

Planning & Development Control Committee 6th December 2023



Planning Applications Index

Planning & Development Control Committee 6th December 2023

20221898

48 Little Holme Street

20231214 & 20231215

48A London Road, The Parcel Yard

20231511

**Freeman Road North, Rear Of 102,
Builders Yard And Stores**



**Leicester
City Council**

48 Little Holme Street

20221898

P&DCC 6th December 2023

**For planning application details see:
Planning Register - Leicester City Council**



20221898

Description



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[CLICK - 3D VIEW](#)

20221898
48 Little Holme Street



20221898

View of existing Building (facing north from Little Holme Street)



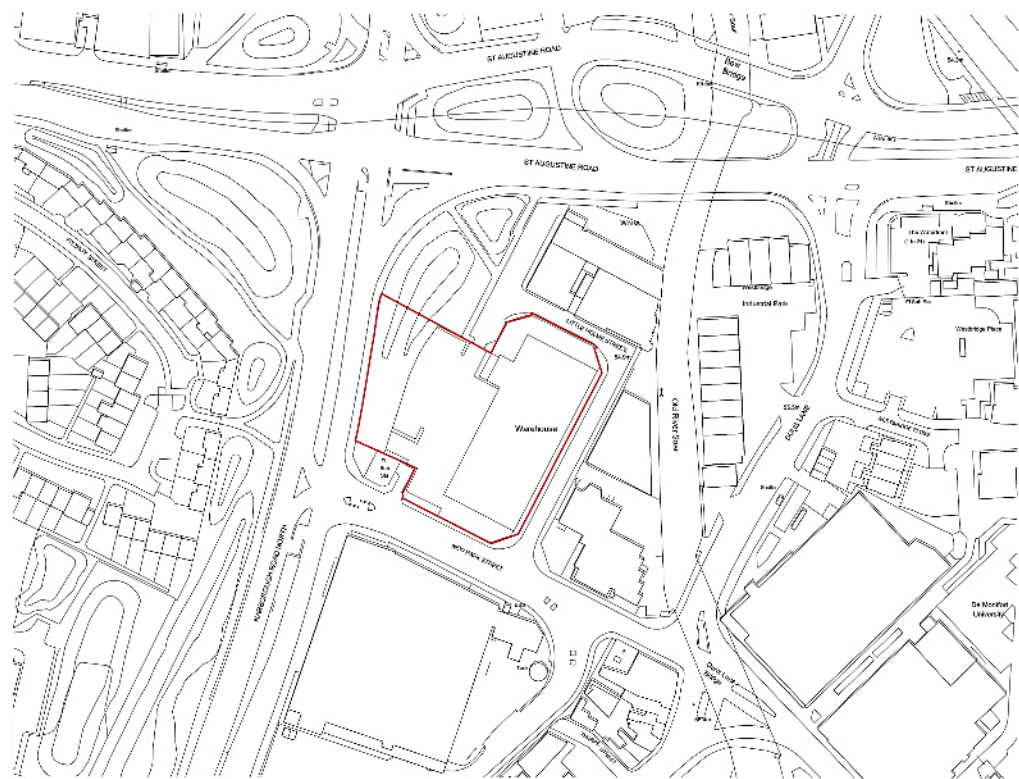
20221898

View of existing Building (facing south from Little Holme Street)

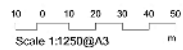


20221898

View south east along New Park Street



— APPLICATION BOUNDARY



Client Name Crown Student Living		Student File Site Location Plan		Drawn AG		Checked JW		Issue 30/08/23	
Job No W0382		Origin WW		Volume 00		Level ZZ		Type DR	
				Role A		Number 0112		Rev	
								PLANNING	

