



New Amenity Hub, Kendrick Hall, Reading DESIGN AND ACCESS STATEMENT



Document Control

Change	Details	Source	Rev	Status
01	First Issue	CSP	P01	Preliminary
02	Site boundary updated	ROK	P02	Final
03	Application Boundary updated	ROK	P03	Final

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1. INTRODUCTION

- 1.1. This design and access statement has been prepared on behalf of Homes for Students in support of a proposal to provide new accommodation at Kendrick Hall, Reading.
- 1.2. The site and its context is analysed and evaluated to record local character and circumstances. The statement provides a description of the proposals and explains the principles and concepts that have informed the design development to date.
- 1.3. It explains how inclusive design principles are incorporated into the development to allow everyone to be able to conveniently use the places created.
- 1.4. The statement is submitted in accordance with the requirements of Planning Practice Guidance and supplementary guidance issued by CABE.
- 1.5. The design philosophy and proposals are described in the drawings and supporting documents submitted with this statement. It should therefore be read with all of the associated information.

2. DESCRIPTION

- 1.1. This is a proposal to create a new ancillary amenity hub building for use by students in the adjacent Kendrick Hall student accommodation.

3. CONSULTATION

- 3.1. A pre-application consultation has been carried out with the LPA (Ref:230346/PREAPP and RBC response letter 12-05-23), which concluded:

“Based on the information submitted, it is considered unlikely that a development the size and scale of that proposed would be harmful to the character and appearance of the surrounding conservation area. This is largely due to the single storey nature of the proposal, and the fact that it would not be visible from the highway.”

4. SITE APPRAISAL - ANALYSIS

4.1. General Environment

- 4.1.1. The Kendrick Hall student accommodation complex lies to the south east of Reading town centre and to the south of London Road (A4), a major trunk road running east-west.
- 4.1.2. This accommodation is bounded by London Road to the north, an open car park to the east, a school to the south and a series of freestanding (mostly) residential villas to the west.

- 4.1.3. Existing buildings forming part of the student complex are configured to create a series of landscaped courtyards with a principal access from Crown Place.
- 4.1.4. The proposed development site is located within one of these courtyards at the centre of the complex and is therefore bounded by a single-storey reception building, 3, 4 and 5-storey accommodation blocks and a tall masonry boundary wall, which separates the site from existing villas to the west.

4.2. Historic Environment

- 4.2.1. The site lies within the Kendrick Conservation Area.
- 4.2.2. The Kendrick Conservation Area Character Appraisal summarises the important heritage characteristics of the area and identifies built heritage assets (Buildings of Townscape Merit and Listed Buildings) along with important views, trees and focal buildings.
- 4.2.3. Groups of listed buildings mostly create frontages to London Road. Focal buildings form part of these frontages and include The Great Hall (Reading University) to the east of the site.
- 4.2.4. Detached villas along the eastern side of Kendrick Road are recorded as Buildings of Townscape Merit along with a collection of buildings associated with Reading University that surround an open courtyard to the south east of the site.
- 4.2.5. Important views are noted as being associated with the listed buildings on London Road, along Kendrick Road towards a Focal building on London Road and towards The Great Hall from London Road and Crown Place.

5. SITE APPRAISAL - EVALUATION

5.1. General Environment

- 5.1.1. The site is discreetly located within an existing courtyard and is largely screened from the public domain by existing buildings. Buildings on three sides are part of the associated student residential complex. The fourth (west) side is formed by a substantial boundary wall, which screens the site from the adjacent property and from Kendrick Road. Any development on the site will not be prominent in the public domain and will therefore have minimal impact on the townscape.
- 5.1.2. The space may be visible from the upper floors of no. 5 Kendrick Road to the west, although this property is not immediately adjacent to the boundary.

Trees are also present adjacent to the boundary wall within the grounds of no. 5 with canopies rising above the height of the wall. This combination of a substantial boundary wall, existing tree canopies and stand-off distance to the adjacent property means that a low-rise building on the application site would be difficult to see from the west and would therefore have minimal impact on the amenity of adjacent occupants.

- 5.1.3. The existing courtyard forms an external amenity space for students but it is not well used. It includes an area of grass, areas of shrub planting, a formal grid of ornamental trees and areas of hard landscape. This space also includes post-top amenity lighting.
- 5.1.4. An opportunity exists to improve the functionality of this space by providing more structured internal and external amenity spaces for use by occupants of the existing student complex.

5.2. Historic Environment

- 5.2.1. A discreet location within an existing courtyard bounded by existing buildings means that this development does not have the potential to impact the townscape of the conservation area, important views, trees or focal buildings.
- 5.2.2. Similarly, the location has limited potential to impact the setting of built heritage assets in the vicinity of the site. Only 'Buildings of Townscape Merit' in relatively close proximity to the west could be influenced by development on this site. However, the contribution of these buildings to the townscape predominantly arises from their contribution to the character of the public domain on Kendrick Road.
- 5.2.3. Development on the application site to the rear of these properties (when seen from Kendrick Road) will not be visible from the Kendrick Road Public Domain due to the presence of existing buildings, boundary walls and landscape features.
- 5.2.4. The impact on the character of the conservation area of a low-rise building on the application site would therefore be neutral.

6. PROPOSAL

6.1. Use

- 6.1.1. The proposed building creates a new internal amenity (e.g. communal social, study and leisure) space with an external terrace for use by residents of the student accommodation.

