

Proposed Student Accommodation Former Images Nightclub, The Butts, Worcester

Development Team

Public Consultation Event
February 2019

The project team appreciates the opportunity to engage with key stakeholders and those living and working nearby.

SITE DEVELOPER: Rengen Thorneloe (The Butts) Ltd.

PROJECT TEAM:

RENGENDEVELOPMENTS

Rengen is a multi-disciplinary property developer, which focuses on sites in the South West of England. Our comprehensive range of multi-sector delivery in the UK property markets, provides a strong position from where we explore opportunities and create value in our work and the work we do for our purchasers.

We specialise in the development of complex projects, in sensitive locations, over a range of contract values. Our breadth of expertise allows us to deal with challenging issues that are commonplace in the development arena, whilst maintaining a national and international presence.



Thorneloe Developments is a locally (Worcester) based property developers and investors with a variety of schemes from residential developments to student accommodation and neighbourhood centres.



iesis Group is a multi-disciplinary property consultancy, development and engineering company, here to ensure projects succeed no matter how exacting the challenge.

Whether new build or listed buildings, our approach allows us to deal with the issues urban regeneration developments encounter. With extensive project experience across the residential, student, healthcare, commercial, hotel, retail and infrastructure sectors, our clients know they can trust on our highly-skilled teams to secure the right outcome



PlanIT Planning Development is a Worcestershire based planning consultancy practice. PlanIT provides planning consultancy and development advice across the residential land, commercial, education and leisure sectors. The company has been involved in a number of high profile developments across Worcestershire including the redevelopment of the former Kays factory site in Worcester and a major residential development in Kempsey, south of the city.



Boyes Rees Architects is an architectural, master planning, urban design and interior design practice based in Cardiff and London.

We operate throughout the United Kingdom and Europe and are market leaders in the provision of high quality design consultancy services. Our focus on design excellence, coupled with strategic development has seen us ranked in the AJ List 2014 top 100 architects. As one of Wales' largest architectural practices, Boyes Rees Architects have provided innovative and sustainable design services to the private and public sector for over 50 years.

Our award winning architectural services have been recognised locally and nationally for quality design that is innovative and imaginative, sustainable and practical.



Ashgrove Ecology is an independent ecology consultancy working throughout the UK. Ashgrove ecology provides ecology advice to planners and developers to enable them to complete their projects whilst positively enhancing the environment.



BWB is a multi-award winning engineering and environmental design consultancy with a proven reputation for technical excellence and exceptional Client satisfaction.

We are entrusted by a diverse range of public and private sector Clients to deliver increasingly complex and challenging projects across the UK. We take great pride in delivering our projects on-time, within budget and in an environmentally sustainable manner. More than that, we're always ready, when appropriate, to challenge convention to deliver enhanced value for our Clients.



Hodkinson is a specialist energy and environment consultancy, it's our mission to provide developers and builders with practical, forward-thinking advice and ensure that every new building is good for people and good for the planet.



GeoSmart Information is a leading specialists in flood risk, drainage and contaminated land; delivering insight on environmental risk and suitability.



Cook Brown Building Control is a Corporate Approved Inspector delivering an independent compliance solution for all types of projects, throughout England & Wales. We provide pre-planning and pre-tender advice, where our involvement can save you significant time and money. We pride ourselves in a forward thinking and collaborative approach to assist our clients in achieving compliance with the Building Regulations. By delivering a non-bureaucratic and consistent service we are able to provide an exceptional and independent solution, whatever the type or size of your project.



BECKLEY COURT STUDENT ACCOMMODATION,
PLYMOUTH



BREWERY QUARTER STUDENT ACCOMMODATION, DUBLIN



MERTHYR LEARNING QUARTER, MERTHYR TYDFIL, WALES



HOLLAND PARK STUDENT ACCOMMODATION



UNIVERSITY OF GLAMORGAN STUDENT ACCOMMODATION



NEWPORT UNIVERSITY STUDENT ACCOMMODATION



JAMES STREET WEST BATH STUDENT ACCOMMODATION



HOLDENHURST ROAD STUDENT ACCOMMODATION

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Existing Site & Surrounding Context

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INTRODUCTION

This consultation presentation has been produced to raise public awareness of the proposed redevelopment of the former Images Nightclub, The Butts, Worcester and associated full planning application.

These boards explain our approach through site assessments and analysis of the immediate surrounding context, how the proposal integrates into the local streetscape and within the urban grain.

