	34.7	-	50
26/745/04/FU	Triangle, Burley Rd/Westfield Rd	Cluster room	11.5	11.5	177
20/387/05/FU	Concept House	Cluster room	10	15	406
		Twodio	28	-	47x2
20/491/05/FU	Opal Court 5 Burley Rd	Cluster room	11.6	12.9	556
08/02061/FU	The Foundry Cavendish St	Cluster room	12.4	15.6	215
		Studio	18.9	26.3	24
12/02531/RM	The Edge, Westfield Rd	Studio	19	36	128
		1b flat		51	3
16/01322/FU	46 Burley St	Studio	27.6	38.1	87
16/04778/FU	Sycamore House	Studio	22	38	117
18/04278/FU	6 Bingley St (Maxi's)	Cluster room	14	14	361
		Studio	28.03	29.06	28
14/01512/RM	The Grid, Moorland Rd	3bed flat share	12.8 (no e-s)	15.7 (with e-s)	39
14/06495/FU	Asa Briggs House, St.John St/Belle Vue Rd	Cluster room	15.5	15.5	221
		Studio	21.4	33	67
		Twodio			16x2
	Oak House	Cluster room	13	18	178
		Studio	22	22	9
					5,025

10.1.1