



**Edgbaston Central Campus Development**  
Hybrid Planning Application

March 2012

**Design and Access Statement Appendix D**  
**Student Residences and**  
**Sports Pavilion**  
Project 6

SHAPING OUR FUTURE

**'Our challenge is to become a  
leading global university.'**

Professor David Eastwood, Vice-Chancellor



UNIVERSITY OF  
BIRMINGHAM

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# Contents

## **1.0 Introduction**

- 1.1 Purpose of Report

## **2.0 The Site**

- 2.1 Site Description
- 2.2 Site Context
- 2.3 Land Ownership

## **3.0 Building Design**

- 3.1 Use and Amount in General
  - 3.1.1 Residences Use and Amount
  - 3.1.2 Pavilion Use and Amount
- 3.2 Layout in General
  - 3.2.1 Residences Layout
  - 3.2.2 Pavilion Layout
- 3.3 Height and Massing
- 3.4 Residences Storey Heights
- 3.5 Sports Pavilion Storey Heights
- 3.6 Materials and Appearance

## **4.0 Landscape**

- 4.1 Landscape to SONR and Plaza
- 4.2 Landscape to North and West
- 4.3 Trees Removed
- 4.4 Flooding and EA Requirements
- 4.5 Ecology

## **5.0 Access and Security**

- 5.1 Vehicle Access
- 5.2 Car Parking
- 5.3 Cycle Parking
- 5.4 Safety and Security

## **Appendix 1**

- Parameters Plans

# 1.0 Introduction

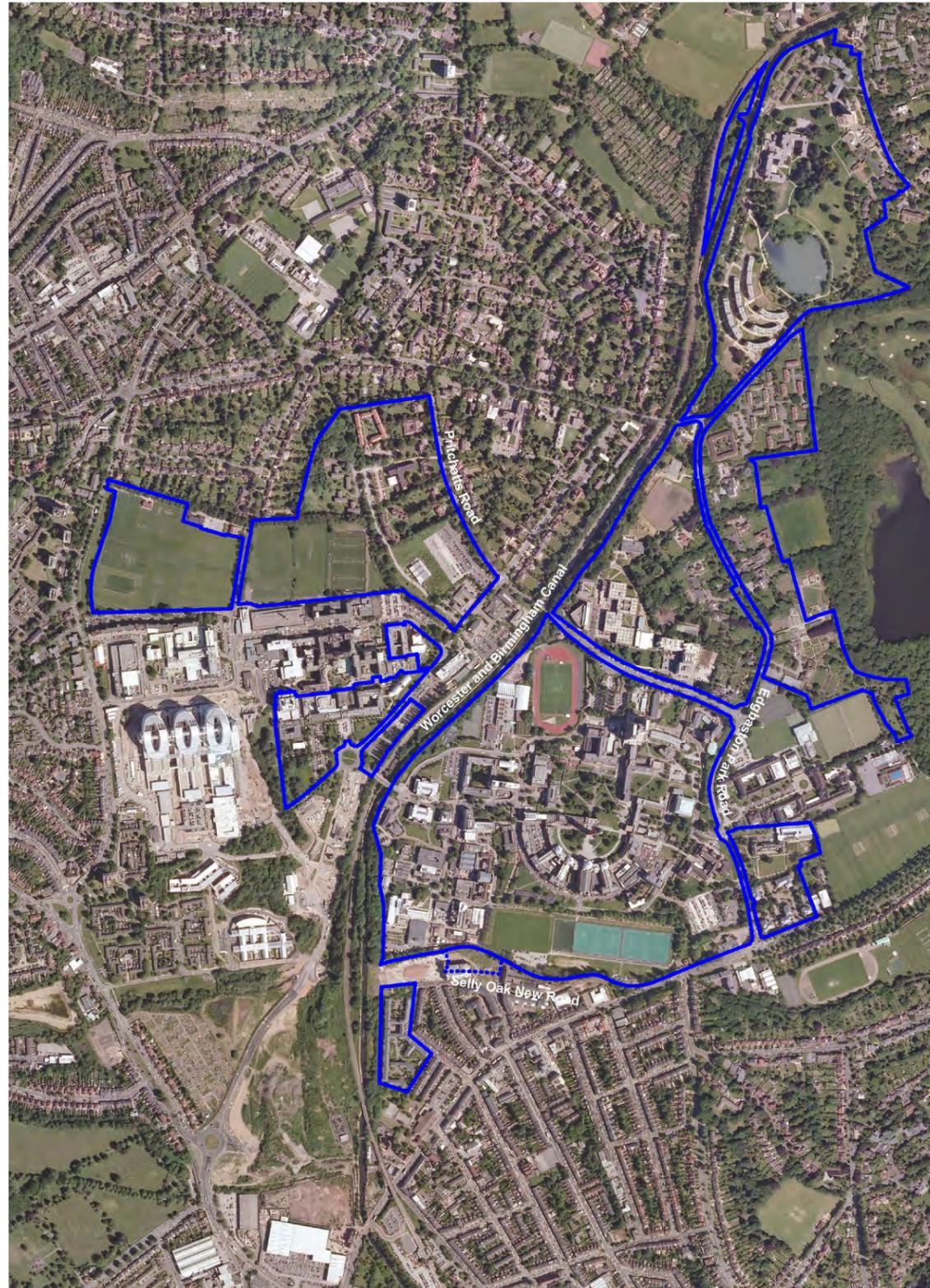
## 1.1 Purpose of Report

This report forms part of the University of Birmingham Hybrid Planning Application. The project for the new Student Residences and Sports Pavilion (Project 6 in the Hybrid Application) is submitted in outline with layout, landscape and appearance as Reserved Matters. The report sets out proposals for a new development at the University's Grange Road Gate site for student accommodation, sports facilities, a café and a bar. A new road bridge across the Bourn Brook at the west end of the site, providing vehicular access from the newly-built Selly Oak New Road into the campus, is also proposed as a separate part of the Hybrid Application (Project 5).

This outline application is for scale and access, and it is intended that there will be a reserved matters planning application following further consultation. The parameter plans in Appendix 1 at the back of this document form part of the technical application. Other drawings in this report illustrating design intentions are indicative only, showing how the parameters might be realised.

This document should be read in conjunction with other documents which form part of the Hybrid Application, in particular:

- Edgbaston Central Campus Masterplan.
- Transport Assessment.
- Flood Risk Assessment.
- Heritage Assessment.
- Geotechnical Report.
- Planning Statement.