SITE DESCRIPTION

The site is situated in Worcester on The Butts, within close proximity to the River Seven. The site is currently occupied by a vacant building which formerly housed Images Nightclub.

The proposed site benefits from having major transportation hubs nearby such as the Crowngate Bus Station and the Worcester Foregate Street Train Station both within a 5-minute walk.

To the North of the site is the Hive directly on the other side of The Butts road.

To the South is located the Crowngate multi-storey carpark, which services Crowngate shopping centre and Crowngate bus station.

To the East is Rack Alley which gives access from The Butts road to the pedestrian bridge, paths to the city centre and Crowngate multi-storey carpark.

The pedestrian bridge links from the city centre and Crowngate shopping centre over The Butts road to give access to the Hive and Worcester University campus beyond.

Directly to the West of the site is the vehicle egress from the Crowngate multi-storey carpark.



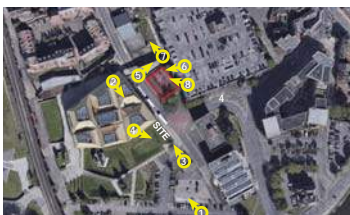
EXISTING AERIAL PHOTO



EXISTING SITE SURVEY



EXISTING BUILDING ON SITE



AERIAL VIEW



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8

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Design Consideration

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FLOOD RISK

The site is shown to be located partially within Flood Zone 2 and 3 (along the western boundary) of the River Sever. This is an area identified to be at risk of flooding with a 1% annual probability of occurrence as shown on the Environment Agency Flood Map for Planning. Long Term Flood Risk mapping produced by the Environment Agency shows the site to be at low risk of surface water flooding (0.1% annual probability).

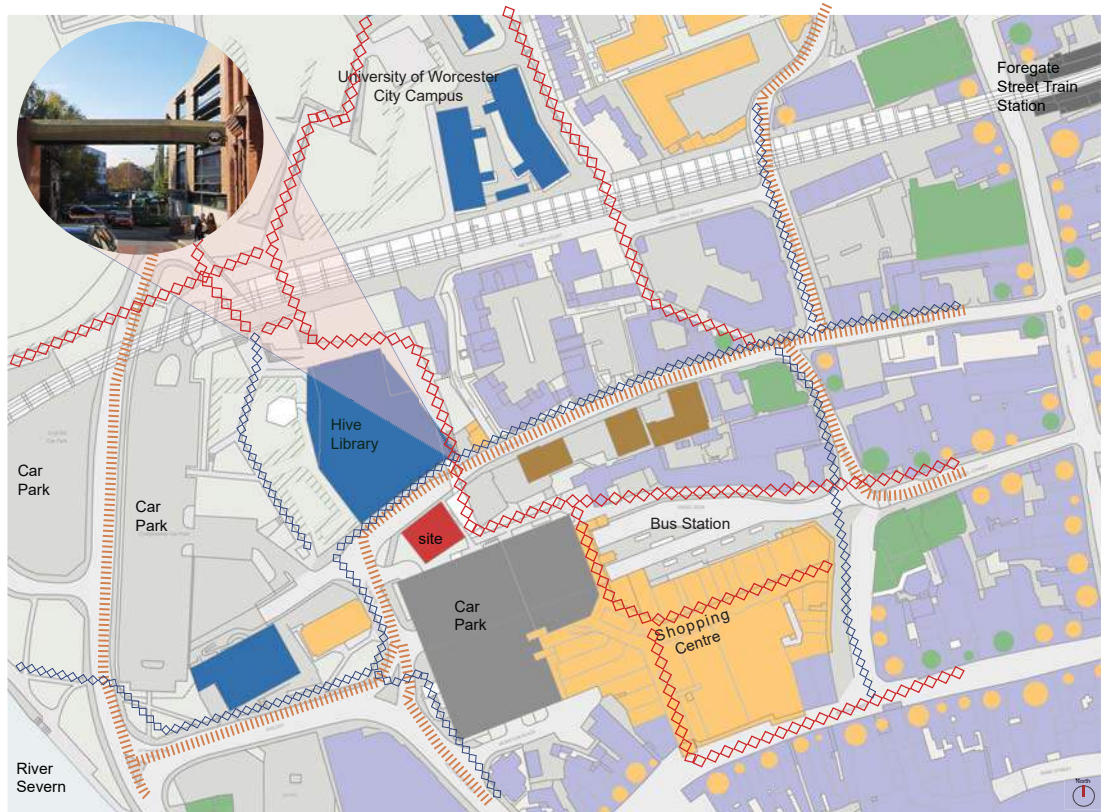
The occupied part of the ground floor of the building has been designed to be outside of Flood Zones 2 and 3. With access to the higher level of the pedestrian bridge being used as an alternative access.

