# Design and Access Statement

## PHASE 2B ADDENDUM TO THE OUTLINE PLANNING APPROVAL

RESIDENTIAL BUILDING 20 (J1 BLOCK) &
BUILDINGS A & B (L4 BLOCK)
SWANSEA UNIVERSITY BAY CAMPUS

DECEMBER 2018

PORPHYRIOS
ASSOCIATES

On behalf of St Modwen Developments Ltd
For submission to Neath Port Talbot Planning Department

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# 1. INTRODUCTION

This is an addendum to the Design and Access Statement for the Swansea University Bay Campus, submitted to Neath Port Talbot Borough Council in support of an outline planning application in March 2010.

This addendum is intended to support the reserved matters for the Phase 2B development and comprises the provision of further student accommodation.

The purpose of this Design and Access Statement is to describe the proposed J1 Block (Building 20) and L4 Block (Buildings A and B) Residential buildings compliance with the principles set out within the Design and Access Statement of the Outline Planning Approval. This document illustrates that the J1/Building 20 and L4/Buildings A & B comply fully and address the Parameter, Framework and Placemaking principles outlined in the Design and Access Statement of the Outline Planning Approval (OPA).

This addendum also demonstrates how the requirements of the site-wide Energy Strategy, the Public Realm Strategy and the principles of Secured by Design have been taken into consideration as part of the design for the J1 and L4 Block residential buildings.

This Design and Access Statement needs to be considered with the planning drawings and the supporting documents that are submitted with it. The following consultants have been involved in this submission:

- ARUP - Wind Consultant
- Bureau Veritas - Fire Consultant
- DRH Simple Solutions - Site-wide Energy Consultant
- PJA Engineering - Geotechnical, Infrastructure, and Strategic Drainage Consultant
- Prosurv - Project Manager/Principal Designer
- Rodgers Leask - Civil and Structural Engineer
- Savills - Planning Consultant
- Sharpes Redmore - Acoustic Advisor
- Shoreline Management Wales - Coastal Consultant
- SK Environmental - Ecology Specialist
- South Wales Police - Secured by Design Advisor
- Stride Treglown - Landscape and Public Realm Consultant

# 2. DESCRIPTION OF THE DEVELOPMENT

## Location within the current Bay Campus

The J1 Block, Building 20 is located at the southeast of the J1 development block, south of Building 19 (International College Residential building). The J1 Block is bound to the north by Afan Way and the buffer zone of Fabian Way, to the east by Severn Way and the residential blocks of J2 and to the south by the main High Street of the Bay Campus.

The J1 Block will be partially developed (Buildings 19, 20 and 22) with the remainder temporarily landscaped and including a temporary surface carpark.

The L4 Block residential buildings are located on the east of the L4 development block. The L4 development block runs along the coastal revetment between development blocks L5 to the east and L3 to the west. This application refers to two townhouse terraces A and B running north south at the east of the L4 development block. To the north is Madog Street and to the south is the Seafront Promenade road running parallel to the coastal revetment. To the east of the block is a secondary access road Seafront Road A with a temporary MUGA facility in the L5 development block located between the International College building and the new townhouse terraces. To the west is another secondary access road Seafront Road B with temporary landscape extending to the remainder of the L4 and L3 development block.

The L4 Block will be partially developed (Buildings A and B) with the remainder temporarily landscaped and a temporary surface carpark extending into Development Blocks L2 and L1.

## Location within the emerging Bay Campus

As the Bay Campus is being developed, the residential buildings supporting the Academic facilities need to be developed accordingly. The J1 and L4 residential buildings and Ancillary facilities within Development Zone J1 and L4 are required to support the new Law School and the School of Management being developed on the campus.

The temporary surface car-parking displaced by the residential buildings in the J1 block will be relocated to an agreed location on the Bay Campus.

The L4 development block includes the first fingerblock buildings on the campus. The current application for the L4 block is the first townhouse room types to appear on the Bay Campus.

The temporary MUGA, displaced by the Law School building, will be relocated to an agreed location on the Bay Campus currently proposed east of the townhouses in the L5/L4 block.

The proposed J1 and L4 residential buildings will be fully integrated into the campus environment and in context with the emerging urban fabric of the Bay Campus as described at OPA.

## Explanation of the building function

The J1 Block, Building 20 residential building will provide the following student accommodation:

- 172 Standard Rooms with en-suite bathrooms and supporting kitchen/common rooms
- Laundry Facilities
- Student Common Room accessible to all residential students on the campus
- Student Facility Management including offices, workshop, storage, kitchen/dining and shower facilities (FM)
- Communal Facilities (Shell only) accessible from the main public realm / High Street

The L4 Block, Buildings A and B residential buildings will provide the following student accommodation:

- 166 Standard Townhouse Rooms with shared bathrooms and supporting kitchen/common rooms
- 2 Townhouse Wheelchair Rooms with wheelchair bathrooms and supporting kitchen/common rooms
- 10 Premium Townhouse Rooms with shared bathrooms and supporting kitchen/common rooms




- UNIVERSITY ACADEMIC (INCLUDES ANCILLARY R&D)
- UNIVERSITY RESIDENTIAL
- INDUSTRY / R&D
- PERMITTED BUILDINGS
- OPTIONAL STUDENT FACILITIES (GROUND FLOOR ONLY)
- ELECTRICITY SUBSTATIONS
- MULTI-STOREY CARPARK
- SURFACE CARPARK AREA
- BIKE STORES
- BIN STORES
- TEMPORARY LANDSCAPE
- FUTURE PHASES

NOTE:
AREAS MARKED 'FUTURE PHASES' MAY BE SUBJECT TO SOME GROUND AND/OR INFRASTRUCTURE ENABLING WORKS.

01 PL-MP/2BR/03 CURRENT MASTERPLAN 1:1500

0.0 20 40 60 80 100 200 400 m

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# THE BAY SCIENCE & INNOVATION CAMPUS SWANSEA UNIVERSITY

RESIDENTIAL PHASE 2B

CURRENT MASTERPLAN

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
|---|---|---|
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01
PL-MP/2BR/
04

PROPOSED MASTERPLAN - BUILDING 20, A & B

1:1500

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THE BAY SCIENCE &
INNOVATION CAMPUS
SWANSEA UNIVERSITY

RESIDENTIAL PHASE 2B

PROPOSED MASTERPLAN - BUILDING 20 (J1 BLOCK) & BUILDING A & B (L4 BLOCK)

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01
PL-SHP-2000
00
AFAN WAY COMPOSITE ELEVATION
1:200



02
PL-SHP-2000
00
HIGH STREET COMPOSITE ELEVATION
1:200

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THE BAY SCIENCE & INNOVATION CAMPUS SWANSEA UNIVERSITY PHASE IIIB

COMPOSITE SITE SECTIONS

AFAN WAY & HIGH STREET

| DRAWING NO. | SCALE | REV. |
|---|---|---|
| PL-SHP-2000-00 | 1:200 @ A1 | PRE 2016 |

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01
PL-SEP-2000
00
SEVERN WAY COMPOSITE ELEVATION
1:200



02
PL-SEP-2100
00
SEAFRONT PROMENADE ROAD COMPOSITE ELEVATION
1:200







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| REVISION | DATE | DESCRIPTION |
|---|---|---|

THE BAY SCIENCE A
INNOVATION CAMPU
SWANSEA UNIVERSI
PHASE IIB

COMPOSITE SITE SECTIO

SEVERN WAY & SEAFRONT
PROMENADE ROAD

| DRAWING NO. | SCALE | DATE |
|---|---|---|
| PL-SEP-2000-01 | 1:200 @ A1 | DEC 2016 |


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PERMANANT CARPARK (101 SPACES)

TBC

AFAN WAY

BLDG 15

BLDG 14

BLDG 17

BLDG 16

BLDG 18

BLDG 11

BLDG 13

BLDG 12

SEVERN WAY

TEMPORARY CARPARK (309 SPACES)

BUILDING 22

BUILDING 19

BUILDING 20

COVERED CYCLE STORE

HIGH STREET

TEMPORARY CARPARK (197 SPACES)

TOWNHOUSE SUBSTATION

BIKE/BIN STORE

BUILDING B

BUILDING A

TOWNHOUSE SHARED COURT

SEAFRONT ROAD B

SEAFRONT ROAD A

MADOG STREET

Road Pavement

Wall

Walkway

Sloping Revetment

COASTAL REVETMENT

TIE IN TO EXISTING

GRD FLOOR FFL
Building 22 - 8.25 AOD

Building 20 - 8.25 AOD
Building A - 8.20 AOD
Building B - 8.20 AOD

01 | PL-R20/01 — LOCATION PLAN - BUILDING 20 — 1:500

0.0 20 40 60 80 100 m

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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20 (J1 BLOCK)

LOCATION PLAN

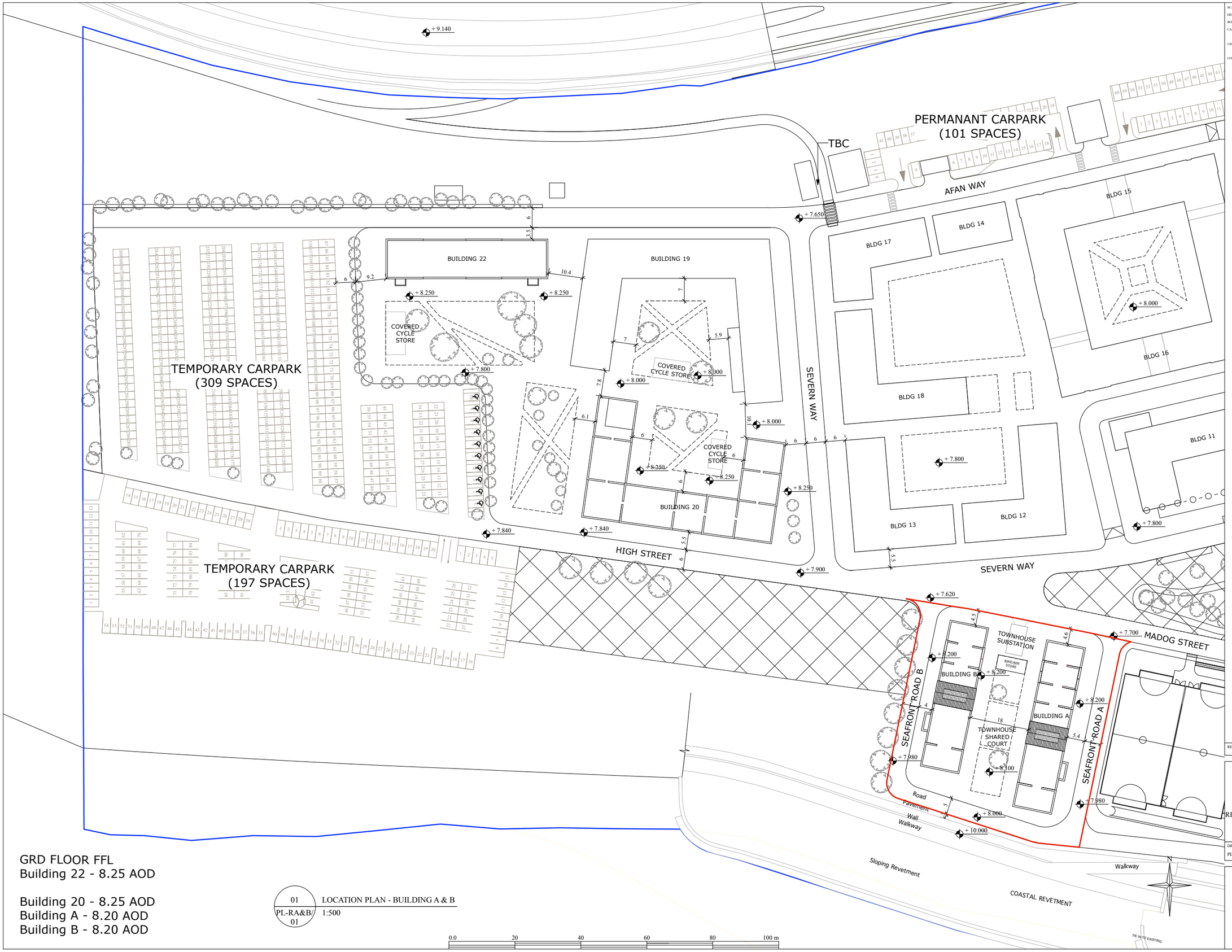
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GRD FLOOR FFL
Building 22 - 8.25 AOD

Building 20 - 8.25 AOD
Building A - 8.20 AOD
Building B - 8.20 AOD

01 / PL-RA&B/01 — LOCATION PLAN - BUILDING A & B — 1:500

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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL TOWNHOUSE (L4 BLOCK)

LOCATION PLAN

AESTHETIC DESIGN

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# 3. DESIGN FRAMEWORK AND PLACEMAKING

## Design Concept

The J1 and L4 Block residential buildings follow the principles previously approved within the OPA and the Phase 1 Design and Access Statement.

The J1 Block will be composed of a number of residential buildings that will form courtyards that are incorporated into the collegiate urban grain. The residential buildings are blocks with clear edges forming the courtyards that serve the semi-private life of students and define the streets around the Development Blocks. This application refers to Building 20 within the J1 Block.

The L4 Block residential buildings also follow the principles previously approved within the OPA and will be arranged along the principles of the finger blocks.  L4 will be composed of two finger block terraces (building A and B), an established organizational device used along coastlines allowing maximum access and views of the sea. The finger block buildings (rows of townhouses) open towards the sea, allowing the benefits of views and southerly exposure to permeate into the centre of the site. The finger blocks comprise of terraces with east-west orientation and are accessed from secondary roads that run perpendicular to Seafront Promenade Road. This application refers to two finger blocks terraces within the L4 Block, Building A and Building B.

## Layout and Form

The layouts of the J1 Block residential buildings are organized in a similar manner to the residential buildings in Blocks J2, J3 and J4. They are configured to form defined courtyards, with the courtyards forming a semi-intimate environment for the private life of students on the campus. The residential courtyards address the needs of the student within a safe and controlled environment. Movements through the courtyards are encouraged with paths leading to residential entrances. The buildings have multiple entrance doors with each identifying a cluster. The entrances are accessed through the courtyard thereby fostering the courtyard with identity whilst ensuring privacy, student activity and activity in the courtyard.

The layout of the L4 Block with the residential finger blocks (terraces formed of townhouses) are new to the campus but are in accordance with the block typologies proposed for the southern edge of the site within the OPA. The finger blocks open towards the sea, allowing the benefits of views and southerly exposure to permeate into the centre of the campus. The finger blocks comprise of terrace blocks with east-west orientation, running perpendicular to the coastline. The terraces are accessed from secondary roads that run perpendicular to Seafront Promenade Road and connect to Madog Street. The townhouses have individual entrances, thus animating the street whilst introducing a fine grain to this part of the Bay Campus. The townhouses terraces are 4 storeys high and provide a more domestic scale, character and proportioning than the collegiate residential buildings already developed within the campus.

# 3. DESIGN FRAMEWORK AND PLACEMAKING

## Uses

The J1 Block, Residential Building 20 provides standard room student accommodation for 172 students. The student accommodation is organized, as in previous phases, in individual clusters with students having access to their own common room /kitchen facilities. Access to the cluster is from a ground floor entrance through the courtyard. The residents of a cluster identify with their entrance and do not have access to other entrance doors.

The courtyards provide a semi-private outdoor space for the residents to enjoy and consider their own.

J1 Block - Residential Building 20 Room Breakdown:

| Room Type | Number of Rooms |
|---|---|
| Standard | 162 |
| Premium | 0 |
| W.C.A. | 0 |
| H.I.R.* | 8 |
| V.I.R.** | 2 |
| Total | 172 |

** H.I.R.: Room for the Hearing Impaired
** V.I.R.: Room for the Visually Impaired

Building 20 at ground floor has common uses that belong to the wider campus environment, these include:

- Student Common Room
- Laundry Facilities
- FM Facilities including storage, offices, workshop etc.
- Shell only (student retail)

The L4 Block Residential Buildings A and B provide student accommodation for 178 students. This student accommodation is organized in townhouses with each student identifying not with a collegiate type cluster but a townhouse cluster. Access to each townhouse is from the street with a door at ground floor. A typical townhouse has 12 student rooms and a common room and kitchen facilities. The ground floor typically comprises shared common dining/kitchen/living facilities with the remaining 3 floors accommodating 4 student rooms and 2 bathrooms per floor. The residents of the townhouses have a private patio to the rear, which opens to a gated courtyard garden, shared by the residents of the townhouse terraces.

At the south of Buildings A and B is a wider townhouse that accommodates a WCA room. The WCA townhouse has shared common dining/kitchen facilities at ground floor and a WCA Room with its own en-suite bathroom. It has a platform lift providing wheelchair access to the first floor shared Living room. The first floor has 2 bedrooms (including 1 premium room) and a shared bathroom. The second and third floors have 4 student rooms (including 2 premium rooms) and 2 bathrooms per floor. In total the WCA townhouse has 11 rooms – 1 WCA, 5 standard townhouse rooms and 5 premium townhouse rooms. All the townhouse premium rooms are larger due to the wider end bay and have direct, uninterrupted southerly views to the sea. The residents of the WCA townhouses also have a private patio to the rear, which opens to a gated courtyard garden, shared by the residents of the townhouse terraces.