University of Birmingham, Edgbaston Campus Boundaries

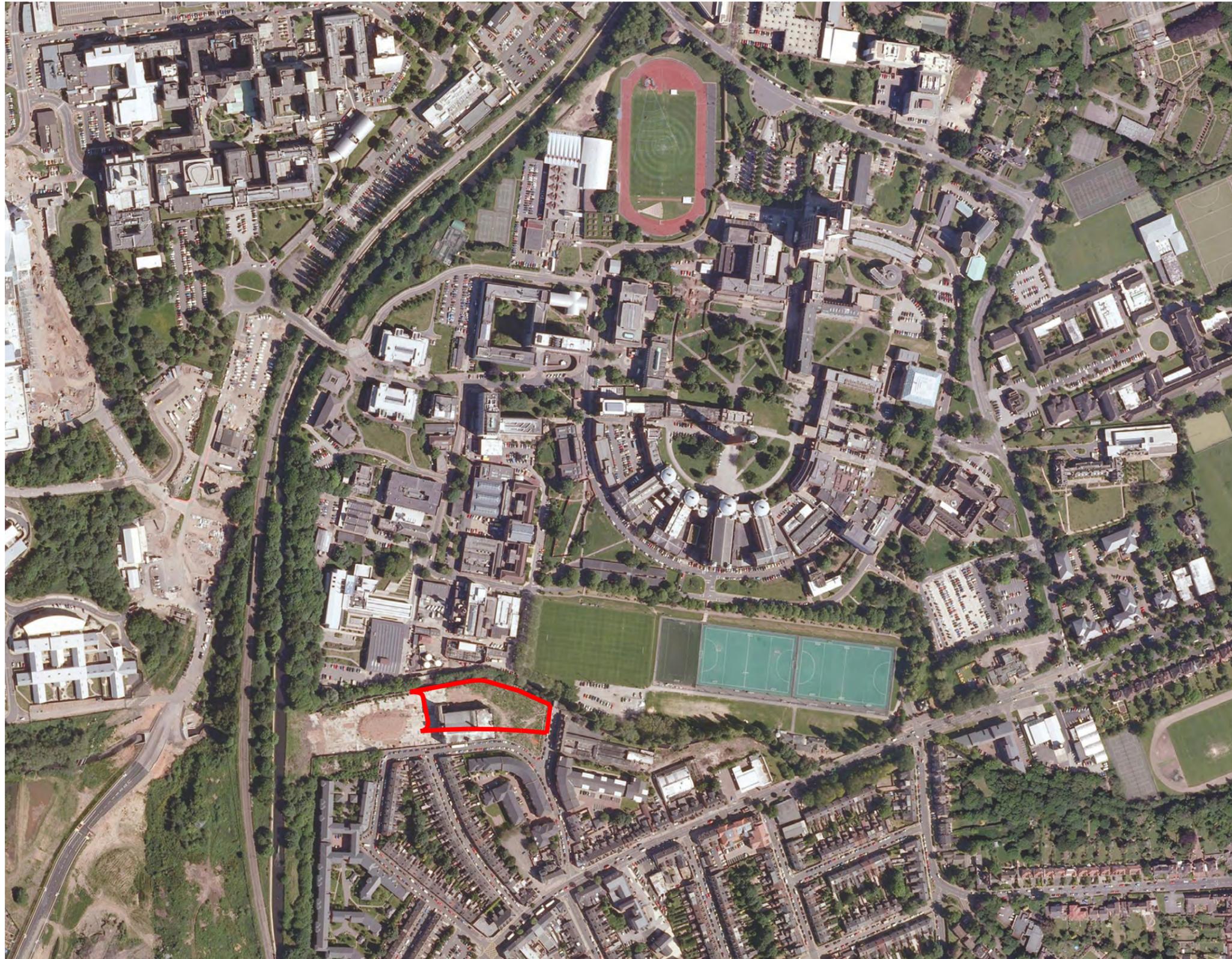
# 2.0 The Site

## 2.1 Site Description

The site lies at the south-east edge of the University's Edgbaston Campus and is the east part of a long, narrow site which has been formed by the construction of the Selly Oak New Road (SONR). It is bounded by the SONR to the south and by the Bourn Brook to the north. The west part of this area is being developed by Victoria Halls Ltd (VHL). A new access road from SONR lies between the VHL site and the University site, which the University proposes to extend with a bridge into the campus.

The industrial buildings which previously occupied the site were demolished to make way for the SONR. The site was then used by the SONR contractor to store spoil. There are a number of small trees along the bank of the Bourn Brook.

The site has been allocated by Birmingham City Council (in the Selly Oak Local Action Plan) for residential uses, including student accommodation and/or uses related to the University.



University of Birmingham, Edgbaston Campus - Site shown in red line

## 2.2 Site Context

The east end of the University's site is adjacent to the Grange Road Gate, with an existing bridge across the Bourn Brook giving access into the campus, which is heavily used by pedestrians. The east end of the site also fronts onto the new Plaza which has been built as part of the SONR. The new Plaza and the east end of the University's site will be prominent when seen from SONR and on the approach along Grange Road.

To the north the site overlooks the Bourn Brook. At the north-east end there are views of an avenue of mature trees and the University's playing fields, and striking views towards the crescent of the Aston Webb buildings beyond. To the north-west there are large University services buildings, including a group of fuel storage tanks, and service yards which are partly screened by a band of trees on the north side of the Brook. The Brook has a generally poor appearance and runs in a concrete culvert for much of its length.

The area to the west of the site is currently vacant pending construction of the VHL scheme. This obtained a resolution to grant in January 2012 and construction is programmed to complete at the start of the 2013 academic year. The VHL scheme forms a terrace along SONR stepping from 9 storeys at the west end to 4/5 storeys adjacent to the University's site, with a raised ground floor. Entrances to the student flats are from the south with a strip of landscaping along SONR. Service access is along the north side of the building. Materials proposed are red facing brickwork, metal cladding with powder coated aluminium windows and glazing. Flood defence works, which will protect the two sites, and other works required by the Environment Agency, may need to be built in advance of the University's scheme with the VHL scheme.

The buildings opposite the University's site to the south on Dale Road and Grange Road comprise student accommodation at 4 and 5 storeys with raised ground floors for privacy. The new Plaza and the University's site will be visible on the approach along Grange Road. Further to the south west of the site beyond the SONR there are terraced houses on Dale Road and the University's Jarratt Halls residences.



