



New Student Residential Development

40-68 Silver Street, Reading



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1.0 Introduction

1.1 Status of this document

This Design and Access Statement is in support of a detailed planning application for the redevelopment of No. 40-68 Silver Street, Reading.

The proposal is for the construction of a new privately operated 2-4 storey student accommodation development including an excavated Lower Ground Floor and landscaped courtyard.

The development will also include ancillary spaces such as common room, laundrette, gym and bicycle storage.

This document has been prepared by O’Connell East Architects on behalf of Silver Street Developments Ltd and is intended to explain the design and access strategies that have been used to address the Client brief for the site.



**1.2 Planning Application
Supporting Documents**

- 1. Proposed Plans, Elevations and Sections
- 2. Landscape Statement
- 3. Design and Access Statement
- 4. Planning Statement
- 5. Ground Investigation Summary
- 6. Below Ground Drainage Statement
- 7. Day/Sun report

1.3 Client Brief

O'Connell East Architects have been retained by the same developer of the recently approved redevelopment of 79 Silver Street to provide purpose built luxury student accommodation.

The client intends to continue their substantial investment in the area by developing a modern and appropriately scaled building on a site formerly occupied by run down commercial properties.

The site is located in a predominantly residential area within walking distance of Reading Town Centre and the University of Reading Whiteknights campus, and is an ideal site for student accommodation.

It is proposed that the buildings at 40 - 68 Silver Street, which are of low architectural quality be demolished and replaced with high specification, purpose built student accommodation that is in keeping with the character of the street scene.

A previous design for the site of number 40 only was refused by Reading Borough Council. This new submission responds to the points of concern with a revised design with reduced massing towards the neighbouring Platinum Apartments and with revisions to the frontage appearance on Silver Street, as well as the integration of the newly acquired site at 62-68 which allows for a better and more comprehensive improvement of the streetscene.





2.0 Site Analysis

2.1 Site Location

The Site is located on Silver Street which connects London Road to the south of Reading Town Centre.

Connectivity

40-68 Silver Street is well positioned with convenient access to the University of Reading Campuses, the town Centre and Reading Railway Station and is located on a primary bus route.

This close proximity allows journeys to be made primarily on foot, by bicycle or by local bus service.

- 1. The Site is within a 20 min walk, 6 min bike ride or 9 min bus ride of the main University of Reading Whiteknights Campus.
- 2. The Site is within a 5 min walk of the University of Reading’s London Road Campus.
- 3. Reading Town Centre can be reached within 8 min walk, 5 min cycle ride or 5 min bus ride.
- 4. Reading Station is 1 mile away from the site and accessible via 14 min walk, 13 min bus drive or 9 min bike ride.

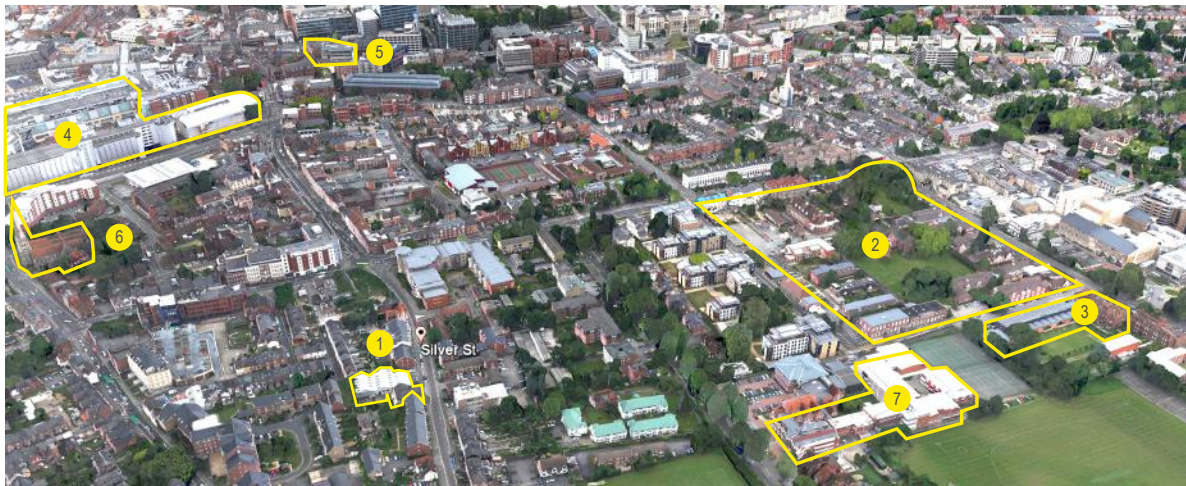
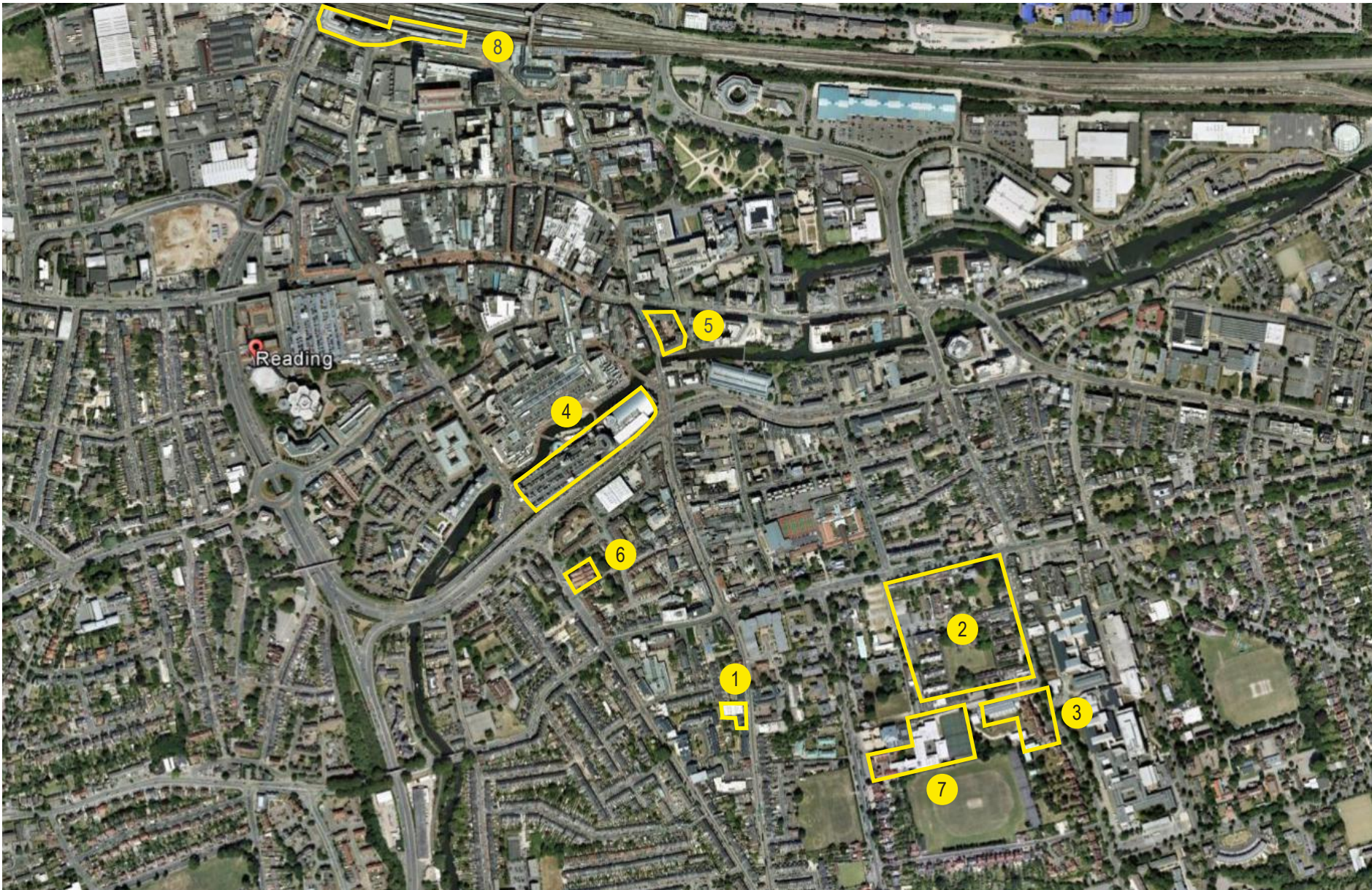


Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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2.2 Contextual Analysis

Places of Interest

- 1 The Site
- 2 University of Reading, London Road Campus
- 3 Museum of English Rural Life
- 4 Oracle Shopping Centre
- 5 Reading Central Library
- 6 St Giles Church
- 7 The Abbey School
- 8 Reading Train Station



Site Analysis
Use & Amount
Layout & Landscape
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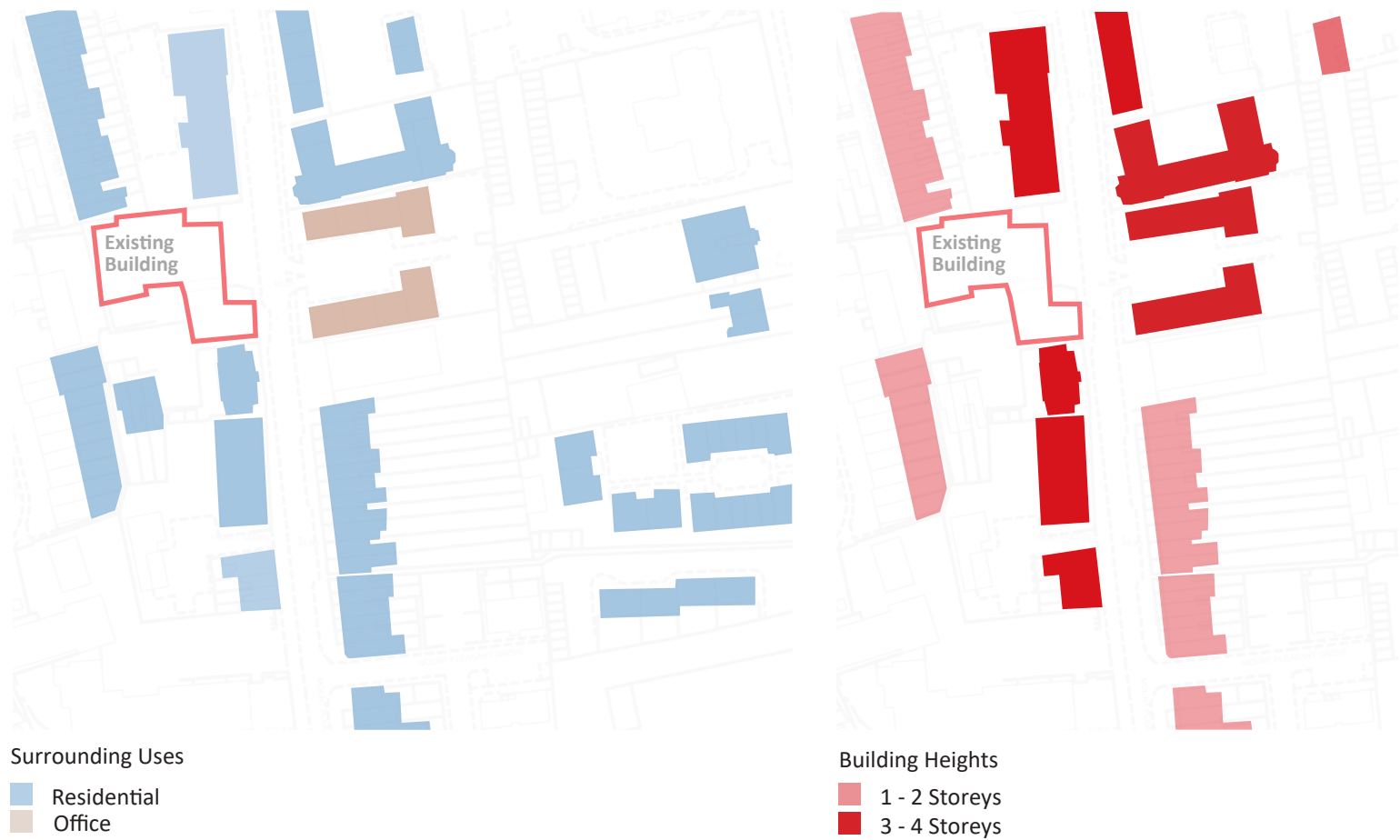
2.3 Site Scale