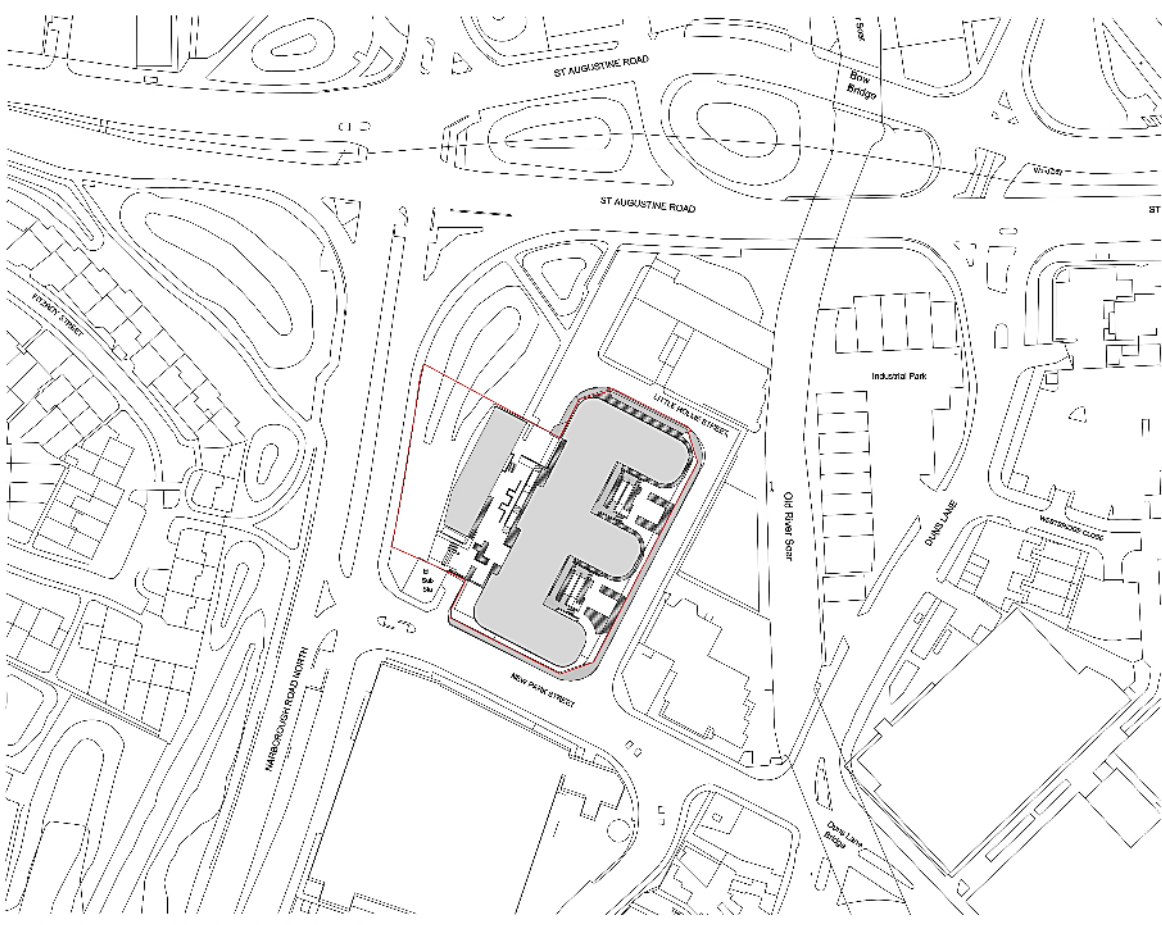
PROJ. TITLE: Little Home St - Leicester

WESTWORKS

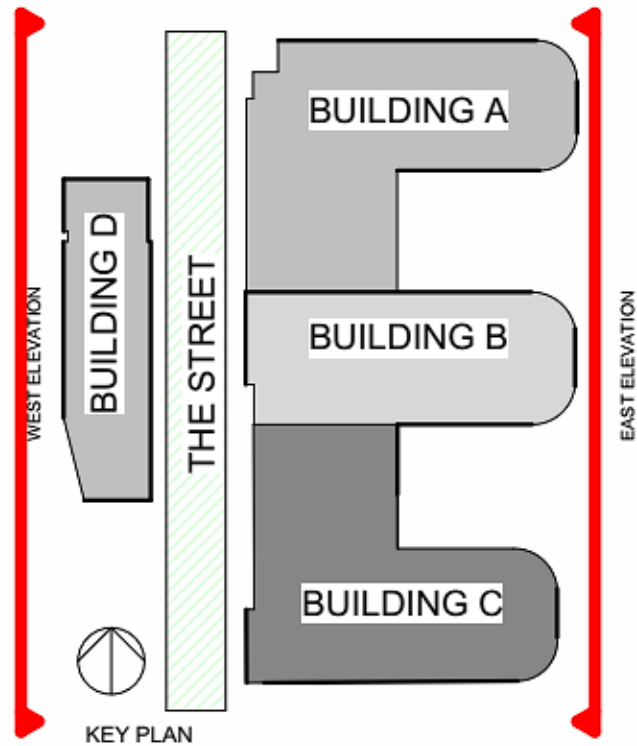
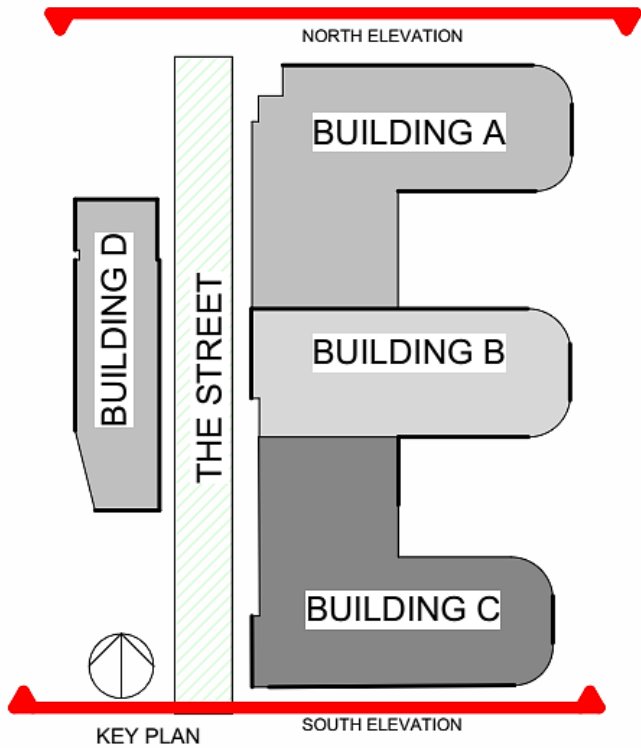
1000 Woodhouse Lane, London, EC2A 4PU