View up to Aston Webb Buildings from Playing Fields by Grange Road Gate



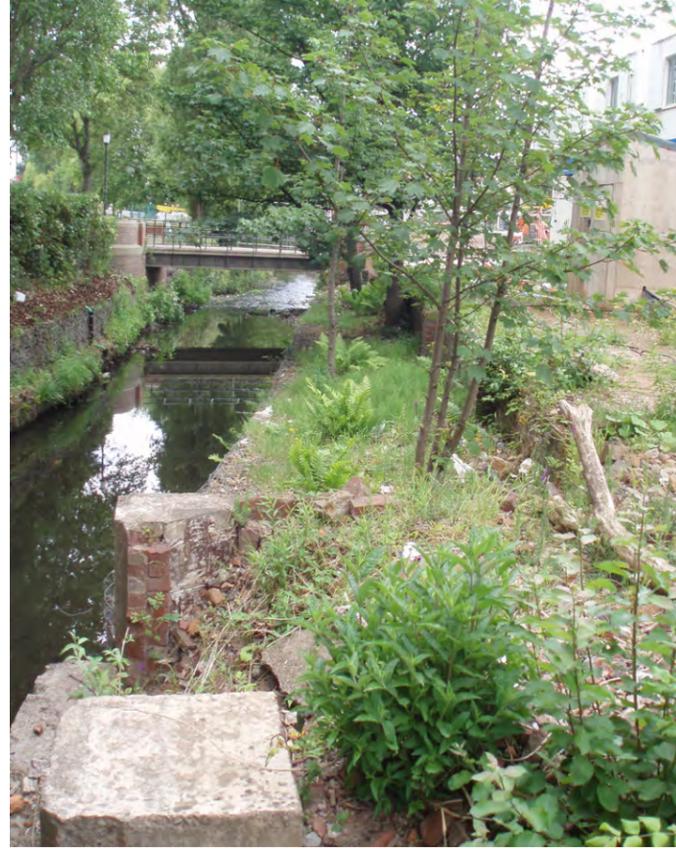
View of site with campus beyond



Aerial View prior to construction of SONR



View South across playing fields



Bourn Brook from the site looking East



Grange Road looking North



View East on SONR



View South from new Plaza



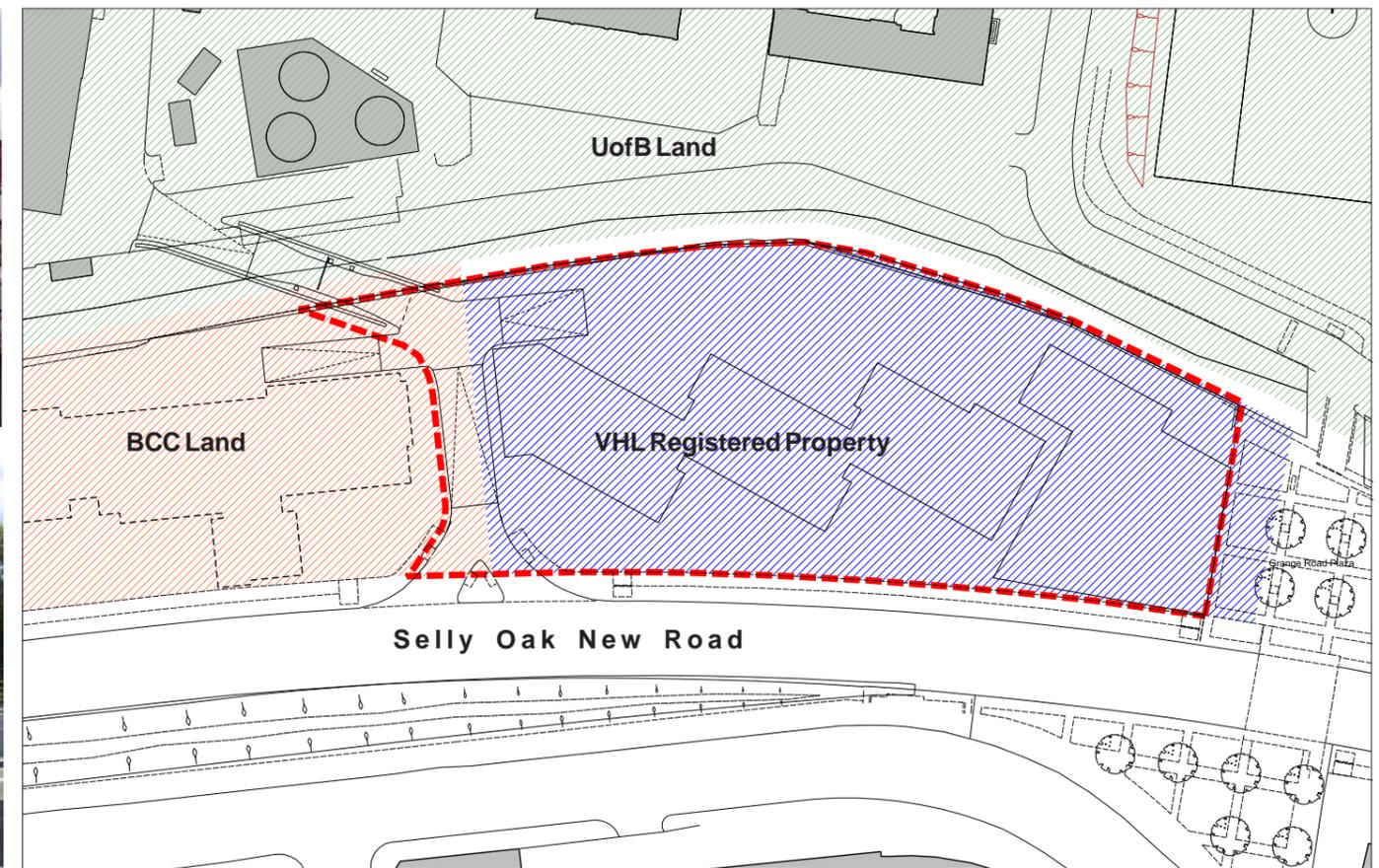
View North towards plaza and campus

### 2.3 Land Ownership

The design has been developed in parallel with proposals by VHL for student accommodation on the adjacent site to achieve a co-ordinated design approach to the two sites. This has included liaison on building height and massing, service access and landscaping, a joint flood risk assessment and joint proposals to address the requirements of the Environment Agency.

It is intended that ownership of the western property will pass from Birmingham City Council (BCC) to VHL, and the eastern property from VHL to the University. It is intended that the access road, as well as the bridge, will be in University ownership and will be constructed by them.

The Plaza to the east and the footway and cycleway to the south are in BCC ownership. On the opposite side of the Plaza a triangle of land is in BCC ownership and offers the potential to further enhance the appearance of the Plaza, and therefore the University's entrance, in the future.



Current Land Ownership

# 3.0 Building Design

## 3.1 Use and Amount in General

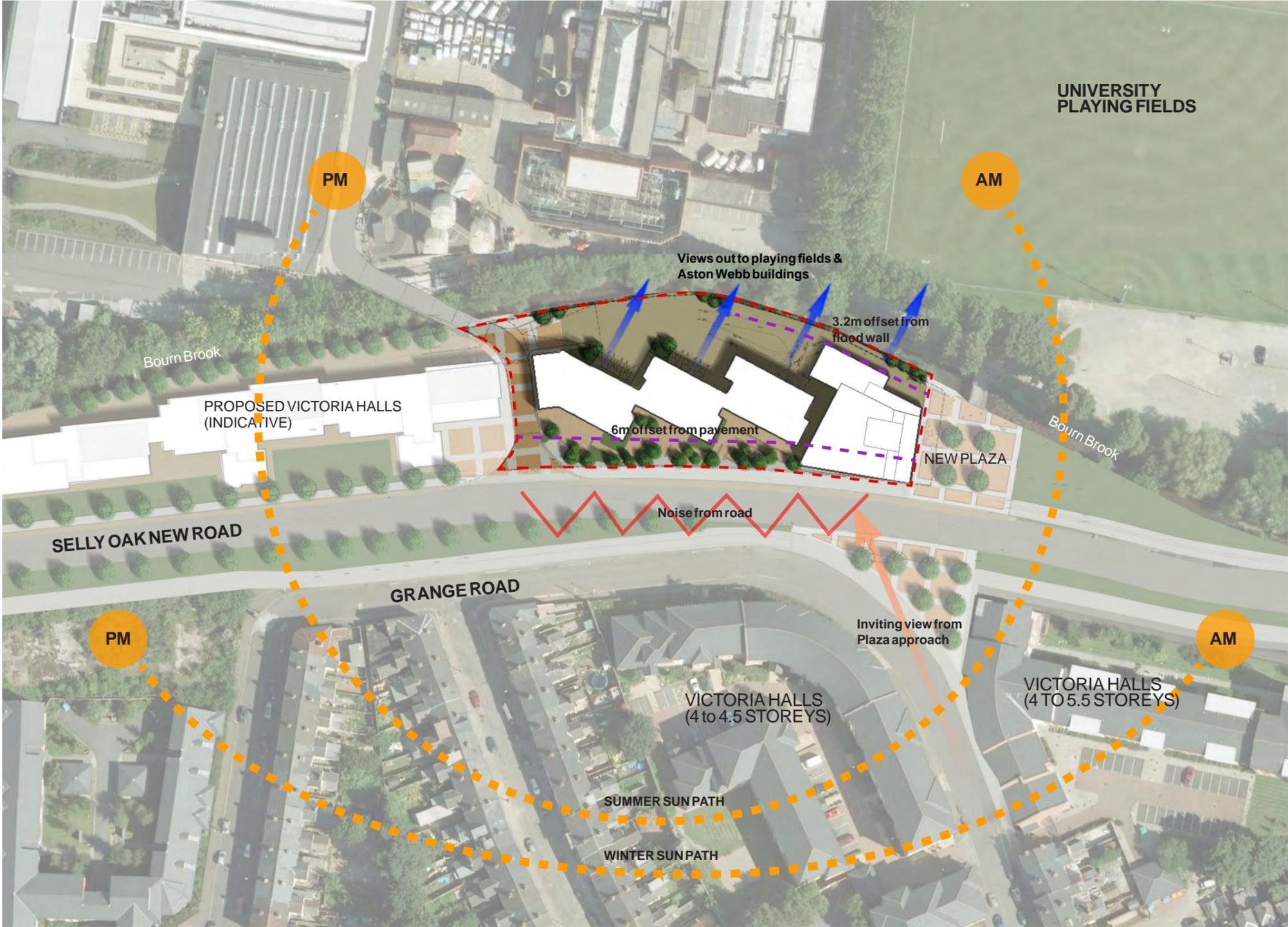
The scheme contains a mix of University uses which will help to create a lively atmosphere at this busy entrance to the campus: a café and a bar overlooking the new Plaza; changing facilities for the adjacent sports pitches and accommodation for students in self-contained flats. There is the potential for the flats to be used by visiting sports teams out of term time to enliven the site through a greater part of the year. It is proposed that the combined gross internal area (GIA) of the residences and pavilion will not exceed 6,750sqm.

### 3.1.1 Residences Use and Amount

The residences will provide a maximum of 180 ensuite study bedrooms arranged in flats, ranging from four to seven people per flat. Ancillary facilities include a launderette, linen store, cycle store and bin stores. It is intended that the GIA of the residences will be approximately 5,500sqm of the combined maximum 6750sqm. This number of student rooms is required to make the development economically viable.

### 3.1.2 Pavilion Use and Amount

The sports pavilion provides changing rooms for rugby and hockey teams with ancillary facilities, a café and a bar at first floor level. It is intended that the GIA of the sports pavilion will be approximately 1,250 sqm of the combined maximum 6750sqm.