The site is located in a primarily residential area with buildings of Residential use adjacent and office use opposite, towards the South of the site there is 2-3 storey terraced housing, towards the North of the site the scale of the buildings step up, where there are a variety of buildings around 3-4 Storeys in height. (These can be seen in the images below)

The scheme has been developed following a detailed analysis of the local context and will respond to the proportions and scale of its immediate surroundings



3-4 Storey Student Accomodation scheme recently approved at 79 Silver St.



5-6 Storey Apartments at Silver St



3 Storey Apartments - to the South of the site



3-4 Storey Apartments - North along Silver St



3 Storey Windsor Court - Opposite the site



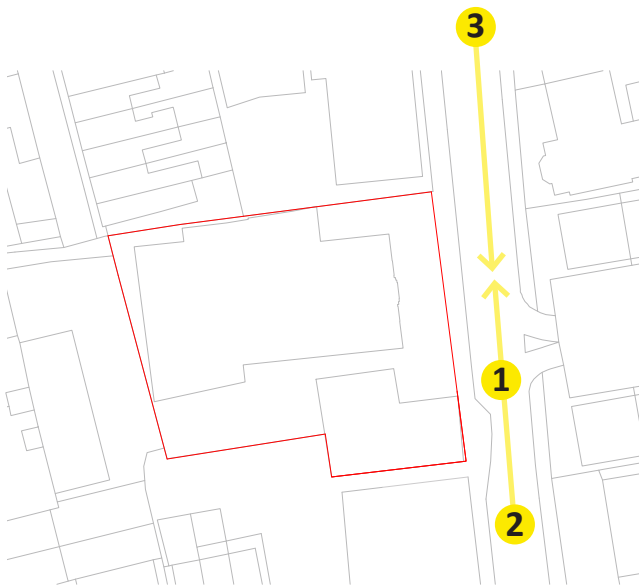
The Rising Sun - Silver Street

Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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2.4 The Site and Approaching Views

The site is approached along Silver Street from the north or south and slopes down towards the town Centre to the north.

The roof profile of the existing industrial unit at number 40 is pitched and lower than the adjacent terraced properties. Number 62-68 is also out of character in terms of form and material; the L shaped massing of the building is directly on the site boudnary and breaks up the street scene by interrupting the line of sight along the street as seen in image 3.



1.



2.



3.



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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2.5 Local Building Materials

The predominant building material on Silver Street is masonry, with the primary colours being red / brown and grey brick with contrasting feature brick detailing.

Newer developments including Windsor Place, immediately adjacent to the site, include red/brown and buff brick or render details.

Pitched and flat roof dormer projections are also present on a number of the newer developments.



Silver Street terrace properties



Silver St / London Road - new residential



Windsor Place - commercial



Silver Street - new residential

All above images taken from Google

Site Analysis
Use & Amount
Layout & Landscape
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2.6 Conservation and Heritage

The site is situated to the West of Silver Street, outside of the designated Kendrick Road conservation area.

There is a Victorian Grade 2 listed building by Alfred Waterhouse at 30 Silver Street (Rising Sun Arts Centre), while the proposed site is close to this buildings it does not affect it or is surrounding landscape.

There are buildings within the nearby conservation area that are listed or have considerable architectural merit, however there are no buildings of heritage interest other than the Rising Sun that are close to the application site



The site

Grade II Listed Building

Kendrick Road Conservation Area

79 Silver Street - Recently approved scheme



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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2.7 Site Constraints

The diagram below shows the site constraints and opportunities in terms of creating a development with a positive relationship with the street and surrounding properties.

Any new development should be appropriate in scale, massing and form and enhance the character and visual appearance of the site.

Effects of the proposed scheme on neighbours have been carefully considered to minimise impact in terms of shadowing and overlooking.



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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2.8 Existing Developments

Student developments can bring activity, life and economic vitality to previously under utilised areas, as well as providing accommodation for expanding or adapting universities.

There are a number of negative connotations associated with the adaptation of residential dwelling houses into Houses of Multiple occupation. These include; elevated noise levels, reduced building quality and security. It can therefore be beneficial to provide students with managed, high quality purpose built student accommodation, close to the universities.

A dispersal of managed student accommodation developments can also be beneficial as this reduces the compound effect of large percentages of students living in particular areas of the town.

There are several examples of purpose built student accommodation located on sites around Reading.

79 Silver Street



3-4 Storey Student Accomodation scheme recently approved at 79 Silver St.



1. Saxon Court



2. Kendrick Halls



3. Queens Court



4. Central Studios



4. Fawley Bridge



6. Windsor Hall - University Halls



Site Analysis
Use & Amount
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3.0 Design Process

A Summary of the planning process that 40 Silver Street has undergone thus far, and how the feedback recieved has been used to generate the current scheme.

3.1 Design Evolution

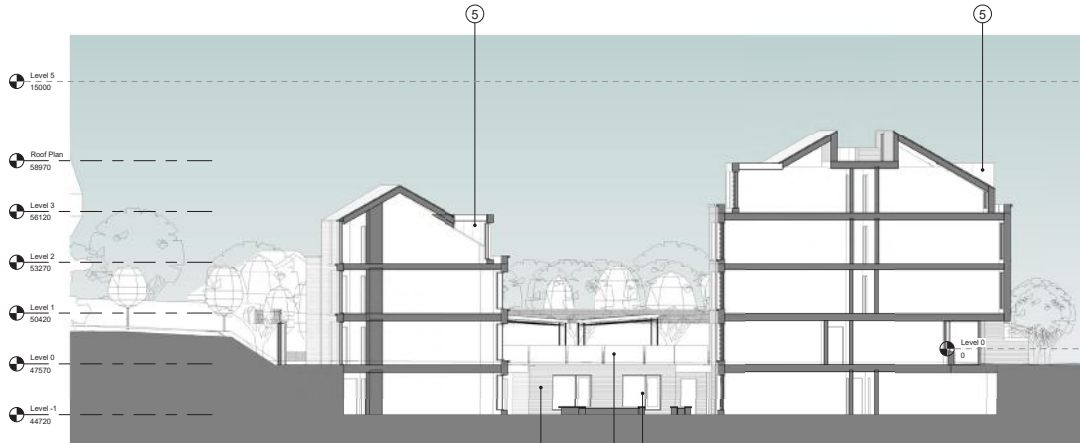
An application for 40 Silver Street only was submitted in 2018 and subsequently refused.

Revisions to the design have since been implemented to overcome concerns stated within the refusal,

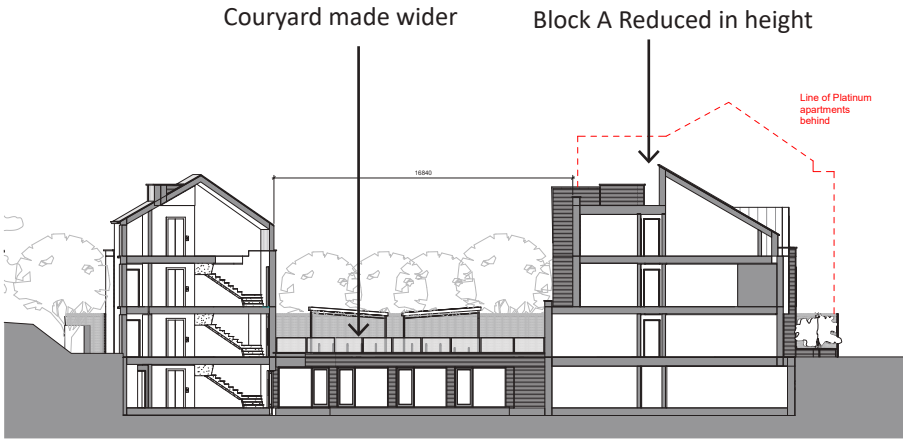
The revised scheme has since been subject to various pre application discussions, in which it has seen various design iterations based on both Council and Design Review feedback

Block A was reduced in height in preparation for pre application discussions and the curtain wall to the stair was removed.

the courtyard was also made wider to allow more light to enter the space



Refused Scheme Section



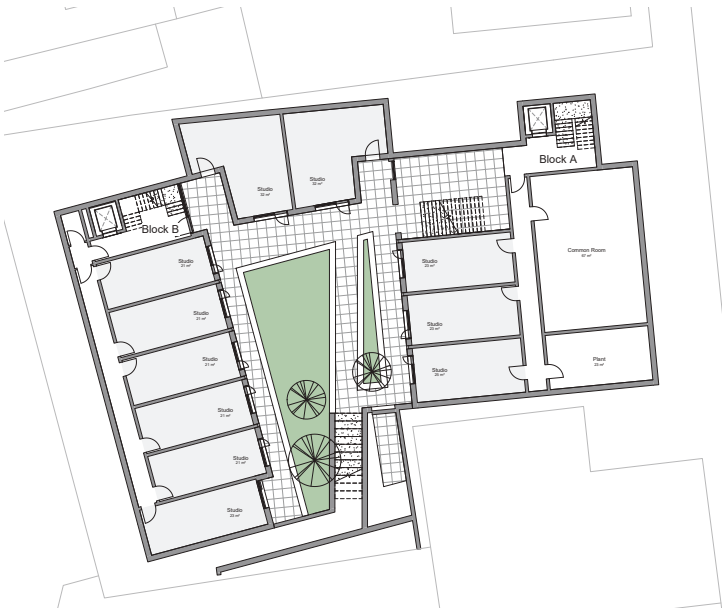
Design Review panel Section



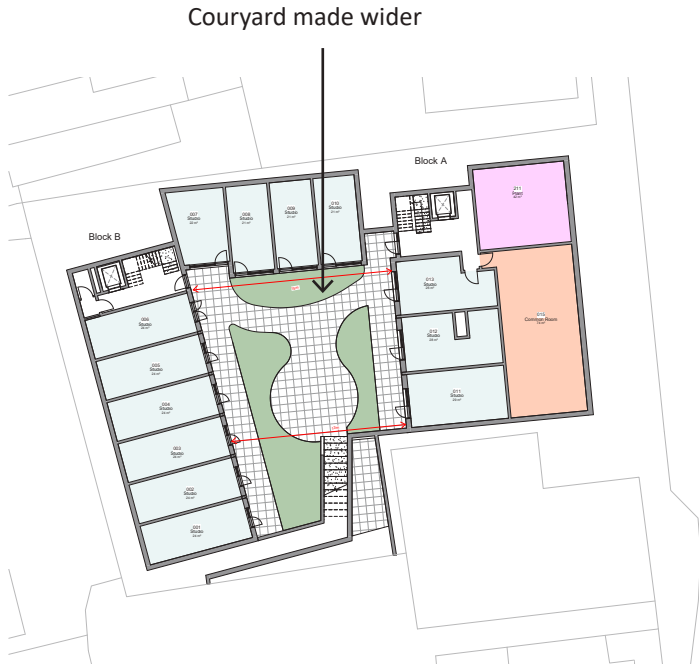
Refused Scheme Front Elevation



Design Review panel Front Elevation



Refused Scheme Lower Ground floor plan



Design Review panel Lower Ground floor plan

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3.2 Design Review Panel

An amended scheme for No 40 was presented to the Design Review Panel in January 2019