15000 Woodhouse Lane, Leicester, LE11 5JL

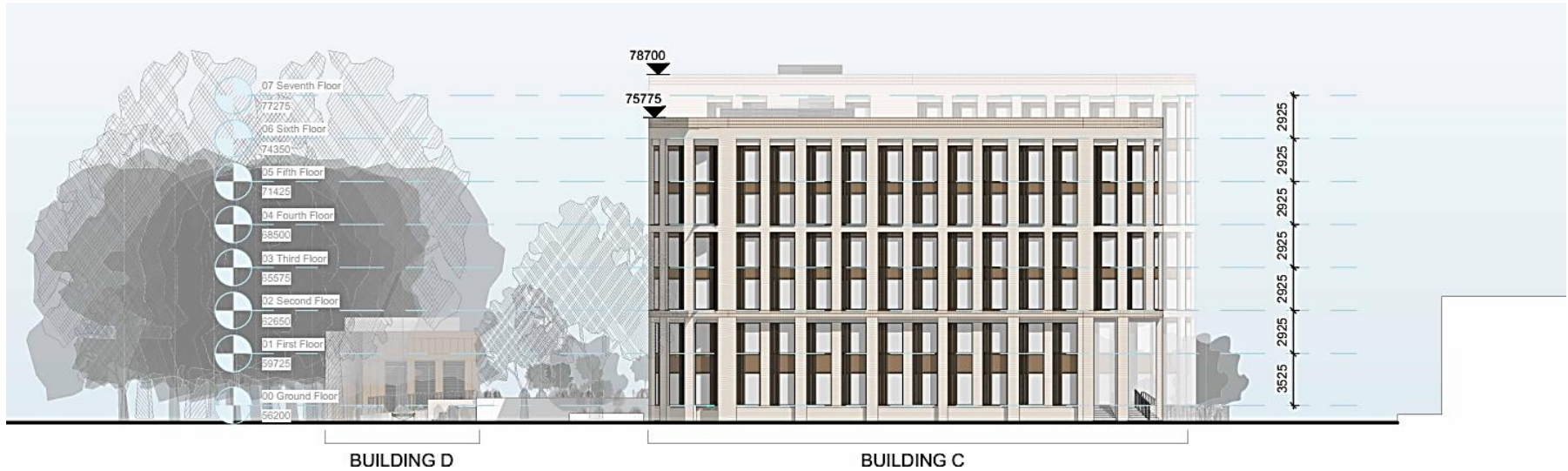
01533 444444 | www.westworks.co.uk



Dr: E	Site No: 1000	S: 1
<p>WESTWORKS www.westworks.co.uk</p>		
<p>Client: Lincs Contact: Steven E. Long</p>		
<p>Site: Lincs Location: Lincs - Leicester</p>		
<p>Project: Proposed Site Plan</p>		
<p>Scale: 1:1000</p>		
<p>AC: JIN</p>		
<p>DATE: 06/06/2022</p>		
<p>W20182/WW 06 22 DR A 0/11</p>		
<p>Area: PLANNING</p>		









