

PROPOSED STUDENT ACCOMMODATION
AT BRIARMEDE 426-428 ROCHDALE RD MIDDLETON
SUPPORTING STATEMENT

FAO of Rochdale Planning Authority .

Please find attached our Planning Application for the conversion of the above Existing vacant building to proposed Student accommodation.

We are excited to present this proposal to the council on behalf of The Al-Sadiq Academy .

The facility is to accommodate University students of all denominations, including foreign students participating in courses at the nearby University complexes.

It will be exclusively for the purposes of Student Accommodation .

The facility will provide fantastic bedsits with ensembles , studio accommodation on the upper floor in addition to Study rooms , games rooms , dining and kitchens for self catering as well as on site Laundry services .

We believe it represents a fantastic opportunity for students given its close proximity to nearby University complexes and the availability of convenient public transport Links to Middleton , Bury , Oldham and Manchester City Centre

Who will it benefit ?

The proposal will benefit young students exclusively attending Hopwood Hall University in Middleton , Oldham University , Bury University , Salford , and Manchester Universities .

The premises will be manned by security at all times 24/7 providing a safe environment in which students can flourish and feel safe whilst progressing their educational aspirations .

There will also be a receptionist on duty between 8am and 630pm to assist with daily requirements and student queries providing a safe and homely environment in which to thrive .

Facilities

As alluded to in our introductory paragraph the complex will comprise of bedsits with complimentary ensuites, studio accommodations on upper floor in addition to Study Rooms , games rooms dining areas , kitchens and an on site Laundry room .

There are external gardens to the front and an external balcony to the upper floor .

Security

The complex will benefit from having onsite 24/7 Security Personnel .

They will have their own private room within the upper floor and be contactable at all times . CCTV will be in operation at all times in communal areas including externally .

Management

The complex will be managed by a third party Management Company and will undertake the day to day maintenance including organising bin collections , landscaping ,

building maintenance , security issues , noise complaints and student welfare within the context of daily living on the premises.

Visiting

As alluded to in the transport statement the facility will easily accommodate traffic volume to the site . Many students will be using public transport but visiting by Family and friends will be permitted during agreed hours , 10am -8pm at the discretion of security personnel on site

Security personnel will be expected to report any issues of abuse of these visiting hours to Management .

Waste Management

Bin collection will be the sole responsibility of the appointed Management Company , most likely it will be organised via the council to do collections .

Students will be encouraged to recycle and the Management company will have their own cleaners on the premises on a daily basis to clean communal areas .

Managing Noise /Curfews

No curfews will be in place within the complex . There will be notices about respecting your flatmates privacy and maintaining reasonable noise levels .

Parties will be forbidden and any abuse of these rules/guidance would be reported via security to the Management Company

Fire Safety

As per all proposals of this nature, upon a sought after approval from the council a Building Regulations application would be made .

As part of this we would be held accountable in our design for measures regarding fire safety , fire escape , use of head detectors, smoke alarms and safeguarding in relation to communication with students on how to react in the event of a fire .

There are 2 staircases from the upper floor to the ground floor and 6 exit points on ground floor as well as a balcony on the upper floor so we expect to meet the given criteria on this matter

Laundry Facilities

Laundry facilities will be on a pre paid basis to avoid any misuse /abuse of the service on site .

Kitchens

Kitchens will be accessible 24/7 and CCTV to monitor .

Students will be expected and encouraged to maintain hygiene levels at all times but cleaners will clean on a regular basis

Study/Computer Rooms

Study and computer rooms will be accessible 24/7 with Security again expected to reinforce the need to keep noise levels to a minimum . Only students living on the complex will have access to campus Laundry /Kitchen /and study areas

Conclusion

We expect the above information will give an accurate depiction of how the complex will be run but should you require further info please feel free to contact us on the number below and we will endeavour to alleviate any concerns you may have

Many Thanks

Kind Regards

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BARRY CULLEN ARCHITECTURE LTD