



A Quod project sheet

Stoney Stanton Road, Coventry

Role

Following 3 years of working closely with developer, contractor, operator and City Council, the Eden Square purpose-built student accommodation (PBSA) scheme reached practical completion and was opened for residents.

Quod have provided due diligence advice, secured full planning permission for new accommodation, secured various amendments to existing permissions, including new and amended listed building consents (LBC), managed a complex range of condition discharge activities whilst works were ongoing, and subsequently sought permission for a temporary alternative use (residential co-living alongside PBSA) to mitigate the impacts of the COVID-19 pandemic.

The result is a high quality PBSA scheme of 342 beds set within an attractive environment containing two Grade II listed buildings in addition to two new build blocks.

Quod's involvement in the site commenced with some due diligence advice based on an extant planning permission and LBC. Quod were subsequently appointed by a different client (Kier) in 2017 to secure amendments necessary to make the scheme reflect the aspirations of an operator for the scheme.

In addition to securing minor material amendments to the extant consent and securing alterations to the LBC, an alternative full planning permission was secured for delivery of a further 18 bed spaces on a block previously designated as a café for the scheme.

The urgency to commence works on site was linked to the levels of disrepair of the listed buildings and the need to secure them before further vandalism took place, and the contractual deadline (applicable to all PBSA schemes) to make the scheme available for the academic year. This meant that condition discharge submissions were being managed concurrently with works being undertaken on

Description

Planning and listed building consents for new PBSA, with planning project management through to practical completion

Client

Kier Property Developments

Planning Authority

Coventry City Council

Expertise

Planning	✓
CIL	
Environmental Planning	
Development Economics	
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	✓
CPO	

Project Type

Infrastructure	
Major Mixed Use	
Residential	✓
Retail & Commercial	
Industrial, Logistics and Warehousing	



site, and with further requirements to amend the scheme emerging alongside these works.

Quod developed an excellent working relationship with Council officers and local stakeholders in order to manage and coordinate this process. This was particularly important to manage and control works around the listed buildings, striking a balance between protecting their heritage significance and delivering the investment required for their preservation.

The COVID-19 pandemic has had major implications for the construction process (leading to delays) and uncertainty regarding student numbers attending university. This led to proposals being formulated to apply for a temporary dual use of the development to accommodate co-living rental accommodation as well as PBSA.

The planning submission demonstrated that that the principle of the use should be acceptable in this location and that it will secure a range of benefits, not least through encouraging more people to the city centre in support of shops and services, but also by providing the city with an additional affordable high quality residential offer.