L4 Block - Residential Buildings A & B Room Breakdown:

| Room Type | Number of Rooms |
|---|---|
| Standard Townhouse | 149 |
| Premium Townhouse | 10 |
| W.C.A. | 2 |
| H.I.R.* | 15 |
| V.I.R.** | 2 |
| Total | 178 |

** H.I.R.: Room for the Hearing Impaired

** V.I.R.: Room for the Visually Impaired

## Massing

The design of the J1 Block, Residential Building 20 retain the height parameters established at the outline permission and Phase 1, with taller volumes to the north and lower volumes to the south. The massing is generally additive and variation is introduced as previously, by means of articulating the different buildings laterally, and also by articulation of the skyline. J1 Block residential buildings are articulated into smaller building masses and have animated elevations giving variety and diversity to the overall composition. Building 20 is consistent with the massing strategy of the approved outline and at 5 storeys allows the taller Building 19 (7-9 storeys) to the north to have views to the south.

The L4 Block, Residential Buildings A and B at 4 storeys maintain the overall site strategy of lower volumes to the south allowing taller buildings to the north to have views to the sea. The orientation of the townhouse terraces also allows for permeability of the campus. The articulation of the townhouses and their smaller urban grain adds further variety and diversity to the campus.

## Materials

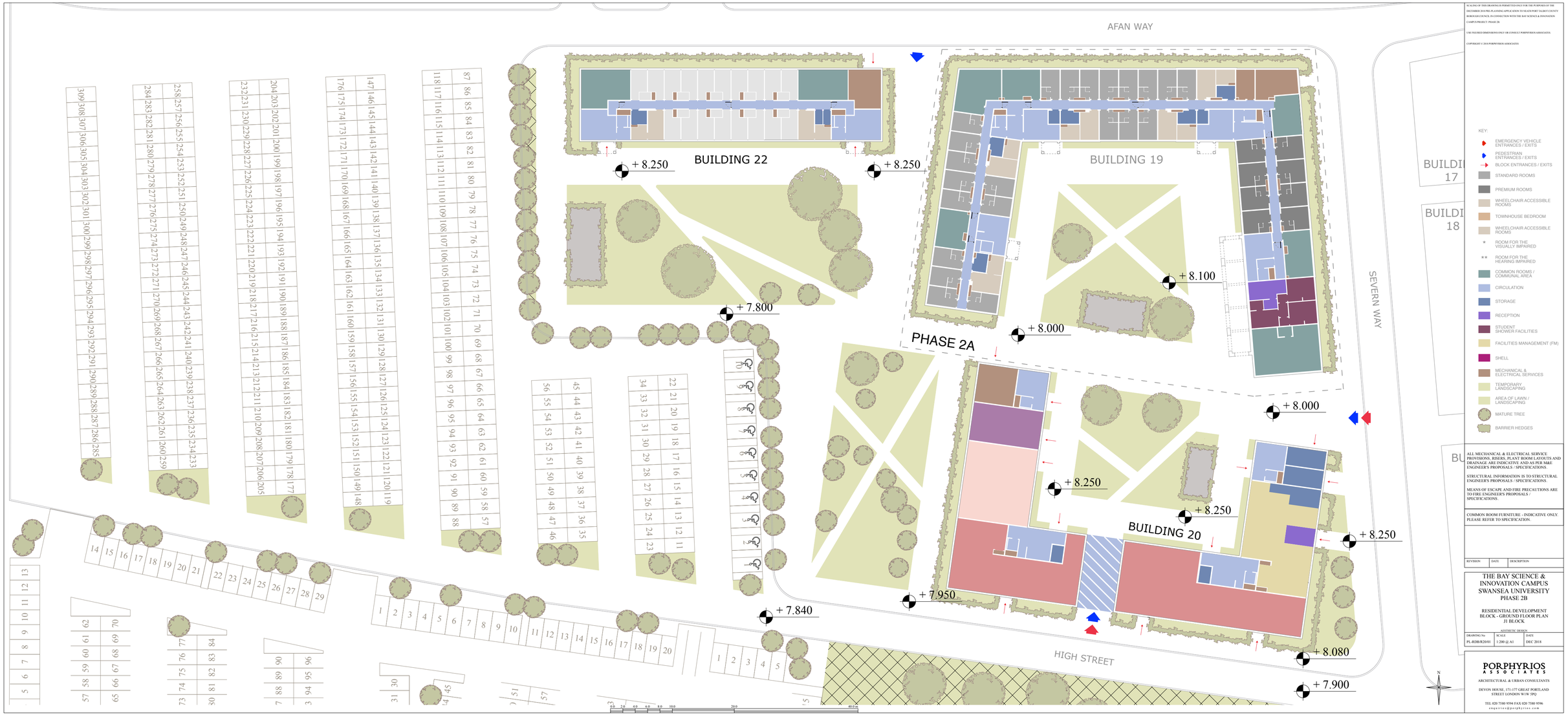
The J1 and L4 Block residential buildings apply the same palette of materials used elsewhere on the campus.  The external walls are in bonded brickwork with reconstituted stone to the bases, window/door surrounds, trims, sills and parapets. Windows and doors have flat brick arches where shown and are in polyester powder coated (PPC) aluminum or metal.

The entrance doors are polyester powder-coated (PPC) metal with frames and glazed panels with manifestation when required. Porches and Arcades shield the entrance doors and are in bonded brickwork with reconstituted stone to the bases. The residential buildings are broken down into smaller building masses giving a distinct and diverse character to the overall composition, which is further enhanced with the use of different brick colours.

## Character and Placemaking

The J1 Block and L4 residential buildings uphold the character and placemaking established at the Outline Planning Approval.

The semi-private spatial characteristics of the residential courtyard are defined by their intimate size, orientation, height of surrounding buildings and enclosure. The private character of the entrance sequence varying in form and scale give further privacy and legibility to student life. In the J1 block, access through the courtyard to entrances enables students to identify with their own courtyard whilst also ensuring student activity and use of these spaces. In the L4 block the courtyard is gated and enhances the permeability of the campus, providing the townhouse students with a different semi-private residential courtyard experience.




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KEY:

- EMERGENCY VEHICLE ENTRANCES / EXITS
- PEDESTRIAN ENTRANCES / EXITS
- BLOCK ENTRANCES / EXITS
- STANDARD ROOMS
- PREMIUM ROOMS
- WHEELCHAIR ACCESSIBLE ROOMS
- TOWNHOUSE BEDROOM
- WHEELCHAIR ACCESSIBLE ROOMS
- * ROOM FOR THE VISUALLY IMPAIRED
- ** ROOM FOR THE HEARING IMPAIRED
- COMMON ROOMS / COMMUNAL AREA
- CIRCULATION
- STORAGE
- RECEPTION
- STUDENT SHOWER FACILITIES
- FACILITIES MANAGEMENT (FM)
- SHELL
- MECHANICAL & ELECTRICAL SERVICES
- TEMPORARY LANDSCAPING
- AREA OF LAWN / LANDSCAPING
- MATURE TREE
- BARRIER HEDGES

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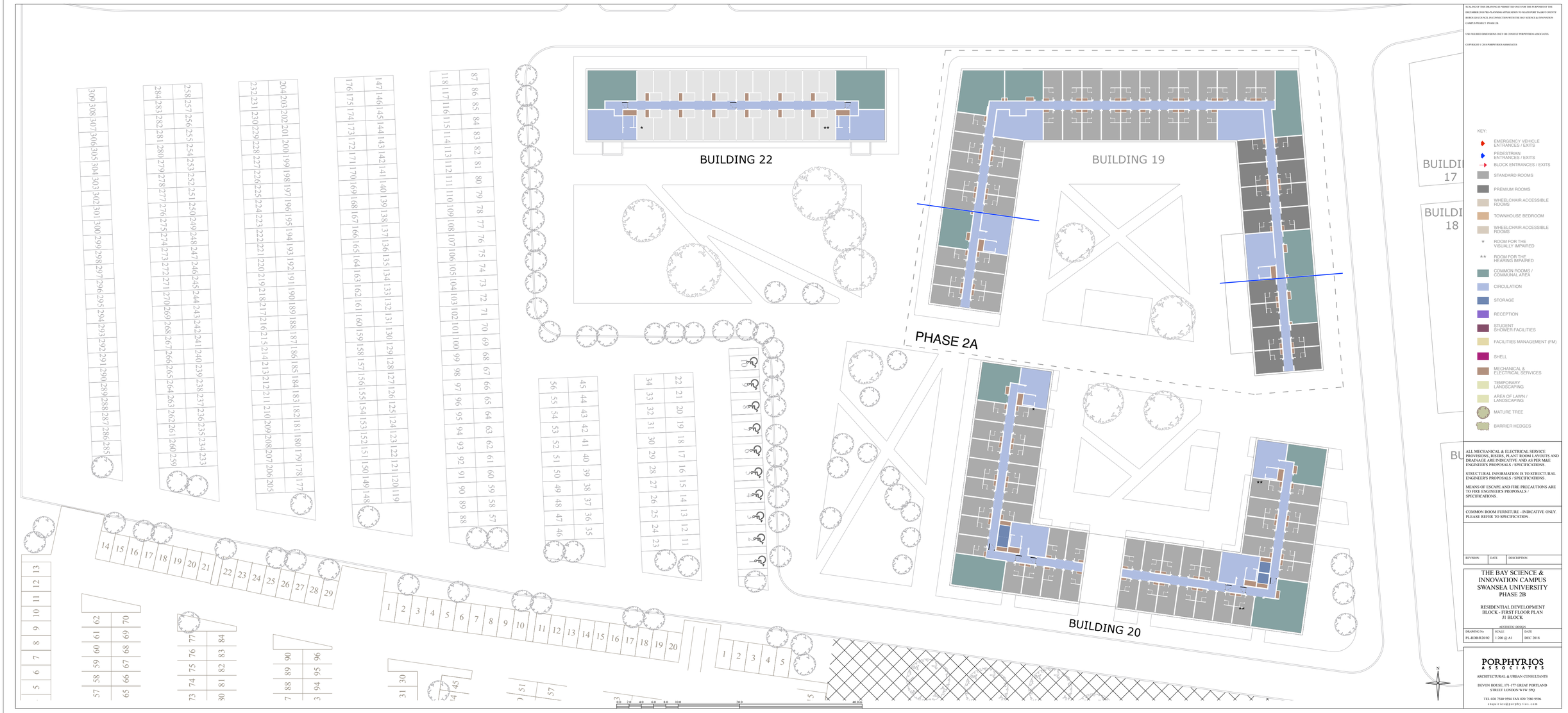
# THE BAY SCIENCE & INNOVATION CAMPUS SWANSEA UNIVERSITY PHASE 2B

RESIDENTIAL DEVELOPMENT
BLOCK - GROUND FLOOR PLAN
J1 BLOCK

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
|---|---|---|
| PL-RDB/B20/01 | 1:200 @ A1 | DEC 2018 |

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# THE BAY SCIENCE & INNOVATION CAMPUS SWANSEA UNIVERSITY PHASE 2B

RESIDENTIAL DEVELOPMENT
BLOCK - FIRST FLOOR PLAN
J1 BLOCK

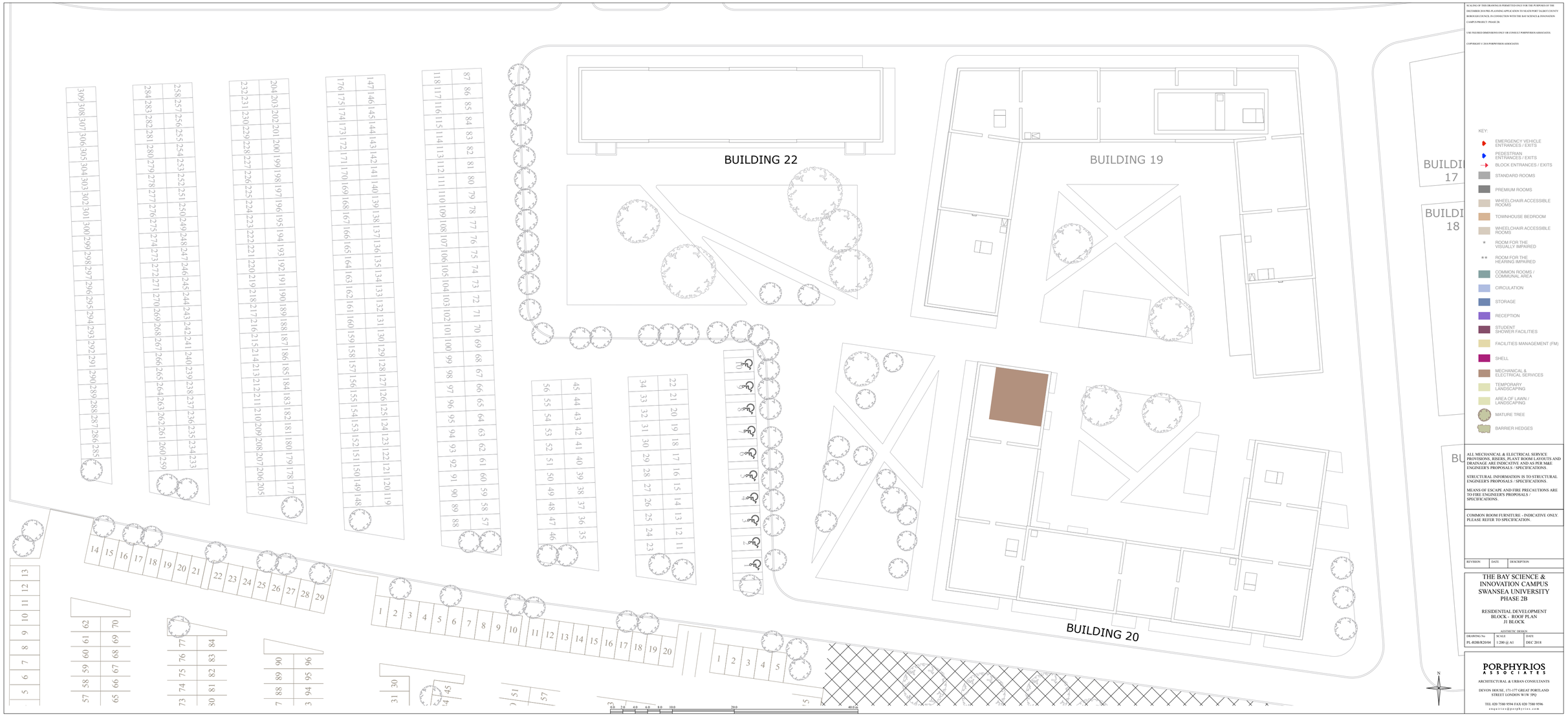
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TEL 020 7580 9594 FAX 020 7580 9596
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KEY:

- EMERGENCY VEHICLE ENTRANCES / EXITS
- PEDESTRIAN ENTRANCES / EXITS
- BLOCK ENTRANCES / EXITS
- STANDARD ROOMS
- PREMIUM ROOMS
- WHEELCHAIR ACCESSIBLE ROOMS
- TOWNHOUSE BEDROOM
- WHEELCHAIR ACCESSIBLE ROOMS
- * ROOM FOR THE VISUALLY IMPAIRED
- ** ROOM FOR THE HEARING IMPAIRED
- COMMON ROOMS / COMMUNAL AREA
- CIRCULATION
- STORAGE
- RECEPTION
- STUDENT SHOWER FACILITIES
- FACILITIES MANAGEMENT (FM)
- SHELL
- MECHANICAL & ELECTRICAL SERVICES
- TEMPORARY LANDSCAPING
- AREA OF LAWN / LANDSCAPING
- MATURE TREE
- BARRIER HEDGES

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| REVISION | DATE | DESCRIPTION |
|---|---|---|

# THE BAY SCIENCE & INNOVATION CAMPUS SWANSEA UNIVERSITY PHASE 2B

## RESIDENTIAL DEVELOPMENT BLOCK - ROOF PLAN J1 BLOCK

AESTHETIC DESIGN

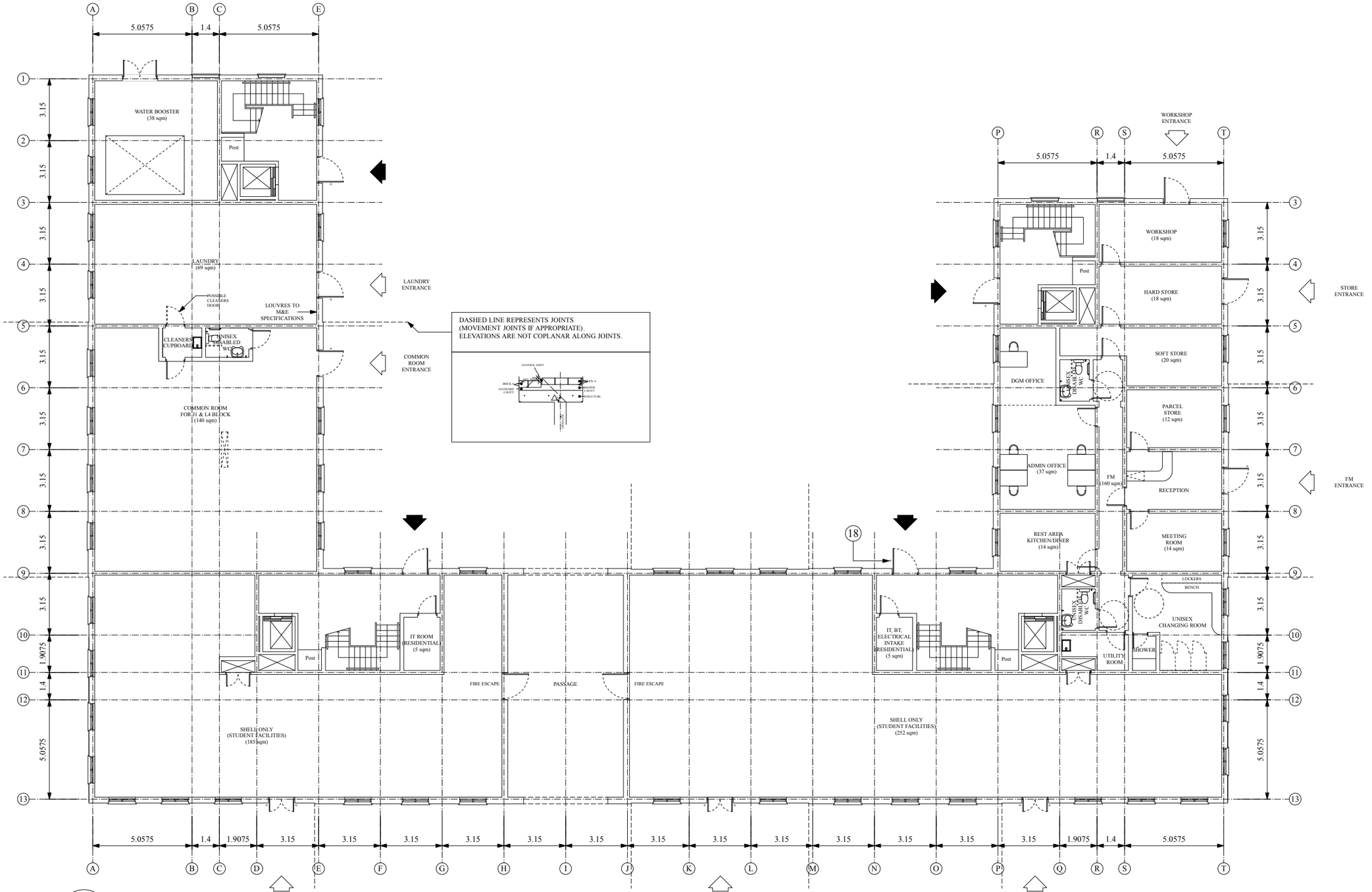
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| PL-RDB/B20/04 | 1:200 @ A1 | DEC 2018 |