- 6.1.2. The existing courtyard space is under-used and this proposal therefore seeks to improve the quality of the adjacent accommodation with improved facilities.
- 6.1.3. No existing facilities are displaced or disrupted by this proposal. Vehicle parking and refuse storage/collection arrangements are located elsewhere in the wider student accommodation complex and are therefore unaffected.

6.2. Amount

- 6.2.1. The proposed building comprises 160 sq.m of new accommodation.

6.3. Layout

- 6.3.1. A new building footprint is located towards the western edge of an existing courtyard and creates a new social space between this building and the existing reception.
- 6.3.2. The new accommodation combines with the existing facilities in the reception building to complement and expand the existing reception area.
- 6.3.3. Both buildings and the associated external terrace areas can be closely managed by staff who are currently located in an existing management suite within the reception building.
- 6.3.4. The proposed building does not impact the public domain but it is configured to modify the structure of the existing courtyard space, improving its appearance and functionality to reinforce this area as a distinctive central communal facility for residents.

6.4. Scale

- 6.4.1. The new accommodation is contained within a single-storey structure.

6.5. Appearance

- 6.5.1. A simple rectangular building form is clad with vertical timber cladding and PPC aluminium windows. Large windows face onto a new external terrace to ensure good natural daylight penetration and create a strong connection between internal and external spaces.

6.6. Landscape

- 6.6.1. Shrub planting around the perimeter of the new building is complemented by new ornamental trees located adjacent to the terrace to frame the principal elevation and provide attractive three-dimensional structure to the space.
- 6.6.2. This proposal requires the removal of existing trees from within the courtyard. However, it is proposed that new trees are provided within adjacent courtyards as part of the development to provide additional compensatory planting.

- 6.6.3. A biodiverse green roof (example datasheet in appendix 1) is incorporated into the flat roof to improve the biodiversity of the site and create a natural visual component to views from high-level windows surrounding the courtyard and views towards the site from adjacent properties.

7. ACCESS

- 7.1. Access arrangements to, from and within the site remain as existing. There are therefore no access matters arising from this proposal.

8. SUMMARY

- 8.1. This proposal presents an opportunity to deliver improved facilities for existing residents in the student accommodation complex. A low-rise building set into an existing courtyard will be virtually invisible from the public domain and is configured to minimise any potential impact on the amenity of adjacent properties. Landscape impacts can be mitigated by compensatory tree planting elsewhere within the student complex and the inclusion of a green roof.

Appendix 1

Example Biodiverse Green Roof System



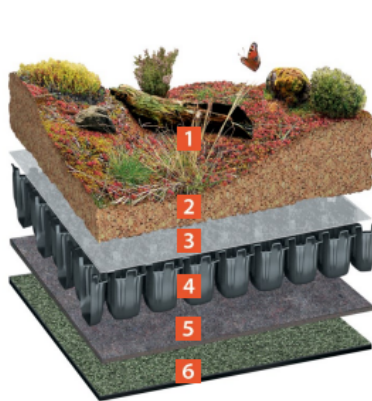
Revision: October 2022 V3

SYSTEM SUMMARY

BauderGREEN Biodiverse Green Roof System

Extensive, biodiverse solution

Biodiverse (previously referred to as brown roofs) are designed to incorporate as many types of habitat as possible giving a home and food source to invertebrates and pollinators which in turn are food for many birds and bat species. The roof is typically sown with BauderGREEN Flora seed mixes or plug plants to give a very broad range of plant species. Additional habitat features such as dead wood, stone/sand piles and dew ponds can also be incorporated into the design. BauderGREEN Flora seed mixes are collected in line with the Flora Locale Code they are designed to give a long flowering season (RHS perfect for pollinators and Buglife approved). The system is fully GRO and FLL compliant. A comprehensive range of guarantees are available for this system.



	Flora Locale Membership
	Royal Horticultural Society Perfect for Pollinators
	Endorsed by Buglife (the invertebrate charity)

Product	Description	Thickness	Saturated weight
1 Vegetation *	Typically Bauder's range of native seed and plug mixes are used in combination with other habitat features.	Thickness and weight varies with season	
2 BauderGREEN SUB-BM UK biodiverse substrate	Bauder's SUB-BM biodiverse substrate is a lightweight growing medium tested to BS 8616 and designed to meet GRO and FLL guidelines, these are often contoured to give differing habitats.	Varies typically 100-150mm	120-180 kg/m ²
3 BauderGREEN FV 125 100 filter fleece	Filtration layer that prevents substrate fines from washing into the drainage and water storage layer.	1mm	0.13 kg/m ²
4 BauderGREEN DSE 40 drainage layer	DSE 40 is a 40mm drainage board, holding 13.5 ltr/m ² . The light weight board is made from 100% Recycled HDPE.	40mm	15.3 kg/m ² (water filled)
5 BauderGREEN FSM 600 protection layer	Is 100% recycled Polyester and polypropylene fibre mix protection layer to prevent mechanical damage to the underlying waterproofing.	4mm	3.6 kg/m ²
6 Bauder's underlying waterproofing system	Options for Bituminous membrane, Hot Melt, Single ply or Cold applied liquid systems.	Not Included	Not Included
Green Roof System Build up (fully saturated, excludes waterproofing & vegetation)		145-195 mm	139-189 kg/m²

*Bauder also produce a biodiverse wildflower blanket solution

Please note: All green roofs require water during times of drought. Bauder recommend that the watering and maintenance of this roof is considered and addressed during its design.

Where to specify:

Primarily used when Biodiversity and habitat creation are the primary goals, such as for BREEAM or to comply with a local planning requirement.

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