HERITAGE

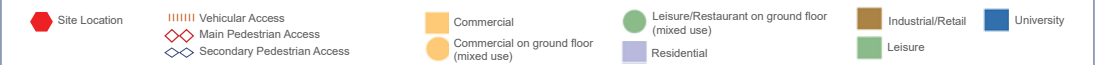
The site lies immediately to the north of the old city wall of Worcester and the southern property line most probably respects that historic boundary. A section of wall was identified on a site visit in 2001 on the southern boundary and described as "For 21 metres west of Rack Alley, the wall continues as a free-standing boundary wall, partly overgrown but sandstone built, at the rear of a 19th and 20th century industrial building (now a club)." To the east of Rack Alley the remains of the wall are protected as a scheduled monument (List Entry Number: 1003778) and listed structure.

LOCAL NEW DEVELOPMENTS

We have reviewed a number of modern local developments to inform our design approach and material palette. The most prominent local new architectural feature is the Hive which is located directly to the north of the site. One of the primary pedestrian access to the Hive is a bridge and path to the east of the site. Worcestershire County Council and the University of Worcester worked together to create the Hive a joint library, history and customer centre for students and the public.



EXISTING USE & SITE ACCESS ANALYSIS



AERIAL VIEW



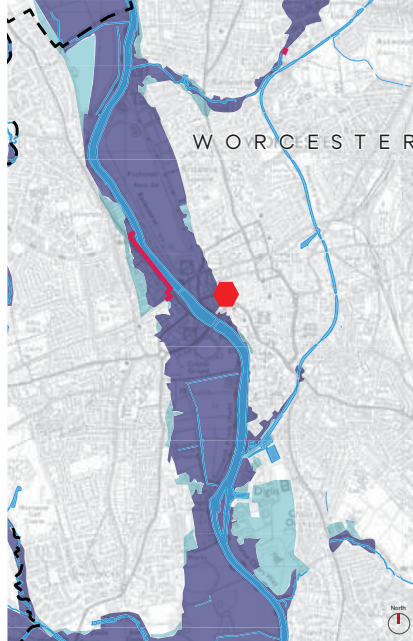
5. SEVERN STREET



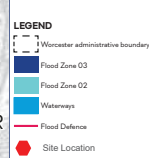
4. CATHEDRAL SQUARE



2. STUDENT ACCOMMODATION

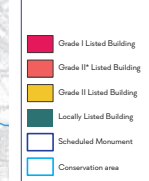


FLOOD RISK



HERITAGE

Diagram from A Vision for Worcester City centre masterplan October 2018 REV 4



1. THE HIVE



3. RIVER SEVERN

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Proposed Scheme

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DRAFT ACCOMMODATION SCHEDULE			
FLOOR	5 BEDROOM CLUSTER	6 BEDROOM CLUSTER	8 BEDROOM CLUSTER
00	0	0	0
01	0	0	2
02	0	1	1
03	0	1	1
04	0	0	2
05	0	0	2
06	2	0	0
07	2	0	0
TOTALS UNITS	4	2	8
TOTAL	20	12	64
TOTAL ROOMS		96	

WASTE STORAGE PROVIDED

Waste
Two 1100 Litre Bins
One 660 Litre Bins

Recycle
Three 1100 Litre Bins
One 660 Litre Bins

REFUSE COLLECTION

There is one central refuse store at ground floor level accessed off the secure undercroft to service the student accommodation. The refuse strategy will be for a managed system of collection days. Road side collection will be via the drop off service bay opposite the site.

DROP OFF MANAGEMENT

The student accommodation will be car free with residents' contracts mandating no car ownership within a predetermined proximity of the site. Agreements would be sought with neighbouring carparks to provide drop off at key times of the year with time slots given to residents to facilitate moving in or out.

CYCLE PARKING

There is one central cycle store to service the student accommodation located on the ground floor. Access is next to the main entrance providing high levels of security and natural surveillance.

1 cycle parking space per 1 residence has been provided.

