

**Proposed Student Accommodation
EAST STREET, READING
Design & Access Statement MMA**

December 2018

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Client Studios Development (Reading) Ltd

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Author: MB
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Job No: **18053**

Prepared on behalf of Studios Development (Reading) Ltd

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gdl architecture

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1.0 introduction

1.0 INTRODUCTION

GDL Architecture has been commissioned by Studios Development (Reading) Ltd for the redevelopment of the application site, currently occupied by an electricity substation and redundant surface car-parking, to provide high quality purpose-built student accommodation (PBSA). The Client is a prominent student accommodation provider with an extensive countrywide experience and well developed management support systems.

The application site is ideal for student accommodation being focally located between the university's main and London Road campuses, Reading College, the railway station, and the Town Centre. It is the only remaining gap site in a mixed-use perimeter block framework which is contained by Queen's Road, London Street, South Street and East Street.

This Design and Access Statement seeks to show how the development may enhance the local environment and explain that the design proposals are a logical response to the physical and social characteristics of the townscape.

The site currently has an approval for a 103 beds PBSA scheme. Appeal Ref: **APP/E0345/W/17/3190317**. The DAS makes reference to the consented scheme to illustrate the differences between that and the scheme proposed in this planning application

1.1 The Studios Brand

Studios have taken a demand-led approach to carefully work up a design concept that listens to the needs of the students, the universities and the local community. The company doesn't believe that building student accommodation is about trying to squeeze students into small, featureless boxes, recognising instead that modern students wish to be treated like adults and the place they call home should be in line with this expectation.



Figure 01 Studios standard specification

All Studios developments have a consistent specification and set of requirements to ensure the student's day-to-day life and studying requirements are made as easy as possible. A student's university experience is not solely about studying, but also social learning and benefitting from the sharing of ideas and concepts. In order to facilitate all of this all their schemes include, as a minimum:

- Minimum room size
- Club lounge social area
- Group study rooms
- Private dining room
- Fitness Suite
- Cinema room
- On site management
- Security system

Experience has shown that offering this quality of accommodation and amenity space attracts a more discerning student supporting academic study and the relative attractiveness of local higher and further education institutions.

Furthermore, with the increase in international students playing an important part in the growth of the UK Higher Education offering, it is essential that they are offered a quality of accommodation that matches the quality of their degree. In this way, the UK will be able to continue to attract the best students from around the world.



Figure 02 Studios standard social areas

1.2 The Site

The site, which measures 0.316 acres is a redundant car park to the south of New Century Place and fronting East Street. The car parking requirements are now redundant due to the conversion of NCP1 & 2 into C3 use. The north east corner of the site is occupied by a small electricity substation that has planning approval to be re-located to a new position adjacent to the site.

The land in the vicinity generally falls from south to north, with a 1:22 gradient on East Street for the length of the site. The site levels fall from a high point of 42.50 AOD in the south-west corner to 41.45 AOD in the north-east corner. The site has therefore been rendered relatively level on made ground to suit functional car parking, with the edge interface treatment a combination of sloping verges to the east and retaining walls to the north, south and west. The southern boundary is delineated by the north façade of number 16 East Street which is a community building.

The surface finish comprises herringbone bond concrete paviors with perimeter drainage points. A curved concrete ramp rises from the lower car parking level between the site and New Century Place to another raised car parking area to the west.

The on-site verges are cultivated with hedging and hedgerow trees.

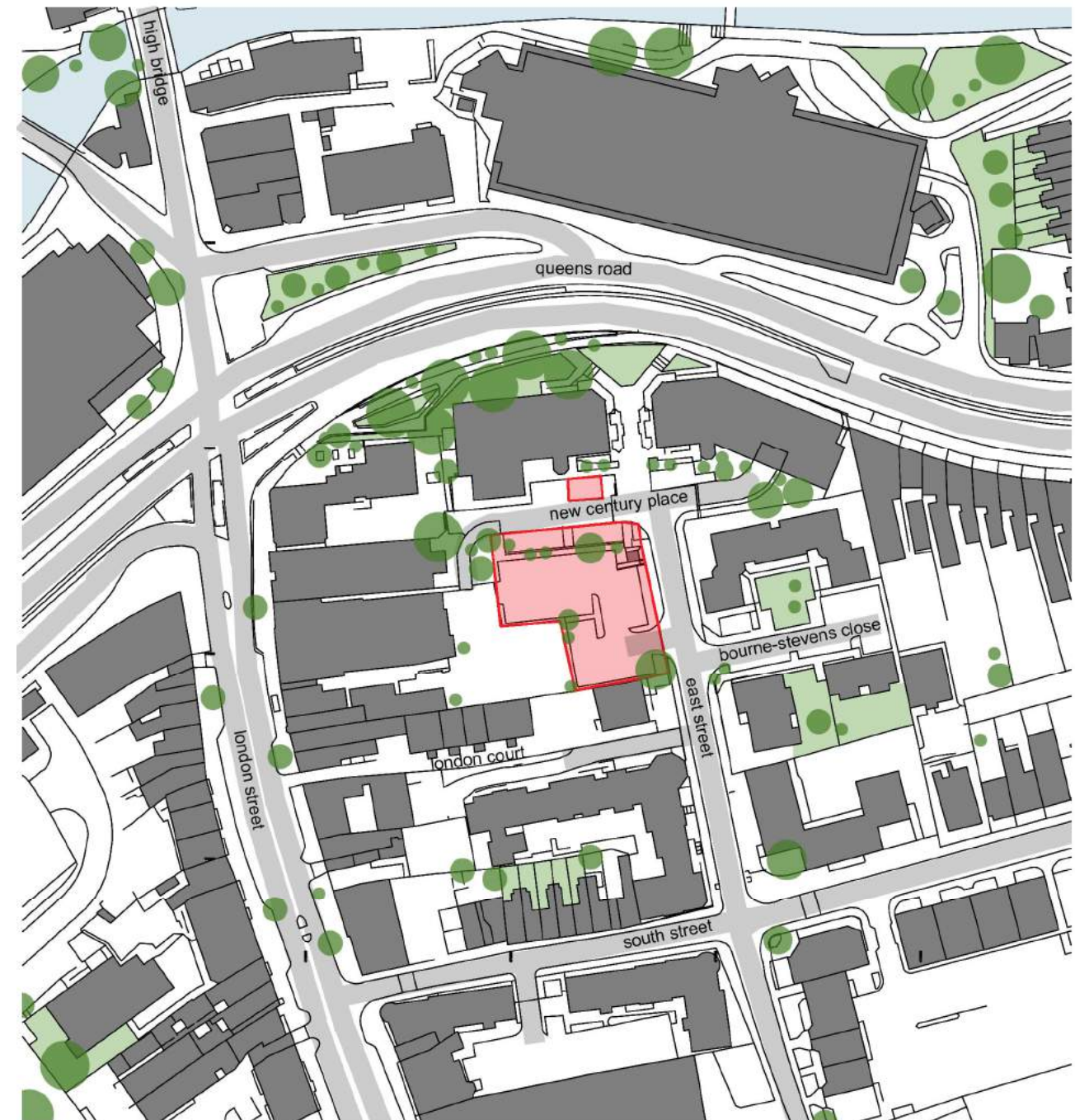


Figure 03 Existing Site



Figure 04 View from adjacent building looking south over site



Figure 06 View of retaining walls along site boundary



Figure 05 Panoramic view of site from East Street



Figure 07 View of tree and party wall on southern boundary



Figure 09 View of the existing substation from within the site



Figure 08 Access road and parking along northern site boundary



Figure 10 View of northern site boundary and rear of London Street properties

1.3 The Context

The Site, which is broadly 'L' shaped, measures approximately 0.127 hectares. It comprises a surface level car park, formerly used by the commercial occupiers of a neighboring building, now vacant. The site is located on the western side of East Street, which is a cul-de-sac that extends northwards from South Street, which can be accessed from London Street.

To the west, the site abuts the rear of the raised area of car park, which falls outside the application site area. Further west is the rear of a terrace of buildings which face London Street. The terrace includes 31, 33, 35, 37, 39 and 41 London Street, which are all statutorily listed buildings. Buildings at 43 – 47 London Street and 1 – 4 London Court are buildings of townscape merit. Directly to the north of the site are 1 New Century Place and 2 New Century Place, both four storeys (plus pitched roof) which are the former office buildings now being converted to residential use.

To the east of the site is Bourne Stevens Close, a cul-de-sac surrounded by three storey residential buildings. To the south of the site is a single storey community use building, and further south beyond that, East View Place which is a residential development of up to five storeys tall. It is therefore clear that following the conversion of 1 and 2 New Century Place, the immediate surrounding land uses will almost entirely be residential.

Since becoming redundant the condition of the site has deteriorated and it is now a target for litter, anti-social behavior, illegal fly-tipping and illegal occupation by travelers. The site is neighboured by surrounding buildings in both commercial and residential use. In its current condition, the site detracts from the appearance and character of the surrounding area, including the Market Place/ London Street Conservation Area, which the site falls within. The site is previously developed, brownfield land located within a sustainable location within the town centre of Reading.



Figure 12 View along East Street to New Century Place



Figure 11 Corner of East View Place and no 16 East Street community building



Figure 13 View of existing site from East Street



Figure 14 View from East Street along Bourne-Stevens Close



Figure 16 View of site from Queen's Road



Figure 15 Gable of Bourne-Stevens Close facing site



Figure 17 Offices at junction of Queen's Road and London Street



Figure 18 Corner of East View Place at South Street



Figure 20 View along South Street



Figure 19 View north along East Street



Figure 21 Offices and Great Expectations Hotel at the end of London Street

1.4 Heights and Massing

The site is a redundant surface car park which sits among a mix of office and residential buildings.