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01 PL-R20/ 02 GROUND FLOOR PLAN
1:100

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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# PLANNING SUBMISSION

**KEY:**

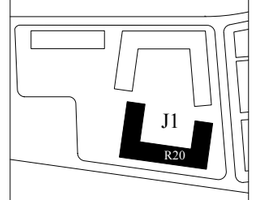
1. BRICKWORK
2. BRICK FLAT ARCHES TO WINDOWS
3. RECONSTITUTED STONE PARAPET
4. RECONSTITUTED STONE TRIM
5. RECONSTITUTED STONE
6. RUSTICATED RECONSTITUTED STONE BASE
7. RECONSTITUTED STONE SURROUND TO ENTRANCE DOOR
8. POWDER COATED ALUMINIUM CASEMENT WINDOWS WITH RESTRAINTS
9. OPAQUE WINDOW
10. PLANTING
11. STONE PAVERS
12. RECONSTITUTED STONE SURROUND TO ALUMINIUM WINDOWS
13. RECONSTITUTED STONE SURROUND TO ALUMINIUM DOORS
14. AREA OF LAWN / LANDSCAPING
15. METAL LOUVRE DOORS
16. BRICK BLIND WINDOWS
17. RECONSTITUTED STONE BLIND WINDOWS
18. EXTERNAL DOOR POSTS

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|---|---|---|

THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

GROUND FLOOR PLAN

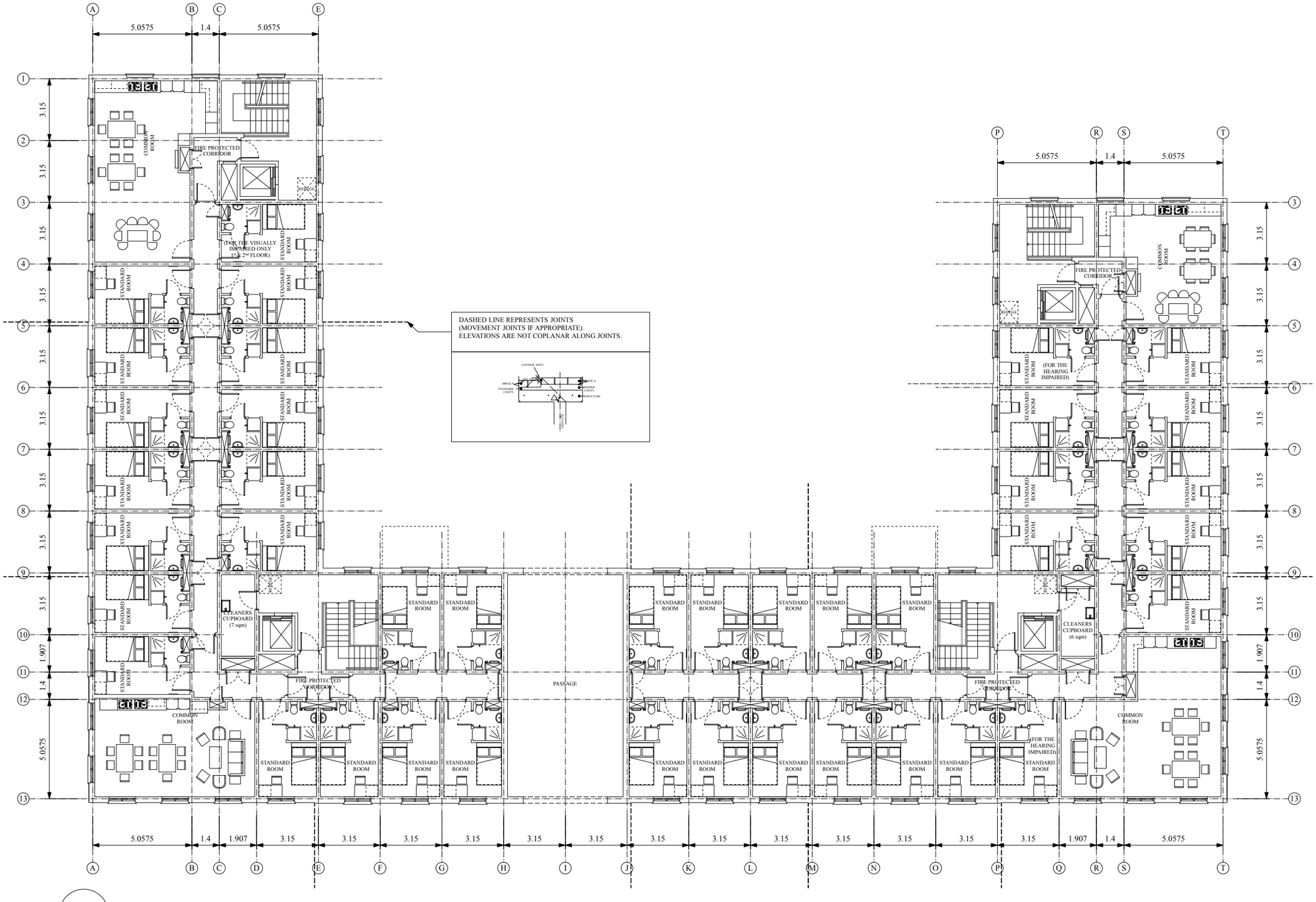
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| PL-R20/02 | 1:100 @ A1 | DEC 2018 |

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01 PL-R20/ 03 FIRST FLOOR PLAN 1:100

N

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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PLANNING SUBMISSION

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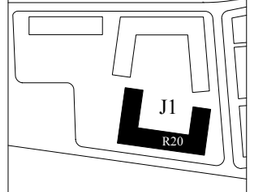
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|---|---|---|

THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

1ST FLOOR PLAN

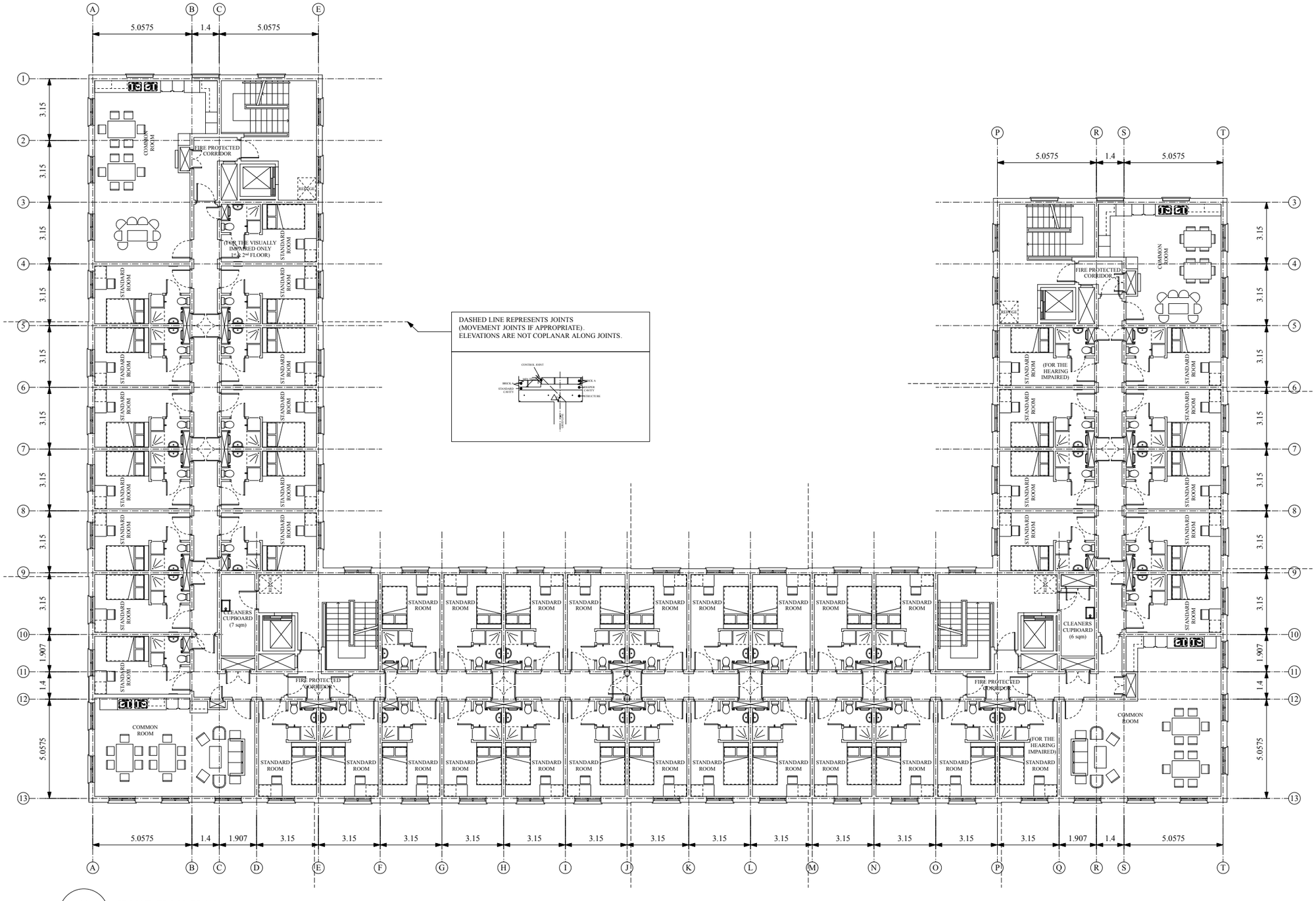
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| PL-R20/03 | 1:100 @ A1 | DEC 2018 |

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01 SECOND FLOOR PLAN
PL-R20/04 1:100

N

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B

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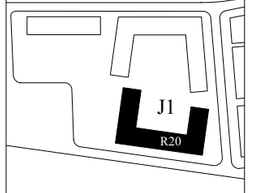
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2. BRICK FLAT ARCHES TO WINDOWS
3. RECONSTITUTED STONE PARAPET
4. RECONSTITUTED STONE TRIM
5. RECONSTITUTED STONE
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|---|---|---|

THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

2ND FLOOR PLAN

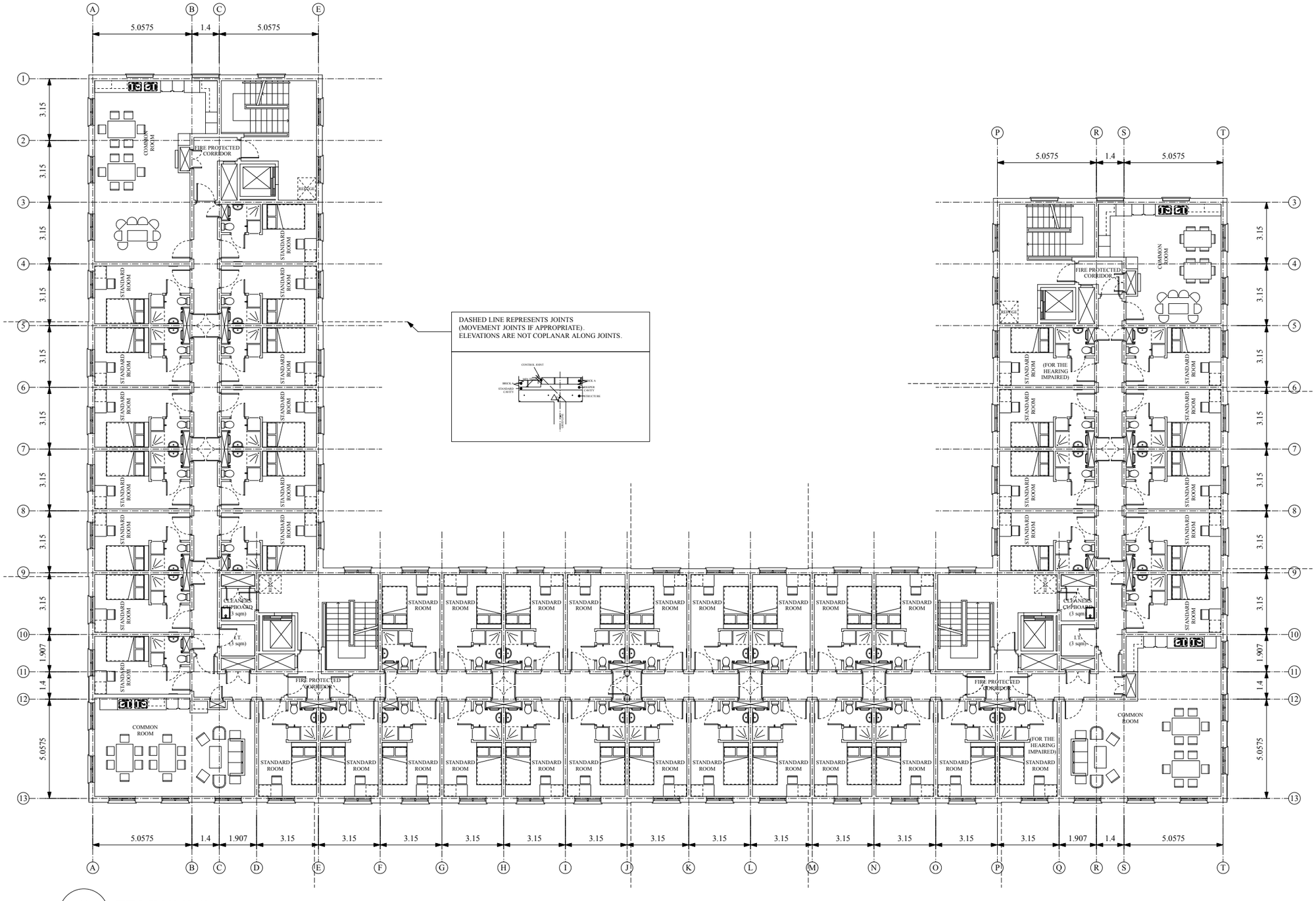
AESTHETIC DESIGN

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01 / PL-R20/05 — THIRD FLOOR PLAN, 1:100

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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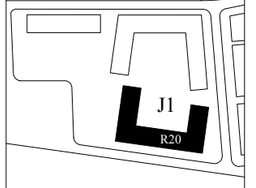
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

3RD FLOOR PLAN

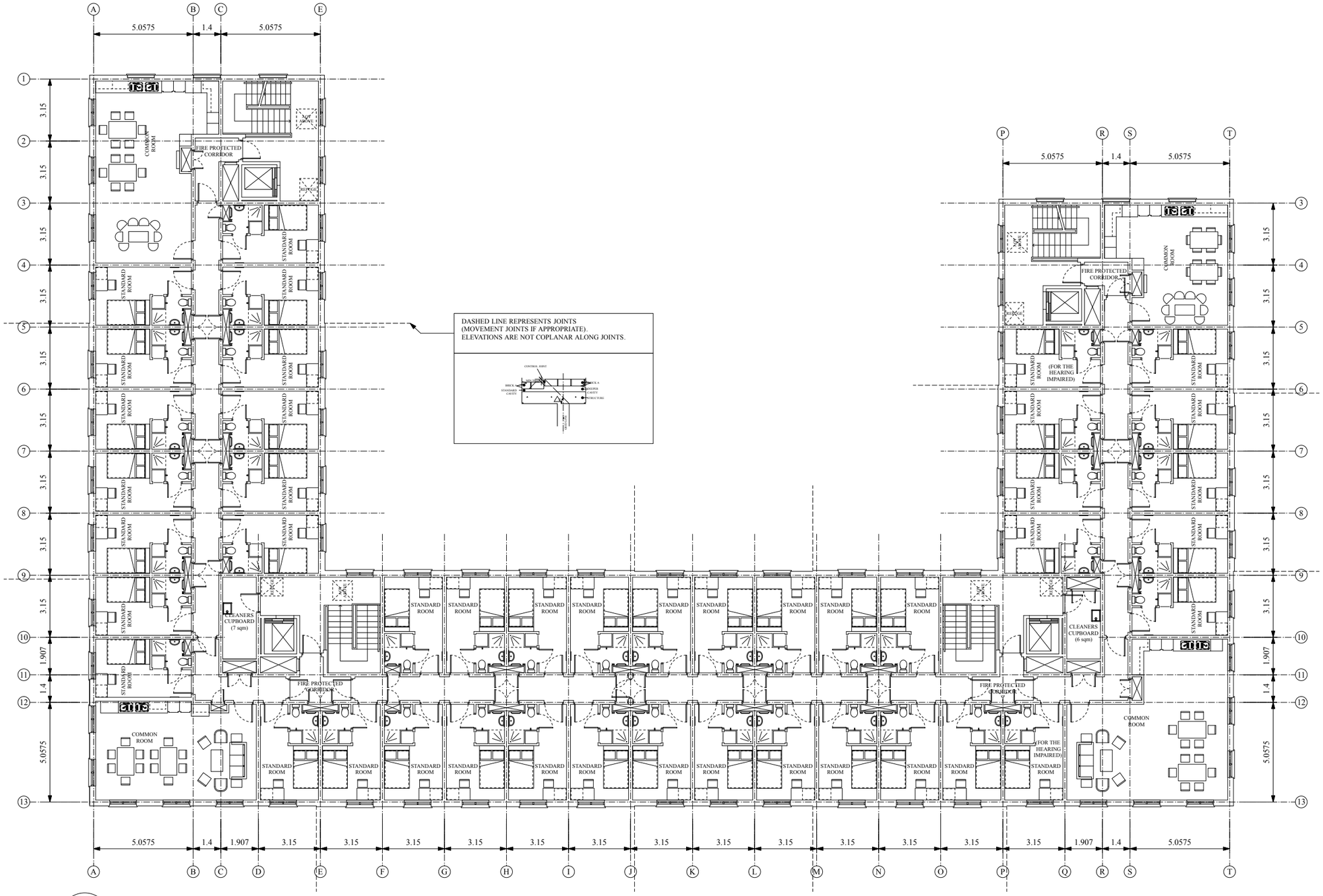
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01 PL-R20/06 FOURTH FLOOR PLAN 1:100