CONSTRUCTION MANAGEMENT

A Construction Management Plan will be developed and will set out the following key project management requirements, these include proposals for:

- System of managing safety on this construction site and detail works required
- Highlight the proposed construction activities and highlight principles to ensure construction works and activities are clearly defined and presented to all relevant project leads and key project stakeholders
- Provide a summarised overview of the project goals during the works to prevent, "so far as it is reasonably practical", that during the contract, any accidental occurrence or unsafe environment, which may directly or indirectly result in damage to the health of any person, damage to any plant, equipment or property.
- It is not intended that the Construction Management Plan should take precedence over or negate any statutory regulation rules or bylaws, which may be in force during the course of the contract.

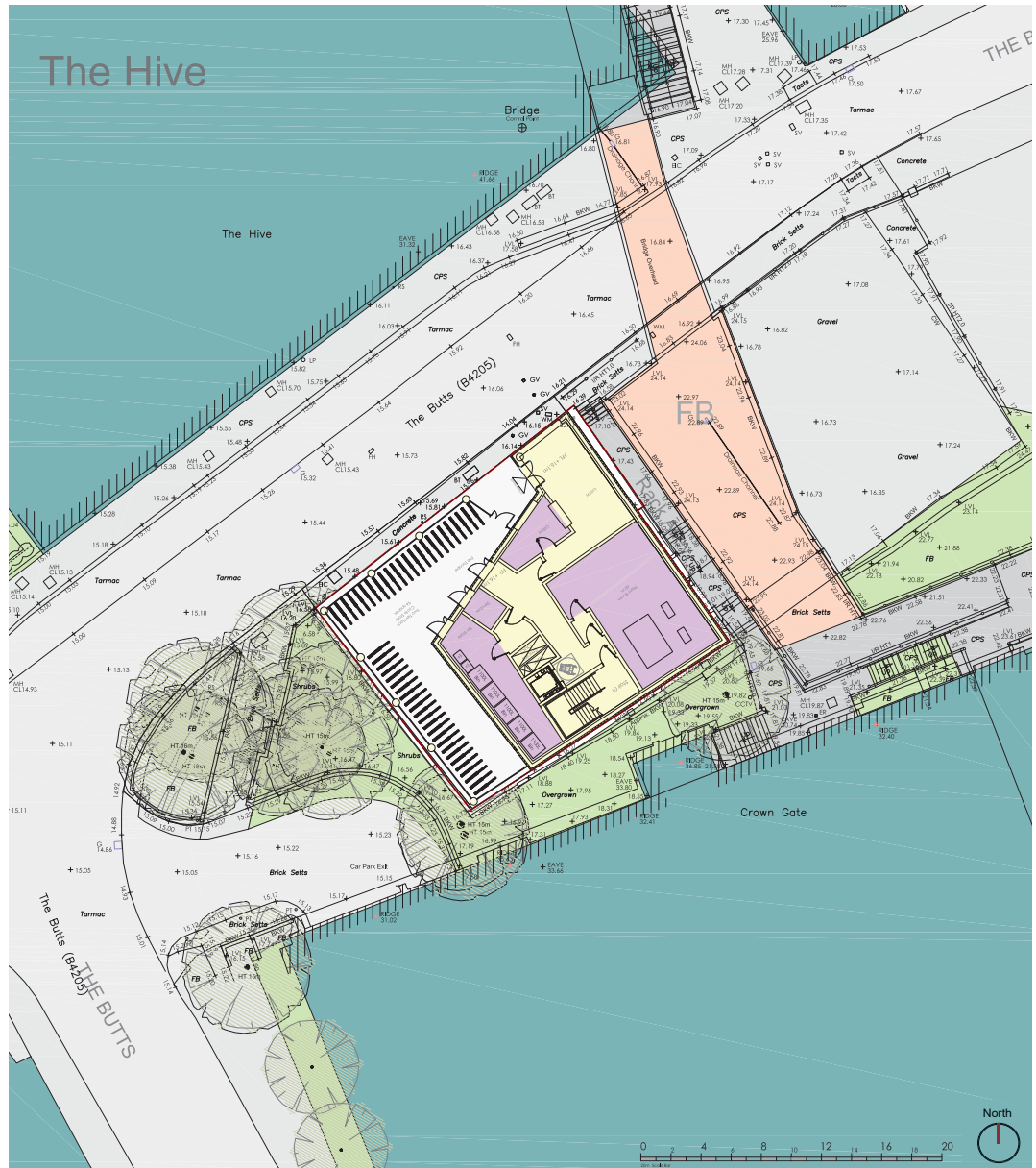
Security

Security is an important requirement when considering development proposals and is especially relevant in this instance given the proximity of the site to residential units. A fundamental requirement of the scheme is therefore a visibly secure site for the use of occupiers.