The frontage to Queens Road is made up of three separate office buildings. The two which form the New Century Place development are 4 storeys high with pitched roofs at 60.10 AOD, and corner turrets rising to 62.82 AOD.

The government Central Point offices to the corner of Queen's Road and London Street are at a height of 5 storeys, with flat roof areas at 59.88 AOD.

The new housing development to Bourne-Stevens Close is 2 to 3 storeys with the highest ridge line at 50.58 AOD.

The 3 to 5 storeyed East View Place has a large corner turret with a flat roof at 56.33 AOD.

The rest of the immediate contextual area comprises the street frontage to London Street. The Great Expectations Hotel at the north end has a roof ridge line at 51.97 AOD and eaves at 49.01 AOD. The pediment fronting onto London Street has a ridge at 55.15 AOD.

To assist our understanding of these physical relationships a comprehensive survey of AOD levels was carried out within the surrounding area.

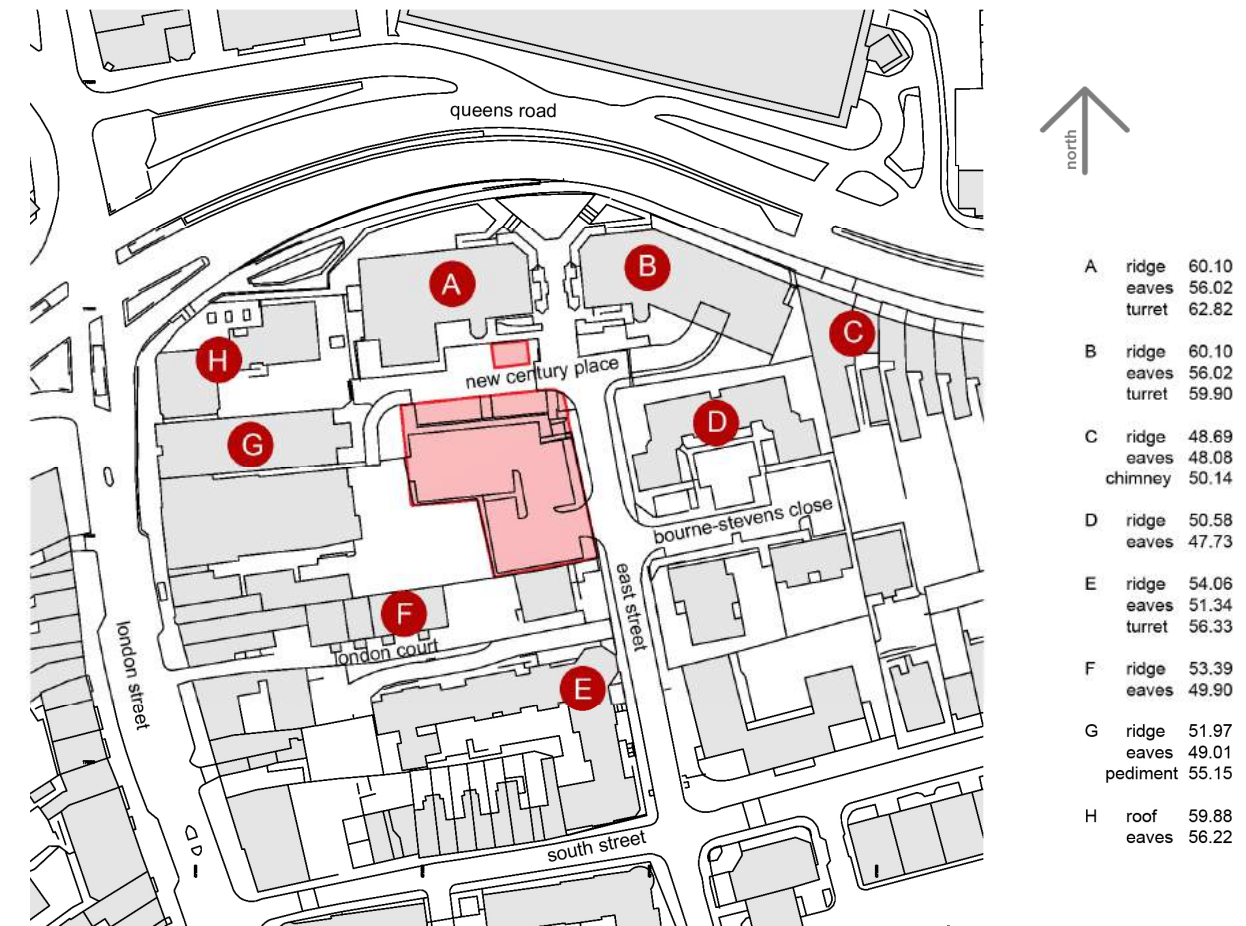


Figure 22 Building Datum Heights



Figure 23 Aerial view – from west over London Street



Figure 24 Aerial view – from south to Queen's Road

2.0 proposed scheme

2.1 DESIGN COMMENTARY

The proposed building takes its cue from the buildings to the north and south.

The application scheme responds to the streetscape hierarchy and comprises 4 storeys of studio bedroom accommodation with shared social facilities at ground and within the basement.

The plan form, largely generated by the shape of the site and in common with student accommodation projects generally, is based on an economical dual aspect layout with a centralised corridor, and is arranged as two separate elements running north-south and east-west which reflect the primary and secondary local urban grain. The north-east corner is chamfered on plan, a traditional device to accentuate a street intersection, and is detailed to exploit its landmark potential as a key visual anchor seen through the entrance to East Street from Queen's Road.

Fenestration patterns generally reflect the functions within the building. The scheme is flat-roofed for a variety of reasons, first, to mitigate the building mass; second, to facilitate roof top maintenance access; third, to provide a practical platform for the future installation of renewables; and fourth, to reinforce the contemporary architectural character.

The ground floor has a mix of uses – studios, foyer lounge and ancillary space for refuse and cycle storage. The basement comprises a dinner party room, cinema, study and library with double height void linking this area with the foyer lounge on the ground floor and ancillary facilities such as laundry, switch room and plant. The upper floors are taken up mostly by studios.

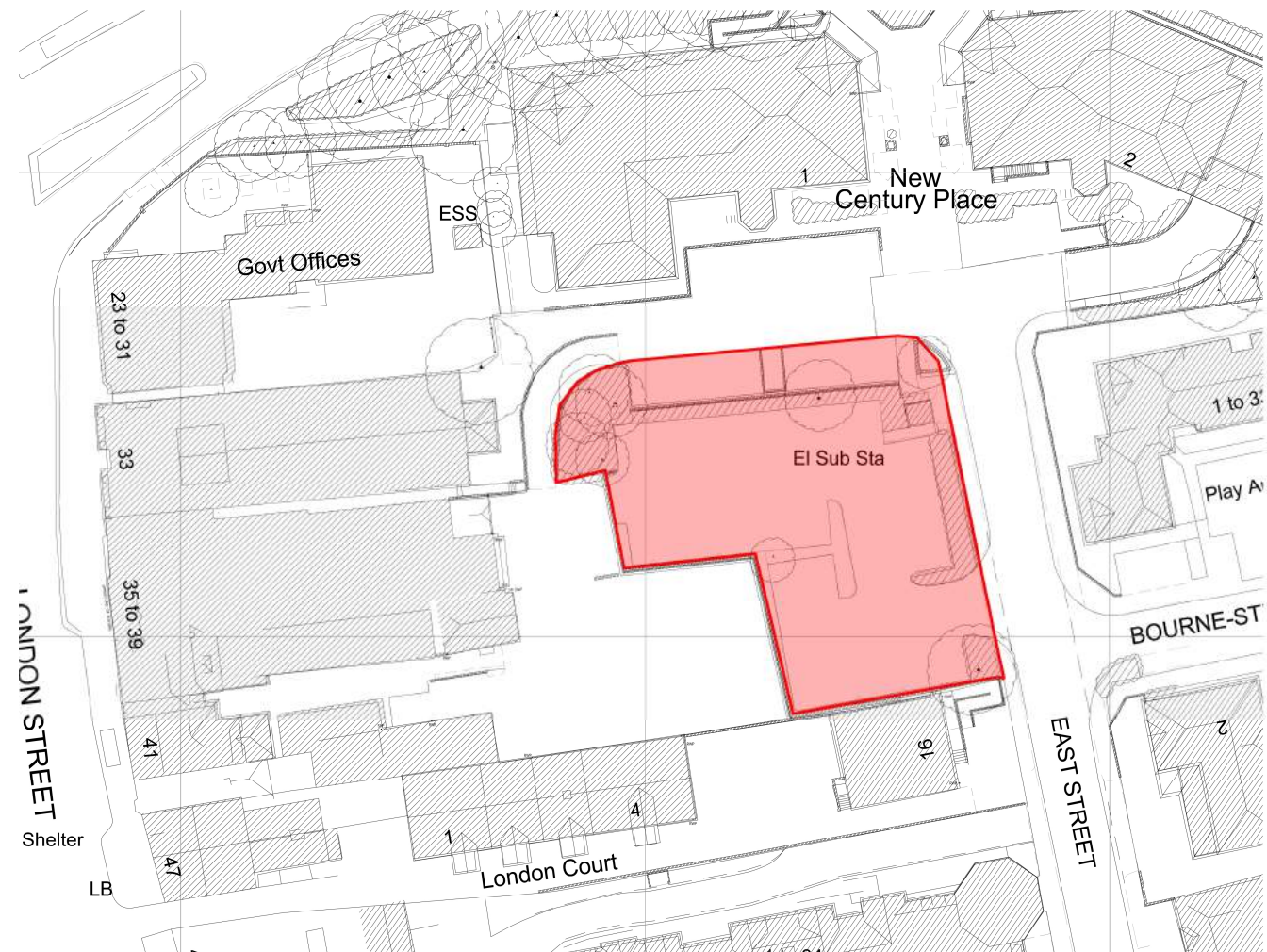
The external materials will be of high quality and limited in number to ensure restful and composed facades. Primarily the material palette will be composed of facing brickwork, and curtain walling. Windows will be set back within the building envelope to add depth and interest to the elevations.