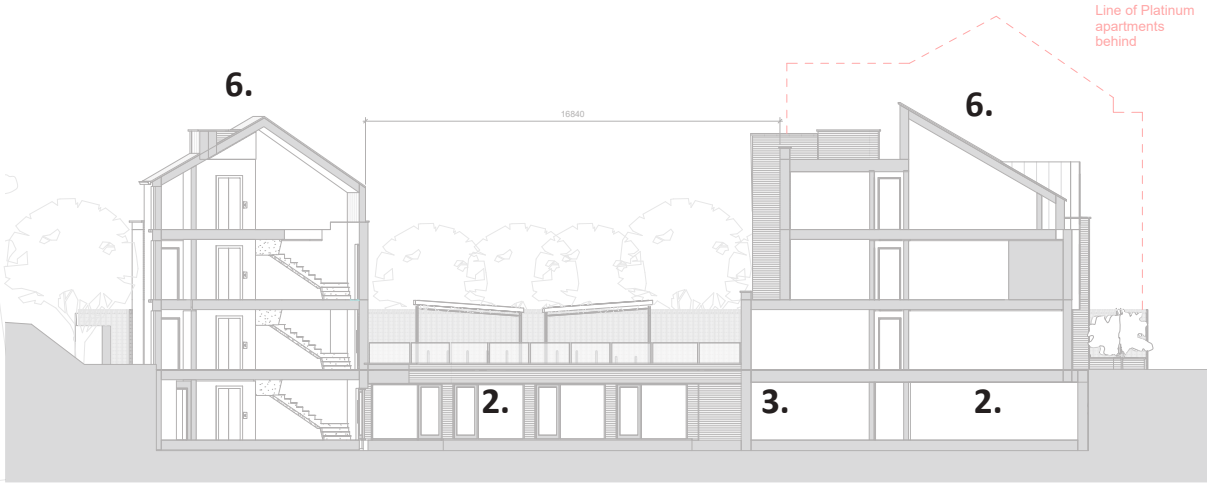
The design panel was generally supportive but recommended a reduced height rear block and higher front block to achieve better overall proportions

The following design changes were discussed at design review and subsequently implemented;

- 1. A clear visual link between the two circulation cores at Lower Ground Floor level
- 2. Open up courtyard to more communal activity by having the common room facing into it
- 3. Create separation between studios on the Ground floor and courtyard, giving some defensible space for privacy and to mitigate any impression of ownership within the courtyard
- 4. Reinstate corridor in the Lower ground floor to retain consistency of circulation through the scheme.
- 5. Steps to the southern boundary to be omitted to make space for more courtyard space
- 6. Reduce block B by one storey to reduce impact on Rimaud house, and gain studios back by reinstating a storey into the front section of block A



Lower Ground Floor presented at Design Review



Courtyard Section presented at Design Review



Proposed: Lower Ground Floor



Proposed: Courtyard Section

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3.3 Design Evolution

The 3d views opposite show the previously refused scheme in comparison to the new, revised scheme.



Refused Scheme

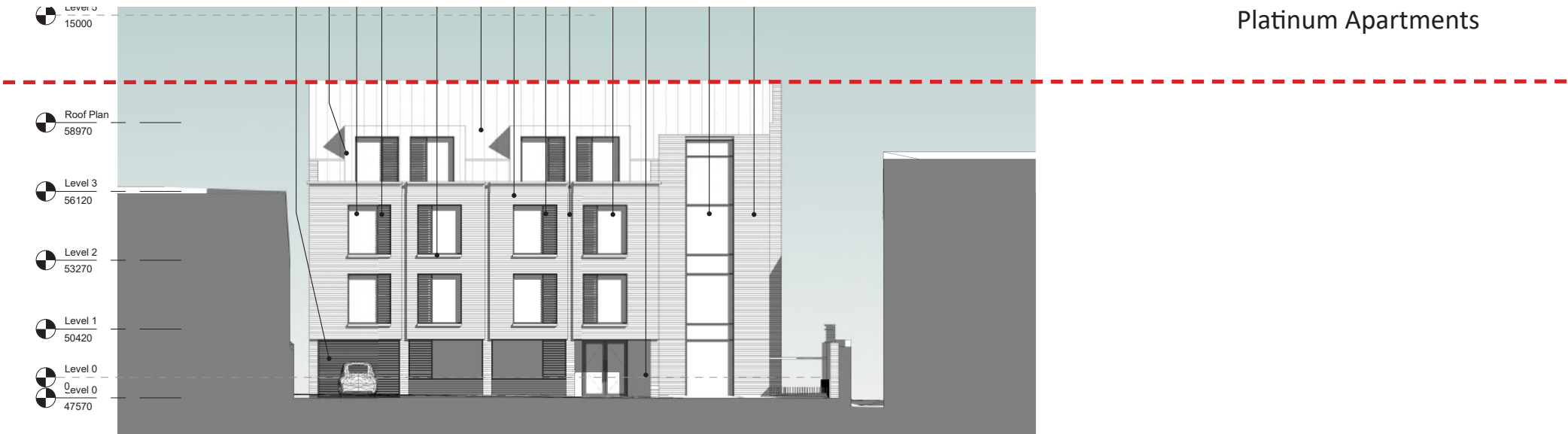


Current scheme (proposed)

Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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3.4 Design Development -
Street Elevation

The elevations to the right show the refused scheme in comparison to the current, revised scheme. The geometry has been amended to respond to the proportions of the surrounding domestic context,



Refused scheme



Revised scheme

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3.5 Design Development -
Aerial Views

The Aerial views show the refused scheme (left) in comparison to the current, revised scheme (right)



NE Aerial View: Refused



NE Aerial View: Proposed



SW Aerial View Refused



SW Aerial View: Proposed

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3.5 Design Development - Aerial Views

The Aerial views show the refused scheme (left) in comparison to the current, revised scheme (right)



NW Aerial View: Refused



NW Aerial View: Proposed



N Aerial View: Refused

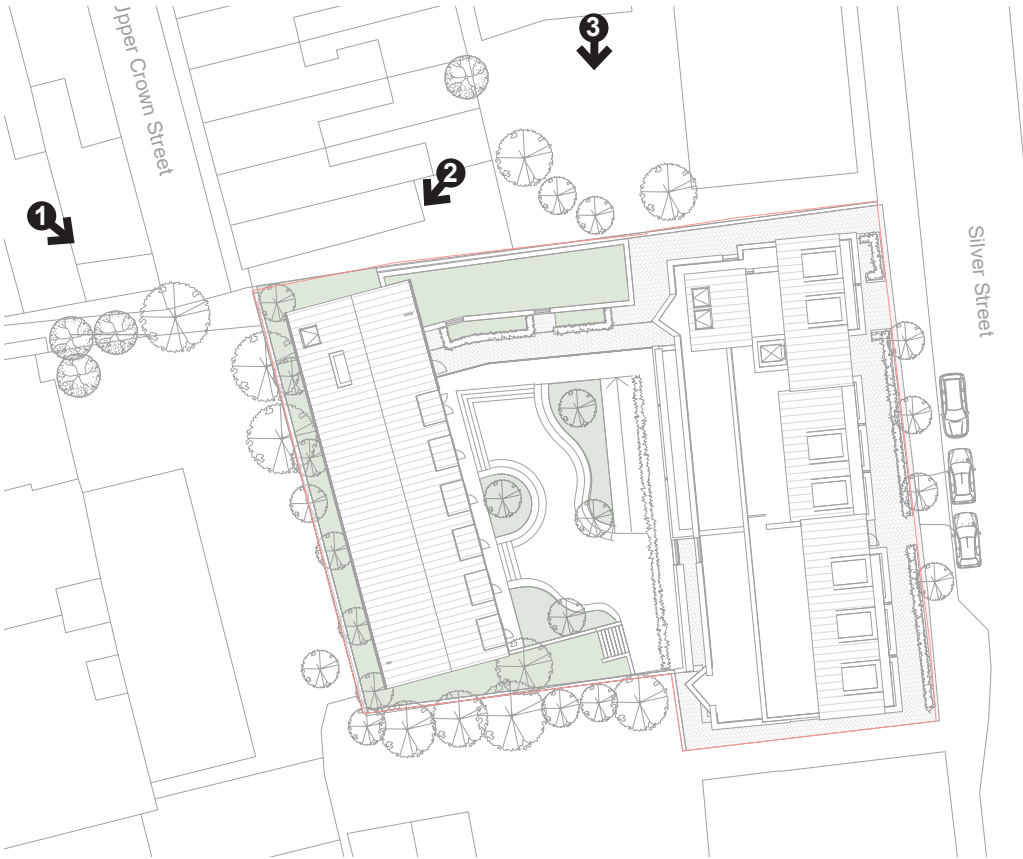


N Aerial View: Proposed

Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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3.6 Neighbouring Views - Refused and Proposed

The images show the comparison between the refused scheme (left side images) and the as now proposed scheme (right side images) from neighbour viewpoints as shown on the key below.



