

The proposed alterations are based on advice from fire safety specialist and will see reconfiguration and repositioning of flats and access routes. These revisions will not result in an increase/decrease in flat numbers and will see layouts improved on the previously approved situation (e.g. L-shaped studio flats becoming larger rectangle studio flats). A Fire Strategy was submitted with this application setting out requirements and acceptability of these revisions. The ground floor is also being rationalised in terms of laundry location, plant room etc. and these are considered acceptable.

In addition a ground floor bin store is proposed accessed via Longbrook Street for the commercial unit. This is due to previously identified conflicts between occupants of the upper floors and the commercial unit. This has been designed to minimise loss of active frontage to the commercial unit.

The roof terrace is proposed to be removed due to concerns over late night noise and control of this area. Whilst this is a loss of communal space, the building is purpose built student accommodation and communal space and activities are available at the university campus. In addition there is public open space in the nearby Northernhay Gardens.

The proposed alterations are therefore considered to be non-material in nature.