- 108 beds
- 4 storey
- Social areas including cinema, lounge, study / library and a dinner party room
- Secure cycle storage
- Landscape courtyard
- Visitor and staff car parking including term time drop off and pick up allocated spaces
- CCTV
- Fully managed building

2.2 FOOTPRINT RATIONALE

The Site

Cleared 'L' shaped site



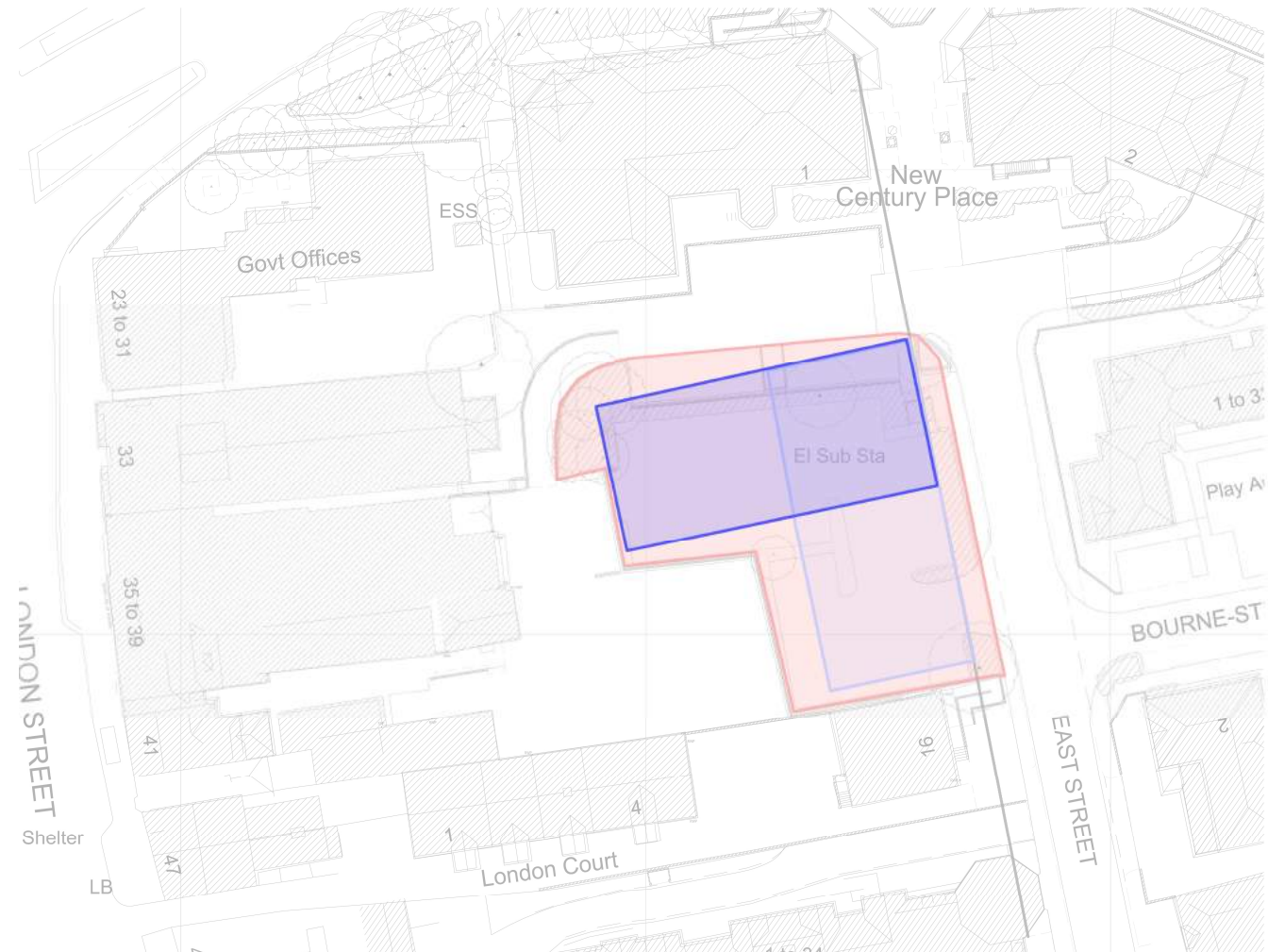
East Street

Continuation of the street down East Street



Street edge

Close the urban grain between New Century Place and the site

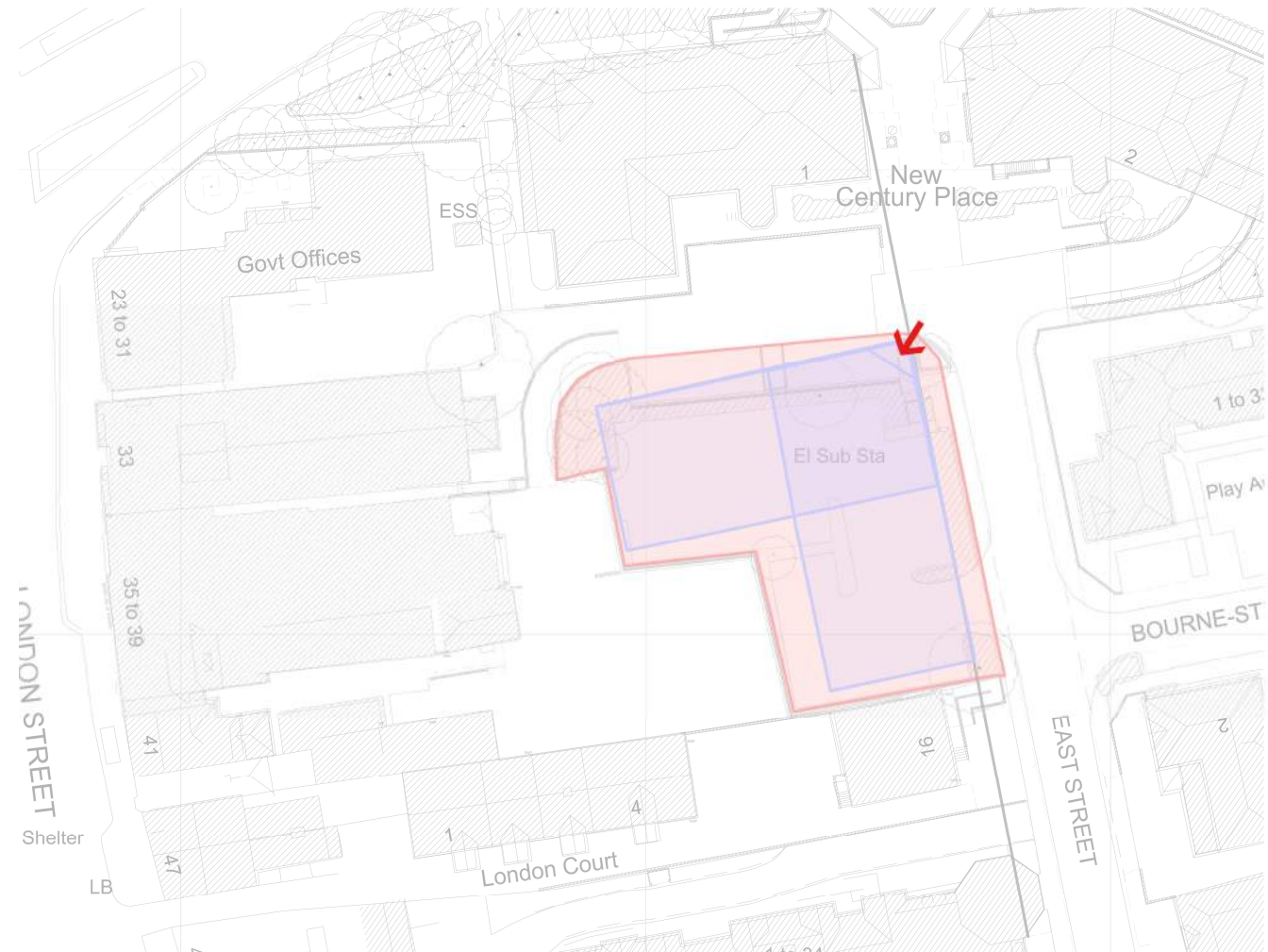
**Corner Node**

Create a focal node point as the site turns the corner



Entrance

Primary entrance point created on the corner due to maximum visibility and relationship with New Century Place

**Set back**

Building edge set back from street to provide additional / improved soft landscape to East Street