Site Analysis with Indicative Design



- KEY:**
- - - - - Site Boundary
  - ➔ Views Out
  - ➔ Views In



Opportunities of the Site with Indicative Design



- KEY:**
- "Pocket" gardens and avenue of trees along SONR
  - Kitchen/living rooms on corners to enliven the site
  - Cafe/bar enlivens frontage to plaza and SONR
  - 7 Maximum storey heights

### 3.2 Layout in General

The site has an elongated linear form running east to west and sandwiched between the Bourn Brook and the SONR. The scheme is formed of two separate buildings which expresses their different uses - one for student residences and one for the sports pavilion. The residences form a terrace of three connected blocks, with front doors to the south. To soften the impact of the road on the occupants, the blocks are staggered and placed at an angle to the road. This also maximises views of the playing fields and Aston Webb buildings from the north side and avoids student rooms on the south facing directly onto the road. It is likely that this orientation is better for solar gain and daylight, as no student rooms face directly north. At the west end, the residential building aligns with the Victoria Halls building forming a consistent frontage to the road.

At the east end of the site a separate block accommodates the sports changing facilities, a café at ground level fronting the new Plaza, and a bar at first floor level with a terrace overlooking the playing fields and the Plaza. The café and bar create activity at the Plaza and entrance to the University, and a lively feature when seen on the approach from Grange Road and along SONR. The University would welcome complementary uses or landscaping of the small triangle site to the east of the new Plaza to further enhance the square. The pavilion steps forward towards the road, so that the café and bar are more prominent and the building provides a longer frontage and greater sense of enclosure to the Plaza. The sports changing facilities are arranged behind the café with an entrance to the north to give direct access to the University's playing fields.

The area to the north of the building along the Bourn Brook is treated as a courtyard space which provides a pleasant outlook from the study bedrooms, while also accommodating limited parking for disabled residents and service access.

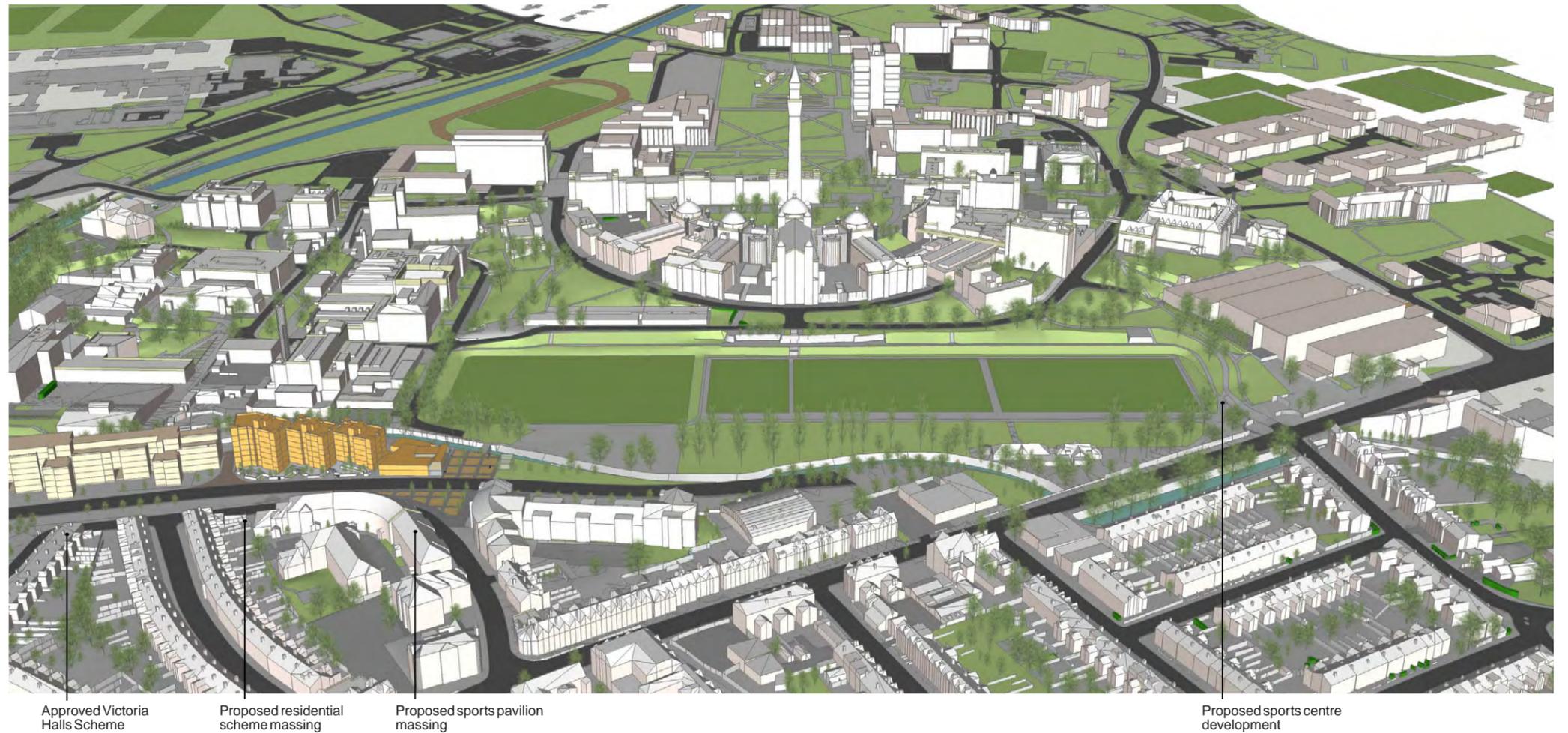
### 3.2.1 Residences Layout

Each of the three residential blocks has an entrance from the south side of the building at the centre of the block. It is intended that the general layout provides one flat on each side of the stairwell at each level, so that every flat is separate and self-contained. Kitchen/dining/living rooms will be positioned at the outer corners of each block, with corner windows for good views into the campus and along SONR.

### 3.2.2 Pavilion Layout

The Pavilion is conceived as a stand alone building - a “pavilion” in the traditional sense. It will be a distinctive building, with a design that is appropriate to form the west side of the new plaza, and terminate the axis of Grange Road. The café fronts the new plaza with the potential to extend into the plaza in good weather if this is acceptable to BCC as landowner. Adjacent to the café in the south east corner of the pavilion, it is intended that there will be a small reception area for arriving students or sports teams, which can be separated from the café if required.

It is intended that here will be a separate entrance to the sports changing rooms on the north side of the pavilion, giving direct access to the playing fields across the bridge. On the west side of the pavilion there is a store for sports equipment, a service access and ancillary facilities adjacent to the service yard. A second stair in this area can be used



Indicative Massing and Context

to give sports teams direct access to the first floor bar. It is intended that the first floor of the pavilion will contain a large bar with views in three directions - towards the University playing fields along SONR and down Grange Road towards Selly Oak.



Indicative Massing in relation to VHL Scheme

Approved Victoria Halls Scheme

Proposed residential scheme massing

Proposed sports pavilion massing



Indicative View along SONR

Approved Victoria Halls Scheme

Proposed Grange Road residential and sports pavilion scheme

Proposed sports centre development

### 3.3 Height and Massing

The massing of the building has been considered in relation to its location on SONR, which will have a relatively harsh, urban character, and the context formed by the surrounding buildings and open spaces. The height and massing of the proposed Victoria Halls building, which ranges between 9 and 4 storeys, has been considered so that the two schemes have a consistent form with a varied skyline.

The University service buildings directly to the north of the site are bulky and industrial in character. The sweep of the

playing fields and the Aston Webb buildings beyond have a grand scale. Lying on the north side of SONR, the new building will be seen as part of the campus, rather than the residential streets to the south-west. It forms part of the entrance to the campus and together with the proposed Sports Centre at the east end of the playing fields, frames the open views of Aston Webb from the south.

For these reasons the proposals are for a building with a strong presence and character. The height of the three

residential blocks steps from 5 storeys to 6 and 7 storeys moving westwards, forming a barrier against the road, a screen to the University service buildings and a frontage to this part of the campus. The stepped blocks provide a balance to the horizontality of the SONR and the length of the site itself. The development steps down to two storeys at the pavilion fronting onto the Plaza, with an elegant raised roof above the first floor to enclose the Plaza and create presence on the corner.

The massing and articulation of the buildings creates interest, particularly when seen along SONR where the staggered building forms a series of small gardens at the entrances to the blocks. It is intended that the kitchen/living rooms in the flats are located in the corners of the staggered plan, so that activity is visible in a series of generous, lit bay windows prominent on the street. The residences building is set back from SONR to accommodate the potential for pocket gardens with trees along the road.