Refused



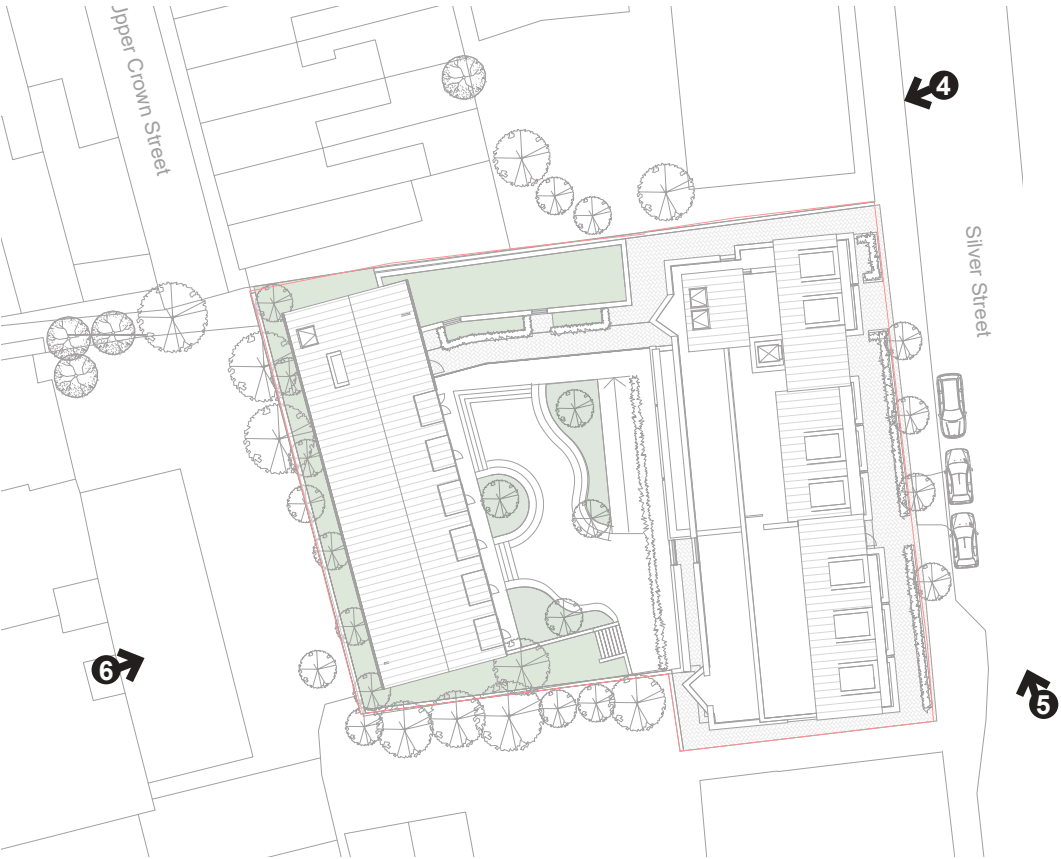
Proposed



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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3.6 Neighbouring Views - Refused and Proposed

The images show the comparison between the refused scheme (left side images) and the as now proposed scheme (right side images) from neighbour viewpoints as shown on the key below.



Refused



Proposed



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4.0 Design

The revised proposal for 40-68 Silver street, including the newly acquired site adjacent

4.1 Design Strategy

The Two Blocks, A and B, have been designed to fit within the context either side of them, Block B is two sotreys above ground level, to fit in with the buildings either side of it. Block A has also adopted this approach, and is three storeys high with a roof, the massing of the scheme therefore fits well within its surrounding scale.

The Proposal contains two main blocks, that are placed to the West and East side of the site, making space for a communal central courtyard, that is open to the South, allowing for plenty of sun.

The Block to the East, Block A faces Silver street on one side, and the courtyard to the other. The basement level houses Studios to the courtyard, and makes use of the low level light space by housing amenity space in these areas, such as a plant, fitness room, and laundry room.

To the north of the site on the Lower Ground floor is a common room, the common room leads directly to the courtyard and also provides a sheltered walkway connecting the two blocks.

A paved forecourt with tree planting is proposed at frontage.

Tree planting at either end of this and along the Western site boundary will soften the visual appearance of the scheme as seen from neighbouring properties



View from South West



View from North West



View from North East



View from South East

Site Analysis
Use & Amount
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4.2 Design Influence

The front elevation was designed through analysis of the existing proportions of the domestic context on Silver St, informing repeated modules, recesses and dormers to create separation in response to existing chimneys.

1.



Domestic context

2.



Proportions

3.



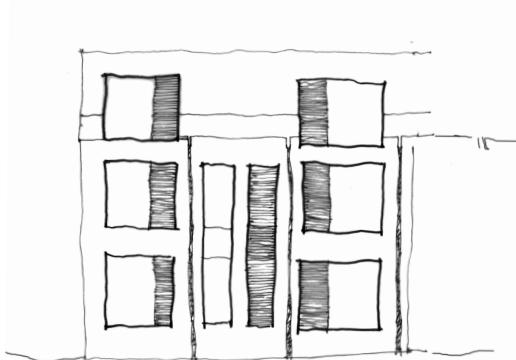
Modules

4.



Variation, repetition

5.



Separation

6.



Refinement

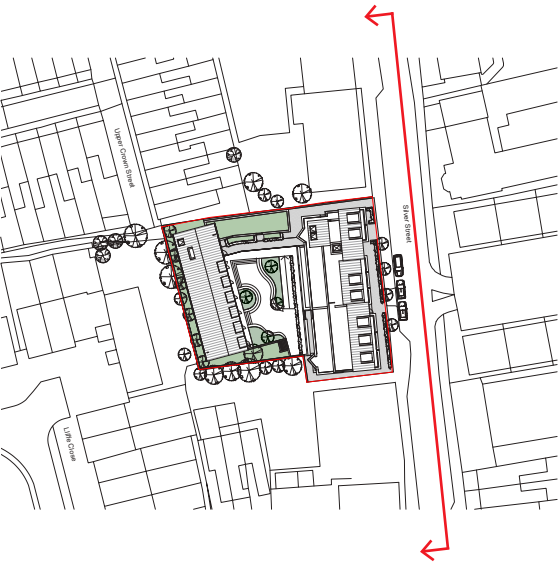
Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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4.3 Contextual Relationship - Elevation

The elevations opposite show the scale and massing of the proposed scheme

The proposed height is closely similar to that of the Platinum Apartments, however is set back from the street, relatively reducing degree of dominance and appearing shorter.

The Platinum apartments steps down to three storeys towards the South, the proposed scheme sits lower than the higher point of the Platinum apartments, and is of similar height to Hiett Close to the South



The strong parapet line of the roof provides a visual line to read from street level. The roof areas behind and set back and darker, appearing less prominent.



Platinum Apartments

Site Analysis
Use & Amount
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4.4 Contextual Relationship - Aerial View

The surrounding context of the site houses many tall residential buildings, many of these being 3-4 stories or taller in height. These buildings are shown on the diagram to the right,



79 Silver Street



3 Storey Apartments - South along Silver St



3 Storey Windsor Court - adjacent to the site



3-4 Storey Apartments - North along Silver St

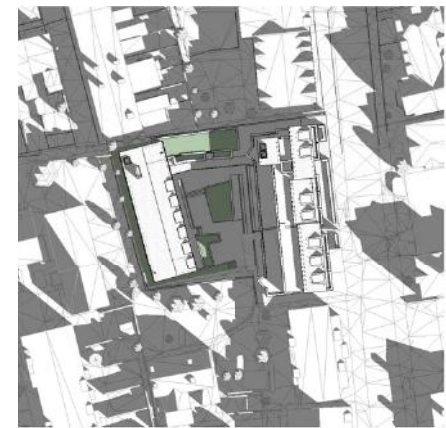
Site Analysis
Use & Amount
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4.5 Shadow Analysis

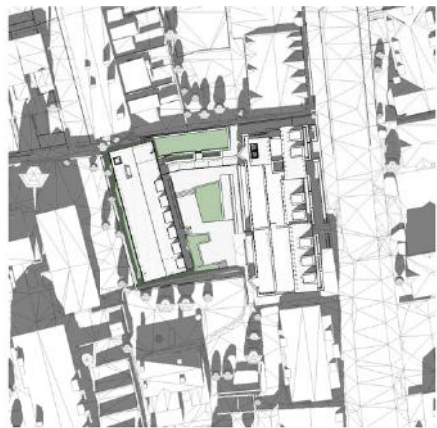
The diagrams to the right illustrate the sun path and its impact on proposed building.

The diagrams show that the rooms to the rear and the front of the courtyard receive early morning - midday illuminance. Similarly the rooms located to the front of the scheme receive a good level of sunlight from mid day though until the evening. The south facing courtyard receives sunlight throughout the day.

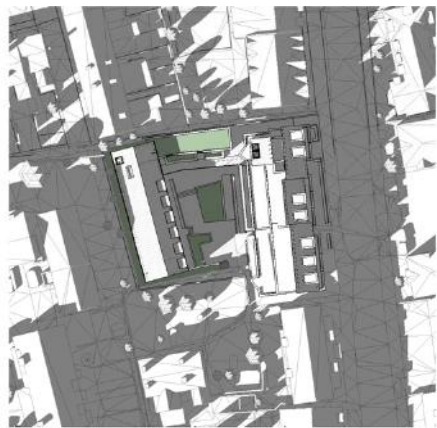
The diagrams also show that the proposed scheme will have minimal year round effect on the neighbouring properties.