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

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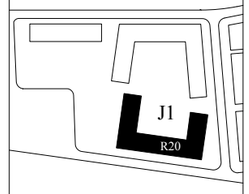
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

4TH FLOOR PLAN

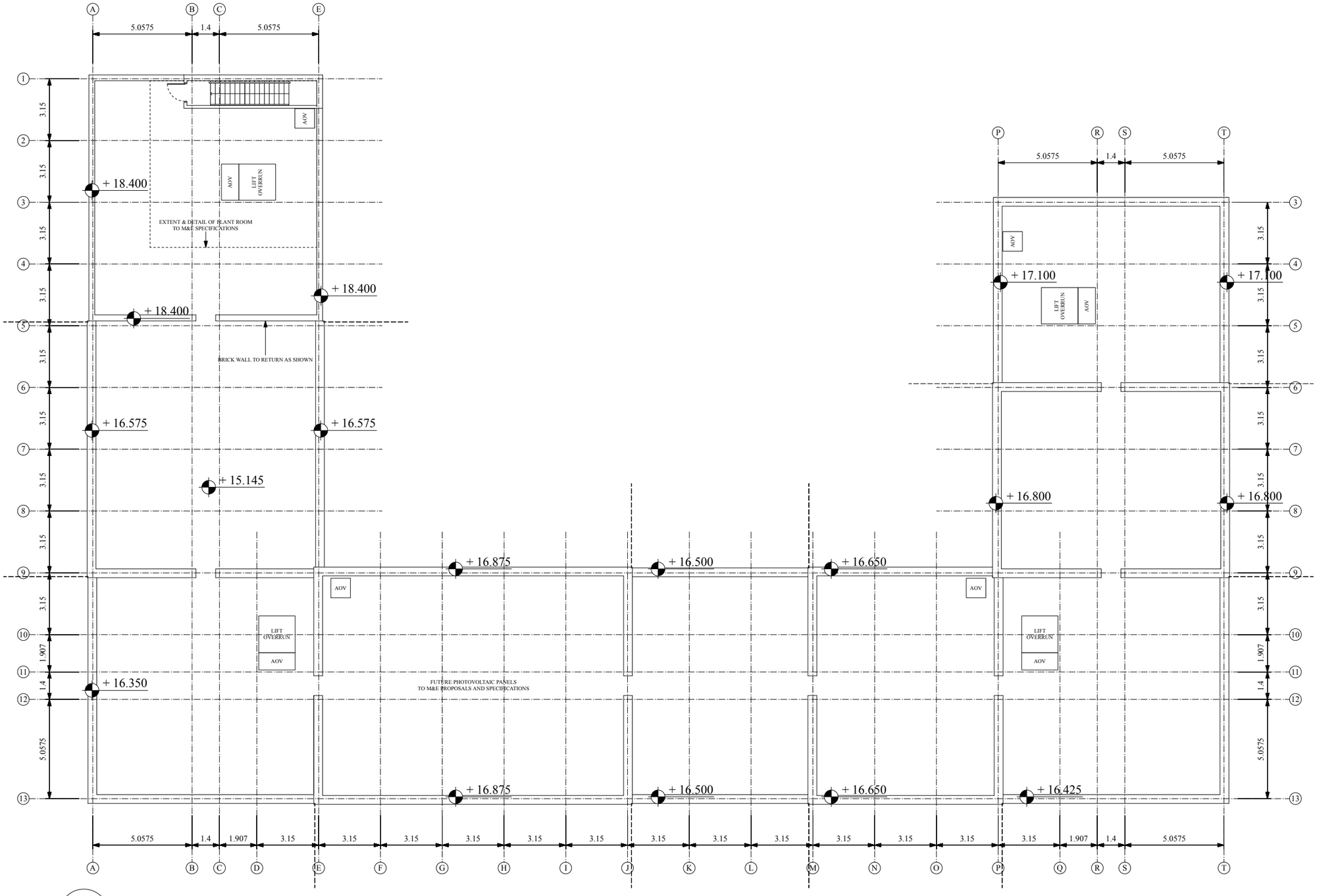
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| PL-R20/06 | 1:100 @ A1 | DEC 2018 |

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01 ROOF PLAN
PL-R20/07 1:100

N

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

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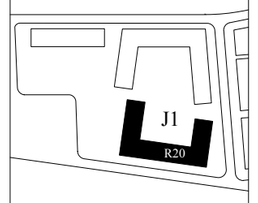
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|---|---|---|

THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

ROOF PLAN

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
|---|---|---|
| PL-R20/07 | 1:100 @ A1 | DEC 2018 |

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01 PL-R20/08 NORTH ELEVATION 1:100

± 0.00m = 8.25m AOD

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B

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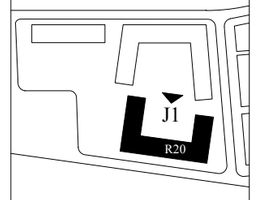
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

NORTH ELEVATION

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
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01 WEST ELEVATION
PL-R20/09 1:100

± 0.00m = 8.25m AOD

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B

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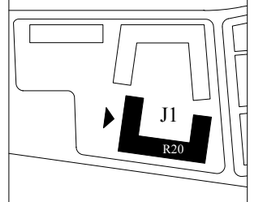
1. BRICKWORK
2. BRICK FLAT ARCHES TO WINDOWS
3. RECONSTITUTED STONE PARAPET
4. RECONSTITUTED STONE TRIM
5. RECONSTITUTED STONE
6. RUSTICATED RECONSTITUTED STONE BASE
7. RECONSTITUTED STONE SURROUND TO ENTRANCE DOOR
8. POWDER COATED ALUMINIUM CASEMENT WINDOWS WITH RESTRAINTS
9. OPAQUE WINDOW
10. PLANTING
11. STONE PAVERS
12. RECONSTITUTED STONE SURROUND TO ALUMINIUM WINDOWS
13. RECONSTITUTED STONE SURROUND TO ALUMINIUM DOORS
14. AREA OF LAWN / LANDSCAPING
15. METAL LOUVRE DOORS
16. BRICK BLIND WINDOWS
17. RECONSTITUTED STONE BLIND WINDOWS

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|---|---|---|

THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

WEST ELEVATION

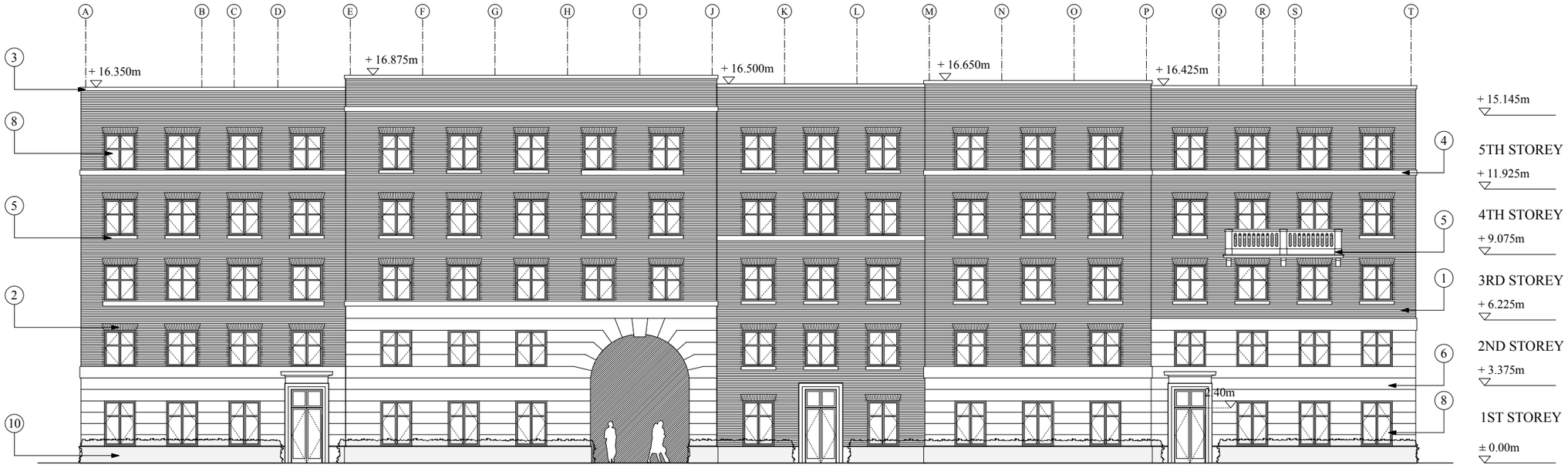
AESTHETIC DESIGN

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| PL-R20/09 | 1:100 @ A1 | DEC 2018 |

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01
PL-R20/10

SOUTH ELEVATION
1:100

± 0.00m = 8.25m AOD

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B

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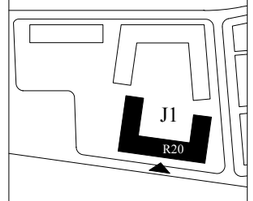
1. BRICKWORK
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15. METAL LOUVRE DOORS
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17. RECONSTITUTED STONE BLIND WINDOWS

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| REVISION | DATE | DESCRIPTION |
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

SOUTH ELEVATION

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
|---|---|---|
| PL-R20/10 | 1:100 @ A1 | DEC 2018 |

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+ 15.145m

5TH STOREY

+ 11.925m

4TH STOREY

+ 9.075m

3RD STOREY

+ 6.225m

2ND STOREY

+ 3.375m

1ST STOREY

± 0.00m

01 / PL-R20/11 EAST ELEVATION 1:100

± 0.00m = 8.25m AOD

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B

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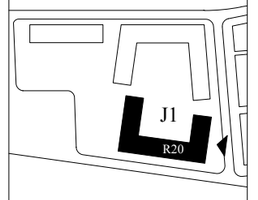
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

EAST ELEVATION

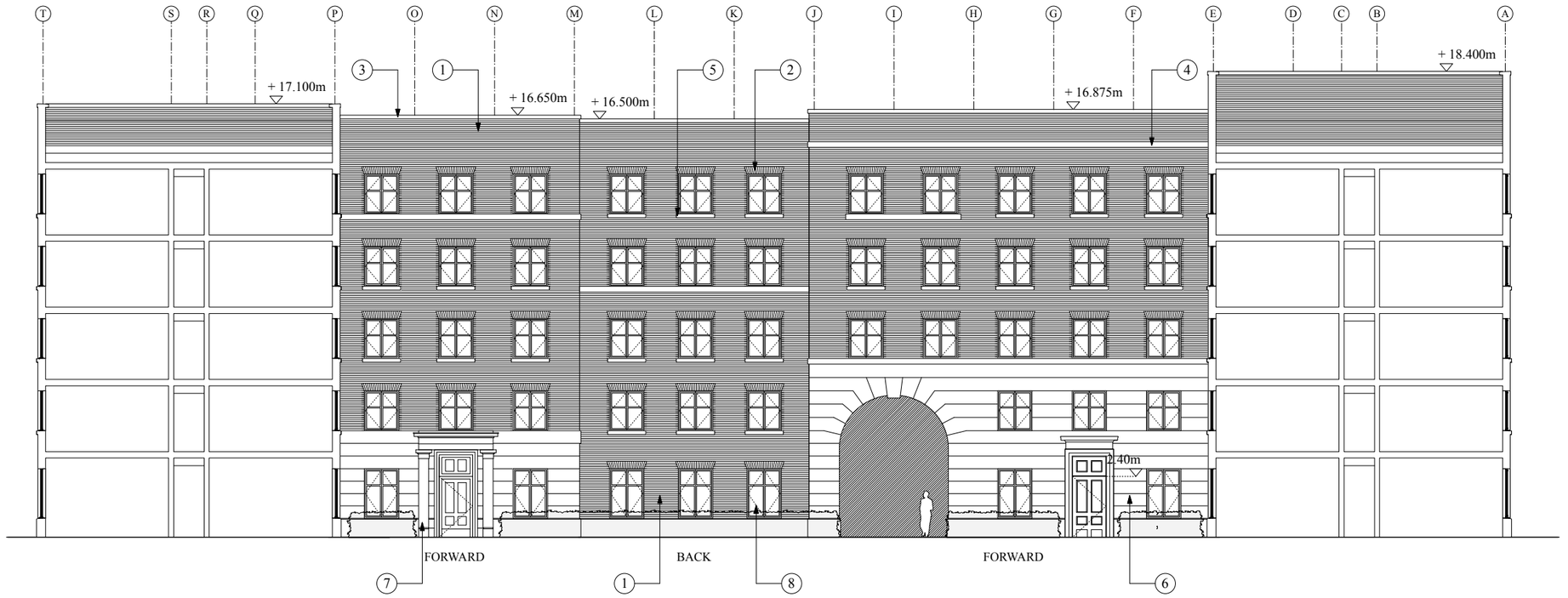
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PLANT ROOM
+ 15.145m

5TH STOREY
+ 11.925m

4TH STOREY
+ 9.075m

3RD STOREY
+ 6.225m

2ND STOREY
+ 3.375m

1ST STOREY
± 0.00m

01
PL-R20/12
SECTION A-A
1:100

± 0.00m = 8.25m AOD

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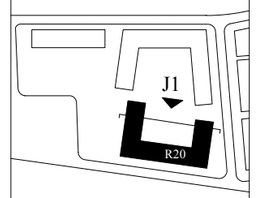
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THE BAY SCIENCE & INNOVATION CAMPUS
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PHASE 2B

RESIDENTIAL BUILDING 20

SECTION A-A

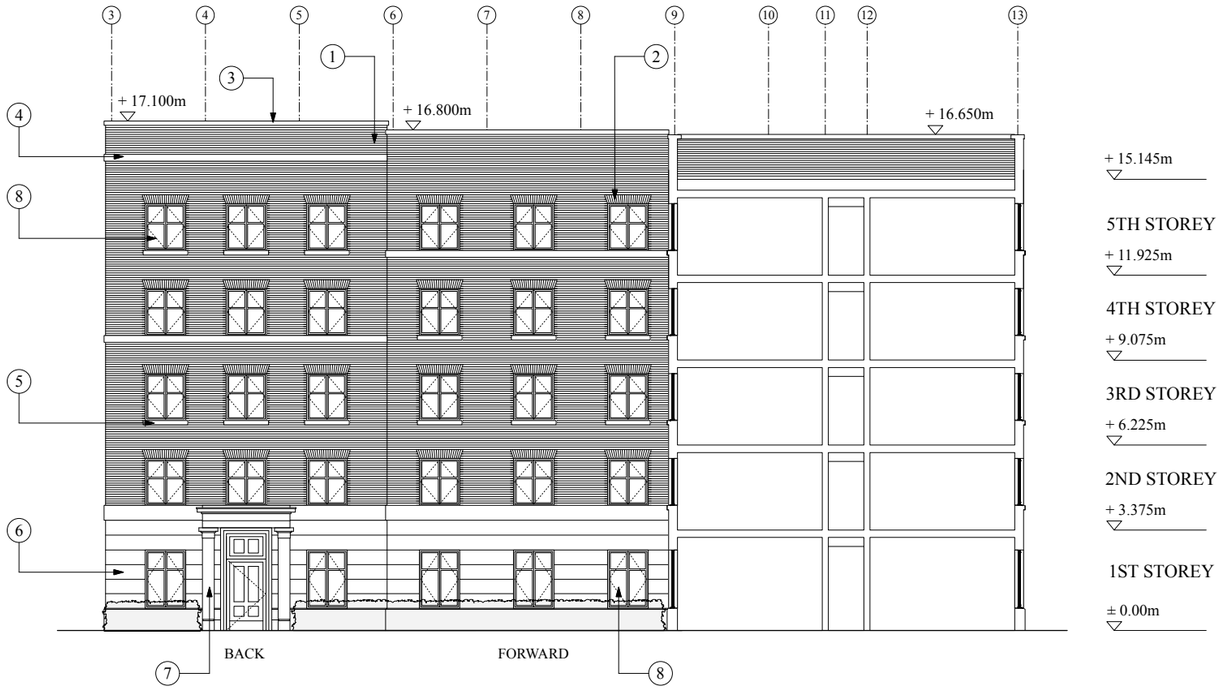
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PL-R20/13
SECTION B-B
1:100

