

www.dppukltd.com

National Experts, Local Knowledge

Student Accommodation



We are DPP.

An independent, nationally recognised, director-led planning consultancy with offices in Cardiff, Leeds, London, Manchester and Newcastle upon Tyne.

Contents

- 02 A Message From Our Head of Student Accommodation
- 03 Project: Bradley Court, Cardiff
- 05 Project: Lancaster Street, Birmingham
- 07 Project: Fitzwilliam Street, Sheffield
- 09 Project: Mount Oswald, Durham
- 11 Project: Fish Strand Hill, Falmouth
- 13 Project: Metrovick House, Newcastle
- 15 Planning People

Bradley Court, Cardiff

Client: Vita Student
Local Authority: Cardiff City Council
Value: £30m
Image: Feilden Clegg Bradley Studios



Curzon Circle, Birmingham

Client: Rueben & Morgan
Local Authority: Birmingham City Council
Value: £20m
Image: DCSK Architects



A message from our Head of Student Accommodation

“Purpose Built Student Accommodation (PBSA) has seen a huge rise in popularity in the past decade. This growth, and students’ preferences for living off-campus, in accommodation that offers high quality amenity space has brought new challenges for developers, as public perception challenges the need for ‘yet more’ student buildings”

Many local authorities do not have specific planning policies for dealing with these applications. They often fall to be considered in part as residential and in part commercial, meaning proposals often ‘blur’ the lines for key considerations such as size standards, parking and financial contributions. Managing student behaviour and the unique challenges associated with moving in and out, combined with the volume of applications being considered, mean it is often harder to secure planning approval within a commercially viable timeframe.

In the past three years, we have secured a 100% success rate, for almost 4,000 student beds, with a further 1,000 currently in the planning pipeline. We have overcome objections to tall buildings (up to 24 storeys), loss of employment use, Conservation Area and Listed building impacts, oversupply, as well as highway and amenity concerns.

We have acted for developers, Universities as well as operators across England and Wales. Our experience has enabled us to overcome refusals at appeal, reduce financial contributions, as well as delivering consents at sites many thought impossible. Our tenacity to secure consents has also seen us take a lead in developing the evolution of the student accommodation market into co-living, successfully delivering once of the first consents outside of London.

I hope this short overview of who we are and the work we do provides an insight into what we can achieve for you.

Gareth Hooper
Director and Head of
Student Accommodation Sector

Bradley Court, Cardiff

Client: Vita Student
Local Authority: Cardiff City Council
Value: £30m
Image: Feilden Clegg Bradley Studios

Initially appointed by the landowner to explore the redevelopment opportunities for this site in the centre of Cardiff, our advice to promote a tall building led to its purchase by Vita Group, who retained DPP.

Located next to a listed building and Cardiff's Civic Centre, the site was within an area deemed unsuitable for tall buildings and at 19 storeys, the 401-bed scheme had to overcome significant opposition. Now approved, it is the first, and to date, the only tall building approved in the 'area of high sensitivity', making it a landmark consent in Wales' capital city.

"We instructed DPP because we needed a team who were experienced in working on major projects in the city of Cardiff, with strong connections with the Local Planning Authority and an understanding of the local "politics". That is exactly the experience that we have had. They have led a complex series of negotiations with the Council, maintaining a positive relationship throughout. They have provided constructive input to the project team's design development process, and timely advice to us as client."

Michele Steel, Strategic Planning Director, Vita Group

We were approached by Rueben and Morgan to submit plans for this brownfield site in Birmingham city centre site close to Aston and Birmingham City Universities. The 24 storey 556 bed scheme was approved within 13 weeks of submission, despite the site falling outside of the area deemed suitable for 'tall buildings', and it being located directly adjacent to the offices of the local planning authority.

