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Dear Chris

Proposed student apartment scheme at Primrose Street, Cambridge

Further to our recent meeting I set out below my thoughts with regards to your proposed development at Primrose Street (PS) based upon our past experience of similar projects elsewhere in the city.

Your proposed PS scheme has evolved and been re-designed following the work and advice that Savills has given you in relation to No.1 Milton Road over the past three years. You are aware that the scheme had to reduce in size from approximately 300 beds to 211 beds as a result of planning restrictions but is now a development that will deliver much needed bed space for autumn 2016, predominately to satisfy demand from ARU. I know that you also have interest from some of the University Colleges. A number of studios were lost at Milton road through planning, and this loss I hope will be remedied at PS.

The most comparable student accommodation scheme to PS would be the redevelopment of the former 'Fleur-De-Lys' Public House on Humberstone Road. This was redeveloped by Chard Robinson into 23 purpose built self contained studio apartments, known as 'The Newton'. We were the retained property consultants and selling agents for that scheme, and I can confirm that the units in that scheme were let from day of handover, and remain let to date, with strong student tenant demand.

We also understand that the 'Abbey Street' studio scheme was let within a week of its release and both the studio and cluster accommodation at Brunswick House (adjacent to the Cambridge Riverside scheme off Newmarket road) remains extremely popular and fully let.

Whilst we appreciate the ongoing need for affordable cluster student accommodation, there is also a very pressing need for affordable small 'self-contained' studio accommodation to cater for mature students, couples, foreign students and postgraduates.

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Should you require any further clarification on the above please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Toby Greenhow". The signature is fluid and cursive, with a large initial 'T' and 'G'.

Toby Greenhow MNAEA
Director