Indicative Design: Aerial Sketch View from East with Plaza in foreground

### 3.4 Residences Storey Heights

The ground floor finished floor level of the residences will be a minimum of 124.500 AOD, in line with the Flood Risk Assessment requirements. It is intended that the storey heights will be a maximum of 2925mm floor to floor, with the exception of the top storeys, which will be a maximum of 3925mm from finished floor to top of parapet. At roof level there will be a centrally disposed, single storey

portion enclosing roof stair access, lift overruns and plant, integrating these services into the architecture where possible. The roof will incorporate perimeter safety guarding above parapet level.

### 3.5 Sports Pavilion Storey Heights

The ground floor finished floor level of the pavilion will be a minimum of 123.500 AOD. It is intended that the first storey will be a maximum of 4m floor to floor and the top storey a maximum of 4.75m from finished floor to top of parapet. Above this, there will be a centrally disposed, single storey portion which will include a rooftop clerestory. The roof may incorporate perimeter safety guarding above parapet level.

### 3.6 Materials and Appearance

At this stage materials have not been considered in detail, however red facing brickwork is a likely option for the principle external material, drawing on the widespread use of this material in the existing University buildings close by. The choice of materials will be contextually sensitive, particularly as the new development and proposed Sports Centre play a role in framing views of the Aston Webb buildings. Similarly, close consideration will also be given to the materials proposed for the Victoria Halls scheme to ensure that the group of buildings are distinct, but complementary. Five small trees will need to be removed as part of the development (see Appendix 1 to this document). These will be replaced on the site.

## 4.0 Landscape

### 4.1 Landscape to SONR and Plaza

With the exception of the pavilion containing the sports and social facilities by the Plaza, the building is set back by a minimum of 6m from the back of pavement on SONR. The staggered form of the building creates the potential for a series of south facing 'pocket' gardens along SONR. The landscaping at the front of the residences around the entrances to the blocks will be raised to provide dry access and mitigate against the risk of flooding from the Bourn Brook.

### 4.2 Landscape to North and West

A landscaped courtyard runs along the north side of the site overlooking the Bourn Brook, and can be accessed from the new road off SONR or from the new Plaza. Although this side of the site will be in shadow for part of the day, the shape of the site and arrangement of the building will allow west sun in the late afternoon. An 850mm high wall is proposed along the edge of the Brook across both the University and Victoria Halls sites providing a flood defence and a consistent boundary treatment. This wall will be integrated with the new wall to the north side of the Plaza and the existing Grange Road Gate Bridge. It is intended that the new access road between the University and Victoria Hall sites could also be paved to have the character of a shared surface (rather than a car park/service road) forming a visual link between the two sites.

### 4.3 Trees Removed

The project requires the removal of 5 existing trees. The arboricultural survey has classified the quality and value of these trees in accordance with BS5837:2005. Of the trees



Indicative Design: Sketch View looking North, from North end of Grange Road

to be removed 4 are Grade C1, low retention priority and 1 is Grade QV, where removal is a priority due to the poor condition of the tree. All trees to be removed will be replaced with equal or better quality as part of the Hybrid Planning Application Project.



Indicative Design: Sketch View looking West along SONR



Existing View looking West along SONR

#### 4.4 Flooding and EA Requirements

A joint strategy for flood risk has been developed for the University and Victoria Halls projects by Royal Haskoning, including flood modelling and mitigation measures. A flood risk assessment has been issued in support of this application (Dale Road, Selly Oak, Flood Risk Assessment) as part of the Hybrid Planning Application. A number of meetings have been held with the Environment Agency to discuss the strategy and address their requirements. The flood strategy includes a continuous wall, 850mm high, along the edge of the Brook. The level of the ground floor of the residences will be raised to approximately 600 to 1300mm above grade (a minimum of 124.500 AOD), and safe access provided to dry ground in the case of 100 year flood via shallow ramps. The ground floor level of the pavilion, including café and changing rooms, is proposed to be at ground level (123.500 AOD) to allow easy access, as these uses are less sensitive in case of flooding.

#### 4.5 Ecology

RPS have carried out an ecological assessment of the site, which has been issued as part of the Edgbaston Central Campus Development Hybrid Application. The Bourn Brook provides a habitat for wildlife and it is intended that this will be enhanced by the addition of appropriate planting in the new courtyard area to the north of the site in line with the University's emerging Ecology Strategy. Planting in the garden areas on the south side of the site can also be specified to enhance biodiversity. The incorporation of green roofs will be considered further in preparation for the reserved matters application.

## 5.0 Access and Security

### 5.1 Vehicle Access

A Transport Assessment, submitted as part of the hybrid application, has been carried out and has considered the level of traffic likely to use the access road off SONR to access the new service route across the bridge and the residences and pavilion.

Vehicle access is from SONR, provided as part of the SONR scheme. The new road gives access to a courtyard space which runs along the north of the building overlooking the Bourn Brook. It is landscaped as a shared surface for pedestrians and vehicles and provides drop-off, disabled parking, access for service vehicles and also access for the Environment Agency along the Bourn Brook. Access to the proposed vehicle bridge will be controlled by barrier.

### 5.2 Car Parking

Parking is proposed for disabled users with up to 6 spaces currently assumed. This provision will need to be confirmed with BCC.



Existing View looking North along Grange Road



Indicative Design: Sketch View looking North along Grange Road



Indicative Design: Sketch View looking East along SONR, with VHL in foreground

### 5.3 Cycle Parking

Cycle parking is provided in a secure covered store, with provision for bicycles to be stored. The exact provision will need to be agreed with BCC.

### 5.4 Safety and Security

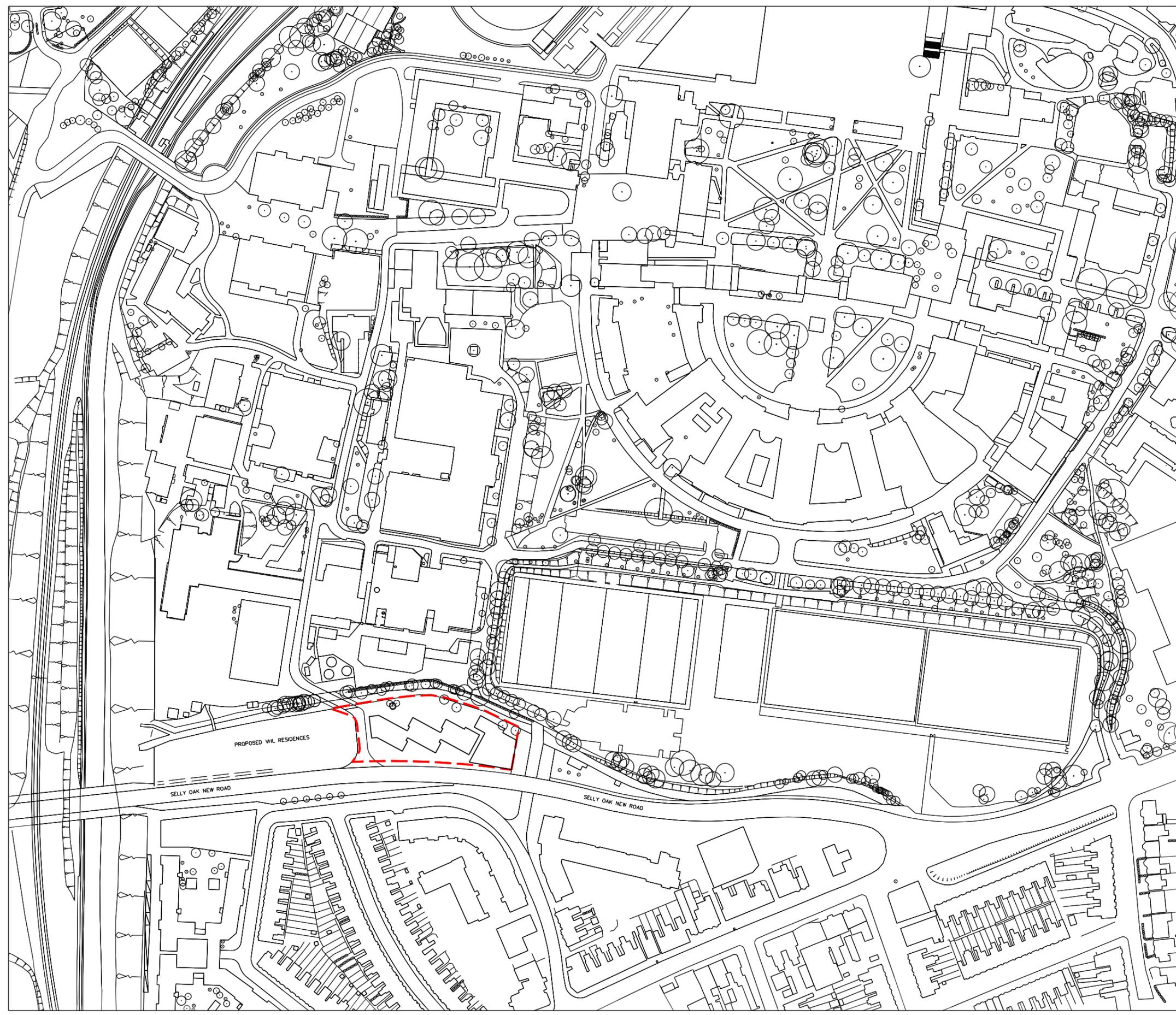
Principal entrances to the student residences are from the south by SONR, which is relatively busy and therefore better for personal safety, for example when students return home late at night. The courtyard on the north side of the building needs to be carefully lit, secured and managed as it is a more isolated and hidden space. CCTV and card access will be provided where deemed necessary.