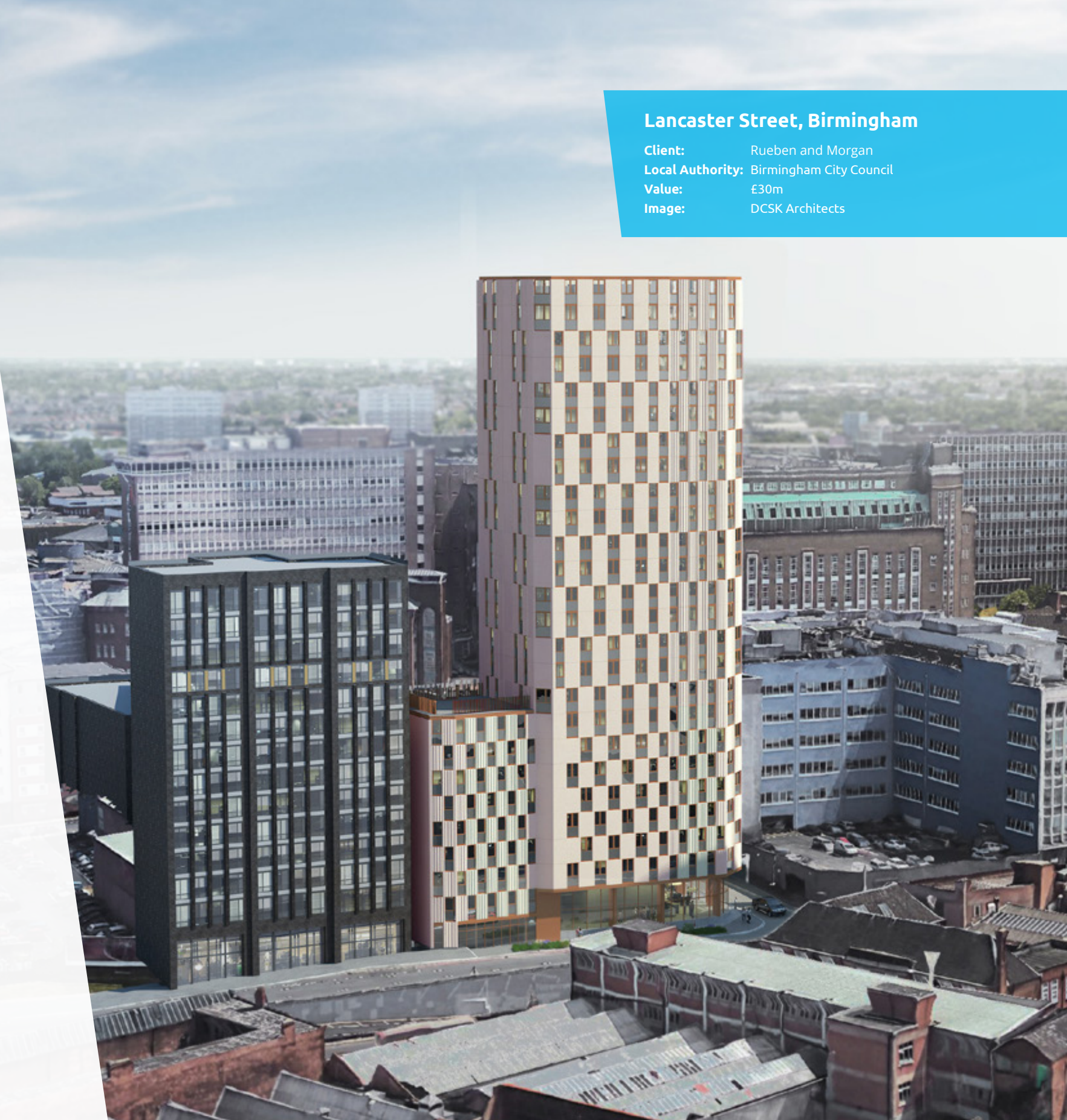
Future Generation, the student accommodation platform for Mayfair based developer, Southern Grove has been confirmed as the operator of the scheme who will deliver and manage the building

"DPP did an amazing job securing us such a great planning consent in record time. The tower will define a new gateway to central Birmingham and caps off an amazing three months for Future Generation."

Edward Fisher, CEO of Future Generation

Lancaster Street, Birmingham

Client: Rueben and Morgan
Local Authority: Birmingham City Council
Value: £30m
Image: DCSK Architects



Fitzwilliam Street, Sheffield

Client: Fusion Students Ltd and Litton Buccleuch (Moore Street) Ltd
Local Authority: Sheffield City Council
Value: £80m
Image: Corstophine + Wright

DPP co-ordinated and submitted a full planning application for an innovative 850-bed Co-Living and Student Accommodation scheme in Sheffield City Centre.

The site is in a sustainable, central location with good access to city centre services and the two Universities. A key regeneration scheme for the Devonshire Quarter area of the City, the development will help to act as a catalyst to further development in this area of Sheffield, which has numerous development sites occupied by challenging Listed buildings.

Owned & developed by Fusion Students the four inter-linked buildings, the tallest of which is 17 storeys high, were designed by Corstophine + Wright and feature a light-weight glass bridge linking two of the blocks. In securing consent DPP overcame a number of objections including design and viability concerns.

"The finished product will provide high specification student living in a prime location between the University of Sheffield and Sheffield Hallam University and within the inner ring road.

The scheme incorporates co-living use that provides the flexibility to offer short term lets to graduates and young professionals outside of term time. In the longer term, this flexibility will also allow the scheme to adapt to changing market conditions and accommodation demands in the city centre."

Mark Twelves, MD of Litton Properties Ltd.



DPP were appointed by Durham University to provide planning advice throughout a competitive procurement process for two new University Colleges.

A pre-application submission was made which included three potential schemes put forward by three different bidders. We co-ordinated and attended all pre-application meetings and provided advice to the University and bidding teams on the proposals.

Following the appointment of the successful bidder, DPP co-ordinated the public and stakeholder consultation process and were responsible for auditing the supporting documents for the planning application as well as advising the University during the application process. Now approved, Mount Oswald will accommodate 1,000 students on campus and provide formal dining, social, learning and central amenity functions as well as a Multi-Use Games Area (MUGA).