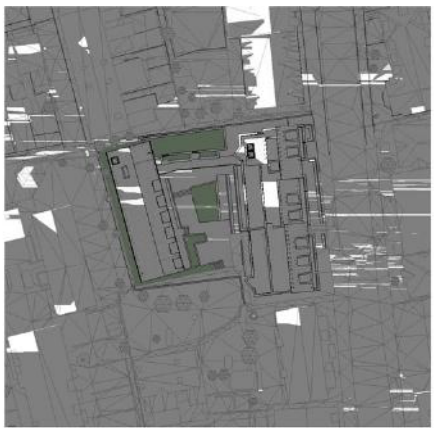
Spring & Autumn Equinox
20th March 9am



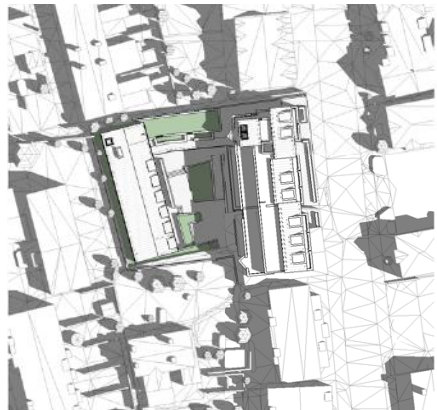
Spring & Autumn Equinox
20th March 12pm



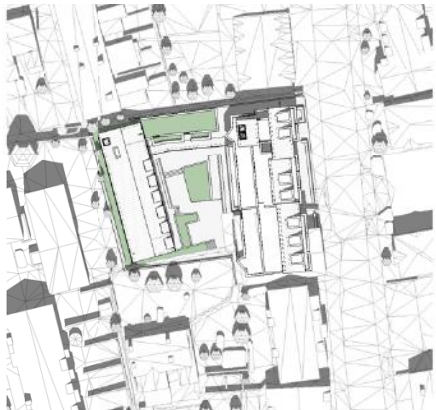
Spring & Autumn Equinox
20th March 3pm



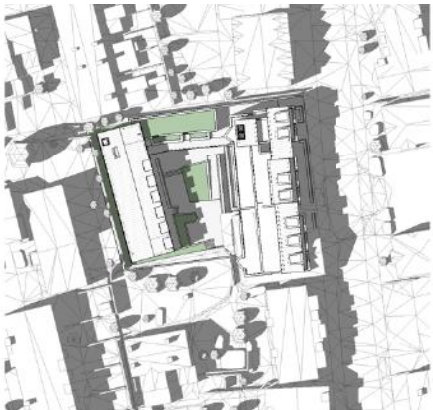
Spring & Autumn Equinox
20th March 6pm



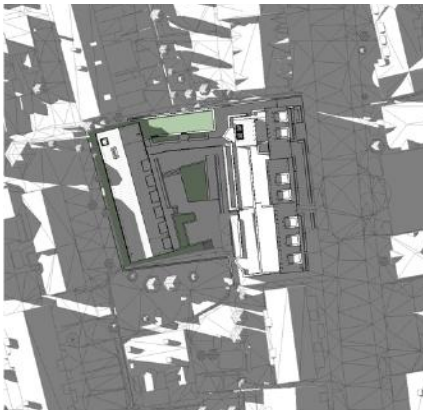
Summer Solstice
20th June 9am



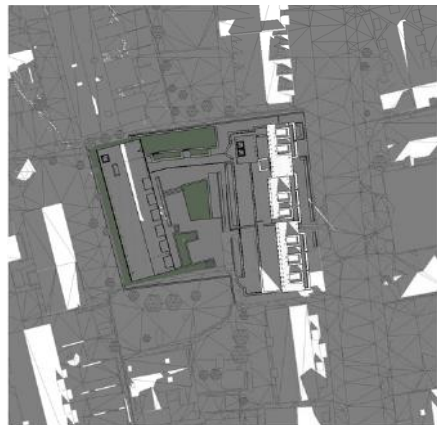
Summer Solstice
20th June 12pm



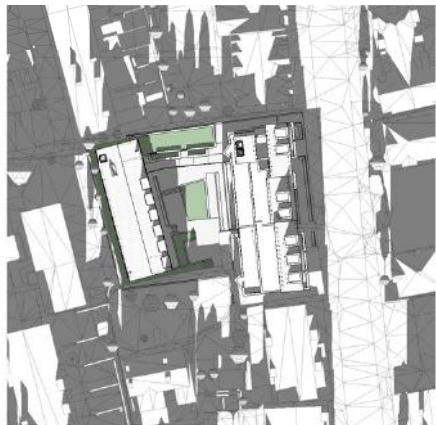
Summer Solstice
20th June 3pm



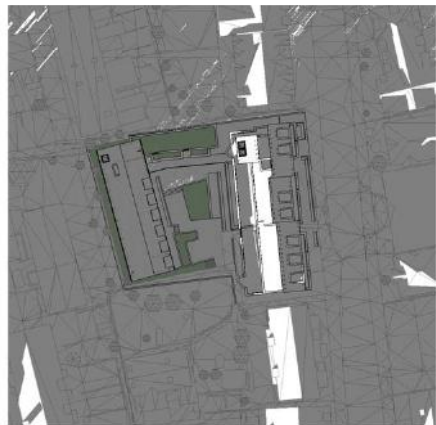
Summer Solstice
20th June 6pm



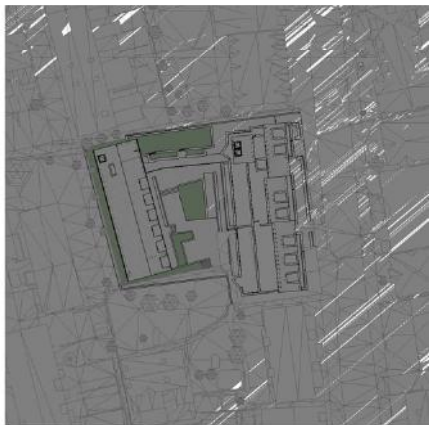
Winter Solstice
21st December 9am



Winter Solstice
21st December 12pm



Winter Solstice
21st December 3pm



Winter Solstice
21st December 6pm

Site Analysis	Scale and Use	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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4.6 - Floor Plans

The floor plans have undergone various changes based on feedback from Reading Council and Design review panel. The floorplan/s to the Right and overleaf highlight the most recent changes to the floorplan in response to comments.

Accomodation Type Key

- Studios
- Cinema
- Common Room
- Plant
- Store
- Fitness suite



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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4.6 - Floor Plans

Level 0 walkway connects Block A and B, and gives views over the courtyard below



Level 0

Landscaping provides defensible space and softens the front elevation



Level 1

Step back on Level 1 allows more light into the courtyard

Block B lowered to 2 storeys above Ground Level



Level 2



Level 3

Dormers house studios on Block A to minimise visual impact on Silver Street

Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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4.7 Material Selecation

A simple palletete of traditional materials with contemporary detailing is proposed for the development.

Traditional masonry construction will provide a robust and sustainable solution with good thermal, acoustic and fire performance as well as being a strong and durable finish requiring infrequent maintenance.

Facing brick:

A grey multi-brick with recessed windows.

Feature brick detailing:

Projecting 10mm alternate courses within recessed panels.

Window & Door frames:

PPC Aluminium dark grey/brown finish to provide contrast with the facing brick.

Roof Finishes:

Metal standing seam roof including cladding to dormer roofs.



3D View of the proposed Silver Street facade



Proposed projecting brick - alternate courses and window louvre vent detail (indicative image)



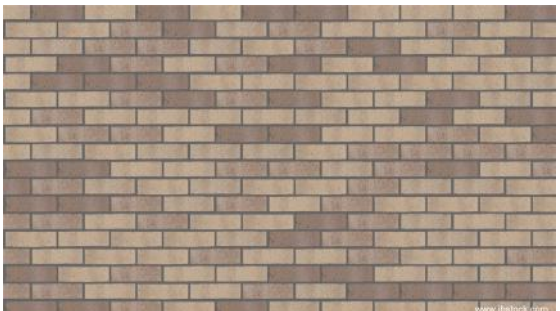
Zinc clad dormer and roof (indicative image)



Zinc clad dormer (vertical standing seam)



PPC Aluminium - Window & CW Frames, Copings



Grey Multi Facing Brick

Site Analysis
Use & Amount
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4.8 Proposed Use

The schedule to the right details the gross area of each floor plate.

The scheme includes a generous provision of high quality common space which has been designed to encourage social interaction between students; as places for students to meet and make friends.

It has been found on previous schemes that communal areas are important spaces within a student development and careful consideration of these spaces can improve the health and social wellbeing of residents. These spaces can also improve the desirability of the scheme with potential residents.

The scheme includes a common room and secure internal courtyard;

- Central Courtyard - 290m²

The Central courtyard provides a pleasant south facing landscaped space for students to interact, relax and socialise. As this courtyard is located a floor level below ground this greatly reduces any noise pollution as-well as visually screening all visibility through to neighbouring gardens. The common room also faces into the courtyard to provide a community feel within the space

Area Schedule (GIA)	
Level	Area

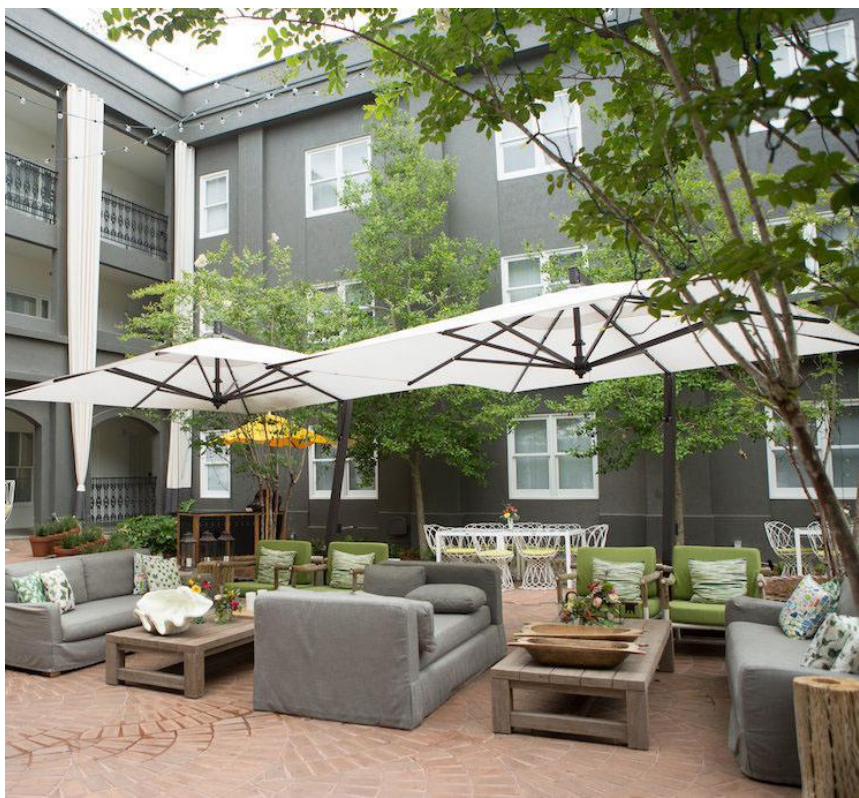
Level -1	650 m ²
Level 0	589 m ²
Level 1	589 m ²
Level 2	383 m ²
Level 3	238 m ²
Total	2449 m ²

Room Schedule		
Name	Count	Level

Studio	14	Level -1
Studio	23	Level 0
Studio	21	Level 1
Studio	14	Level 2
Studio	7	Level 3
Grand total: 79 79		

Amenity Space			
Area	Name	Count	Level

37 m ²	Cinema Room	1	Level -1
78 m ²	Common Room	1	Level -1
33 m ²	Fitness Room	1	Level -1
16 m ²	Laundry	1	Level -1
51 m ²	Plant	1	Level -1
16 m ²	Store	1	Level -1



Site Analysis

Use & Amount

Layout & Landscape

Scale & Massing

Appearance

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Access

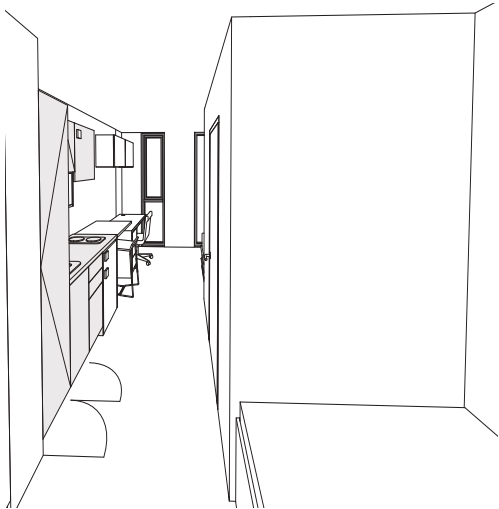
Working Drawings

Scheme Visuals

4.9 Room Type - Typical Studio

Studios are typically 22m2 (min.19m2) and are self-contained apartments providing sleeping, washing, lounge, cooking and dining facilities together with a generous study area. Indicative Studio Provision (all types):