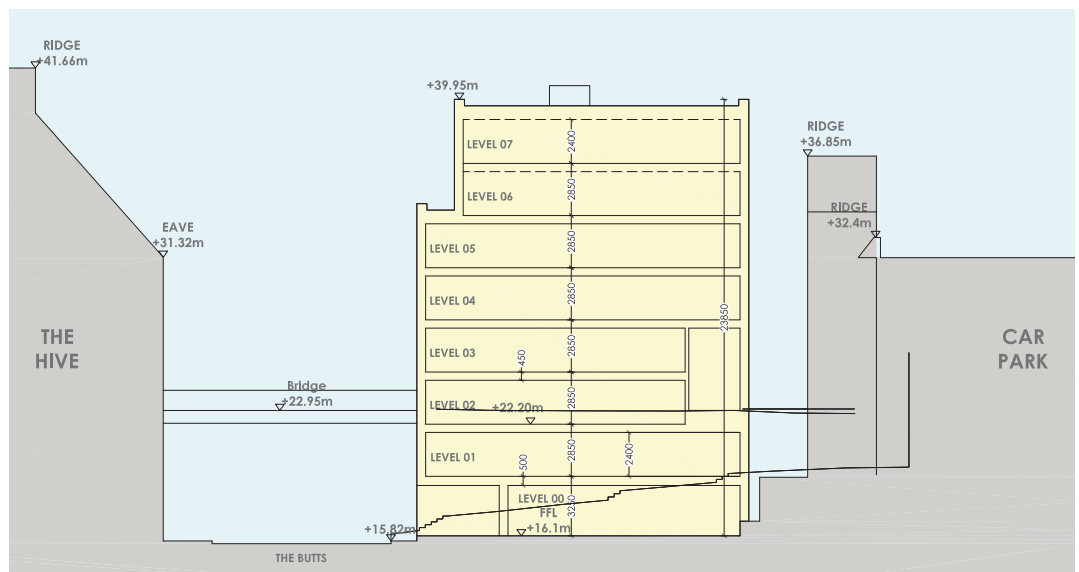
In the first instance, Rengen seek to educate students on security matters. This starts with our Welcome Packs and Meet and Greet meetings mentioned above. If possible, we would want to work in partnership with the Community Support Team from the local police force.

The scheme has been configured with a CCTV, digital security and entry system to the building itself, with an extra layer of security provided through the fob-entry access doors to each floor.

To compliment this, staff will periodically, and whilst undertaking other tasks such as room inspections, move around the building to provide a discreet but effective behaviour monitoring role that enables inappropriate behaviour to be proactively managed.