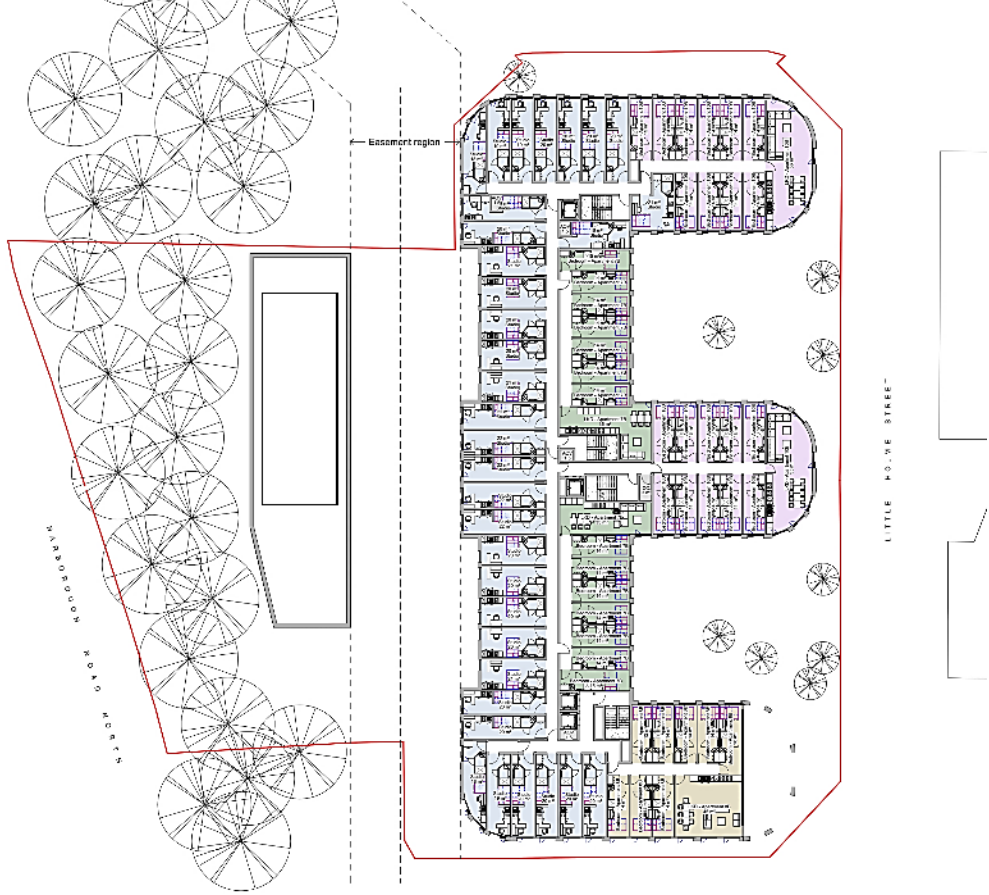


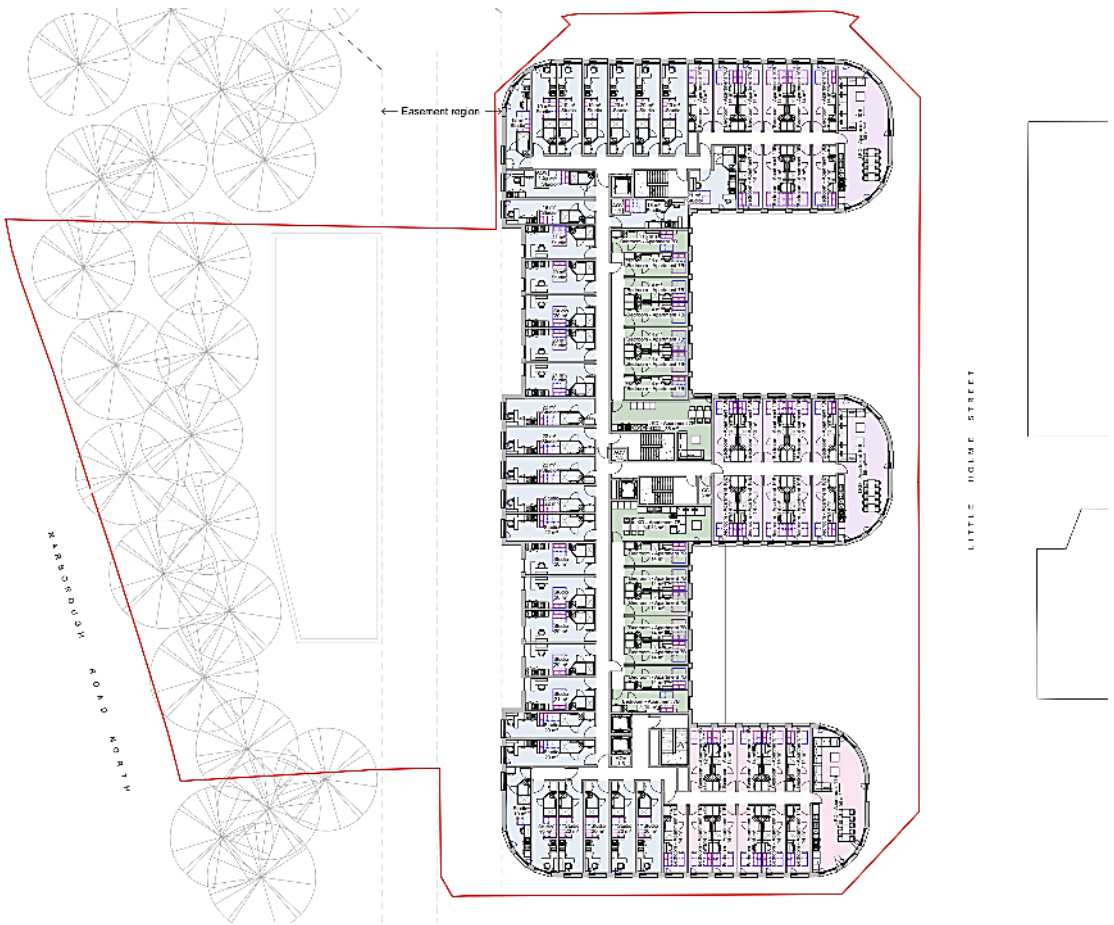
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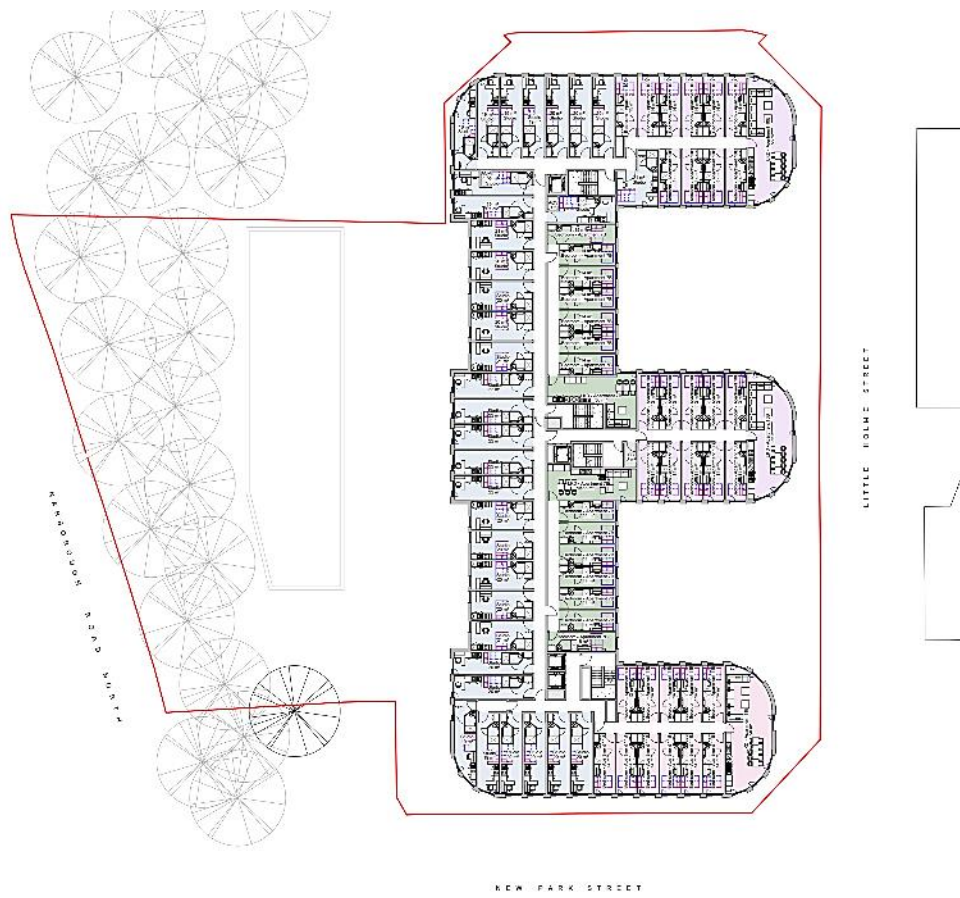
Proposed Elevations (West Elevation)