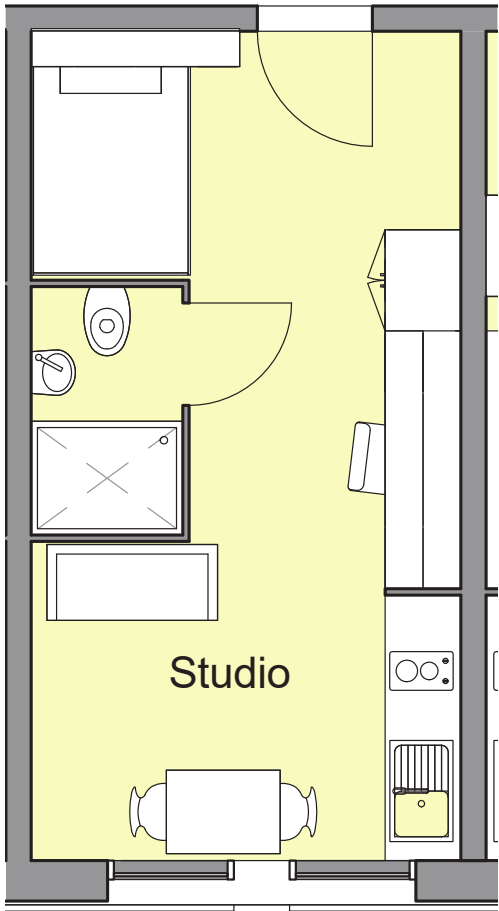
- Sleeping**
 - 1200mm Cabin Storage Bed
 - Bedside shelf
 - Headboard with shelving over
 - Wardrobe
- Washing**
 - Shower 1200x800mm
 - WHB
 - WC
 - Toiletries Shelf
- Cooking**
 - Domino Hob
 - Compact sink and drainer
 - Undercounter Fridge
 - Combination Microwave
 - Storage cupboards (base & wall units)
- Dining**
 - 2-Seater Sofa
- Lounge**
 - Small 2 Seater Sofa
- Study Area**
 - 1600mm Desk
 - Pedestal Drawer Unit
 - Notice Board
 - Shelving



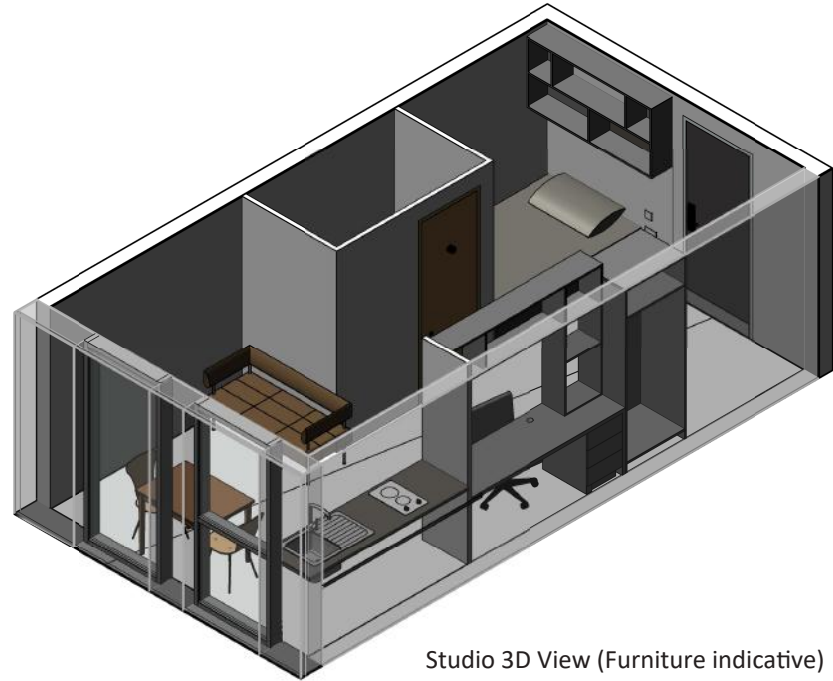
Typical Studio Layout Plan



Indicative Images - Studio



Studio Plan Layout (Furniture indicative)

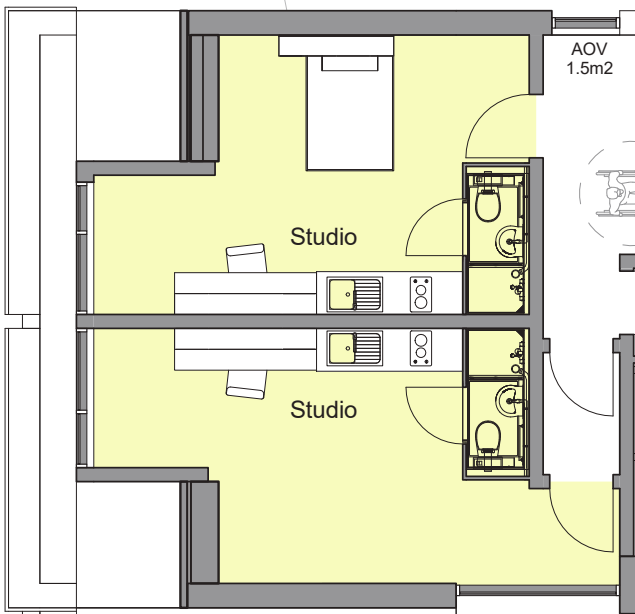
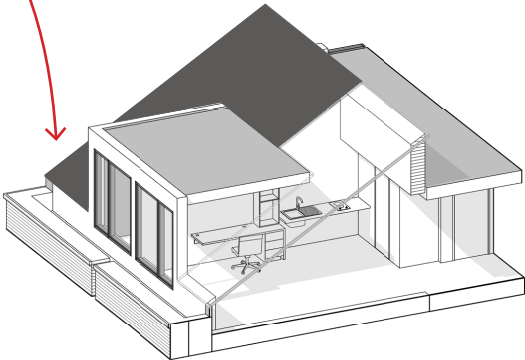


Studio 3D View (Furniture indicative)

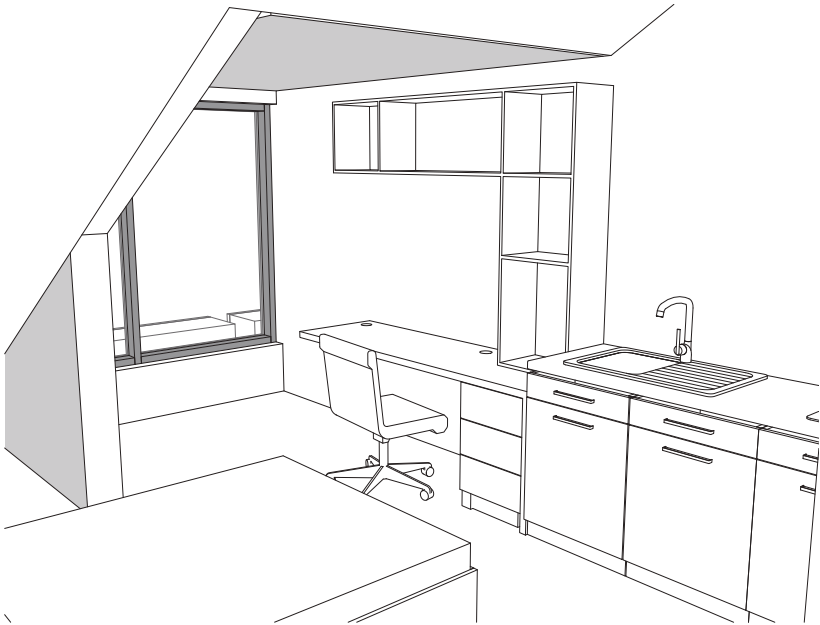
Site Analysis
Use & Amount
Layout & Landscape
Scale & Massing
Appearance
Shadow Analysis
Sustainability
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4.10 Dormer Studio

Studios with Dormers are located to the front and rear of the proposed scheme and reduce the overall massing impact on the street and surrounding properties.



Typical Floor Plan of Studio with Dormer



Indicative interior view

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4.11 Accessible Studio

We have carried out a survey across 11 student accommodation schemes sites nationally to understand the uptake of accessible room provision, types of registered disabilities and requirements experienced by the Hall Managers who have monitored residents needs. Of the sites that were evaluated, the number of designated accessible rooms accounted for 1 - 4% of the total room provision.

Uptake of Accessible Provision:

- There has been limited uptake of fully accessible rooms across the 11 sites.
- The no. of wheelchair-bound visitors is very low or none recorded.
- Two of the sites have limited access for people who are wheelchair-bound but have experienced very low levels of demand.
- The majority of disabilities recorded relate to visual and hearing impairments.

In addition:

- Residents with a hearing impairment are typically provided with a 'hearing package' containing vibrating pillow and flashing alarm system.
- The majority of residents with a registered disability have not required adaptations within the accommodation.
- Other disabilities have required specific adaptation or facility such as orthopaedic mattress, applied tinted window films which have been accommodated.
- For the 11 halls reviewed, Hall Managers have also recorded any medical conditions which may not be considered to be a disability, but may require additional facilities within the accommodation such as medical fridges . These have been provided as required.
- There have been a small number of requests for the use of disabled parking spaces for visitors, such as parents, which have been accommodated.
- There has been no requirement to date for adaptation of staff facilities.
- Personal Emergency Evacuation Plans (PEEPs) for residents and visitors at all sites as required.

The Approved Inspector for the scheme have extensive experience within the student sector, and support new schemes providing a minimum of 1% total designated accessible rooms with access to shower facilities that meet the spatial requirements of AD.M. Of this 1% only 0.5% needs to be fully fitted on completion, but is to be designed to be readily converted to suit a resident's specific needs.

Part of the justification for this approach is based on the annual figures published by UCAS which have consistently shown over the last 5 years that the number of applicants and students accepted to University with mobility impairments is only 0.2%.

A total of 1 no. Accessible Rooms are proposed for this scheme with spatial configuration to meet AD.M. This provision will account for approximately 0.5% of the total rooms.



Accessible Studio (indicative layout)



Adjustable worktop to kitchens

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4.12 Accommodation Schedule

The schedules below indicate the number of rooms proposed and the gross internal area of each floor plate to achieve these occupancy numbers.

The proposed accommodation will provide a total of 79 en-suite studios. Studios range from 18 to 50 square Metres, providing a varied mix and choice of accommodation types, to suit resident’s budgets and living preferences.