± 0.00m = 8.25m AOD

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DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B

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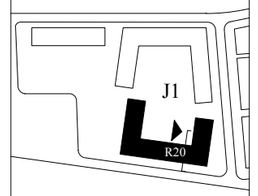
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING 20

SECTION B-B

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01 PL-R20/14 SECTION C-C 1:100

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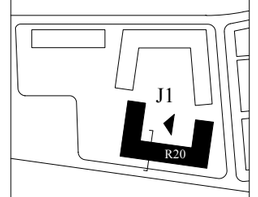
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THE BAY SCIENCE & INNOVATION CAMPUS
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PHASE 2B

RESIDENTIAL BUILDING 20

SECTION C-C

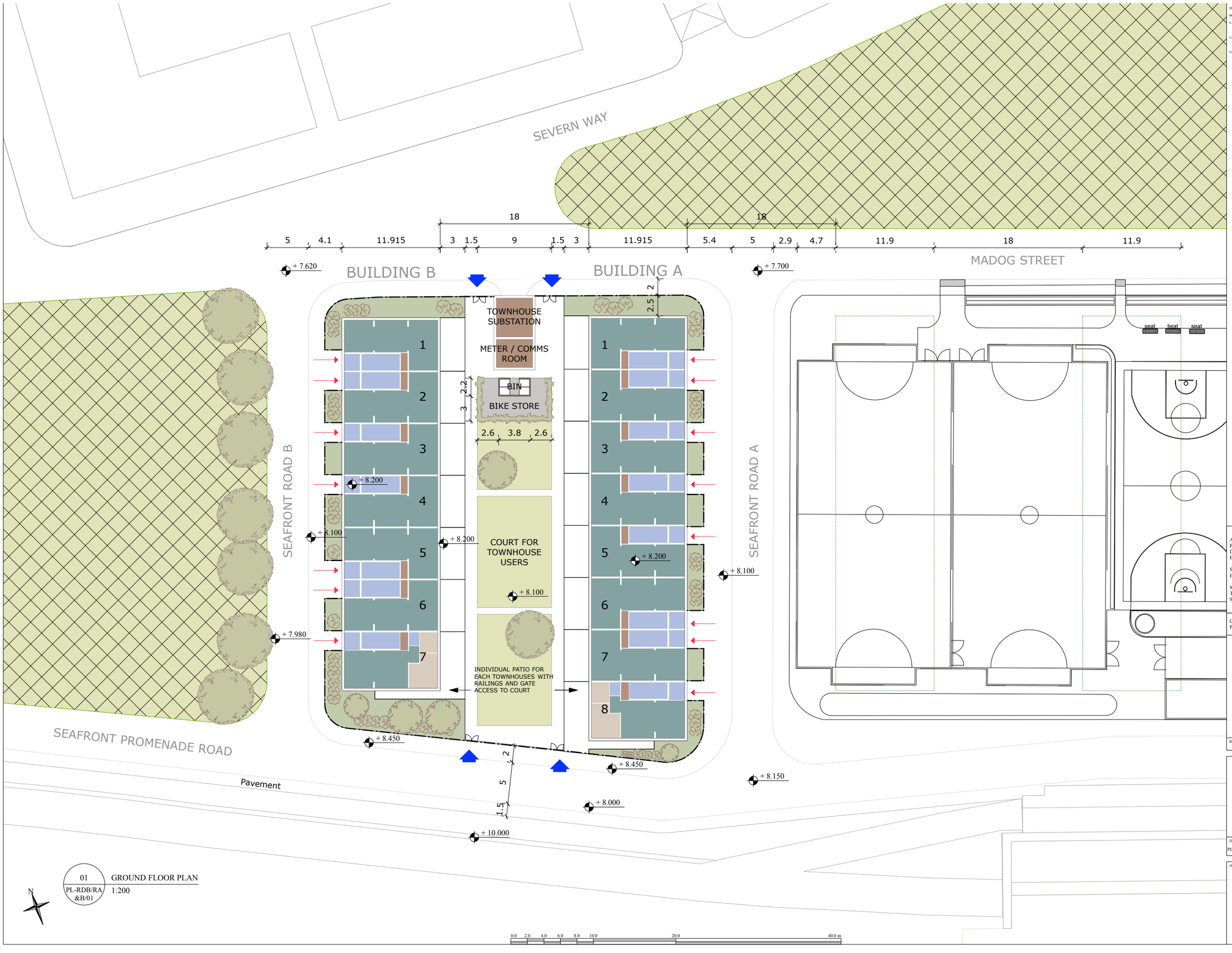
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DECEMBER 2018 PRE-PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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PLANNING SUBMISSION

KEY:

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- PEDESTRIAN ENTRANCES / EXITS
- BLOCK ENTRANCES / EXITS
- WHEELCHAIR ACCESSIBLE ROOMS
- TOWNHOUSE BEDROOM
- * ROOM FOR THE VISUALLY IMPAIRED
- ** ROOM FOR THE HEARING IMPAIRED
- COMMON ROOMS / COMMUNAL AREA
- CIRCULATION
- STORAGE
- MECHANICAL & ELECTRICAL SERVICES
- TEMPORARY LANDSCAPING
- AREA OF LAWN / LANDSCAPING
- MATURE TREE
- BARRIER HEDGES
- 1.2m HIGH METAL RAILINGS

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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL DEVELOPMENT
BLOCK - GROUND FLOOR PLAN
L4 BLOCK

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
|---|---|---|
| PL-RDB/RA&B/01 | 1:200 @ A1 | DEC 2018 |

AESTHETIC DESIGN
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KEY:

- EMERGENCY VEHICLE ENTRANCES / EXITS
- PEDESTRIAN ENTRANCES / EXITS
- BLOCK ENTRANCES / EXITS
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|---|---|---|

# THE BAY SCIENCE & INNOVATION CAMPUS SWANSEA UNIVERSITY PHASE 2B

RESIDENTIAL DEVELOPMENT
BLOCK - FIRST FLOOR PLAN
L4 BLOCK

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
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| PL-RDB/RA&B/02 | 1:200 @ A1 | DEC 2018 |

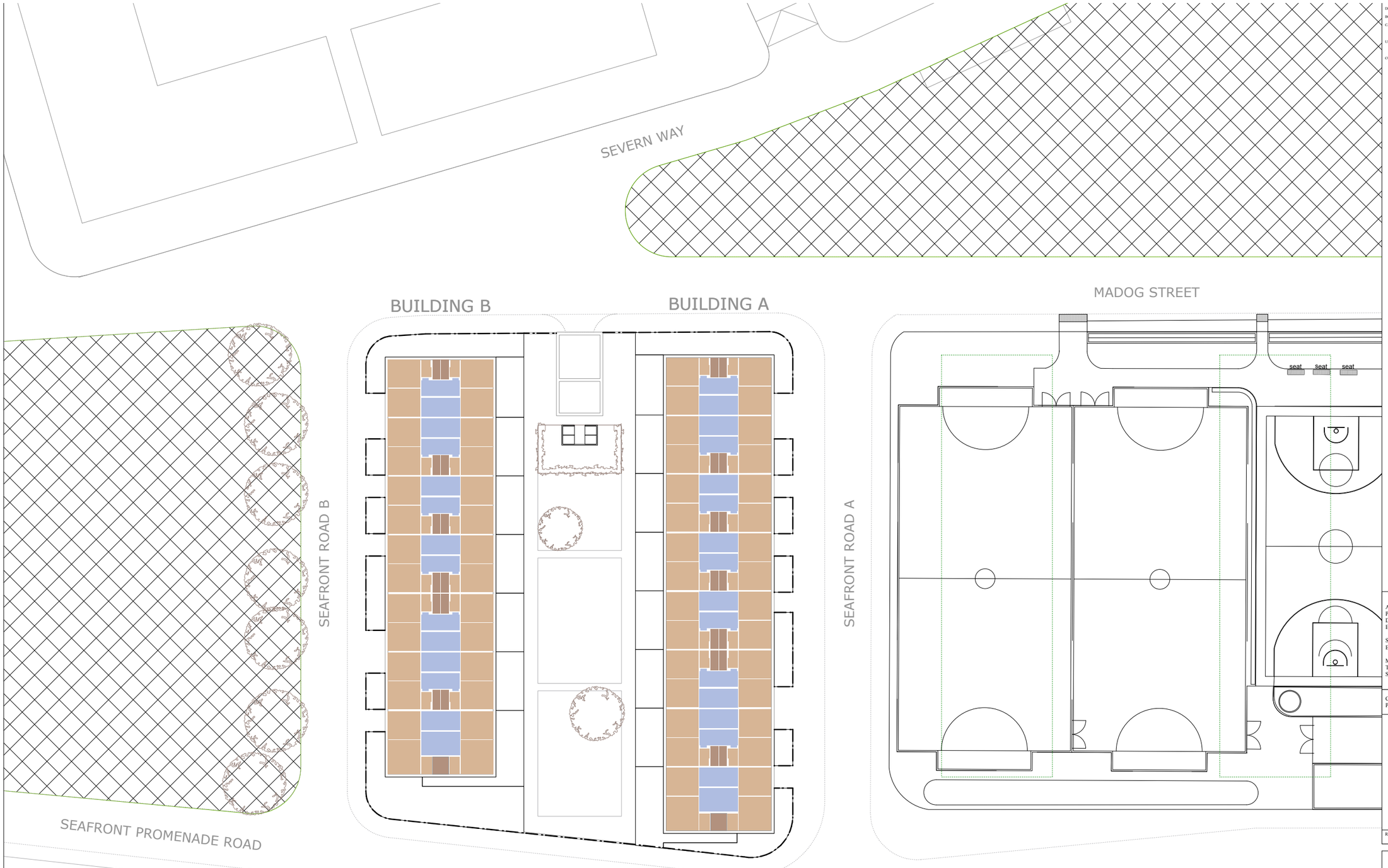
01 PL-RDB/RA &B/02 — FIRST FLOOR PLAN 1:200

AESTHETIC DESIGN

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|---|---|---|

# THE BAY SCIENCE & INNOVATION CAMPUS SWANSEA UNIVERSITY PHASE 2B

RESIDENTIAL DEVELOPMENT
BLOCK - TYPICAL FLOOR PLAN
L4 BLOCK

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
|---|---|---|
| PL-RDB/RA&B/03 | 1:200 @ A1 | DEC 2018 |

AESTHETIC DESIGN
PORPHYRIOS ASSOCIATES
ARCHITECTURAL & URBAN CONSULTANTS

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TEL 020 7580 9594 FAX 020 7580 9596
enquiries@porphyrios.com

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01 PL-RDB/RA &B/03 TYPICAL FLOOR PLAN
1:200

N

0.0 2.0 4.0 6.0 8.0 10.0 20.0 40.0 m

DECEMBER 2018 PRE-PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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# PLANNING SUBMISSION

KEY:

- EMERGENCY VEHICLE ENTRANCES / EXITS
- PEDESTRIAN ENTRANCES / EXITS
- BLOCK ENTRANCES / EXITS
- WHEELCHAIR ACCESSIBLE ROOMS
- TOWNHOUSE BEDROOM
- * ROOM FOR THE VISUALLY IMPAIRED
- ** ROOM FOR THE HEARING IMPAIRED
- COMMON ROOMS / COMMUNAL AREA
- CIRCULATION
- STORAGE
- MECHANICAL & ELECTRICAL SERVICES
- TEMPORARY LANDSCAPING
- AREA OF LAWN / LANDSCAPING
- MATURE TREE
- BARRIER HEDGES
- 1.2m HIGH METAL RAILINGS

SEVERN WAY

BUILDING B

BUILDING A

MADOG STREET

seat seat seat

SEAFRONT ROAD B

SEAFRONT ROAD A

SEAFRONT PROMENADE ROAD

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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL DEVELOPMENT
BLOCK - ROOF PLAN
L4 BLOCK

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
|---|---|---|
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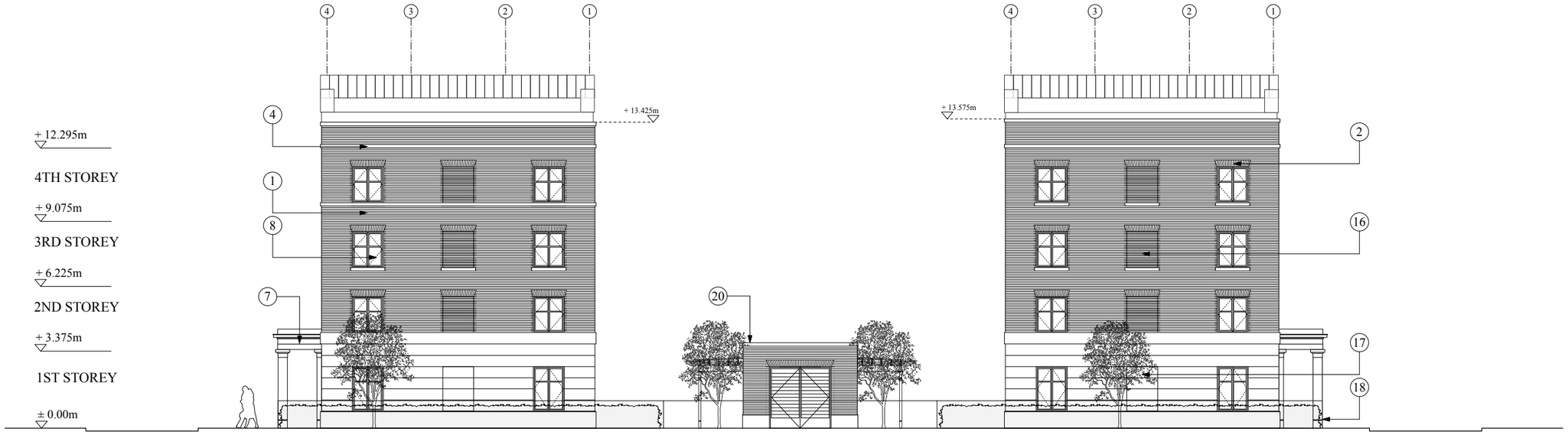
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01 PL-RDB/RA &B/04 ROOF PLAN 1:200

N

0.0 2.0 4.0 6.0 8.0 10.0 20.0 40.0 m




01 / PL-RA&B/02 NORTH ELEVATION (FROM MADOG STREET)

1:100

± 0.00m = 8.20m AOD

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PRE-PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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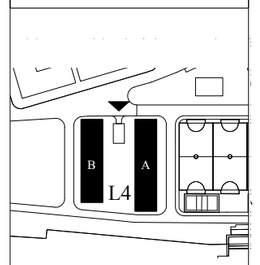
1. BRICKWORK
2. BRICK FLAT ARCHES TO WINDOWS
3. RECONSTITUTED STONE PARAPET
4. RECONSTITUTED STONE TRIM
5. RECONSTITUTED STONE
6. RUSTICATED RECONSTITUTED STONE BASE
7. RECONSTITUTED STONE PORCH TO ENTRANCE DOOR
8. POWDER COATED ALUMINIUM CASEMENT WINDOWS WITH RESTRAINTS
9. OPAQUE WINDOW
10. PLANTING
11. STONE PAVERS
12. RECONSTITUTED STONE SURROUND TO ALUMINIUM WINDOWS
13. RECONSTITUTED STONE SURROUND TO ALUMINIUM DOORS
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16. BRICK BLIND WINDOWS
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18. METAL RAILINGS
19. GLAZED DOORS TO PATIO
20. SUBSTATION
21. BIKE STORE
22. EXTERNAL DOOR POSTS

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THE BAY SCIENCE & INNOVATION CAMPUS
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RESIDENTIAL BUILDING A & B

NORTH ELEVATION

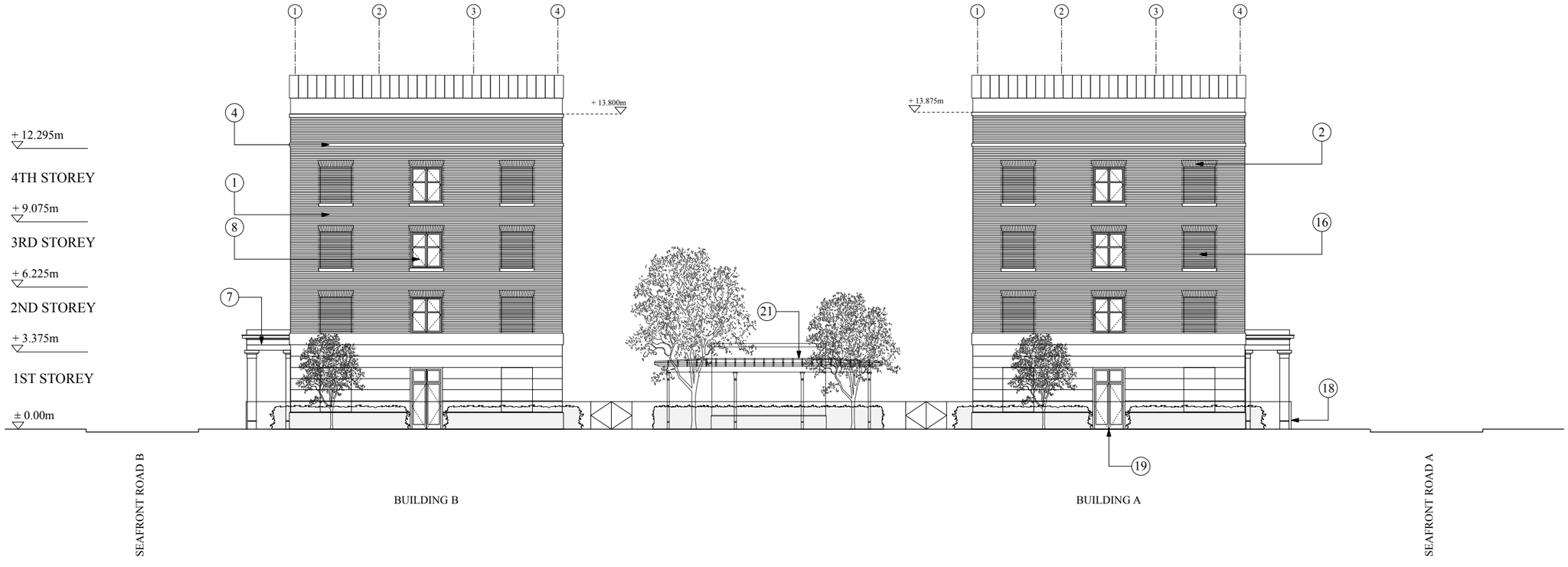
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| DRAWING No | SCALE | DATE |
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01 PL-RA&B/03 SOUTH ELEVATION (FROM SEAFRONT PROMENADE ROAD) 1:100