Courtyard

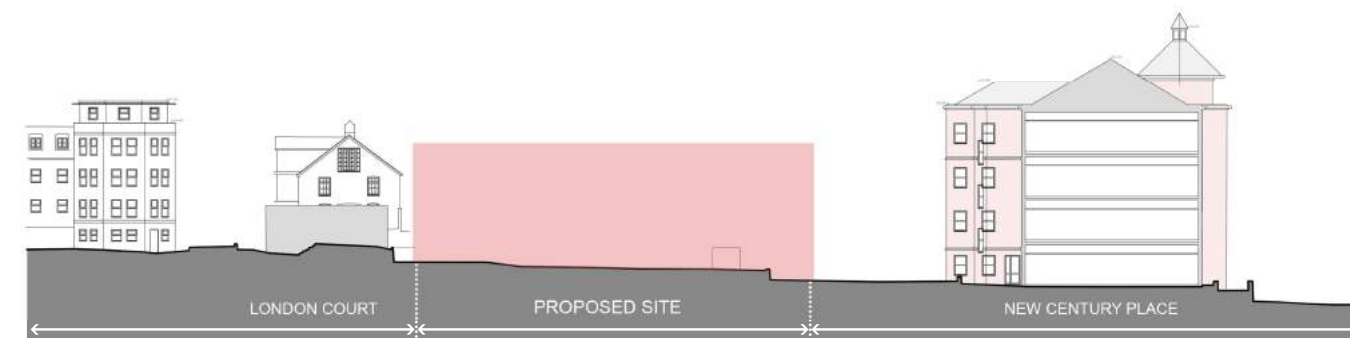
Secure and private courtyard for the residents between building and retaining wall

**Building Footprint**

2.3 MASSING RATIONALE

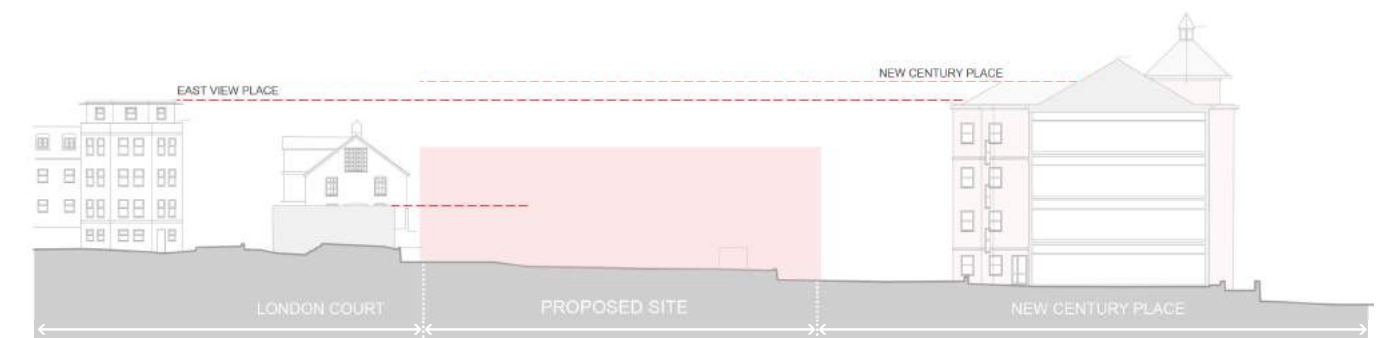
Site Section through East Street

Infill site



Heights

Surrounding properties with clear distinctive massing datum reference points



Infill

Building block inserted into open site based on scale of surrounding buildings
 Setback top floor to provide roofscape and relief

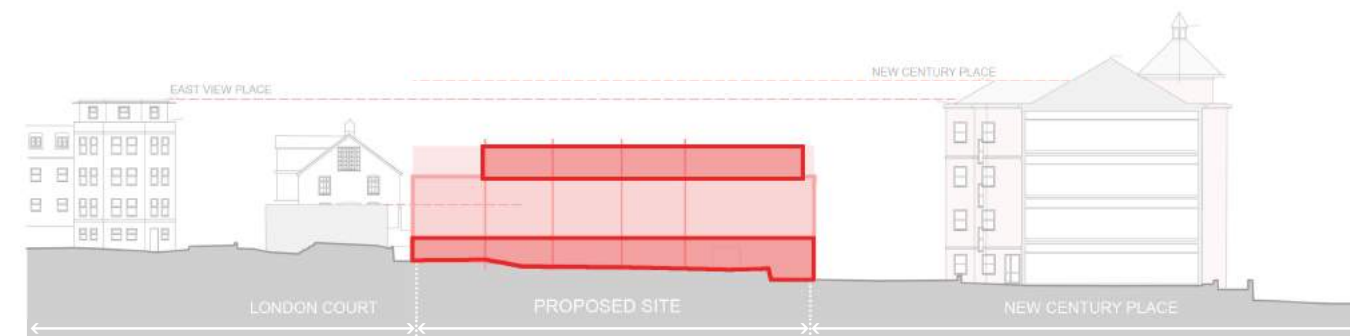
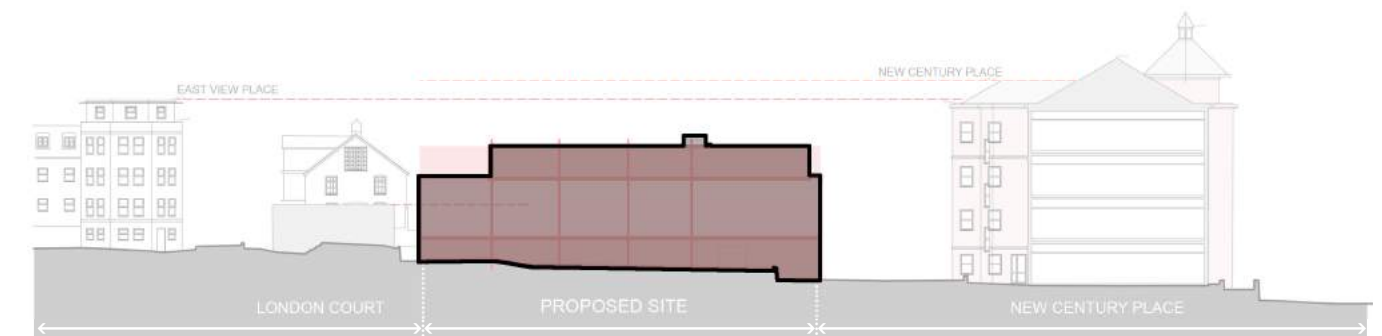
**Residential verticality**

Add residential scale and mass with the inclusion of vertical proportions
 Step down at edges to relate to scale



Horizontal Planes

Introduction of a plinth to help land the building and set back top floor to reduce overall visual mass

**Elevation Outline**

2.4 MATERIALS

The external materials will be of high quality and limited in number to ensure restful and composed facades. Primarily the material palette will be composed of facing brickwork, and curtain walling. Windows will be set back within the building envelope to add depth and interest to the elevations.

Material Palette

- Facing Brick – Red to match adjacent buildings
- PPC aluminum windows and curtain walling
- PPC metal surround with shadow gaps to feature entrance pod
- Balcony doors with glass Balustrades
- Glass spandrel panels
- Artificial stone coping and lower band



Figure 34 CGI

2.5 SUBSERVIENCE

The table below has been compiled from on-site topographical survey data

	AOD
Proposed Building	
Designed GF FFL	40.52
Proposed building height	52.95
Surrounding Buildings	
New Century Place highest ridge line	60.10
New Century Place highest eaves	56.02
New Century Place turret ridge height	62.82
Queen's Road crescent ridge line	48.69
Queen's Road crescent chimney stacks	50.14
Bourne-Stevens Close ridge line	50.58
East View Place corner turret	56.33
Great Expectations Hotel roof ridge line	51.97
Great Expectations Hotel eaves	49.01
Great Expectations Hotel pediment ridge	55.15

The table demonstrates that whilst the general roof level of the proposed development is at a height of 52.95 AOD it is more than seven metres lower than the highest ridge level of the New Century Place development and ten metres lower than the west turret; with the result that the existing buildings remain the dominant skyline features in long distance views.

The height of the proposed development has been mitigated by setting the ground floor datum at the lowest part of the site and working to minimum floor-to-floor heights at each level.

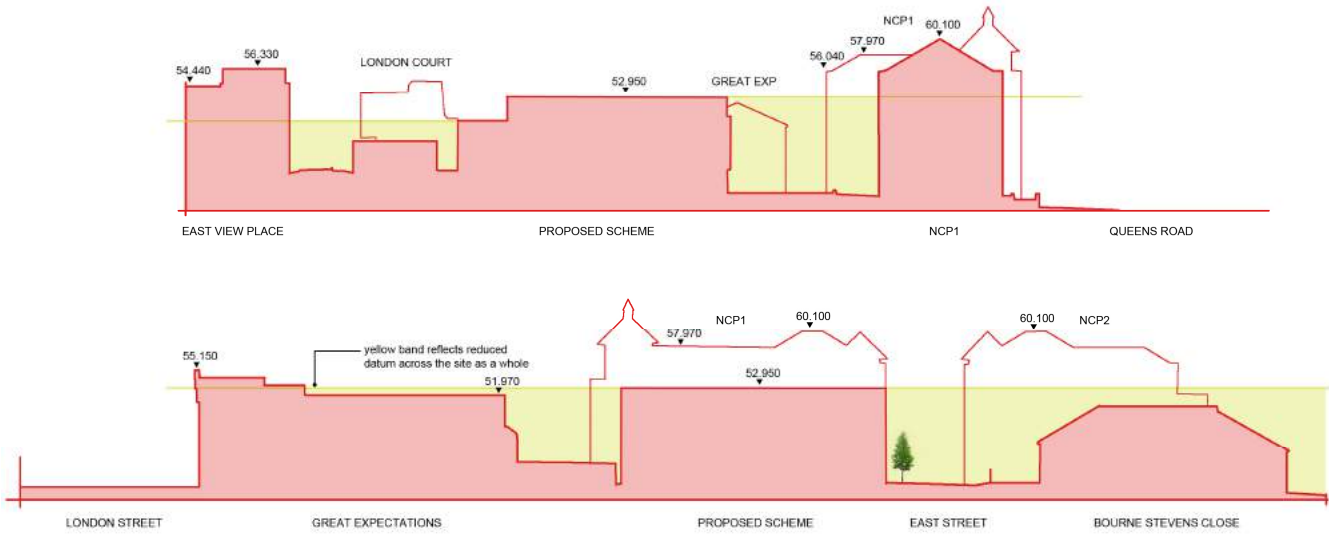


Figure 45 Subservience diagram

3.0 project background

3.1 Original Planning Application – January 2017

Development proposals for the Site were first discussed with the Council in 2016. The First Planning application, subsequently granted consent at appeal, undertook considerable pre-application engagement in refining the proposals in terms of architecture, massing and scale in response to advice received from Reading Borough Council officers.