Room Schedule		
Name	Count	Level

Studio	14	Level -1
Studio	23	Level 0
Studio	21	Level 1
Studio	14	Level 2
Studio	7	Level 3

Grand total: 79 79

Area Schedule (GIA)	
Level	Area

Level -1	650 m²
Level 0	589 m²
Level 1	589 m²
Level 2	383 m²
Level 3	238 m²

Total 2449 m²



Indicative Images - Studio

Site Analysis

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4.13 Unit Types and Sizes

Accommodation Types

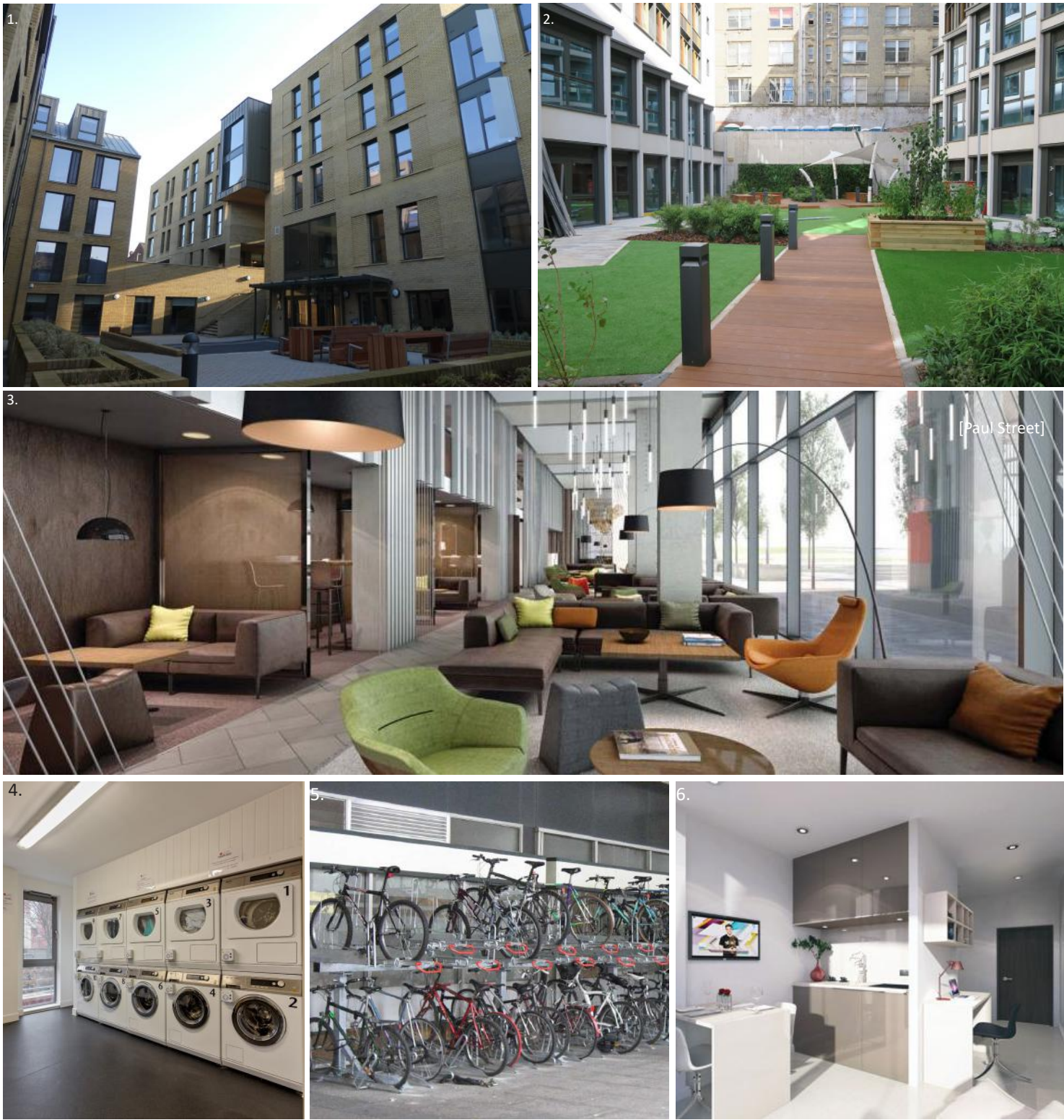
Typical Studio Rooms:
Accessible Studio Rooms: 25-27m²

Amenity Spaces

Student Courtyards:
Common Room: 78m2
Plantroom: 49 sq m2
Cinema Room: 37m2
Fitness Suite: 29 m2
Cycle Storage: min 10 no. of cycle spaces

Unit Type Examples (Right)

- 1. Courtyard Area
- 2. Courtyard Area
- 3. Common Room
- 4. Laundry
- 5. Cycle Store
- 6. Studio



Site Analysis
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4.14 Site Layout

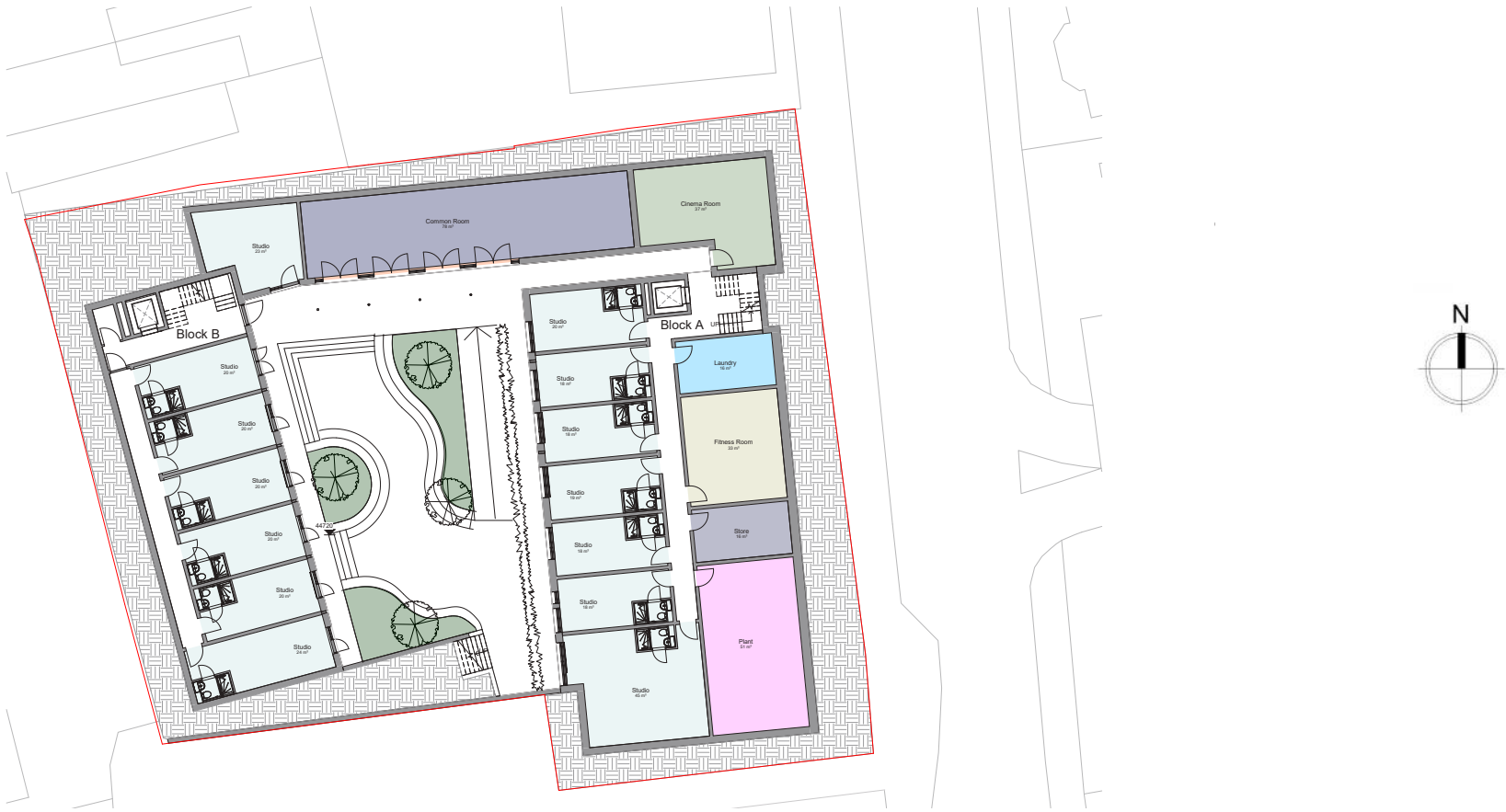
The Proposal contains two main blocks, that are placed to the West and East side of the site, making space for a communal central courtyard, that is open to the South, allowing for plenty of sun.

Block A faces the street and therefore houses the majority of the amenity space such as the Laundry, Bike Store, Plant room, and storage space.

The Lower Ground floor houses a common room which leads directly to the courtyard and also provides a sheltered walkway connecting the two blocks.

A paved forecourt with tree planting is proposed at frontage.

Tree planting at either end of this and along the Western site boundary will soften the visual appearance of the scheme as seen from neighbouring properties



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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4.15 Previous work examples

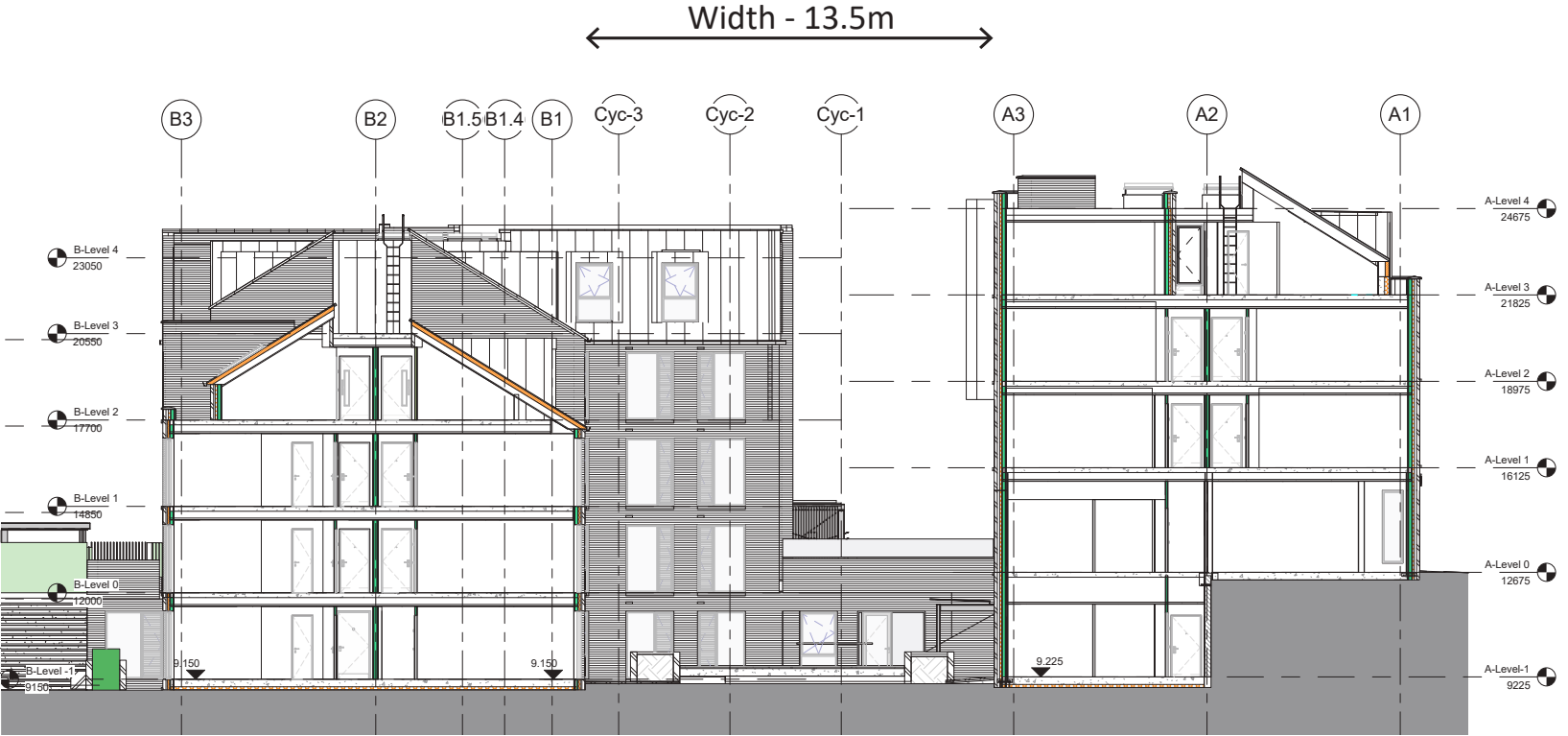
The communal courtyard is a common architectural device used within the student accommodation sector.