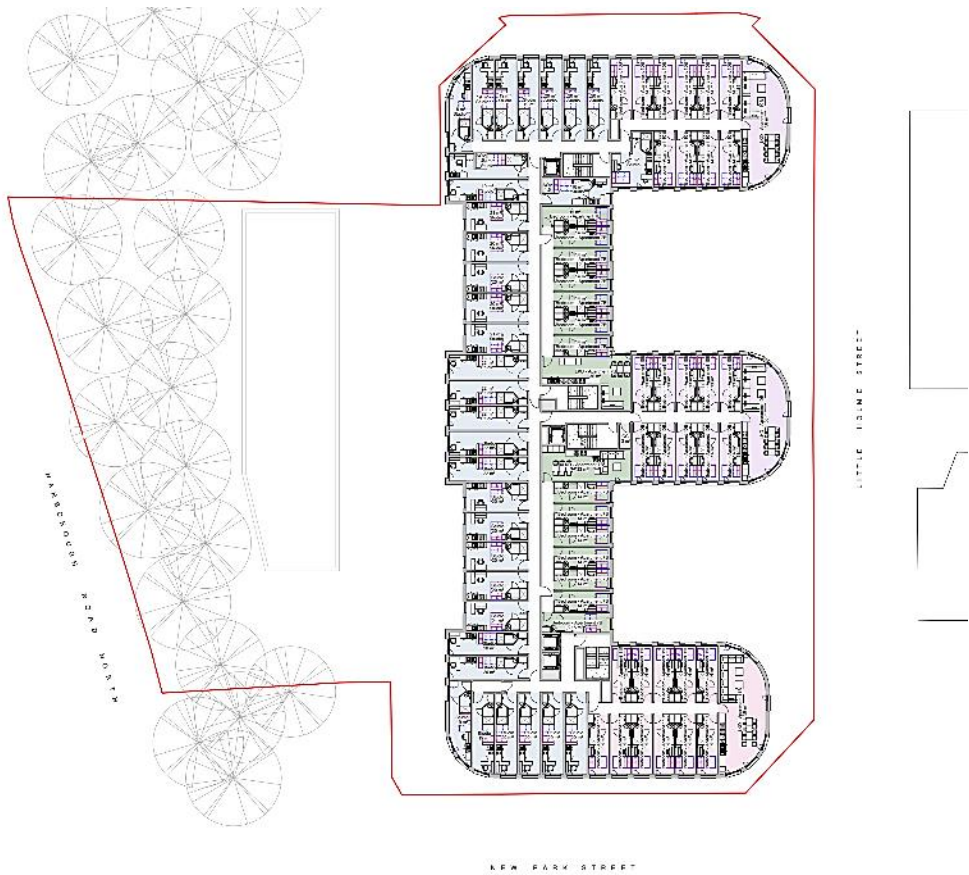
WORKING TOTALS BEDSPACES - MIX			
Name	Occupancy	Bedspaces	Mix
Bedroom - Apartment 6B	6 Bed Apt	12	3%
Bedroom - Apartment 7B	7 Bed Apt	70	15%
Bedroom - Apartment 8B	8 Bed Apt	8	2%
Bedroom - Apartment 10B	10 Bed Apt	120	26%
Bedroom - Apartment 11B	11 Bed Apt	55	12%
Studio	Studio	201	43%
Grand total: 466		466	