± 0.00m = 8.20m AOD

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B

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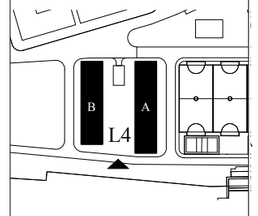
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING A & B

SOUTH ELEVATION

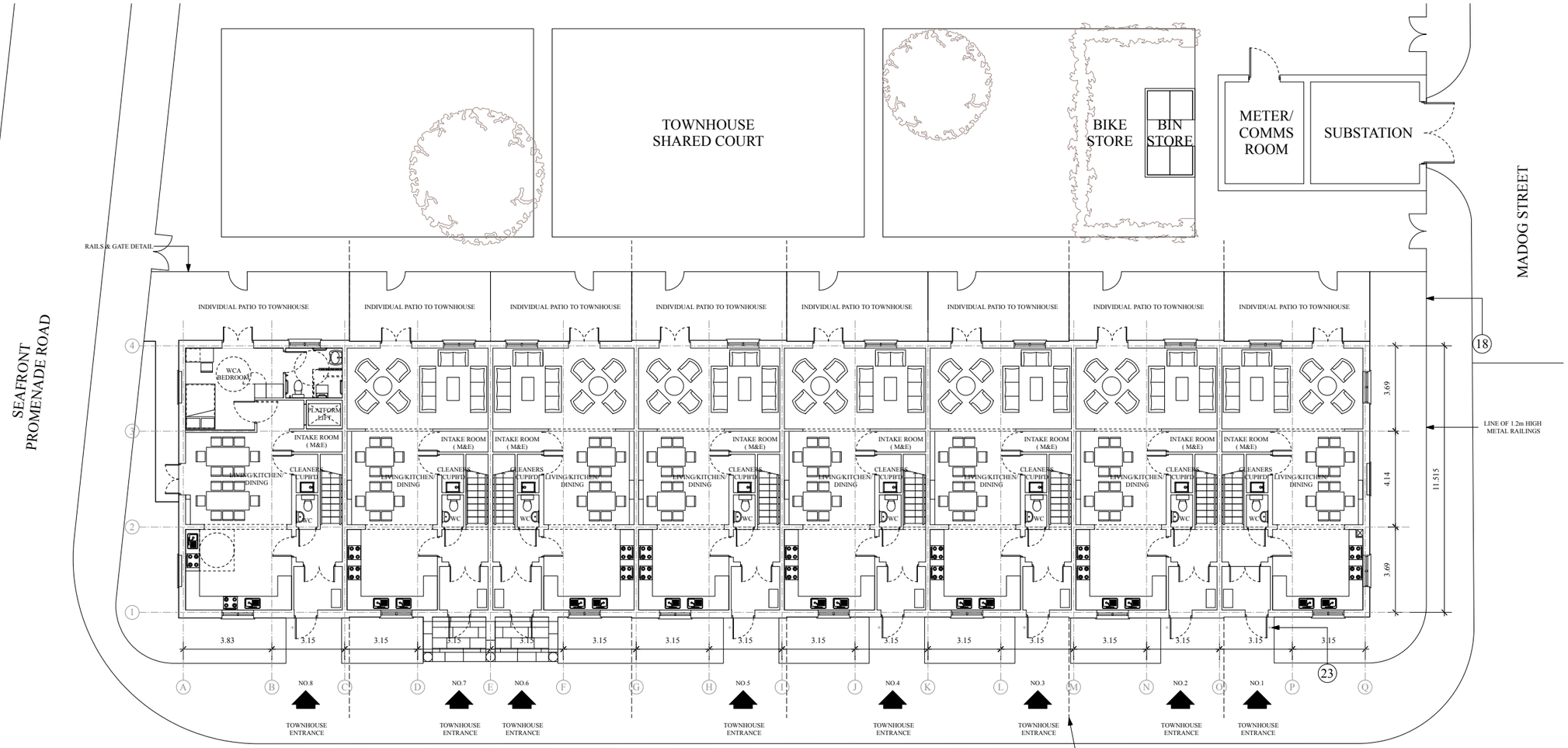
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01 | PL-RA/01 — GROUND FLOOR PLAN, 1:100

N

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B

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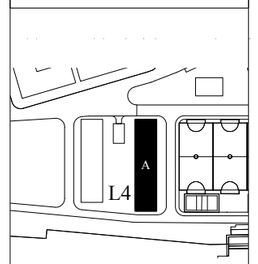
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THE BAY SCIENCE & INNOVATION CAMPUS
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PHASE 2B

RESIDENTIAL BUILDING A

GROUND FLOOR PLAN

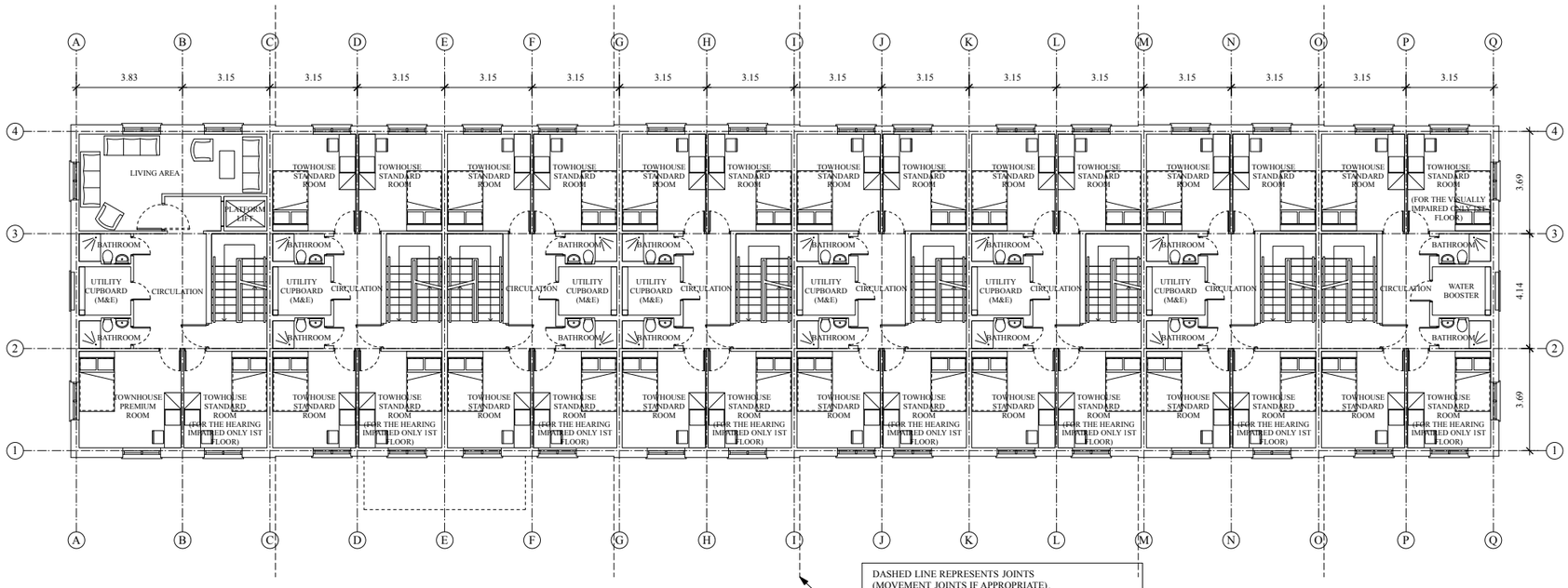
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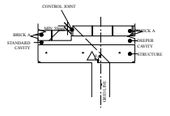
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01 PL-RA/ 02 — FIRST FLOOR PLAN, 1:100

N

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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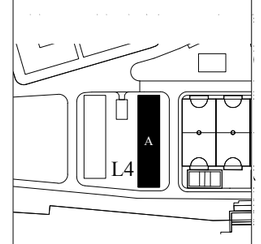
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING A

1ST FLOOR PLAN

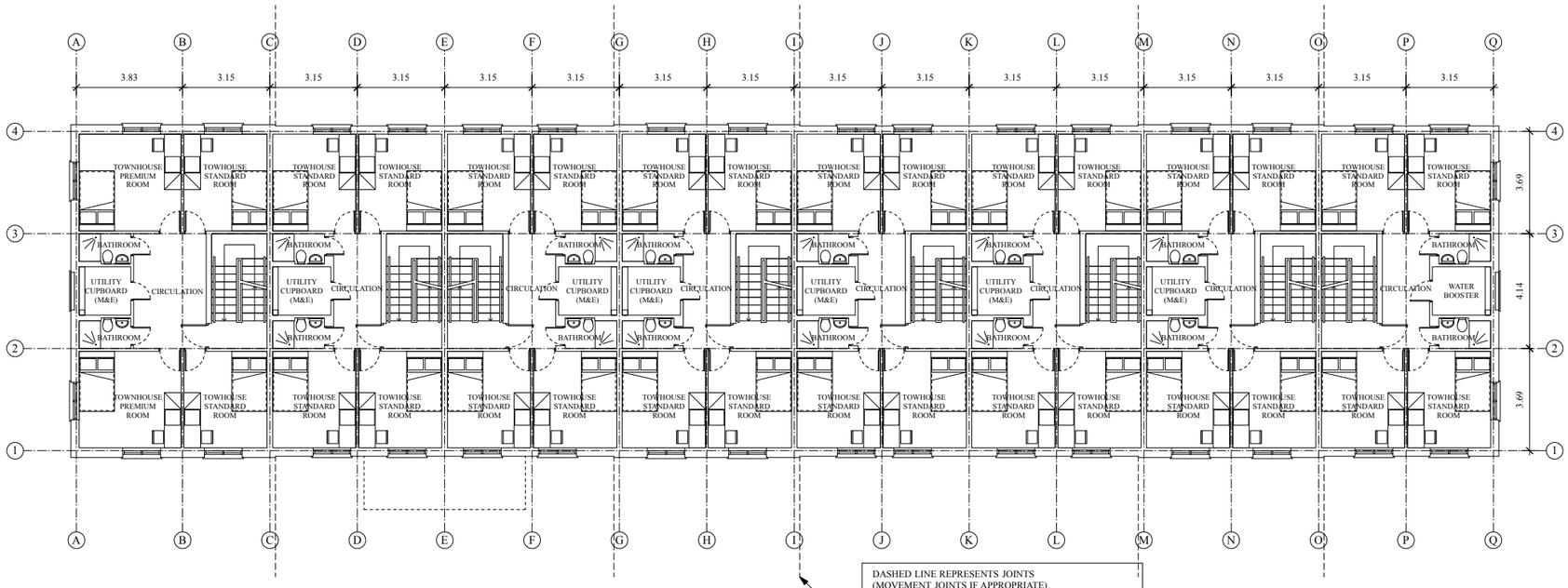
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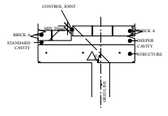
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01 SECOND FLOOR PLAN

PL-RA/03 1:100

N

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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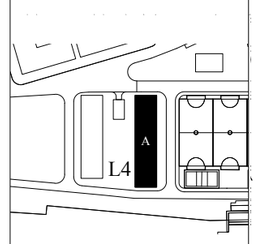
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2nd FLOOR PLAN

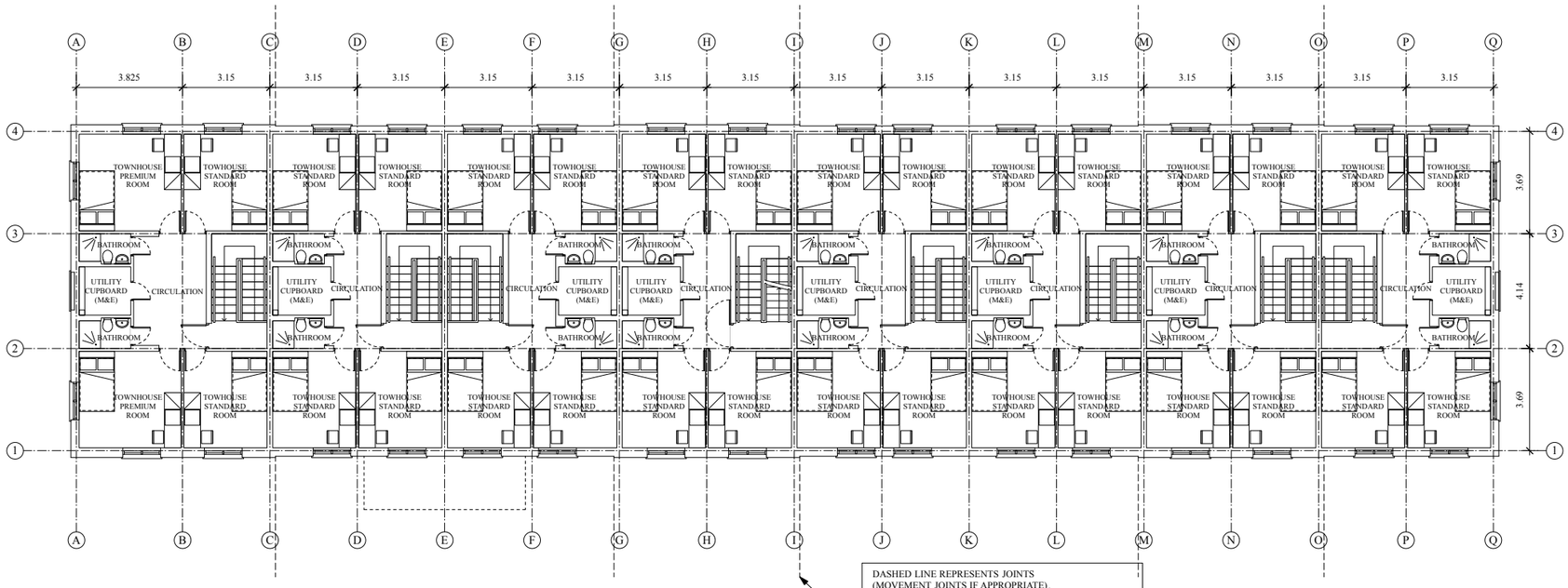
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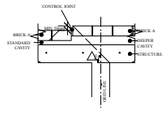
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01 THIRD FLOOR PLAN

PL-RA/04 1:100

N

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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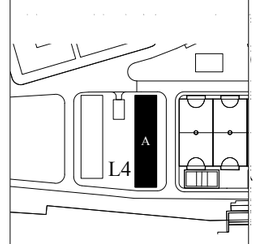
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THE BAY SCIENCE & INNOVATION CAMPUS
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PHASE 2B

RESIDENTIAL BUILDING A

3RD FLOOR PLAN

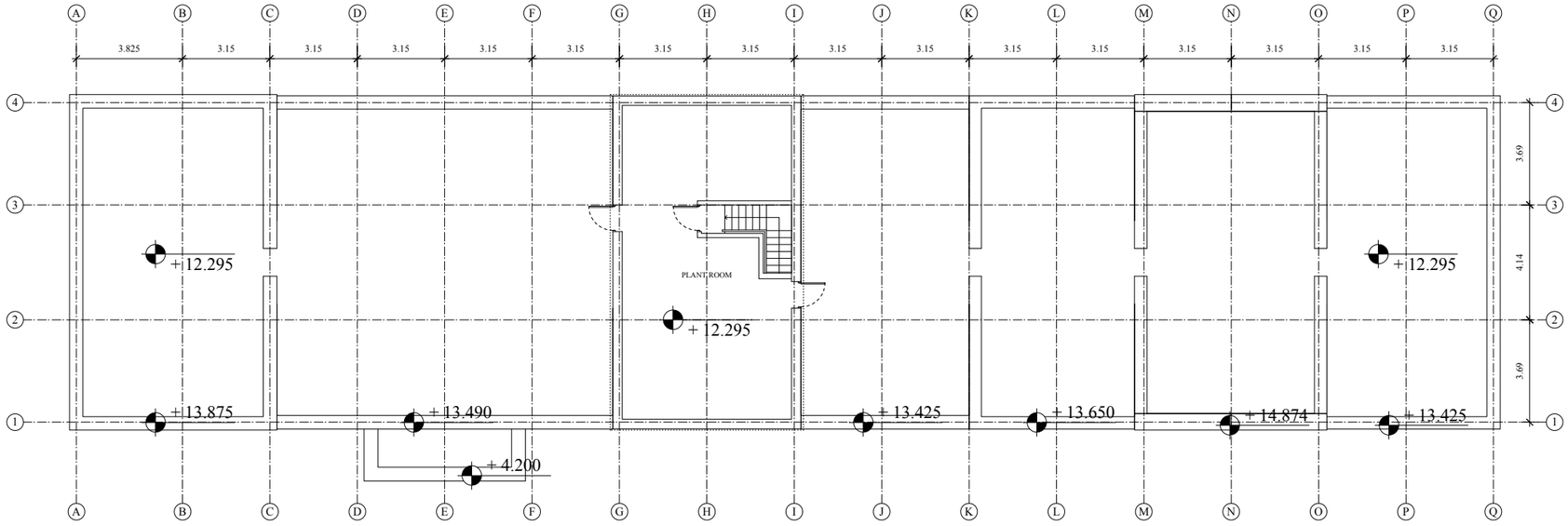
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01 ROOF FLOOR PLAN

PL-RA/05 1:100

N

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DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B.