PROPOSED SITE PLAN

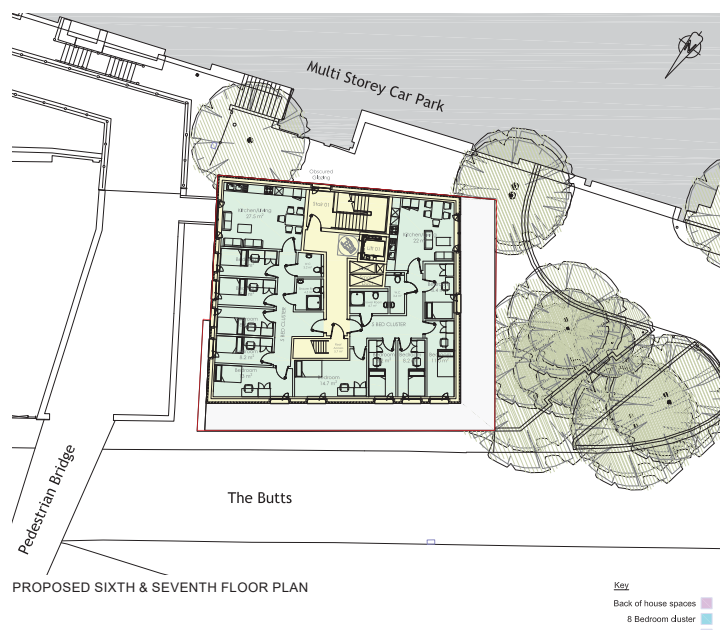
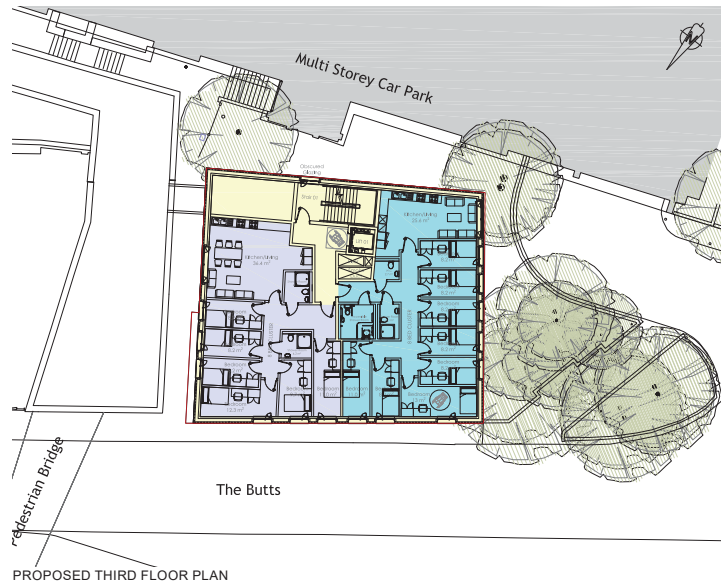
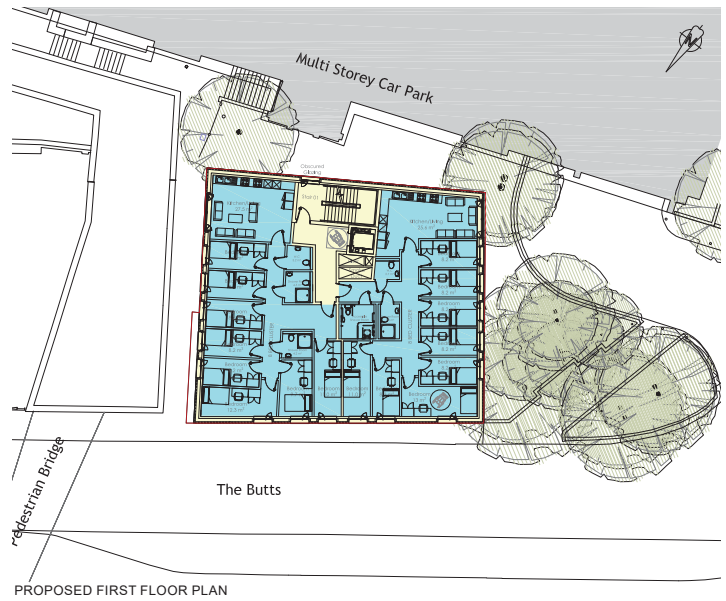


PROPOSED SKETCH SECTION

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Proposed Scheme - Plans

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Key
 Back of house spaces
 8 Bedroom cluster
 6 Bedroom cluster
 5 Bedroom cluster

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Proposed Scheme - Elevations Study

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ELEVATION STUDY A - Primary brick colour



ELEVATION STUDY B - Primary brick with green panels



ELEVATION STUDY C - Red brick with red panels



ELEVATION STUDY D - Red brick with blue panels



ELEVATION STUDY E - Red brick with orange and bronze panels



ELEVATION STUDY F - Buff brick with red panels

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Proposed Scheme - Artist Impression

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SKETCH VIEW 01 - View looking South from pedestrian bridge.



SKETCH VIEW 02 - View looking South West down The Butts road.



AERIAL VIEW



SKETCH VIEW 03 - View looking East towards site.



SKETCH VIEW 04 - Looking West from pedestrian link to shopping centre and bus station.



SKETCH VIEW 05 - View looking North East across The Butts road.

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What Happens Next?

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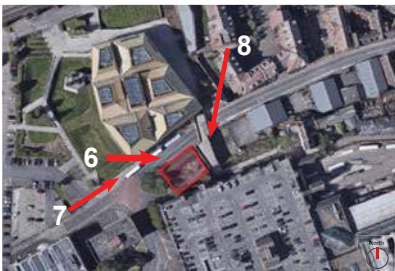
We will prepare and submit a planning application to Worcester City Council. The City Council's Planning Department will consult local residents and you will be able to formerly comment on the proposals before they are determined by the local planning authority.

The information which we have displayed today can be found on the Planit Planning and Development website. You can revisit the information by going onto the website after you have left us today.

We hope you have found the event helpful; thank you for attending.



SKETCH VIEW 06 - View looking North East across The Butts road.



AERIAL VIEW



SKETCH VIEW 08 - View looking North East.



SKETCH VIEW 07 - View looking North East.