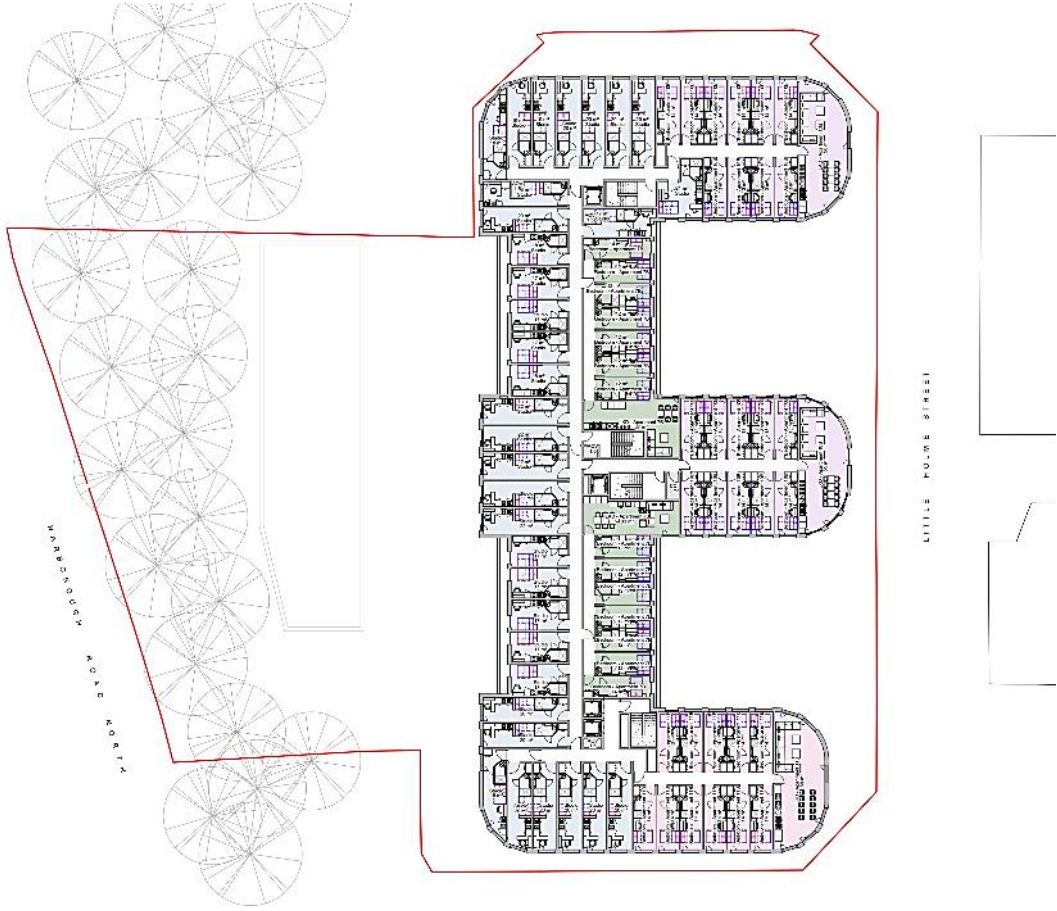


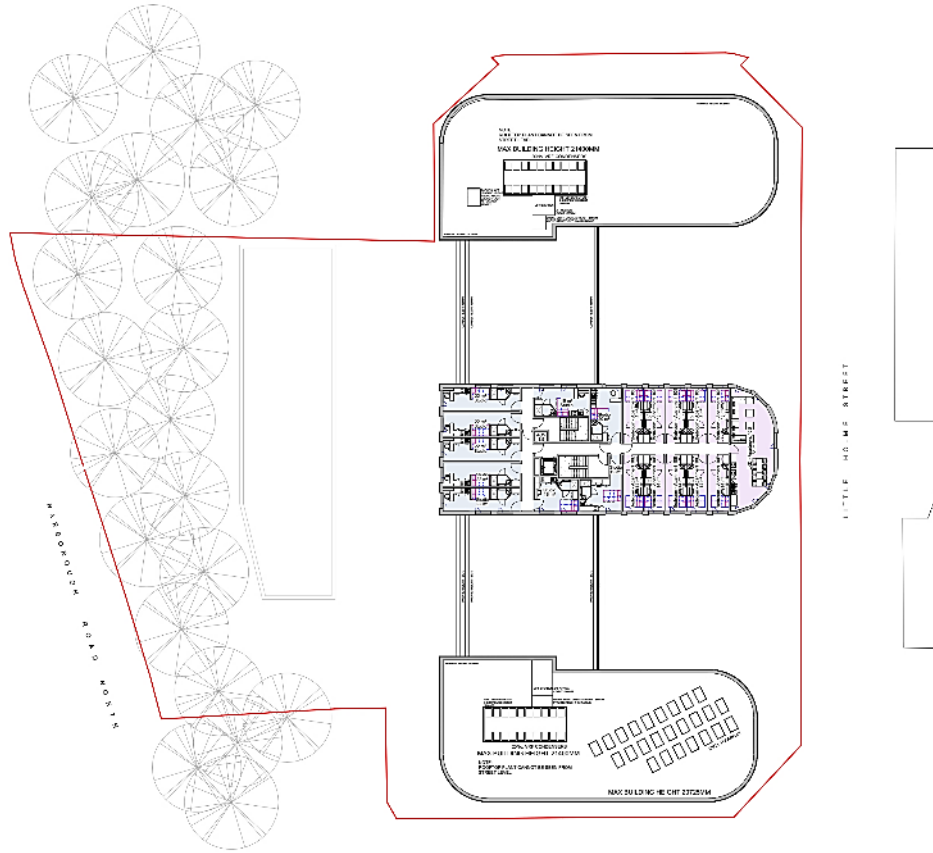






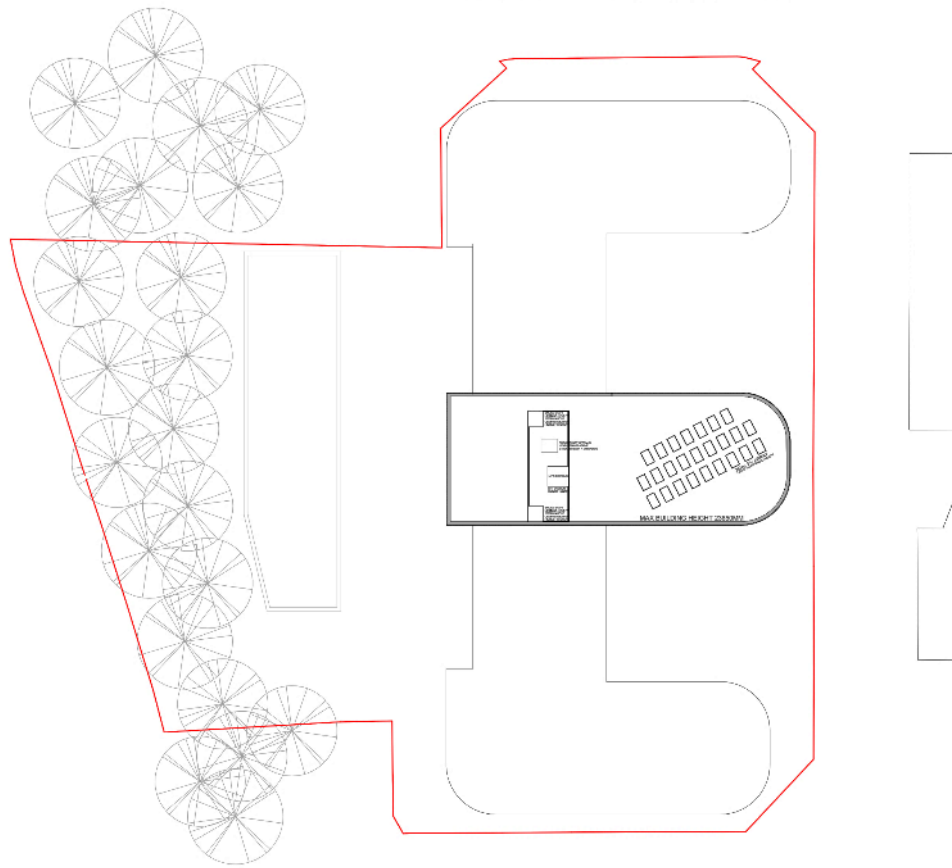