“We’re really pleased to have provided the University with advice on such an exciting project. These new facilities will help deliver an important part of the University’s 10 year masterplan vision, which will enable them to build on the experiential social, economic and environmental contributions the institution already makes to the North East”

Faith Folley, Director DPP

Mount Oswald, Durham

Client: Durham University
Local Authority: Durham City Council
Value: £80m
Image: Willmore Iles Architects,
Durham University & Interserve



Fish Strand Hill, Falmouth

Client: Falmouth Property Investment
Local Authority: Cornwall Council
Value: £10M
Image: Westworks

DPP were appointed at the point the planning application was heading for refusal to submit an appeal. We then co-ordinated the submission and managed to agree on the withdrawal of several of the reasons for refusal by Cornwall Council before the hearing.

Having been initially refused on the basis of an emerging local policy and Neighbourhood Plan, seeking to prevent student accommodation being built in central Falmouth, DPP worked to address significant concerns raised by over 150 residents and a dedicated campaign group.

The Inspector's view was unanimous in support of DPP's case, that the Council had afforded undue weight to the emerging policy, which did not support the proposals, and that the Council had not afforded the benefits of the proposals adequate weight. The case presented was so compelling that the appeal decision was issued just three weeks after the hearing and DPP is now appointed to discharge conditions.

"We are delighted that the Inspector found so emphatically in support of the proposals. With so much opposition to the scheme, there was a risk that the Inspector would have been swayed by the emotionally charged arguments against the proposals. However, he agreed that the Council had applied too much weight to the emerging strategy and that the resident's concerns related to the growth of the University rather than the provision of student accommodation."

Change of use permission was secured to transform landmark Newcastle building, Metrovick House, in the city centre, into 63 self-contained student apartments. The 6-storey, 1930s building, a former office block, is metres away from Northumbria University, and five minutes' walk from Newcastle University making it an ideal location.

DPP successfully achieved planning permission, within a short time-frame, for the scheme which saw a vacant building in a sustainable location help meet a growing demand for student accommodation in the City. The building is now owned and operated by Empiric Student Property plc.

"DPP negotiated a way forward on planning under tight timescales, overcoming hurdles and potential issues throughout the process comfortably. We are extremely pleased with the result and look forward to working again with them in the future."

David Clancy, Director S Harrison Group Ltd

Metrovick House, Newcastle

Client: S Harrison Group
Local Authority: Newcastle City Council
Value: £7.5m
Image: S Harrison Group



Planning People

Every member of our team bring professional skills & technical expertise which we utilise on projects to deliver successful outcomes.

Director input throughout every project ensures clients benefit from our vast experience. We draw together our project teams based not just on geographical location, but on the expertise required to deliver the outcome.



Gareth Hooper

0292 066 0265
gareth.hooper@dppukltd.com

Gareth is Chief Executive Officer at DPP and leads the Student Accommodation Sector.

As Head of the Student Accommodation Sector, Gareth leads DPP's expertise across the UK. He has acted for developers, occupiers and Universities in promoting purpose-built student accommodation (PBSA) throughout England and Wales. He has successfully argued in support of PBSA in sensitive locations, demonstrating need, absence of harm and quality of design. He has won PBSA on appeal and secured consents which were contrary to policy. His work for both developers and Universities means he understands the different drivers for schemes, providing advice to the wider DPP team to ensure the maintenance of the 100% success rate.

What People Say About Gareth:

"Gareth is possibly the most commercially astute and knowledgeable planning consultant I have had the pleasure of working. He has the ability to lead on the strategic issues whilst guiding the detail of the technical issues arising across the various disciplines. I would have no hesitation in recommending Gareth's services on any development project."

**Julian Painter, Director,
Henry Boot Developments Ltd**

Our people deliver projects with passion, openness and accountability. They focus on action, not words, on outcome not process. The single goal for everybody is delivering results for our clients.



Bob Robinson

London
0207 706 6291
bob.robinson@dppukltd.com



John Francis

Manchester
0161 817 8042
john.francis@dppukltd.com



Faith Folley

Newcastle
0191 303 8541
faith.folley@dppukltd.com



Michelle Davies

Leeds
0113 819 7280
michelle.davies@dppukltd.com



Contact Us

DPP Planning Cardiff

Sophia House
28 Cathedral Road
Cardiff, CF11 9LJ
T +44 (0)29 2066 0265

DPP Planning London

66 Porchester Road
London, W2 6ET
T +44 (0) 207 706 6290

DPP Planning Newcastle

Milburn House
Dean Street
Newcastle upon Tyne, NE1 1LF
T +44 (0)191 303 8541

DPP Planning Leeds

One Park Row
Leeds
LS1 5HN
T +44 (0) 113 819 7280

DPP Planning Manchester

76 King Street,
Manchester,
M2 4NH
T +44 (0) 161 817 8042

Email Address

studentaccomm@dppuktd.com