The application Ref 170019, dated 5 January 2017, was refused by notice dated 7 June 2017.

Description

New purpose built student accommodation (PBSA) (Use Class Sui Generis) comprising 116 units across a mix of studios/premium studios/club and 1 bedroom apartments with shared communal, recreational and living facilities and all associated car parking, landscaping, access and ancillary works



Figure 25 Elevations from the submitted application

3.2 Design Evolution

During the Planning Application stage the design was reviewed and reduced following comments received from the Council. This section aims to describe with the aid of diagrams the changes that were taken

Pre Application Stage



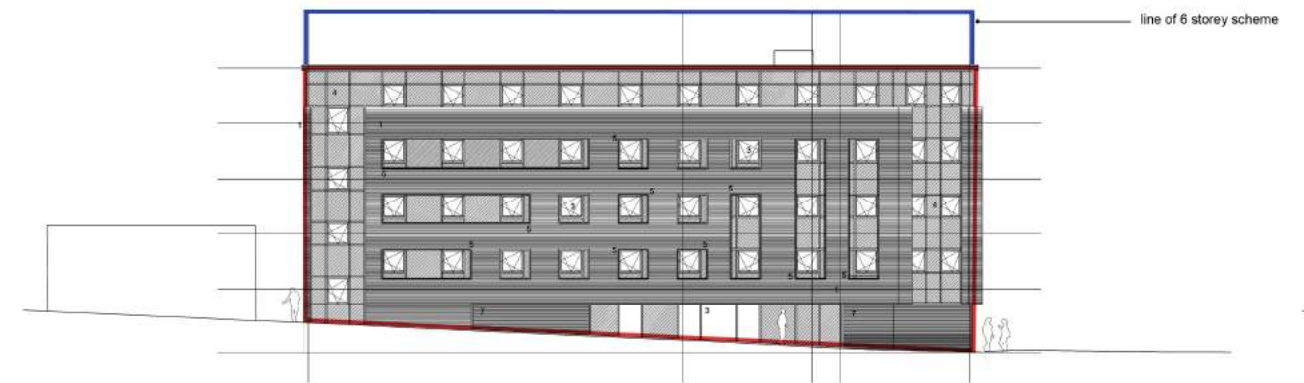
Description

- 6 storey
- 139 beds
- Primarily brick with areas of aluminium cladding

Comments received

- Loss of landscaping to East Street
- Windows too small
- Loss of car parking
- Setting of the heritage assets
- Inappropriate scale
- Flat roof
- Active frontage required to East Street

Full Planning Application



Description

- Increased active frontage to East Street
- Reduced height to 5 storeys
- 116 beds
- Simplified materials
- Larger windows with increased interest – less 'block' like elevations
- 500mm landscapes strip to North and East frontages

Comments received

- Setting of Heritage assets
- Arrival and departure needs to be explained in terms of a management plan / strategy
- Inappropriate use of material - aluminium cladding. NOTE that no aluminium cladding is proposed
- Scale and massing queried
- Cycle parking inappropriate
- Directly abutting East Street – the council would like to see increased public realm along East Street
- The use of a flat roof was commented on

Informal Issue

Following submission of the planning application further comments were received from the council on the full planning application scheme, we revised the scheme and issued the updates to the council for informal comments

Description

- Increased set back to East Street with the introduction of trees and low level shrubs
- Primary material – brick
- Reduced height from 5 to 4 storeys
- Reduced beds from 116 to 107

Informal issue No.2

Following the verbal comments received the scheme was revised as follows

Description

- Increased definition to the elevations with the introduction of steps within the façade which takes on the character of the surrounding area.
- Added Juliet balconies to provide greater residential appearance

Comments received via Barton Wilmore – Verbal

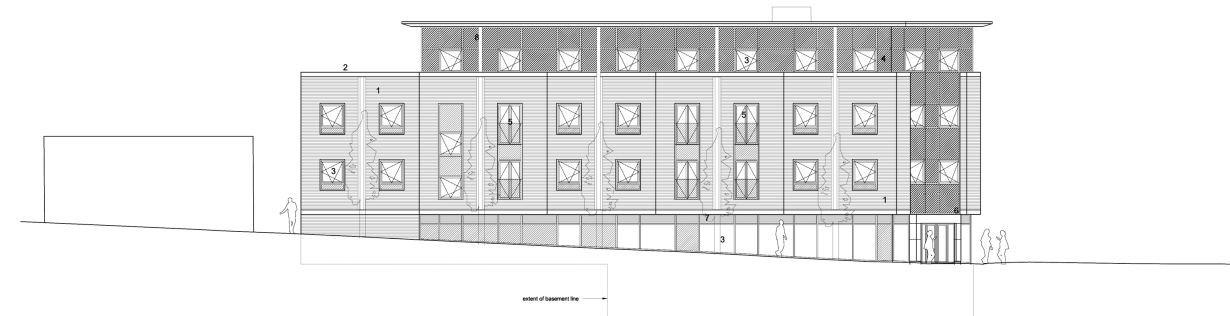
- Scale – step needed to the south of East Street to provide relief to the single storey community building

Informal issue No.3**Description**

- Step provided to the south of East Street

Comments received

- Setting of historic assets
- Flat roof
- Scale and massing
- Negative comment regarding the use of basic brick as the dominant material
- Proposed materials are not classed as high quality
- Too bulky in mass and would dominate the streetscape

Revised full planning application**Design benefits and description**

- 4 storey building
- 103 beds
- The contemporary roof form allows for the deployment of sustainable renewables and rain water attenuation.
- The building restores the integrity of the historic perimeter block formed by East Street, Queen's Road, London Street and South Street, and enhances the active frontage to East street.
- The proposal is viable and responds to market demand.
- The proposal screens service areas from the East street public realm.
- The design respects the East Street elevation in terms of scale, and height. It is significantly lower than East View Place and New Century Place 1.
- The building's occupancy profile improves the diversity of the housing mix in the locale.
- Increased roof overhang with introduction of columns to add verticality and interest
- The Development will use materials consistent with the nearby buildings and respects the character of the Conservation Area and nearby listed buildings.

3.3 Consented Scheme – August 2018

Appeal Ref: **APP/E0345/W/17/3190317**

Description:

Erection of 4 storey building to provide 103 student accommodation units (Sui Generis), landscaping, access and ancillary works, following removal of a 49 space car park

The application was refused based on the below 4 points

1. The proposed building by reason of its scale, form and dominant massing, use of inappropriate materials and lack of detailing is unsympathetic to and would fail to enhance or preserve the character and appearance of the Market Place/London Street Conservation Area. Furthermore, it would have a detrimental impact on the settings of the rear of listed buildings in London Street and thus harm the significance of those buildings. It is thus contrary to Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015) and to S.66(1) and S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. The proposal fails to demonstrate in a sequential test that there is no alternative location for such development, which is classified by the Environment Agency as “more vulnerable” and part within Flood Zone 2, and that the potential risks from flooding such as reduced flood water storage, impedance to flow or risks to life and property are acceptable or can be mitigated. It is thus contrary to Policy CS35 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).
3. The proposed development does not comply with the Local Planning Authority’s standards in respect of arrival and departure procedure at the beginning and end of term and as a result constitutes a highway safety hazard in conflict with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).
4. In the absence of a completed legal agreement to secure an Employment and Skills Plan and use of the living accommodation to be occupied as student accommodation (Sui Generis) only, the proposal will not mitigate its impact on the social and economic infrastructure of the borough, contrary to Policies CS3 and CS9 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM3 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and the Council’s Adopted Supplementary Planning Documents on Employment, Skills & Training (2013) and Planning Obligations (2015).

Following a successful Appeal Hearing dated 17th July 2018 the scheme was granted Approval on 10th August 2018.



Figure 26 Elevations from the consented scheme

4.0 proposed amendments

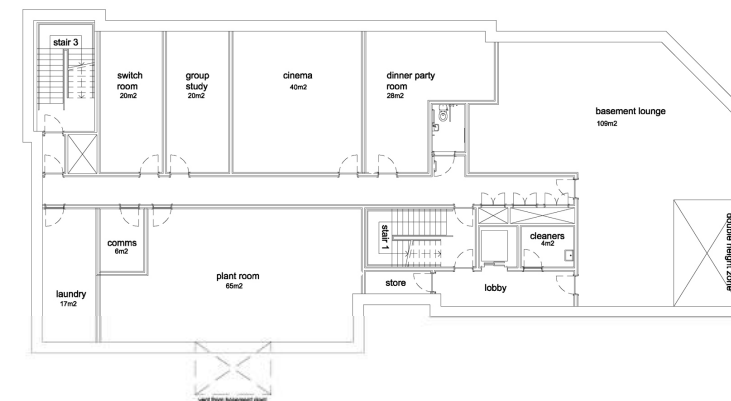
4.0 Proposed Amendments

Approval was granted for the original planning application on 10th August 2018. A further NMA application was submitted and subsequently approved (application no. 181629) dated 25.10.2018.