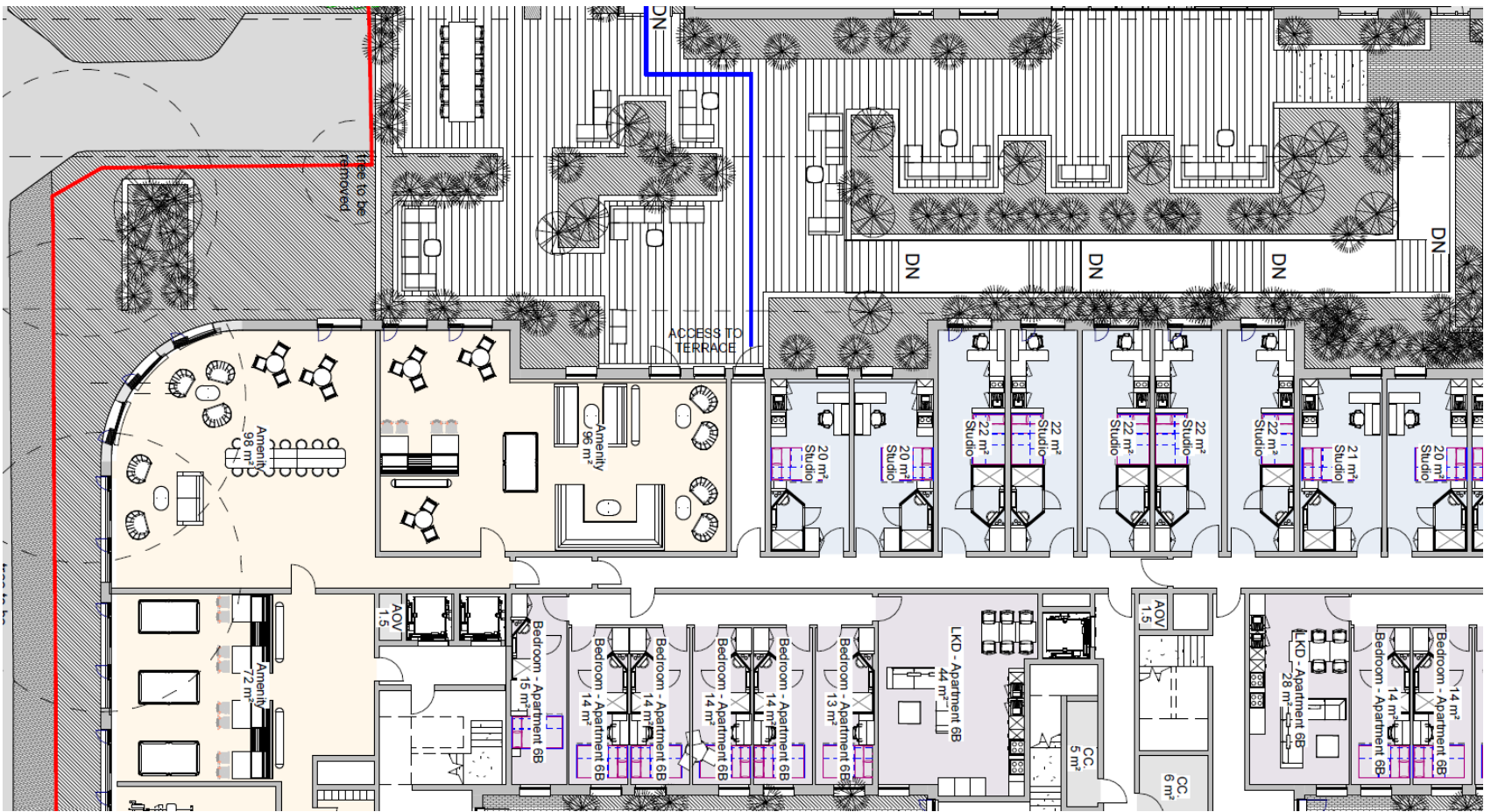




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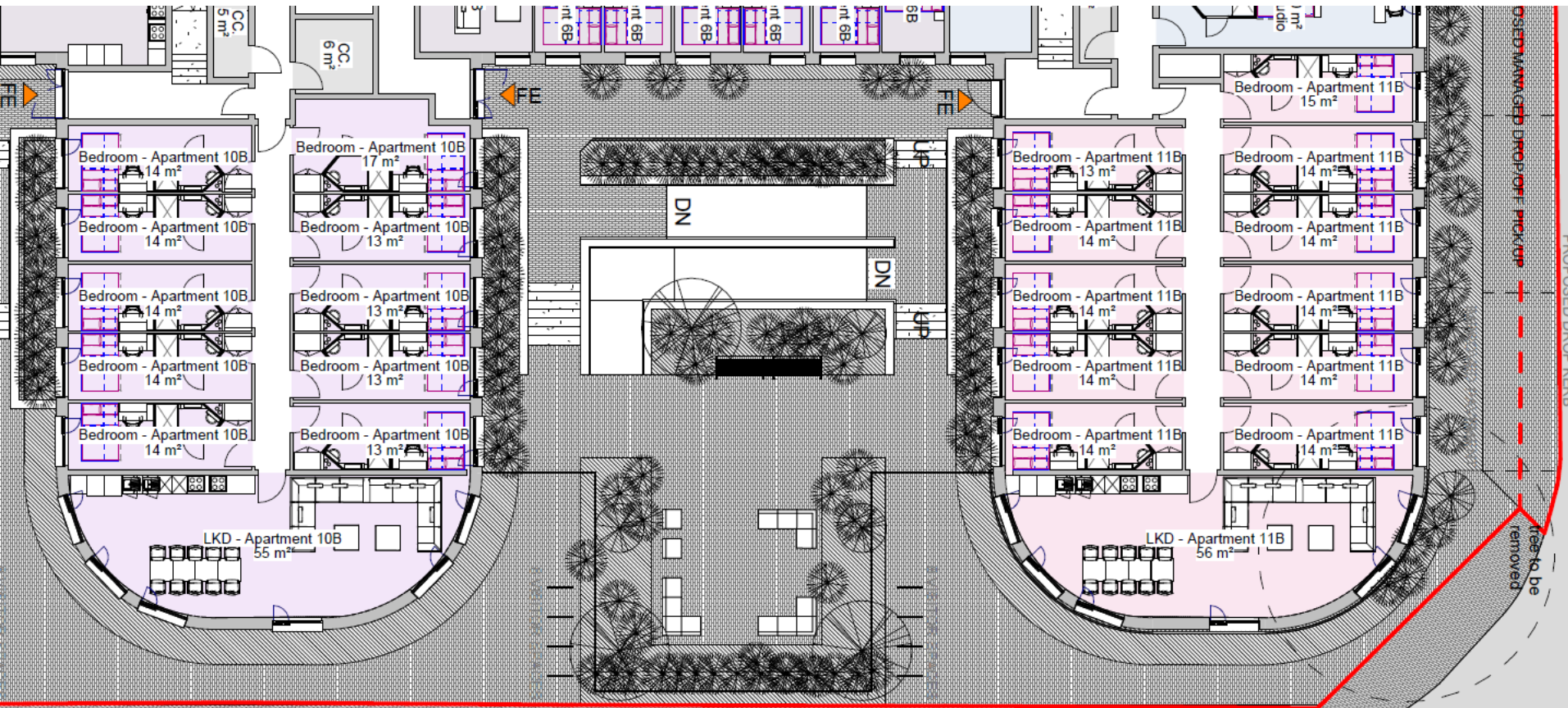
Sixth Floor Plan