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## Appendix 1: Parameters Plans

5 10 25 50 100 150m



GENERAL NOTES  
 DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.  
 ALL DIMENSIONS TO BE CHECKED ON SITE DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT  
 FOR STRUCTURAL DIMENSIONS AND SETTING OUT SEE STRUCTURAL ENGINEERS DRAWINGS  
 ALL INFORMATION SUBJECT TO STATUTORY APPROVALS BEING OBTAINED  
 INFORMATION NOT TO BE USED OTHER THAN AS DEFINED BY THE DRAWING STATUS  
 SPECIFIC NOTES:-

Redline application boundary

Rev	Date	Description	By	Chk	App
A	01/03/2012	Issued for planning	RB	GF	RS

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Key

Client  
 University of Birmingham

Project  
 Edgbaston Campus  
 Student Residences and Sports Pavilion

Title  
 Location Plan

Job No.  
 0504

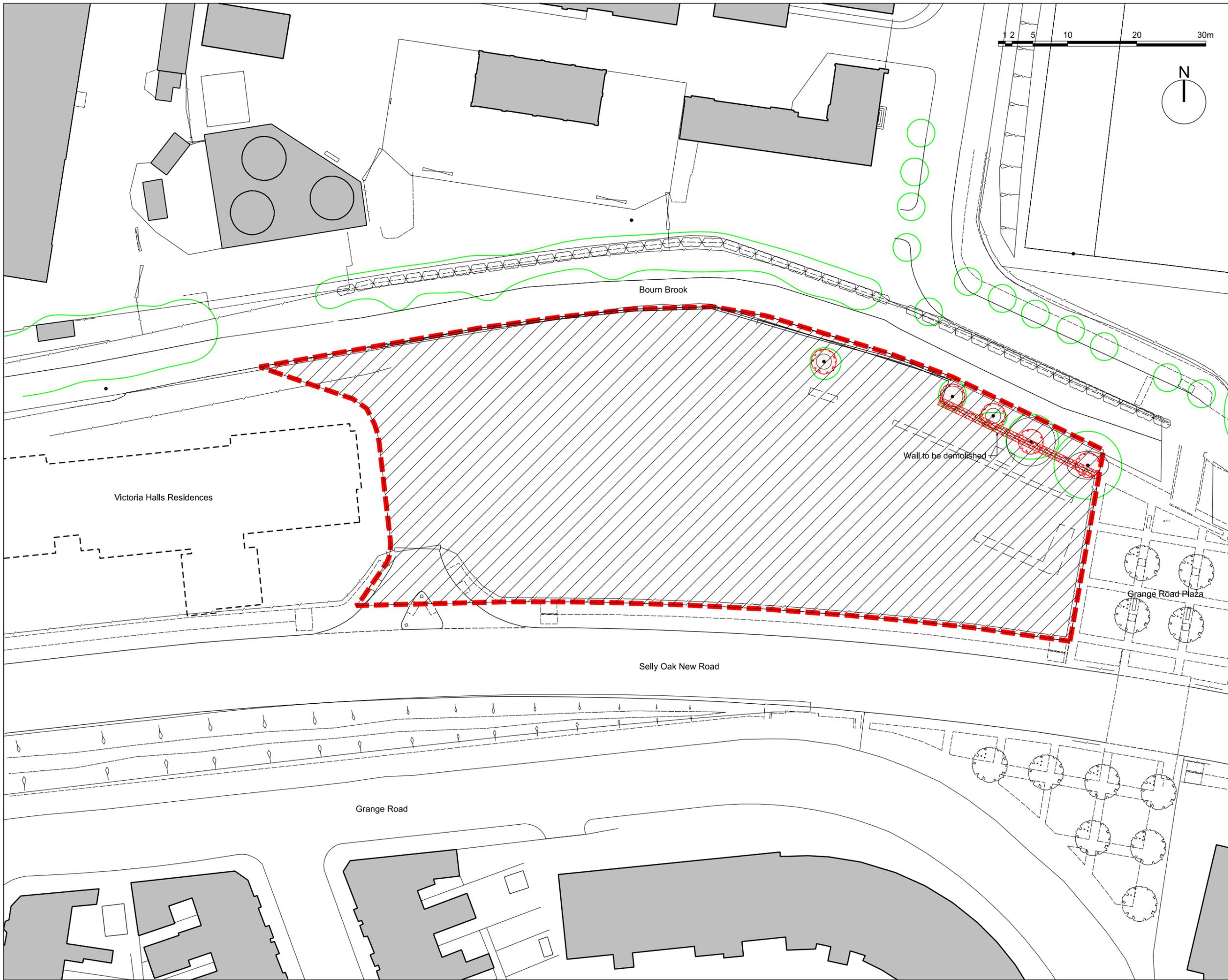
Scale  
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Date  
 06/02/2012

Issue Status  
**PLANNING**

Project No.	Disc	Zone	Draw Set	Serial	Rev
0504	A	HA	06	001	A

SUSERS  
 5/12/12



**GENERAL NOTES**

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**SPECIFIC NOTES:-**

-  Redline application boundary
-  Existing building
-  Site area
-  Extent of tree canopy
-  Trees to be removed: 5
-  Demolition works