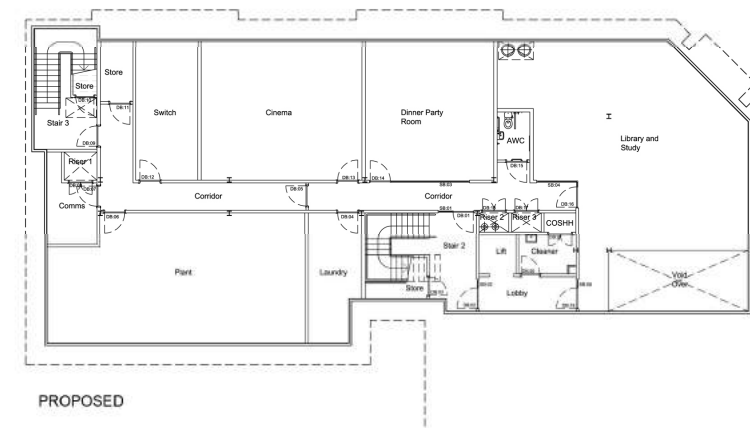
Following these approvals, we have discussed proposed amendments with Matthew Burns at Reading Borough Council who has confirmed that a MMA application will need to be submitted due to the proposals. Therefore, we have prepared this document to illustrate the proposed amendments to the approved plans and elevations

4.1 Basement

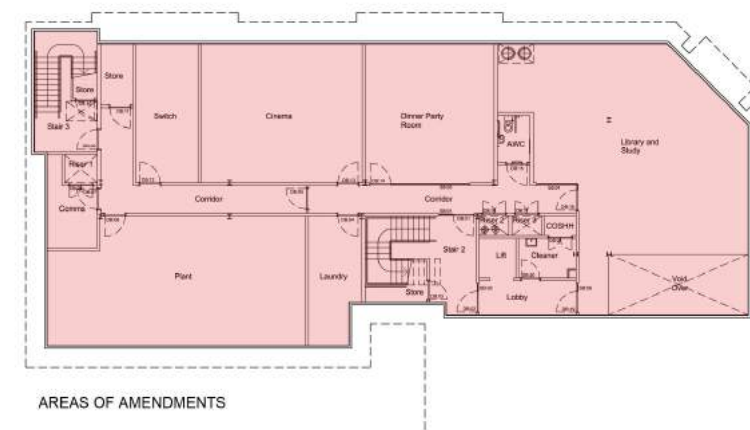
- Reconfiguration of the internal accommodation
- Increased void between level 0 and basement



CONSENTED



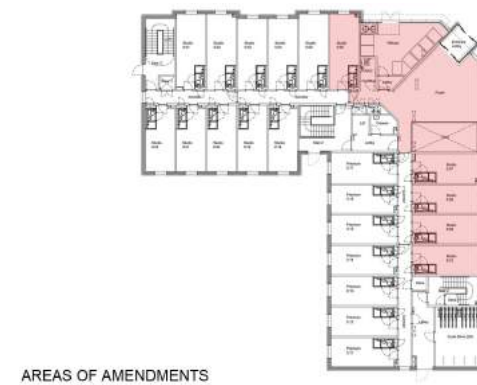
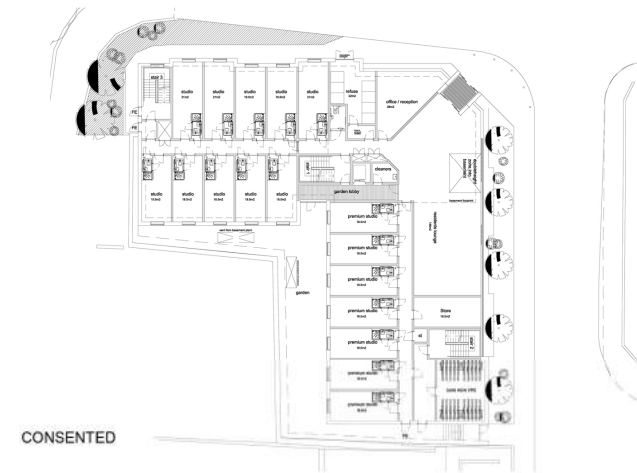
PROPOSED



AREAS OF AMENDMENTS

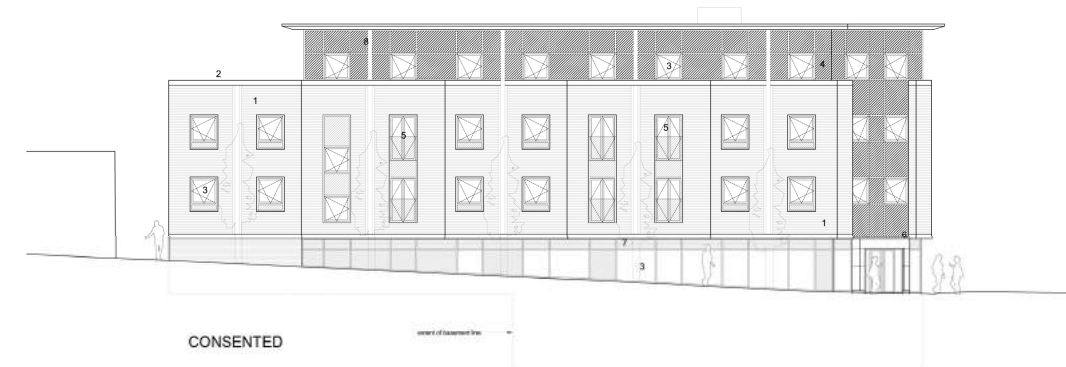
4.2 Level 0

- Additional 5no. Studios – $103 + 5 = 108$ beds
- Office / reception omitted
- Residents lounge reduced in size
- Relocation of refuse store
- Increased void between level 0 and basement



4.3 East Elevation

- Extent of ground floor curtain walling reduced and replaced with brick and windows to reflect the use behind the elevation (studios)
- Air bricks indicated



4.4 North Elevation

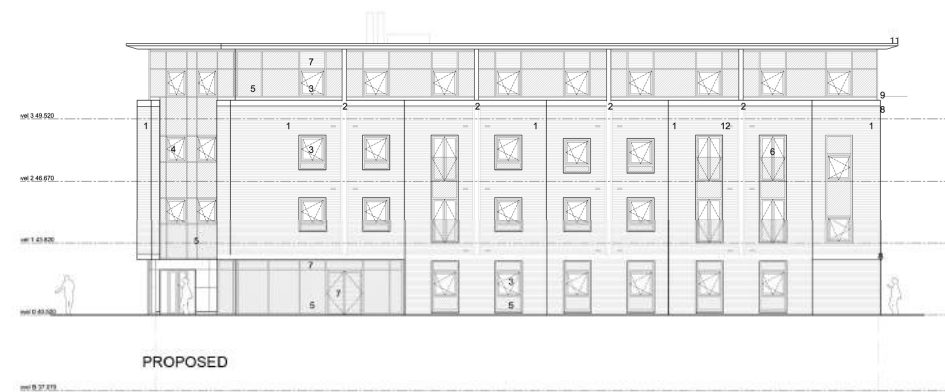
- Extent of ground floor curtain walling reduced and replaced with brick and windows to reflect the use behind the elevation (studios)
- Air bricks indicated
- Refuse access door relocated to reflect revised plan

4.5 Other Elevations

- Air bricks indicated



CONSENTED



PROPOSED



AREAS OF AMENDMENTS

5.0 accommodation schedule

5.0 ACCOMMODATION SCHEDULE

The following schedule lists all rooms within the development.

GIA

	Area (m2)
Level 0	775 m ²
Level 1	786 m ²
Level 2	786 m ²
Level 3	660 m ²
Level B	427 m ²

Total GIA – 3,434.0 m² / 36,963 sq ft.

NIA – not including plant, circulation, laundry, cleaners, stores etc...

	Area (m2)
Level 0	455 m ²
Level 1	593 m ²
Level 2	593 m ²
Level 3	522 m ²
Level B	197 m ²

Total NIA –2,360.0m² / 25,402 sq ft.

Location	Description	Nominal Room Area	
BASEMENT LEVEL			
		m2	
Social spaces			
	Library and Study	106.8	
	Dinner Party Room	37.8	
	Cinema	47.3	
Core 1	Stair 2 lobby	6.9	
	Stair 2	10	
	Lift	3.0	
	Stair 2 corridor	8.3	
	Cleaners store	4.7	
	Store	2.9	
	Riser 2	1.2	
	Riser 3	1.2	
	Coshh	1.3	
Service spaces	Switch Room	18.2	
	Plant Room	66.6	
	Comms Room	7.5	
	Riser 1	1.3	
	Laundry Room	13.4	
	Accessible WC	3.2	
Core 3	Stair 3	10.2	
	Store	1.1	
	Stair 3 corridor	6.5	
	Store	4.1	

Location	Description	Nominal Room Area	
LEVEL 0			
		m2	
Entrance			
	Entrance Lobby	6.5	
Social spaces			
	Foyer- Entrance Area	58.1	
Core 1			
	Stair 2 Lobby	6.9	
	Stair 2	10.8	
	Stair 2 corridor	11.6	
	Lift	3.0	
	Cleaners store	4.7	
	Riser 2	1.2	
	Riser 3	1.2	
Service spaces			
	Lobby/Refuse	2.5	
	Refuse	33	
	Accessible WC	3.2	
	Cycle lobby	15.9	
	Cycle store (34 bikes)	27.7	
	Store	2.9	
Core 2			
	Stair 2	9.8	
	Store	1.4	
	Stair 2 corridor	4.8	
Premium Studios			
	Premium studio 0:11	18.8	
	Premium studio 0:12	18.8	
	Premium studio 0:13	18.8	
	Premium studio 0:14	18.8	
	Premium studio 0:15	18.8	
	Premium studio 0:16	18.8	
	Premium studio 0:17	19.6	
Studios			
	Studio 0:01	21.4	
	Studio 0:02	21.4	
	Studio 0:03	20.1	
	Studio 0:04	20.1	
	Studio 0:05	21.4	
	Studio 0:06	21.4	
	Studio 0:07	21.4	
	Studio 0:08	20.1	
	Studio 0:09	20.1	
	Studio 0:10	21.4	
	Studio 0:18	18.8	
	Studio 0:19	18.8	
	Studio 0:20	18.8	
	Studio 0:21	18.8	
	Studio 0:22	18.8	
Core 3			
	Stair 3	9.6	
	Stair 3 corridor	8.4	
	Riser	1.3	