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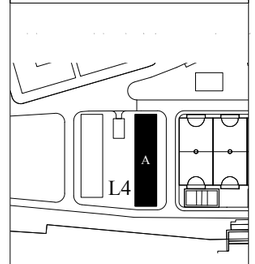
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3. RECONSTITUTED STONE PARAPET
4. RECONSTITUTED STONE TRIM
5. RECONSTITUTED STONE
6. RUSTICATED RECONSTITUTED STONE BASE
7. RECONSTITUTED STONE PORCH TO ENTRANCE DOOR
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING A

ROOF FLOOR PLAN

AESTHETIC DESIGN

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01 PL-RA/06 NORTH ELEVATION 1:100

02 PL-RA/06 SOUTH ELEVATION 1:100

± 0.00m = 8.20m AOD

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

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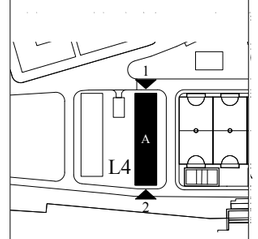
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THE BAY SCIENCE & INNOVATION CAMPUS
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RESIDENTIAL BUILDING A

NORTH & SOUTH ELEVATION

AESTHETIC DESIGN

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01 / PL-RA/07 EAST ELEVATION
1:100

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

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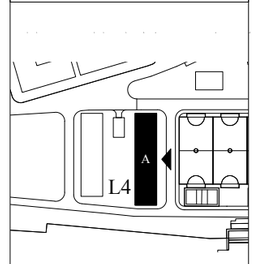
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING A

EAST ELEVATION

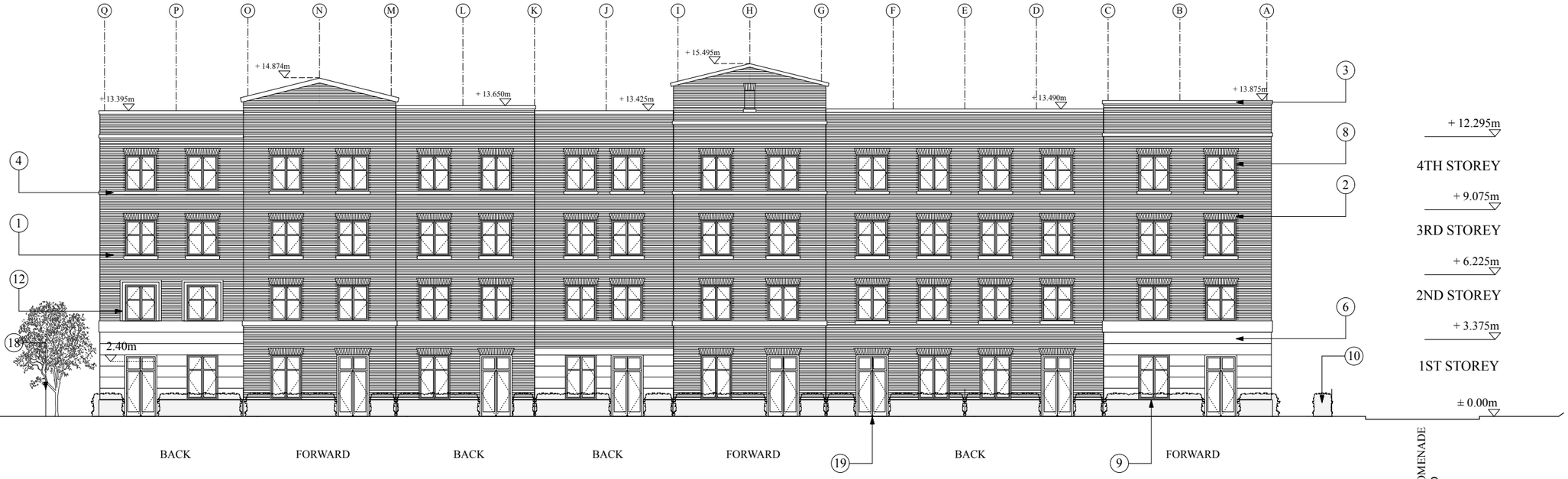
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01 PL-RA/08 WEST ELEVATION 1:100

± 0.00m = 8.20m AOD

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

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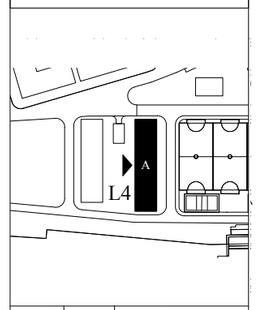
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PHASE 2B

RESIDENTIAL BUILDING A

WEST ELEVATION

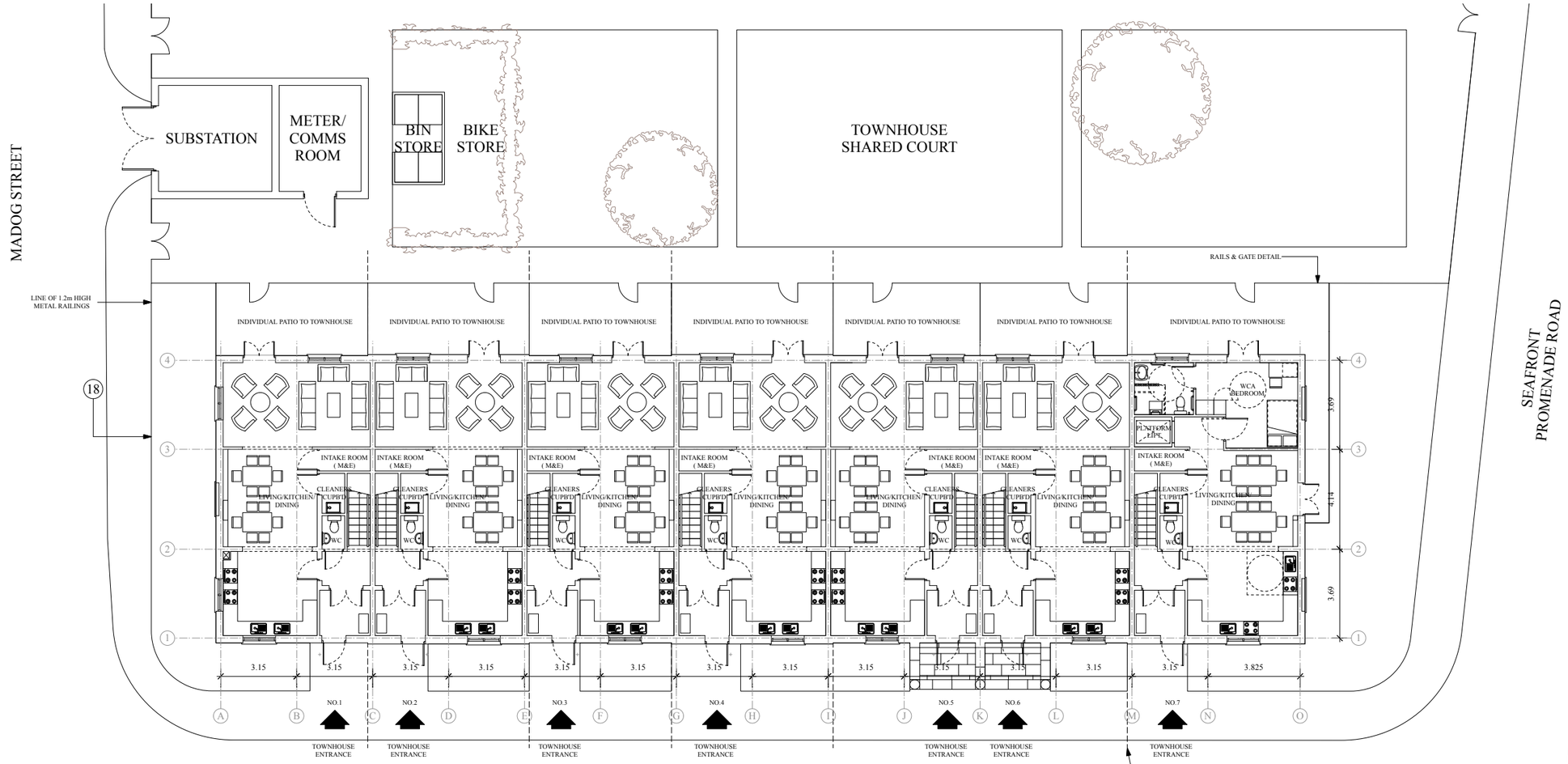
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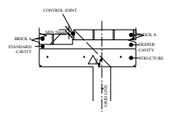
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SEAFRONT ROAD B

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01 PL-RB/ 01 GROUND FLOOR PLAN 1:100

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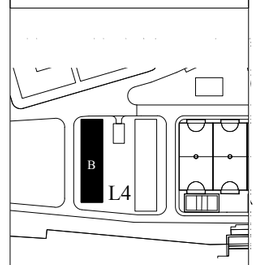
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RESIDENTIAL BUILDING B

GROUND FLOOR PLAN

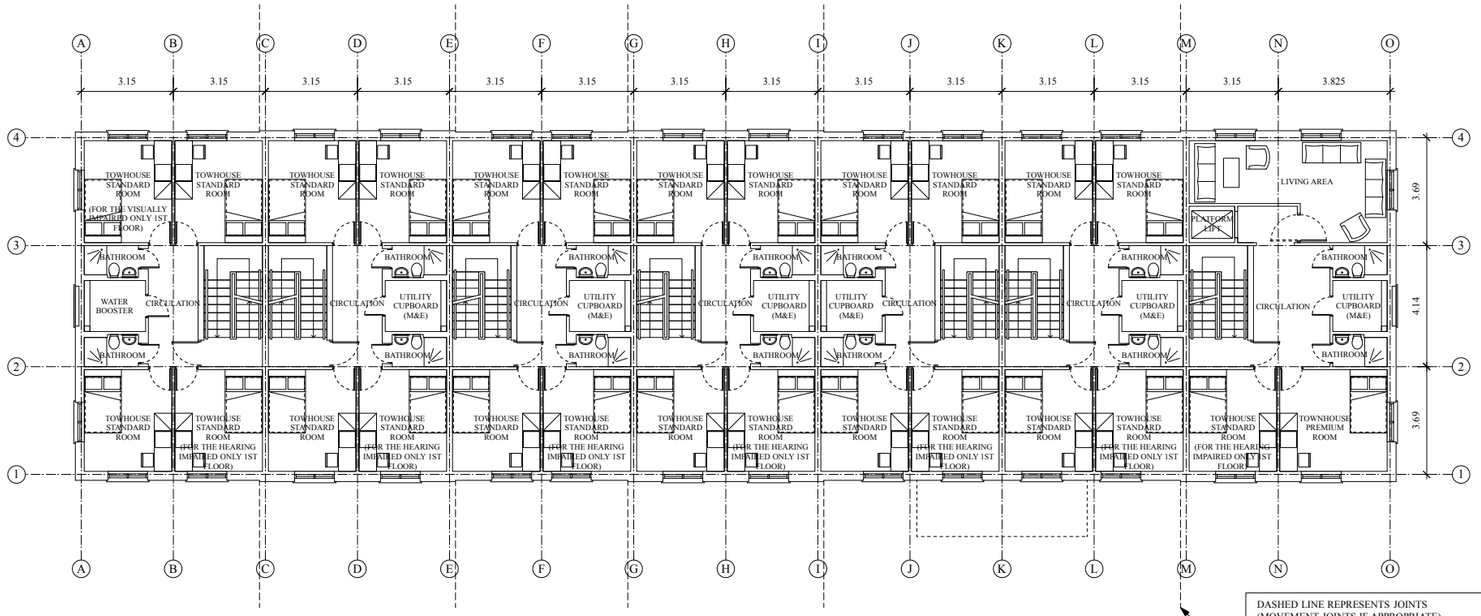
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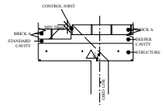
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01 PL-RB/02 FIRST FLOOR PLAN 1:100

N

0.0 1.0 2.0 3.0 4.0 5.0 10.0 20.0 m

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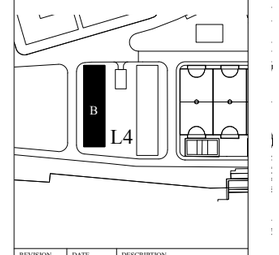
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THE BAY SCIENCE & INNOVATION CAMPUS
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PHASE 2B

RESIDENTIAL BUILDING B

1ST FLOOR PLAN

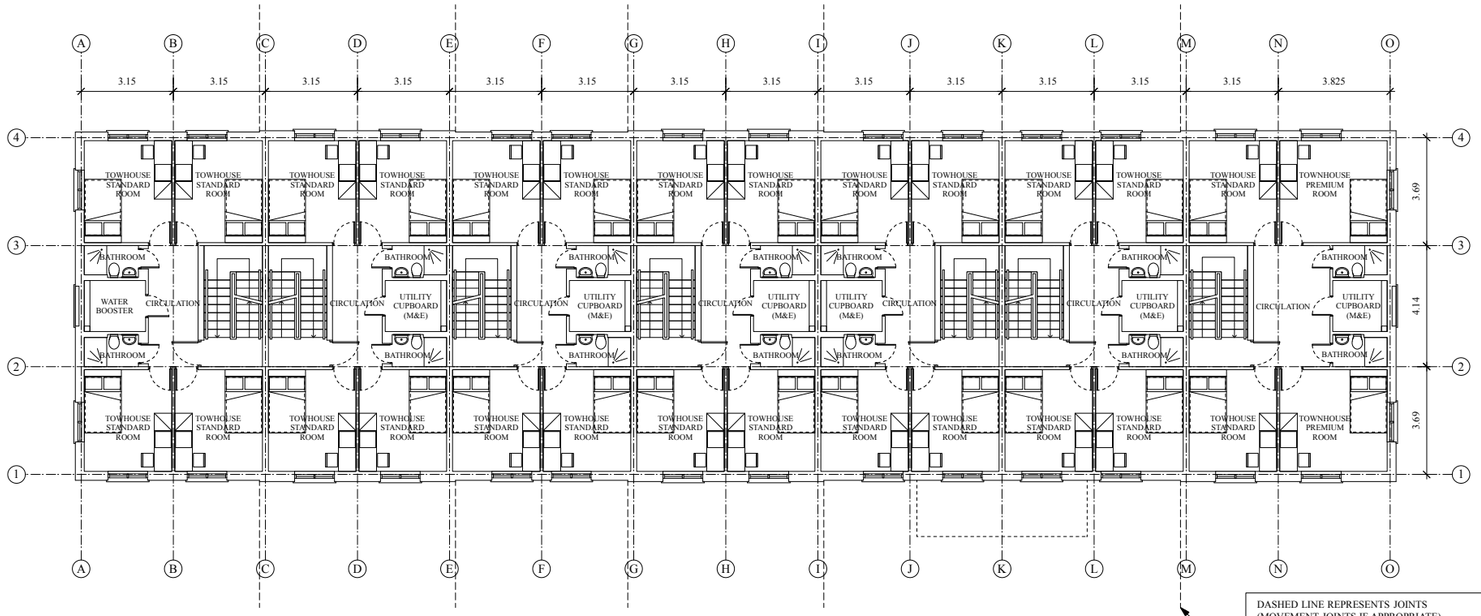
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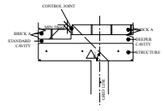
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01 / PL-RB/03 — SECOND FLOOR PLAN, 1:100

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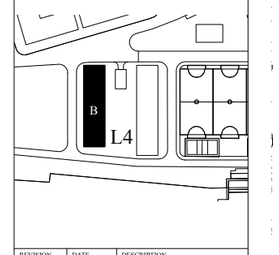
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THE BAY SCIENCE & INNOVATION CAMPUS
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PHASE 2B