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Example layout of studio/amenity space and apartment



Example layout of apartment



Project No:	11082	Date:	July 2023
Client:	Crown Student Living	Project:	Little Holme Street, Leicesters
Status:	Planning	Figure:	Fig. 02: View 1 - Narborough Road North, West End Existing



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

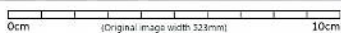
Project No:	11082	Date:	July 2023
Client:	Crown Student Living	Project:	Little Holme Street, Leicester
Status:	Planning	Figure:	Fig. 03: View 1 - Narborough Road North, West End Proposed



Project No:	11087	Date:	July 2023
Client:	Crown Student Living	Project:	Little Holme Street, Leicester
Status:	Planning	Figure:	Fig. 04: View 2 - Castle Gardens, St Nicholas Circle Existing



NPA Visuals
 NICHOLAS PEARSON ASSOCIATES



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length.

Project No:	11082	Date:	July 2023
Client:	Crown Student Living	Project:	Little Holme Street, Leicester
Status:	Planning	Figure:	Fig. 05: View 2 - Castle Gardens, St Nicholas Circle Proposed

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Selected AVR: Castle Gardens, St Nicholas (proposed)



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length.

Project #:	11082	Date:	July 2023
Client:	Crown Student Living	Project:	Little Holme Street, Leicester
Status:	Planning	Figure:	Fig. 08: View 4 - Trinity Hospital, Western Boulevard Existing



Previous Scheme Design

As Submitted:



Current proposal:



As Submitted:



Current proposal:



As Submitted:



Current proposal:



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Submitted vs Current proposal

Existing and Proposed Visual Impact



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View Looking North along New Park Street



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View Looking South on Little Holme Street



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View Looking East along New Park Street

Applicant Slides

4.0 DESIGN DEVELOPMENT

4.1 Scale: Massing

The scheme has changed a lot over the past few years of design consultations. The primary differences include;

Reduced height

The scheme had dropped from 11 storeys to 6-7 storeys. This is in keeping with the city's ambient height (5 storeys) but remains far lower than similar developments.

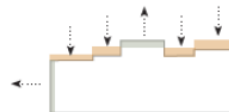
Opening up

Creating the two open courtyards has opened up the building and allowed the scheme to contribute more to its locality. The latest iteration has used curves to exaggerate this and soften the mass.

Even hierarchy

From a clear stepped approach to massing, to a strong spine element, the scheme now maintains a consistent, mid-rise form.

Other changes include refining the material palette; increased amenity provision and better internal daylight levels.



Pre-app. submission: Consistent mass

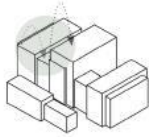
The pre-application proposal offered a 7 - 9 storey mass arranged around a central courtyard amenity space.

Revised pre-app. submission: Stepped volumes

A number of iterations led to the configuration of three buildings with courtyards between, stepping from 8 - 11 - 8 storeys.

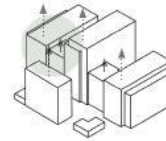
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Planning submission: Added height

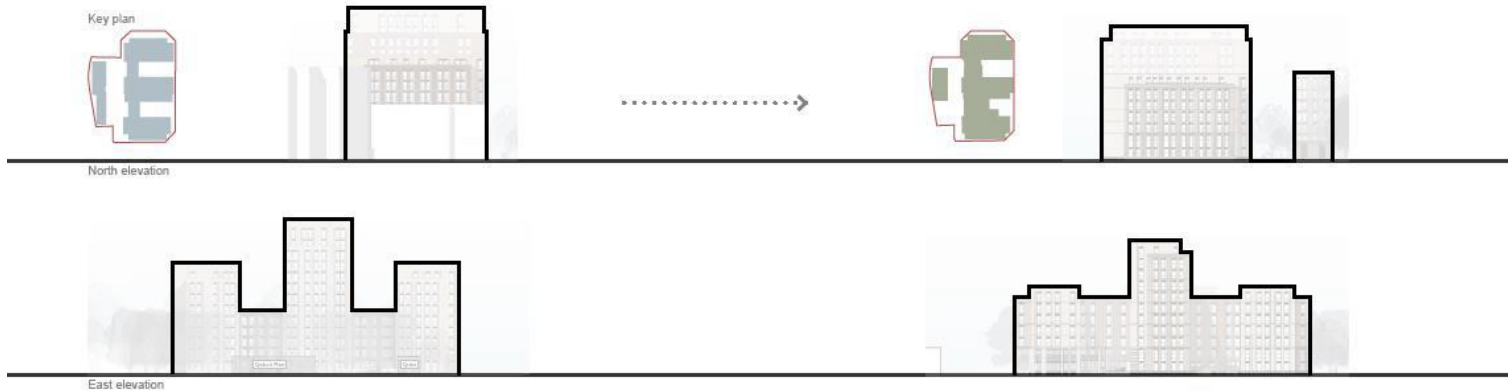
Elevational treatment was applied to all blocks with an increase of height, stepping from 9 - 13 - 9 storeys.

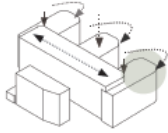


Revised planning: Reduced height w/ West block

Reduced height to 8-11-8 better fits the buildings context. The addition of the Western block (D) has made the scheme more viable and has created a private 'street' amenity space for residents.

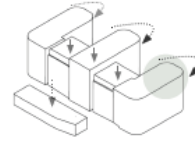
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Planning meeting option: Lower mass + softened edges

The height has been significantly reduced. Furthermore the massing has been softened by introducing curves across the form, particularly in consideration of key views.



Current planning submission: Rebalanced heights

The balancing of the masses has been altered to give the overall mass a much lower appearance. The block to the west (D) has been significantly reduced to a single storey.

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