Location	Description	Nominal Room Area	
LEVEL 1			
		m2	
Core 1			
	Lift	3.0	
	Cleaners store	4.7	
	Riser 2	1.2	
	Riser 3	1.2	
	Lobby	6.9	
Premium Studios			
	Premium studio 1:18	18.8	
	Premium studio 1:19	18.8	
	Premium studio 1:20	18.8	
	Premium studio 1:21	18.8	
	Premium studio 1:22	18.8	
	Premium studio 1:23	18.8	
	Premium studio 1:24	19.6	
	Premium studio 1:25	23	
Studios			
	Studio 1:01	21.4	
	Studio 1:02	21.4	
	Studio 1:03	20.1	
	Studio 1:04	20.1	
	Studio 1:05	21.4	
	Studio 1:06	21.4	
	Studio 1:07	20.1	
	Studio 1:08	23.5	
	Studio 1:09	22.5	
	Studio 1:10	20.1	
	Studio 1:11	21.4	
	Studio 1:12	21.4	
	Studio 1:13	20.1	
	Studio 1:14	20.1	
	Studio 1:15	21.4	
	Studio 1:16	20.1	
	Studio 1:17	20.1	
	Studio 1:26	18.8	
	Studio 1:27	18.8	
	Studio 1:28	18.8	
	Studio 1:29	18.8	
	Studio 1:30	18.8	
Core 2			
	Stair 2	9.8	
	Store	2.0	
	Stair 2 corridor	9.5	
Core 3			
	Stair 3	9.6	
	Stair 3 corridor	8.4	
	Riser	1.3	

Location	Description	Nominal Room Area	
LEVEL 2			
		m2	
Core 1			
	Lift	3.0	
	Cleaners store	4.7	
	Riser 2	1.2	
	Riser 3	1.2	
	Lobby	6.9	
Premium Studios	Premium studio 2:18	18.8	
	Premium studio 2:19	18.8	
	Premium studio 2:20	18.8	
	Premium studio 2:21	18.8	
	Premium studio 2:22	18.8	
	Premium studio 2:23	18.8	
	Premium studio 2:24	19.6	
	Premium studio 2:25	23	
	Studio 2:01	21.4	
Studios	Studio 2:02	21.4	
	Studio 2:03	20.1	
	Studio 2:04	20.1	
	Studio 2:05	21.4	
	Studio 2:06	21.4	
	Studio 2:07	20.1	
	Studio 2:08	23.5	
	Studio 2:09	22.5	
	Studio 2:10	20.1	
	Studio 2:11	21.4	
	Studio 2:12	21.4	
	Studio 2:13	20.1	
	Studio 2:14	20.1	
	Studio 2:15	21.4	
	Studio 2:16	20.1	
	Studio 2:17	20.1	
	Studio 2:26	18.8	
	Studio 2:27	18.8	
	Studio 2:28	18.8	
	Studio 2:29	18.8	
	Studio 2:30	18.8	
Core 2	Stair 2	9.8	
	Store	2.0	
	Stair 2 corridor	9.5	
Core 3	Stair 3	9.6	
	Stair 3 corridor	8.4	
	Riser	1.3	

Location	Description	Nominal Room Area	
LEVEL 3			
		m2	
Core 1			
	Lift	3.0	
	Cleaners store	4.7	
	Riser 2	1.2	
	Riser 3	1.2	
	Lobby	6.9	
Premium Studios	Premium studio 3:16	18.8	
	Premium studio 3:17	18.8	
	Premium studio 3:18	18.8	
	Premium studio 3:19	18.8	
	Premium studio 3:20	19.5	
	Premium studio 3:21	23	
Studios	Studio 3:01	18.8	
	Studio 3:02	18.8	
	Studio 3:03	18.8	
	Studio 3:04	18.8	
	Studio 3:05	18.8	
	Studio 3:06	18.8	
	Studio 3:07	18.8	
	Studio 3:08	21.1	
	Studio 3:09	21.3	
	Studio 3:10	19.3	
	Studio 3:11	18.8	
	Studio 3:12	18.8	
	Studio 3:13	18.8	
	Studio 3:14	18.8	
	Studio 3:15	18.8	
	Studio 3:22	18.8	
	Studio 3:23	18.8	
	Studio 3:24	18.8	
	Studio 3:25	18.8	
	Studio 3:26	18.8	
Core 2	Stair 2	9.8	
	Store	2.0	
	Stair 2 corridor	9.5	
Core 3	Stair 3	9.6	
	Stair	9.6	
	Stair 3 corridor	13.8	
	Store	1.1	
	Riser	2.4	
	Store	4.5	

6.0 access

6.0 ACCESS

The main pedestrian entrance to the building, from New Century Place, has been chosen for its relationship with the social zone, and also for practical reasons, as the only other alternative access point is on East Street where the ground floor is in retention, the ground floor finished level being below the adjacent ground level. A passenger lift is located within the entrance foyer serving all upper floors which are fully accessible without changes of level from the lift lobbies.

The foyer space gives level access out to the secure private and shared garden area, which will have controlled street access from East Street.

The design is responsive to all statutory guidance and best practice and will be audited at successive RIBA work stages to ensure compliance through to completion of the project. All circulation areas satisfy part M of the Building Regulations.

Transport issues:

The site is located close to Queens Road and London Street which are key public transport corridors. The Oracle development and the commercial centre of Reading are within 200m walking distance, whilst the railway station is some 700m away. The Whiteknights entrance to the main university campus is 1.5km to the south-east. The London Road campus and Reading College are closer, at 500m and 700m respectively.

Secure cycle storage is provided in order to encourage cycling from the development to the local area and Universities.

For further details of the travel and transport issues please refer to the Transport Statement prepared by TPA Transport Consultants.

6.1 CYCLE STORAGE

Secure cycle storage is provided within the building envelope via access controlled gate and door.

There will be 2 Sheffield cycle hoops along with 30 two-tier racks utilizing the available height

34 bike spaces

The cycle store has increased corridor and door widths to aid the maneuverability of the cycles in and out of the building

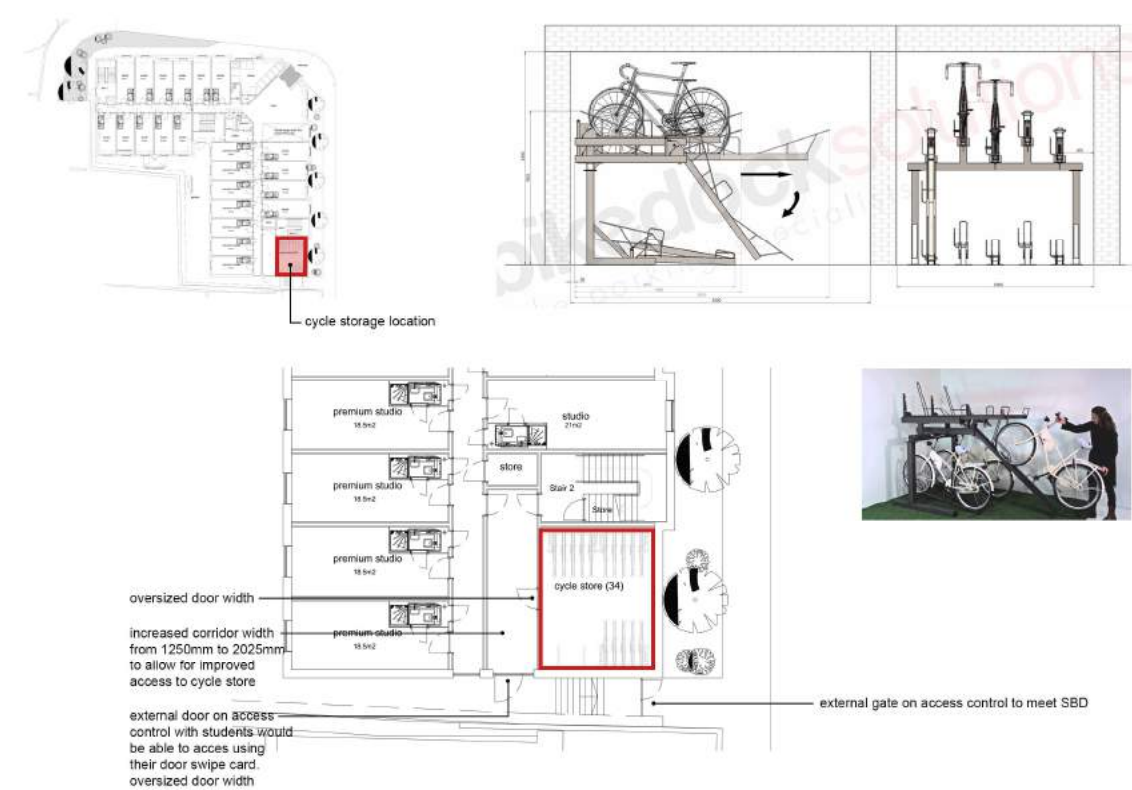


Figure 46 Cycle storage provision

6.2 ACCESSIBILITY STATEMENT

The scheme provides the following in superior accommodation;

- 108 studios
- Social areas – cinema, study room/library, foyer lounge and dinner party room

The management company (Collegiate AC) do not provide accessible rooms, as in their experience the University caters for all students that would require this, therefore they are not generally required as an accommodation provider to provide these room types.