RESIDENTIAL BUILDING B

2ND FLOOR PLAN

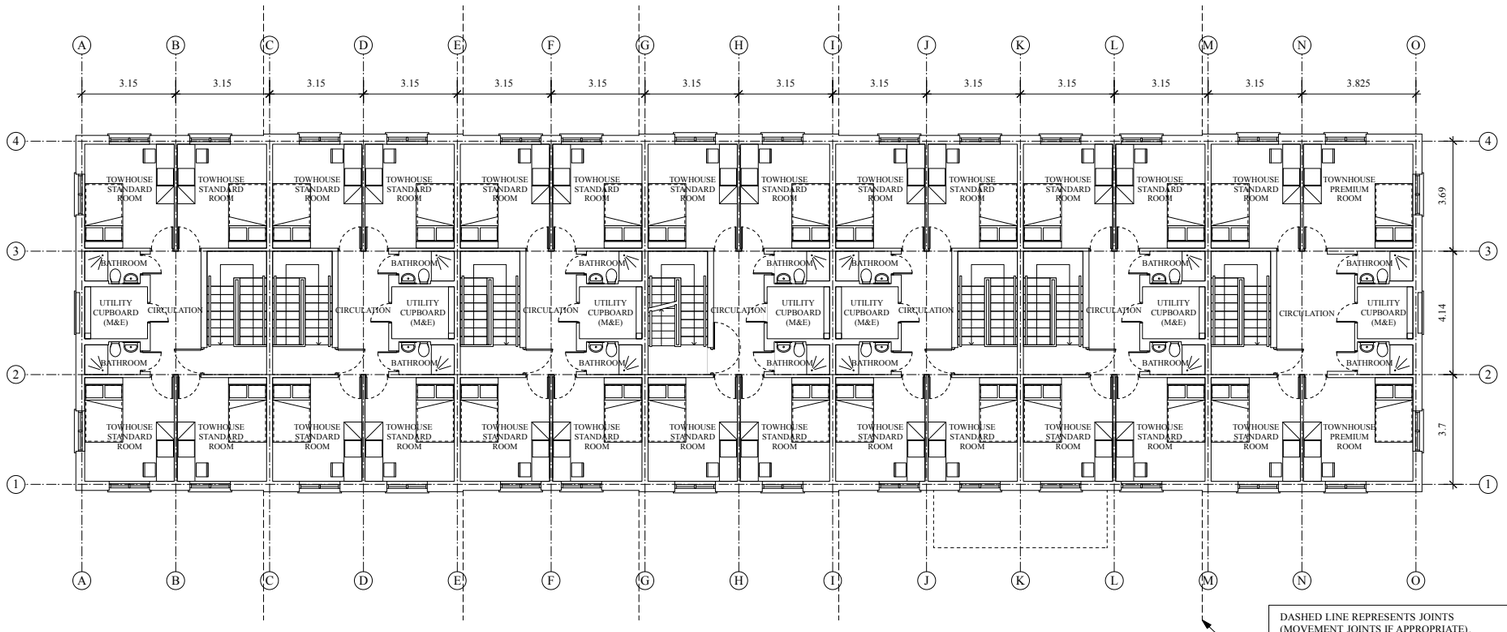
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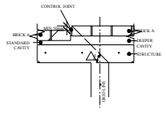
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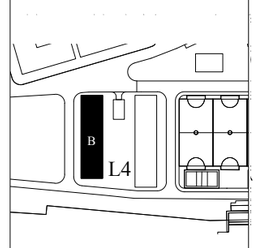
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING B

3RD FLOOR PLAN

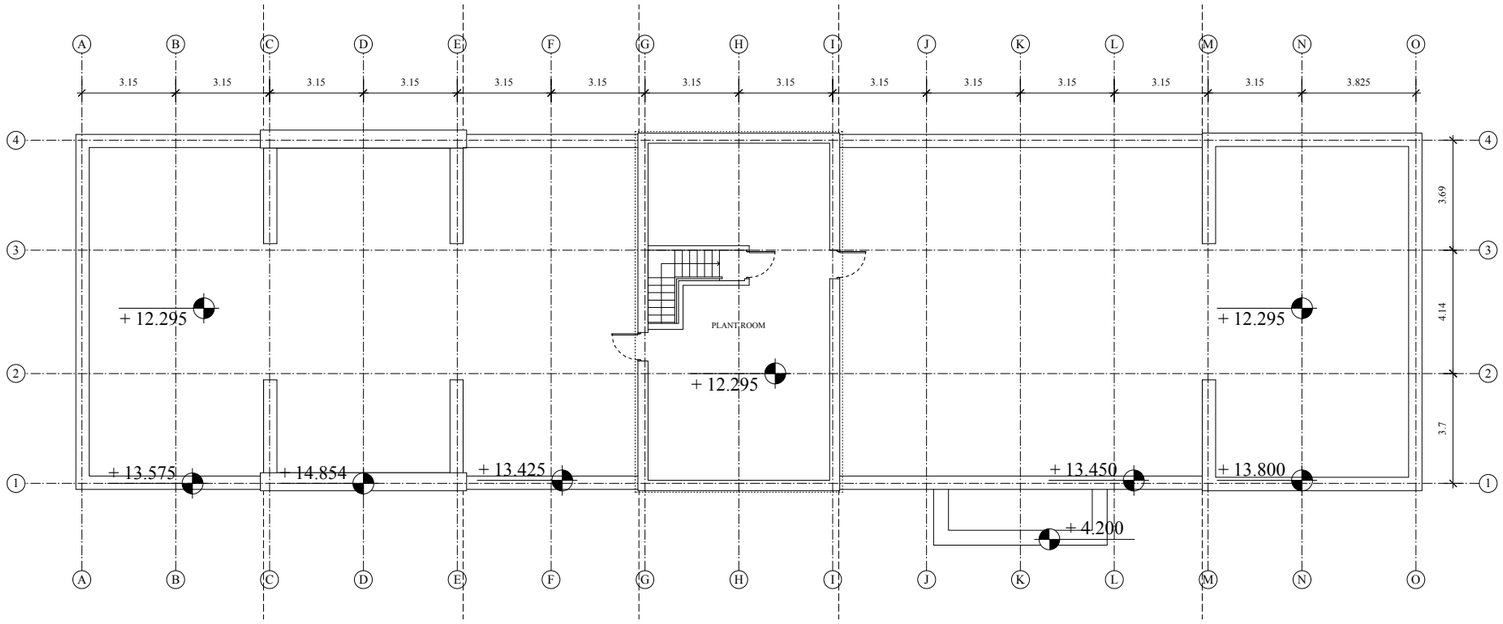
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01 ROOF PLAN
PL-RB/05 1:100

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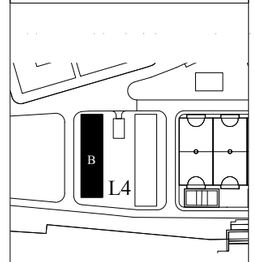
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING B

ROOF PLAN

AESTHETIC DESIGN

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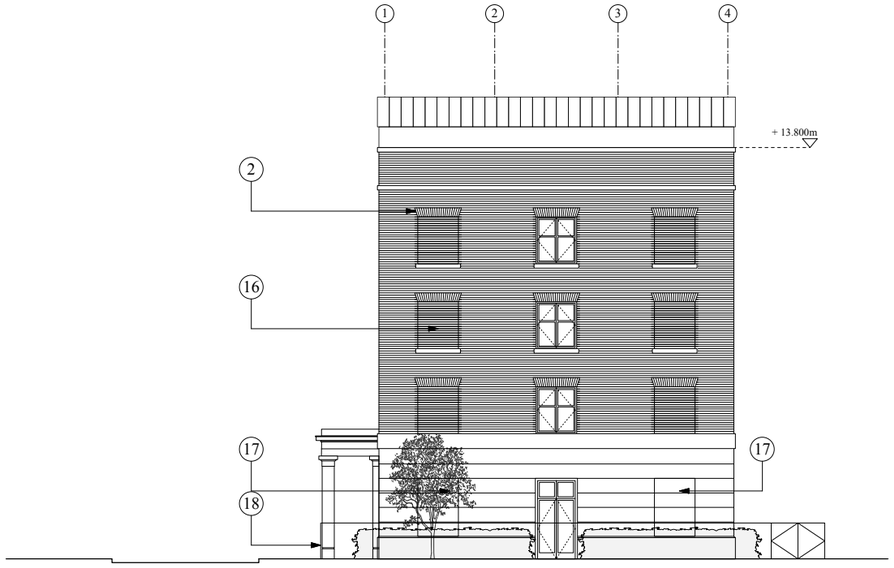
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BUILDING B

SEAFRONT ROAD B

01 PL-RB/06 NORTH ELEVATION 1:100




BUILDING B

SEAFRONT ROAD B

02 PL-RB/06 SOUTH ELEVATION 1:100

± 0.00m = 8.20m AOD

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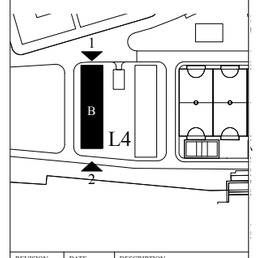
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING A

NORTH & SOUTH ELEVATION

AESTHETIC DESIGN

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01 | PL-RB/07 — WEST ELEVATION

1:100

± 0.00m = 8.20m AOD

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DECEMBER 2018 PLANNING APPLICATION TO NEATH PORT TALBOT COUNTY BOROUGH COUNCIL IN CONNECTION WITH THE BAY SCIENCE & INNOVATION CAMPUS PROJECT: PHASE 2B

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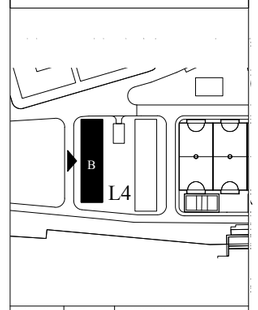
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING B

WEST ELEVATION

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
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01 | PL-RB/08 — EAST ELEVATION, 1:100

± 0.00m = 8.20m AOD

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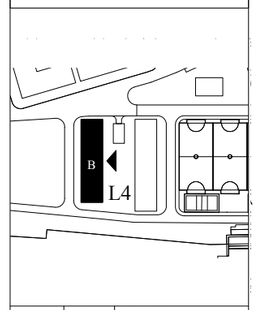
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THE BAY SCIENCE & INNOVATION CAMPUS
SWANSEA UNIVERSITY
PHASE 2B

RESIDENTIAL BUILDING B

EAST ELEVATION

AESTHETIC DESIGN

| DRAWING No | SCALE | DATE |
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# 4. PUBLIC REALM

## External Public Realm of the Bay Campus

The External Public Realm is very well covered by the Design and Access Statement of the Outline Planning and the Phase 1 Reserved Matters Approval.

## Open Space and Urban Landmarks

The Public Realm functions as the natural breathing space of the campus. A series of interconnected urban spaces and landmarks serve as the space upon which the public life of the university will flourish.

At the centre of the campus is Tennant Place, the main central square of the campus welcoming students and visitors to a vibrant academic community. It is a formal square with trees and an extensive lawn. The southern edge of the square is anchored by the Great Hall, the most public building within the campus. To the west there is the School of Business and Economics and to the east the Innovation Hub. At the northwest corner of Tennant Place is a clock tower that anchors the square and acts as a visual reference for the whole campus. Strong building lines define the edge of Tennant Place, acknowledging the importance of facades working as ‘backdrops’ forming the Public Realm of the main square.

The Public Realm provides a unique sense of place and locates urban landmarks that bring structure and orientation to the campus.

## The Heart of the Public Realm

Tennant Place with the Great Hall at its centre forms the heart of the Public Realm of the campus. It is the nucleus of the site and a point of arrival. The Great Hall, a conference and multipurpose facility, is envisaged as the nexus of education and innovation. The proportion and scale of the Great Hall sets its status as the major public building in the main public square. This building is given significance through its form and relationship to Tennant Place.

Tennant Place is the primary square of the campus and due to its central location connects to all areas of the campus. It is bound to the north, east and south by strong edges and o the northwest corner by the tower of a University residential block.

## Character and Diversity

The Public Realm of development provides character and diversity through the treatment of open spaces. It acts as the platform on which the different elements of the campus come together as a united whole.

Open public spaces offer character and diversity to development whilst identity to the campus and steering it towards a coherent and connected whole. Student facilities and activities on street level within the public realm along the main high street, Tennant Place, Gower Square and Magram Square will enliven the public spaces and provide a place for students, teachers, researchers and visitors to come together within an identifiable Public Realm.

# 4. PUBLIC REALM

## Hierarchy of Streets and Spaces

In order to create a legible and easily navigable environment, the campus features a hierarchy of streets and spaces defined by the treatment of the Public Realm, which clearly differentiates between what is public, private, semi-public or ‘back of house’.

The campus is a people centred environment, featuring large public spaces and pedestrian focused streets. The hierarchy is determined by the balance of vehicle to pedestrian movements and features streets with wide tree lined footways as primary corridors, shared surface style streets with vehicular access as secondary routes and a variety of pedestrian routes, treated according to their more private context.

Service routes and the majority of parking are located toward the periphery of the site and treated as functional spaces to emphasise their operational nature.

A complementary palette of materials and street furniture informs the overall character of the campus, creating a coherent Public Realm. The application of this palette will vary according to the scale, character and function of the street and public space, supporting the creation of a diverse yet united campus environment.

## A Coastal Campus Landscape

The treatment of the campus’s landscape is central to the success of the Public Realm, helping to define its scale, character and level of formality, and crucially creating a distinctive and coherent coastal campus environment. It is also critical to integrating the campus with its surroundings, particularly Fabians Way, Crymlyn Burrows and the dune environment of Swansea Bay.
The key principle underpinning the landscape design is the creation of a formal core in the heart of the campus that gradually reduced in formality throughout the streets and spaces, arriving at an informal and naturalistic boundary blending into the surrounding areas. This approach reinforces the civic nature of the heart of the campus, softens the residential and recreational areas and helps to inform the distinction between public, semi public and private realm.

The campus features a wide range of landscapes. To the north between Fabian Way and Crymlyn Street a wide landscape buffer features existing trees enhanced with new native screen planting an earth bund varying in height. The heart of the public realm and adjoining streets features trees and ornamental planting beds, decreasing in formality with distance from the core of the campus.

Species will predominantly be native and where possible locally sourced or of local provenance. Selection criteria for plant and tree species will be based on their suitability for a maritime climate (including their ability to withstand drought, salt spray and strong winds), their ecological value and seasonal interest.

# 5. ENERGY AND SUSTAINABILITY

## Sustainable Measures

The energy proposal for the J1 and L4 Block residential buildings are coordinated with the Energy Strategy at Outline Planning Approval and the Reserved Matters Approval for Phase 1 in order to provide a consistent solution. The Energy Strategy by Arup for the Reserved Matters Application Phase 1 builds upon the details provided in support of the Outline Planning Application. The Energy Strategy has recently been updated by DRH Simple Solutions and has been approved by NPT with a S73 application to principally extend the time limit to implement the OPA. The Strategy demonstrates how the new development will achieve both the Swansea University Employers Requirements and address the energy performance standards required for compliance with current Building Regulations.

The Energy Strategy demonstrates how the requirements have been achieved within the detailed development proposals through a strategy that seeks to:

- Minimize energy demand
- Incorporate renewable energy to address residual demands

Swansea University has produced a Sustainable Travel Plan that includes measures promoting sustainable and healthy travel choices for staff, students and visitors as well as public transport initiatives and car sharing incentives for those who drive. In line with the Active Travel (Wales) Act 2013 the University promotes and supports staff who to cycle and walk to work by providing incentives and initiatives such as the Cycle to Work scheme, shower facilities and cycle storage. The University has a fully inclusive Sustainable Travel Plan meeting the accessibility needs of all its end users.

## Minimising Energy Demand

The J1 and L4 Block residential buildings' design team has adopted a passive and active design approach as elsewhere on the Bay Campus, minimizing energy demand including:

- Building form and orientation
- Passive ventilation strategy
- Lighting and Controls
- Reduced Air Leakage
- Enhanced building fabric performance
- Information Technology
- Solar photovoltaic's on rooftops screened by a parapet wall
- Energy management, handover, monitoring and targeting
- Information Technology
- Solar photovoltaic on rooftops screened by a parapet wall
- Energy management, handover, monitoring and targeting

# 6. COMMUNITY SAFETY & SECURED BY DESIGN

## Integrated Approach

Designing for Community Safety is a key objective for the planning of the Bay Campus and for the planning of its buildings. The design of the Bay Campus is guided by the principles of ‘Secured by Design’, and as such aims to reduce the opportunity of crime.

The approach to the security of the campus is of paramount importance in delivering a secure environment that the students; staff and visitors can cohabit and operate within safely.

## Sense of Ownership

The J1 Block and L4 Block residential buildings will sit within a high quality public realm, which is well designed, attractive, clearly defined and well maintained. Active entrances and frontages, clearly visible at ground level will enhance the environmental quality of the public realm by encouraging further vitality and activity.

## Natural Surveillance

The Bay Campus masterplan recognises that natural surveillance is vital for a safe and successful campus environment. The orientation and layout of the J1 Block and L4 residential buildings encourage natural surveillance by direct overlooking from key public realm areas. The main entrances are clearly visible and will provide protected access through secure door entry systems.

## Site Security

The J1 Block and L4 residential buildings rest within a masterplan that features clearly defined circulation routes. The circulation network of the campus combines good access and quality design, street lighting and landscaping to create desirable and safe streets, paths and routes. Public footpaths and cycle routes connect the campus; provide well-lit routes, which are safe and easy to use in when moving around the campus.

The network of public open spaces is recreational in character and promote natural surveillance. This is reinforced within the design by avoiding ‘hiding places, dark corners or dead ends’ supplemented with good lighting, clear views ahead, open and wide paths, public places for people to meet and sensitively located CCTV cameras.

The Security Strategy follows the principles of ‘Secured by Design’. Discussions have been ongoing with the Crime Prevention Design Advisor (ALO) from South Wales Police for this campus and the following general requirement have been incorporated into the J1 and L4 Block residential buildings when possible:

- Controlled access
- PAS24 door sets
- CCTV
- Safe Landscaping
- External features

# 7. CONCLUSION

The Phase 2B, J1 Block and L4 Block residential buildings, follow the principles established within the Design and Access Statement of the Outline Planning Approval.

The J1 Block residential buildings apply the collegiate model with strong urban edges that address the public realm with internal semi-private courtyards for student activity. Frontages to roads are maintained as strong enclosures, with the interiors of blocks offering greater scope for variable volumes. The buildings are configured to allow student movement and provide permeability through the campus.

The L4 residential townhouse terraces uphold the fingerblock typology proposed for the seafront maximising views and exposure for the residents. Frontages to roads are maintained with the gated courtyard providing semi-private green space. The buildings are configured with multiple entrances to animate the streets and provide permeability through the campus.

The design of the J1 Block and L4 residential buildings supports the vision of the masterplan and in doing so provide new strong residential buildings at the heart of the campus.