Rev	Date	Description	By	Chk	App
A	01/03/2012	Issued for planning	RB	GF	RS

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Key

Client  
**University of Birmingham**

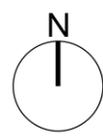
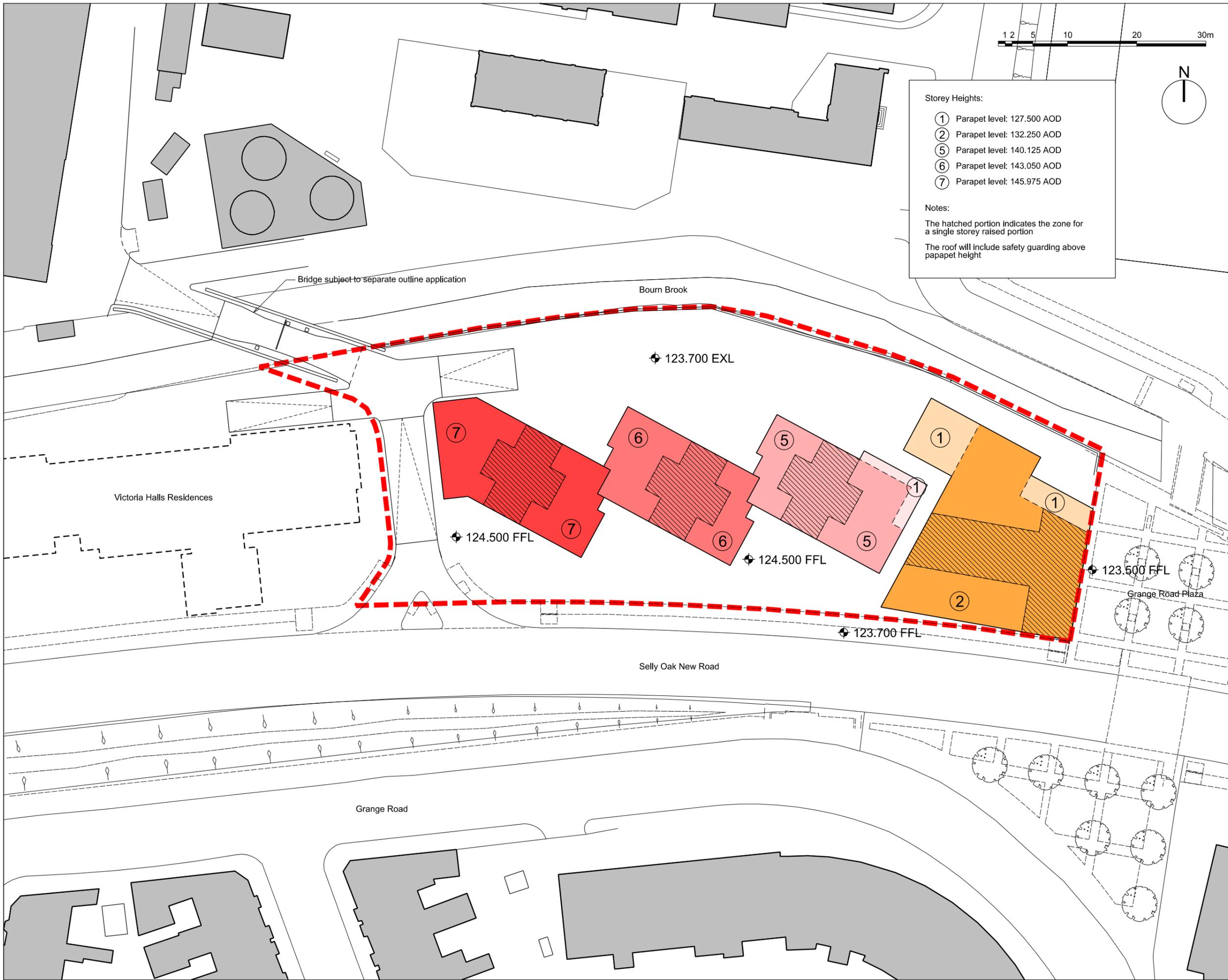
Project  
**Edgbaston Campus  
 Student Residences and Sports Pavilion**

Title  
**Site Plan  
 Parameters Plan**

Job No. 0504	Scale 1:250@A1 / 1:500@A3	Date 06/02/2012
Issue Status <b>PLANNING</b>		

Project No.	Disc	Zone	Drwg Set	Serial	Rev
0504	A	HA	06	002	A

SUSERS



**Storey Heights:**

- ① Parapet level: 127.500 AOD
- ② Parapet level: 132.250 AOD
- ⑤ Parapet level: 140.125 AOD
- ⑥ Parapet level: 143.050 AOD
- ⑦ Parapet level: 145.975 AOD

**Notes:**

The hatched portion indicates the zone for a single storey raised portion

The roof will include safety guarding above parapet height

**GENERAL NOTES**

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**SPECIFIC NOTES:-**

- Redline application boundary
- Existing building
- ⑤ Indicates number of storeys

Rev	Date	Description	By	Chk	App
C	12/03/2012	Re-issued for planning	RB	GF	RS
B	08/03/2012	Re-issued for planning	TF	GF	RS
A	01/03/2012	Issued for planning	RB	GF	RS

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Key

Client  
**University of Birmingham**

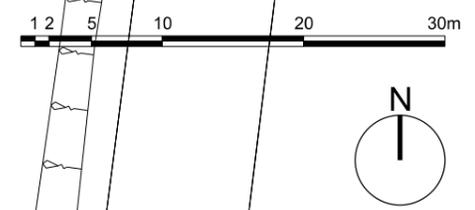
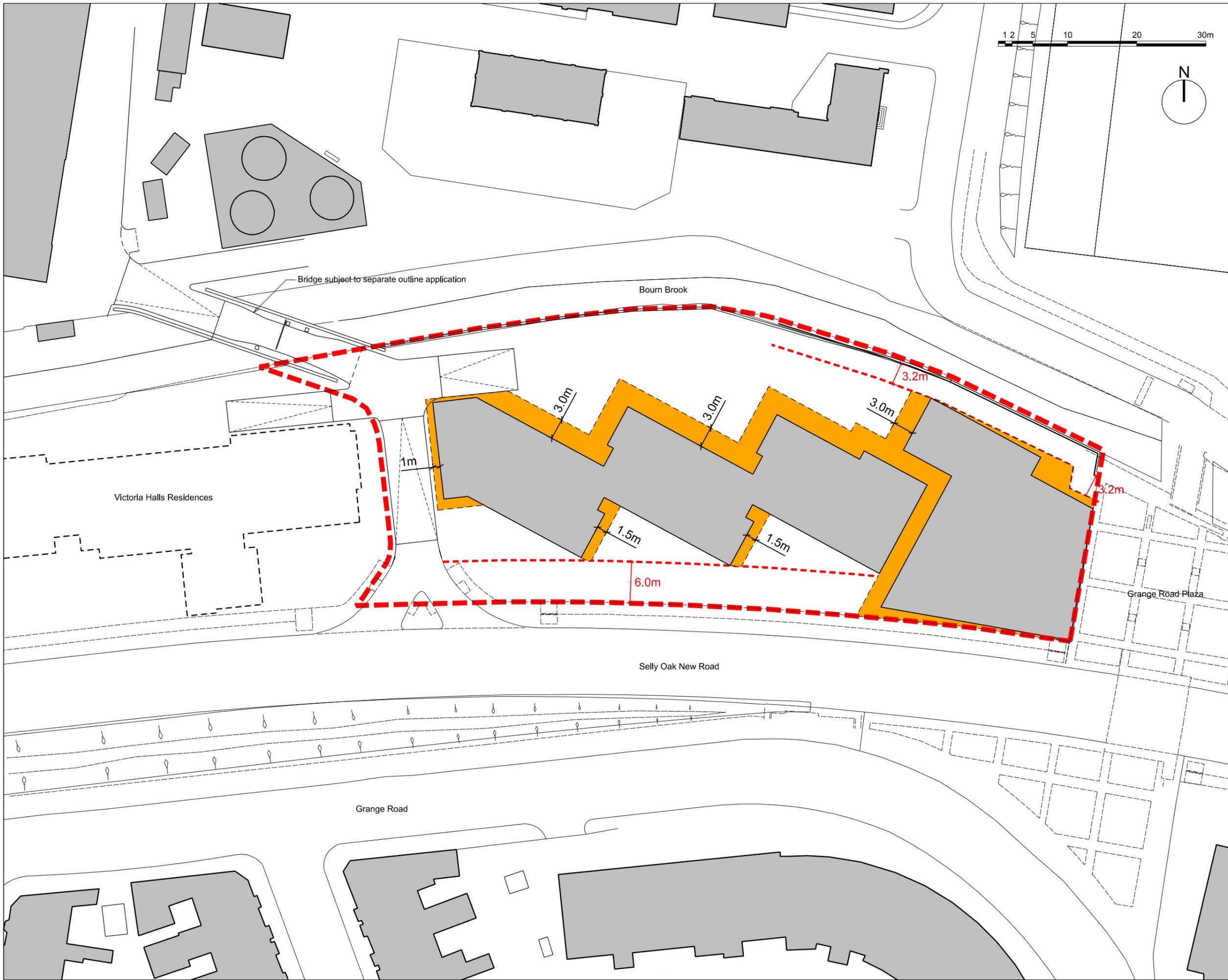
Project  
**Edgbaston Campus  
 Student Residences and Sports Pavilion**

Title  
**Maximum Storey Heights  
 Parameters Plan**

Job No. 0504 Scale 1:250@A1 / 1:500@A3 Date 06/02/2012  
 Issue Status **PLANNING**

Project No.	Disc	Zone	Drwg Set	Serial	Rev
0504	A	HA	06	004	C

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S04TES



**GENERAL NOTES**

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**SPECIFIC NOTES:-**

- Redline application boundary
- Minimum extent of building footprint
- Maximum extent of building footprint

B	08/03/2012	Re-issued for planning	TF	GF	RS
A	01/03/2012	Issued for planning	RB	GF	RS
Rev	Date	Description	By	Chk	App