Collegiate have advised on over 300 schemes in the sector and have found that when providing accessible rooms these have not been booked or occupied by students that require these facilities.

If in the future the University were to change their protocols the building would then need to be retrofitted with a number of accessible rooms to meet the individual student's needs. Our approach therefore has been to design a number of rooms, in this case four, that if required could be converted to meet the actual need of any tenant that may have accessibility requirements as these needs can vary considerably from individual to individual.

It has been agreed with the Approved Inspector, Cook Brown, that in order to 'future proof' the building the 3 no. studios will be designated for future conversion to Building Regulations AD M (DDA) compliant rooms.

These 3 no. rooms stack above each other and are immediately adjacent to the lift core. Should these rooms be converted a Building Regulations AD B compliant refuge with emergency evacuation communications (linking to main office and call centre) will be provided in the corridor outside of protected cores at Levels 1 to 3.

Justification for this location is the larger room size and proximity to the main stair core. The Core affords lift access, which is not an evacuation lift and provision depending on the PEEP of the person concerned will dictate the evacuation method to be utilised, which will be addressed on occupation.

7.0 landscape

7.0 LANDSCAPE

With the proposed site location, currently a car park, the site and its boundaries are poorly vegetated with a sporadic mixture of native and non-native tree planting, none of which have been highlighted as trees of significance within the Market Place / London Road Conservation Area. However, it is still proposed to retain and protect any trees which aren't affected or inhibit the construction of the proposed new development. Moreover, the removal of trees from the existing landscape can be off-set against the introduction of mature tree planting within the landscape proposal, of which all are native to the UK.

The landscape for the site has been designed to reflect and reinforce the architectural layout and character of the development. Tree planting within the scheme comprises trees appropriate to the scale of the development and local soil conditions, with the aim of providing both structure and aesthetics. The incorporation of trees and shrubs within the scheme will provide a softening element to the hard surfaces and enhance the visual and sensory aspects of these spaces.

Amenity shrub planting to the front of properties within the public realm has been chosen to be decorative and specified as evergreens to provide year-round interest and colour. Planting choices within the site are a selection of various shaped evergreen hedging which are easily maintained, but provide robust structure, as well as clear division and softening impact on the scheme.

Safety by design principles have been incorporated into the landscape design, implementing a 1.2m maximum height of planting and clear stem trees in the pedestrian areas, helping to ensure that the site is safe and secure for the users.

Due to the relatively tight dimensions for the resident's private landscaping scheme, the area has been designed to promote a journey through the space, avoiding straight lines and introducing curves through the planting. Seating is provided within the space by nestling hardwood benches amongst the planting scheme and under the canopy of the trees, creating a pleasant space to sit and enjoy the proposed vegetation and sociable layout. The configuration aims to promote a feeling of retreat and relaxation within luxurious surroundings. There are also small strips of soft landscaping to the external boundaries of the proposed site location to soften the transition between the building and the pedestrian / vehicular area whilst also providing clear boundaries & an element of privacy.

The hard landscape materials are from a palette appropriate to the character of the development, as well as taking into consideration the sensitivity of the conservation area. Materials are natural wherever possible; a mixture of hardwood, natural limestone aggregate and 50mm thick York Stone slabs are consistent with providing a 'specialist boutique' and inspiring communal environment, whilst also producing softening natural tones. Where material choices cannot be of natural substance, it is important that they are natural in appearance i.e. through-colour render.

Trees and landscape within the site are proportionate to the scale of the buildings and garden spaces. Larger scale trees are located in the open spaces to provide scale and structure to the scheme and also a variety of shade and full sun required under current design guidance.

Where planted beds have been located, these are to be dressed with a free-draining decorative gravel on a layer of geotextile, which will help to retain moisture and suppress weeds, whilst also remaining in keeping with the aesthetic of the scheme and providing a contrast with the honed finish of the paving. As the tree pits and hedging are all designed to be positioned at paving level, we have created the opportunity to encourage surface water from certain areas of the hard landscaping to filter through these beds, thereby creating a sustainable drainage system in these areas.

The lighting scheme has been designed to highlight the structural qualities of the multi-stem Carpinus trees and produce a subtle 'warm-white' ambient light to promote a relaxing and tranquil atmosphere, with minimal impact on surrounding areas.

Hornbeam (*Carpinus Betulus*) will keep its leaves all year round, providing shelter, roosting, nesting and foraging opportunities for birds and small mammals. Hornbeam is the food plant for caterpillars of a number of moth species, including the nut tree tussock. Finches and tits and small mammals eat the seeds in Autumn.

Although Hornbeams are deciduous, they are very reliable for holding their leaves, especially in sheltered locations, which in turn minimises leaf clearance. Traditionally used for coppicing, they respond extremely well to hard pruning, so retain their intended form and won't become oversized for the space. Pruning will only be required once annually.

The multi stems of the intended specimens are extremely structural in appearance, whilst the lifted crowns help retain views and clear access through the space. Elegant canopies will both soften the architecture and help link it with the surrounding area.

Clipped Yew (*Taxus*) is incredibly dense, offering protection and nesting opportunities for many birds. The fruit is eaten by birds such as the blackbird, mistle thrush, song thrush and fieldfare, and small mammals such as squirrels and dormice. The leaves are eaten by caterpillars of the satin beauty moth. Planted at the desired ultimate size will mean; other than a light clipping twice annually, very little maintenance will be required. A slow growing habit, lends itself nicely to the relatively confined space within the courtyard. *Taxus* is suitable for full sun to partial shade and will thrive, planted in amongst the *Carpinus*.

The organic radial shapes in the topiary, will create a striking juxtaposition to the angular lines of the architecture. Evergreen foliage will help inject colour and interest around the space throughout the year.

7.1 LANDSCAPE MATERIALS

A robust palette of materials has been carefully selected based on the following parameters:

- Sustainability in relation to raw materials, origin and manufacturing processes;
- Whole life cost with regard to supply, longevity and maintenance requirements;
- Robustness; and
- Consistency (material selection to complement architecture and the principle external spaces of the courtyard and entrance plaza).

Within the parameters outlined above, it is proposed to create a distinctive paving design that reflects the colour hues of the building façades and laid in a way which will echo the fine detailing of the façade materials and detailing. Materials will be a combination of concrete flags, blocks and timber/composite timber.

Seating will be robust without compromising comfort and comprise a combination of timber and metal. Furniture items will be robust and easily maintainable.

8.0 sustainability

8.0 SUSTAINABILITY

8.1 Community

The scheme benefits from:

- re-using a brownfield site with scant ecological value.
- having no flood risk
- occupying an urban location close to existing shops, housing, transport links and educational facilities

8.2 Transport

The site is located close to Queens Road and London Street which are key public transport corridors. The Oracle development and the commercial centre of Reading are within 200m walking distance, whilst the railway station is some 700m away. The Whiteknights entrance to the main university campus is 1.5km to the south-east. The London Road campus and Reading College are closer, at 500m and 700m respectively.

Secure cycle storage is provided in order to encourage cycling from the development to the local area and Universities.

For further details of the travel and transport issues please refer to the Transport Statement prepared by TPA Transport Consultants.

8.3 Energy

The scheme will rely mainly on natural ventilation. Other provisions will include:

- The specification of low energy lighting
- Minimum or above air-tightness standards
- Green guide external materials
- Solar control

8.4 Waste and Recycling

All refuse storage for the student accommodation will be located within the building footprint,

8.5 Specification and Materials

The constructional details of the project will adhere to the general principles of the Building Research Establishment's Green Guide to Specification.

8.6 Structural Adaptability and Future Retrofit

Whilst the project will make use where possible of modern methods of construction and pre-fabrication techniques this will not be at the expense of future-proofing the building for adaptation

9.0 drawing schedule

9.0 DRAWING SCHEDULE

Please refer to the submitted application drawings for further details

GDL Architecture

Drawing Title	Drawing Number / Reference	Revision / Status
Location Plan	16033 3001 A1 Location Plan	F
Existing Site Plan	16033 3004 A1 Existing Site Plan	B
Existing Topographical Plan	16033 3003 A1 Existing Topo	B
Existing Site Sections	16033 3005 A1 Existing Site Sections	-
Proposed Site Plan	16033 3007 A1 Proposed Site Plan	J
Proposed Block Plan	16033 3008 A1 Proposed Block Plan	B
Building Distances	16033 3009 A1 Building Distances	B
Level 0 As Proposed	18053_4100_A1_Level 0 General Arrangement Floor Plan	A
Level 1 As Proposed	18053_4101_A1_Level 1 General Arrangement Floor Plan	-
Level 2 As Proposed	18053_4102_A1_Level 2 General Arrangement Floor Plan	-
Level 3 As Proposed	18053_4103_A1_Level 3 General Arrangement Floor Plan	-
Level B as Proposed	18053_049_A1_4 Storey_Level B_Planning	-
Level R as proposed	18053_4106_A1_Roof Level General Arrangement Floor Plan	-
Proposed Elevations	18053_4020_A1_Proposed elevations	B
Proposed Elevations	18053_4021_A1_Proposed elevations	B
Proposed Elevations	18053_4022_A1_Proposed elevations	B
Proposed site Elevations	18053_4023_A1_Proposed site elevations	-
Proposed Sections	18053_4025_A1_Proposed Sections	-
Subservience	16033 VS064 A3 subservience	C
East Street CGI	16033 VS055 A3 east street	-
External Materials Schedule	16033 East Street External Materials Schedule	A

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