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9 HENEGE STREET, SPITALFIELDS, LONDON, E1 5LJ  
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Key

Client  
**University of Birmingham**

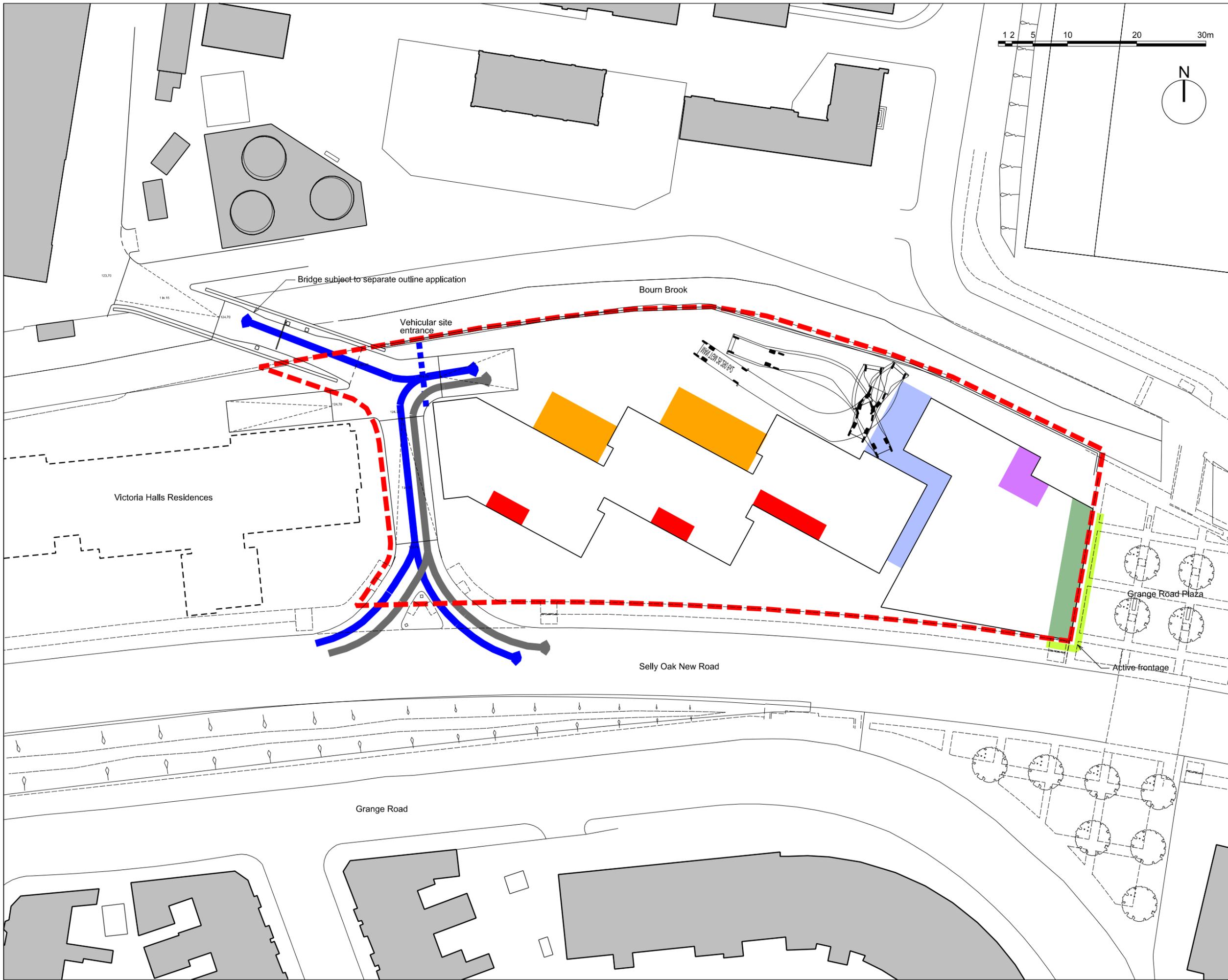
Project  
**Edgbaston Campus  
 Student Residences and Sports Pavilion**

Title  
**Maximum Building Footprint  
 Parameters Plan**

Job No. 0504 Scale 1:250@A1 / 1:500@A3 Date 06/02/2012  
 Issue Status **PLANNING**

Project No.	Disc	Zone	Drp Set	Serial	Rev
0504	A	HA	06	005	B

SUSERS



**GENERAL NOTES**

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY.  
 ALL DIMENSIONS TO BE CHECKED ON SITE DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT  
 FOR STRUCTURAL DIMENSIONS AND SETTING OUT SEE STRUCTURAL ENGINEERS DRAWINGS  
 ALL INFORMATION SUBJECT TO STATUTORY APPROVALS BEING OBTAINED  
 INFORMATION NOT TO BE USED OTHER THAN AS DEFINED BY THE DRAWING STATUS

**SPECIFIC NOTES:-**

- Redline application boundary
- Existing building
- Disabled car parking
- Primary residential entrances
- Service entrance zone
- Primary sports pavilion entrance
- Secondary sports pavilion entrance
- ➔ Vehicle access
- ➔ Car park access route

A	01/03/2012	Issued for planning	RB	GF	RS
Rev	Date	Description	By	Chk	App

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Key

Client  
 University of Birmingham

Project  
 Edgbaston Campus  
 Student Residences and Sports Pavilion

Title  
 Access and Views  
 Parameters Plan

Job No. 0504	Scale 1:250@A1 / 1:500@A3	Date 06/02/2012	Issue Status <b>PLANNING</b>
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Project No. 0504	Disc A	Zone HA	Dwg Set 06	Serial 006	Rev A
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SPECIFIC NOTES:-

 Extent of building

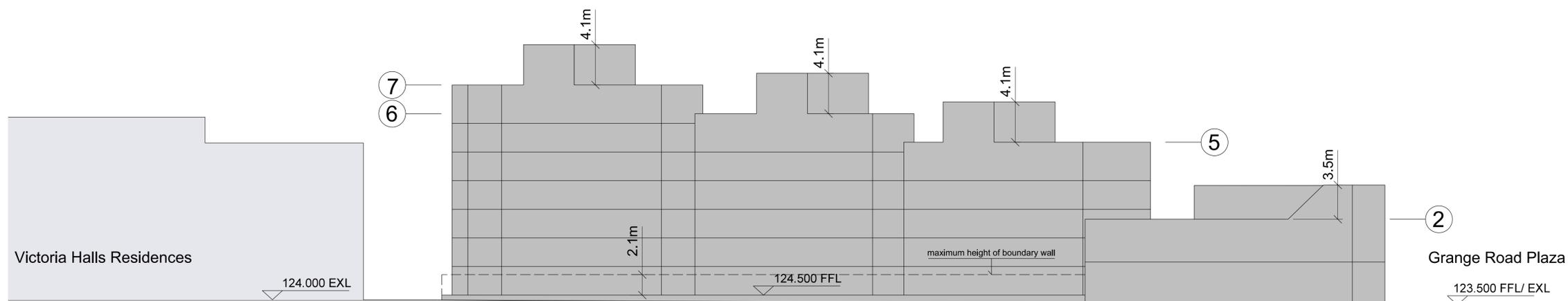
**Storey Heights:**

- ① Parapet level: 127.500 AOD
- ② Parapet level: 132.250 AOD
- ⑤ Parapet level: 140.125 AOD
- ⑥ Parapet level: 143.050 AOD
- ⑦ Parapet level: 145.975 AOD

**Notes:**  
 The roof will include safety guarding above parapet height



Elevation B - scale 1:1000 @ A3



Elevation A - scale 1:500 @ A3

Rev	Date	Description	By	Chk	App
B	12/03/2012	Re-issued for planning	RB	GF	RS
A	08/03/2012	Issued for planning	TF	GF	RS

**MJP**  
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Key

Client  
 University of Birmingham

Project  
 Edgbaston Campus  
 Student Residences and Sports Pavilion

Title  
 Building Massing  
 Parameters Plan

Job No.  
 0504

Scale  
 1:250@A1 / 1:500@A3

Date  
 06/02/2012

Issue Status  
**P L A N N I N G**

Project No.	Disc	Zone	Drwg Set	Serial	Rev
0504	A	HA	06	008	B

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