An example of a courtyard that O’Connell East Architects have designed previously is another student accommodation scheme in Cambridge. The width of the courtyard is 13.5 Metres, with surrounding buildings of 4 and 5 storeys in height,

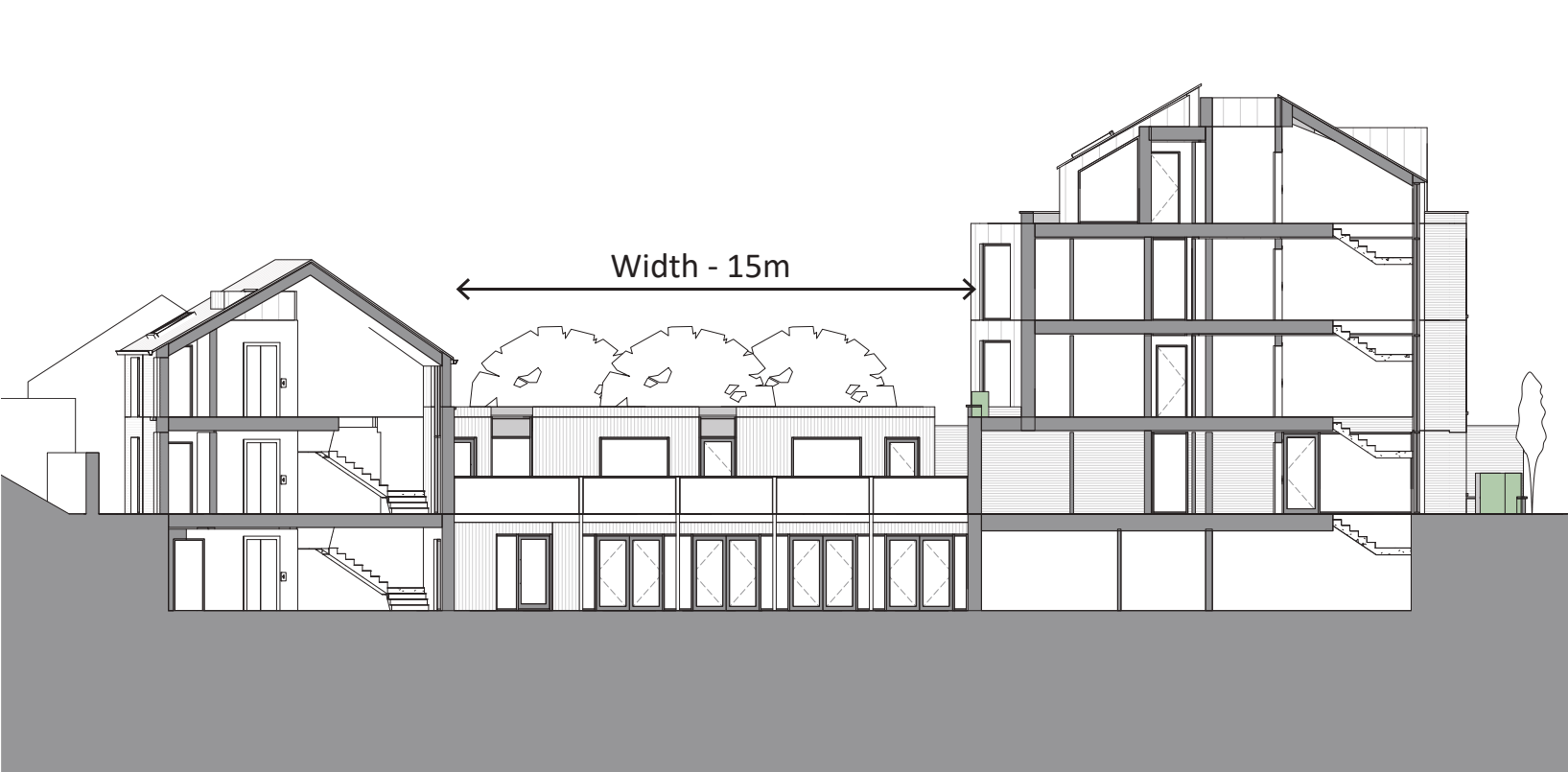
The Courtyard at 40- 68 Silver Street is 15m wide, with surrounding heights of 3 and 5 Storeys



Newmarket road, Cambridge



Silver Street, Reading



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4.16 Sustainability

O’Connell East Architects and the design team have agreed with the client that a sustainable agenda should underpin all aspects of the design process. The proposed development will meet the minimum requirements of BREAM ‘Very Good’. The key choices leading on from this approach in the building are as follows:

- Large windows to allow good natural lighting.
- Internal solar shading of all windows to minimise over-heating.
- Substantial use of brick, a natural material, to reduce embodied energy.
- Use of high robust materials for longevity.
- Extensive use of deep wall and roof insulation zones to reduce thermal loss below statutory requirements.
- High performance double glazed windows and curtain wall glazing to reduce thermal loss below statutory requirements.
- Landscaped areas with natural materials and extensive planting.
- Natural ventilation and heat recovery ventilation of all student rooms to decrease energy use.

In addition the servicing energy strategy will include:

- Low energy electrical appliance and controls.
- Low flow appliances to conserve water.
- Centralized community type heating.

Social sustainability

- Design responsibly – by incorporating flexibility into schemes to accommodate future users. E.g. Demountable partitioning for future adaptability.
- Development benefits from a very sustainable location within walking and cycling distance of the city centre and University campuses and is served by the local bus network significantly reducing the reliance upon private cars for students.
- The scheme incorporates ‘Secure by Design’ recommendations.

Economic sustainability

- In terms of economic benefits the proposals will introduce new people into the area which will help contribute to the vitality and viability of local shops and services. The development will also help the local economy by creating jobs during construction and operational phases of the development
- Investigation and implementation of innovative construction methods which support environmental sustainability and offer immediate and longterm economic efficiencies.
- Design for minimum waste.

Environmental sustainability

- The proposal is sustainable in seeking to minimise energy consumption by providing high density student accommodation designed to current energy efficient and conservation standards defined in Part L, F & G of the building regulations and by specifying recyclable materials with minimal wastage and employing local labour where possible.
- Encourage efficient use of space heating/lighting, equipment, water, electricity and utilise renewable energy forms where appropriate.
- Promote the use of environmentally friendly and sustainable materials.
- Work alongside other professionals who actively encourage the same values in their specialisations with regards to sustainability and the environment.

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4.17 Transport & Servicing Strategy

PEDESTRIANS

Residents and visitors arriving on foot will access the development through the reception which fronts Silver Street. Access control points will be provided to restrict unauthorised entry.

VEHICLES

The development will operate with ‘no-car’ leases precluding students from bringing a car to the site (or to central Reading). Adequate secure covered cycle parking will be provided and full information will be given to new students detailing walking and cycling routes and public transport services.

The management of the two student housing schemes at 79 and 40-68 Silver Street site will involve a single (full time) employee working across these two sites which are directly opposite each other. The employee will have some support (notably in respect of controlling any inappropriate student behaviour) from nominated student wardens (typically older/ postgraduate students) living within each site.

The off-street parking spaces being provided at no. 79 will allow for limited and controlled use by those working at or maintaining either of the sites and will also be utilised (in a closely programmed manner) for loading/ unloading by students at start and end of term. These pre-planned arrangements will mostly be programmed on Sundays when access pressures on Silver Street are lowest and some availability of on street parking can be anticipated.

The removal of previous off street accesses from the frontage of nos. 40-68 will allow the two existing footway crossings into this site to be stopped up and the related double yellow lines removed. This will allow extra on street parking/ loading space (estimated at approx. 3-4 car spaces) to be laid out.

The car parking in front of 40-68 is currently uncontrolled and on weekdays appears to be used in part by town centre workers/ visitors. The spaces are less heavily used on Sundays.

The applicants will work with the highway authority to resolve and fund any appropriate revisions to on-street waiting and loading restrictions along the site frontage. If considered essential by the highway authority a defined loading bay could be created outside 40-68 (in lieu of previous access points).

CYCLISTS

Residents arriving by bike will access the development via the main entrance and park bikes internally on Sheffield hoops

The cycle storage area will accommodate up to 20 bikes

REFUSE STORAGE

A designated refuse store is provided at ground floor level with a seperate sccess for bins to be pushed onto street level

It is envisaged that the refuse vehicle will park on the highway, and management staff bring bins to the front of the development and return the empty ones to the store. A designated holding area has been identified within the site and within 6m of the highway for bins awaiting collection.

FIRE TENDER

Under fire condition, it is envisaged that the tender will park on the highway and connect to dry-riser breach inlet valves which serve the two lift / stair cores.

Details of the fire strategy for the development are to be agreed with Building Control.



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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4.18 Security Fixtures

The development has been designed to provide a safe and secure environment for student residents.

ACTIVE

The site will be provided with a security lodge that will be manned 08.00 - 18.00 with emergency and security contacts available off-site outside of these times.

Physical barriers with access controls will be placed at the main entrance and gated entrance to ground level cycle and refuse storage areas.

CCTV cameras that are generally located to view the following locations:

- Main entrance
- All final exits / exit lobbies
- Lift car
- Laundry
- Cycle store
- Common Rooms

PASSIVE

Internal courtyards and the rear boundary will be overlooked and benefit from natural surveillance.

Indicative examples:



CCTV System



Intercom



Access Control

Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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4.19 Social & Economic

It is widely recognised that the growth of student populations in major cities has had a positive effect on the regional economy. As well as the students contributing financially to the area, the University is one of the city’s largest employers and provides a range of facilities and pro-actively encourages social and cultural activities.

In order to maintain the University’s local, national and international significance as a major teaching and research institution, the supply of new purpose-built student accommodation in sustainable locations needs to be maintained in order to meet the growing demand for this type of high quality accommodation. The importance of purpose build student accommodation cannot be underestimated as it gives the opportunity to free-up the supply of much needed houses in residential areas whilst also re-establishing permanent communities and improving street safety and crime levels.



Site Analysis
Use & Amount
Layout & Landscape
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5.0 Planning Drawing Pack

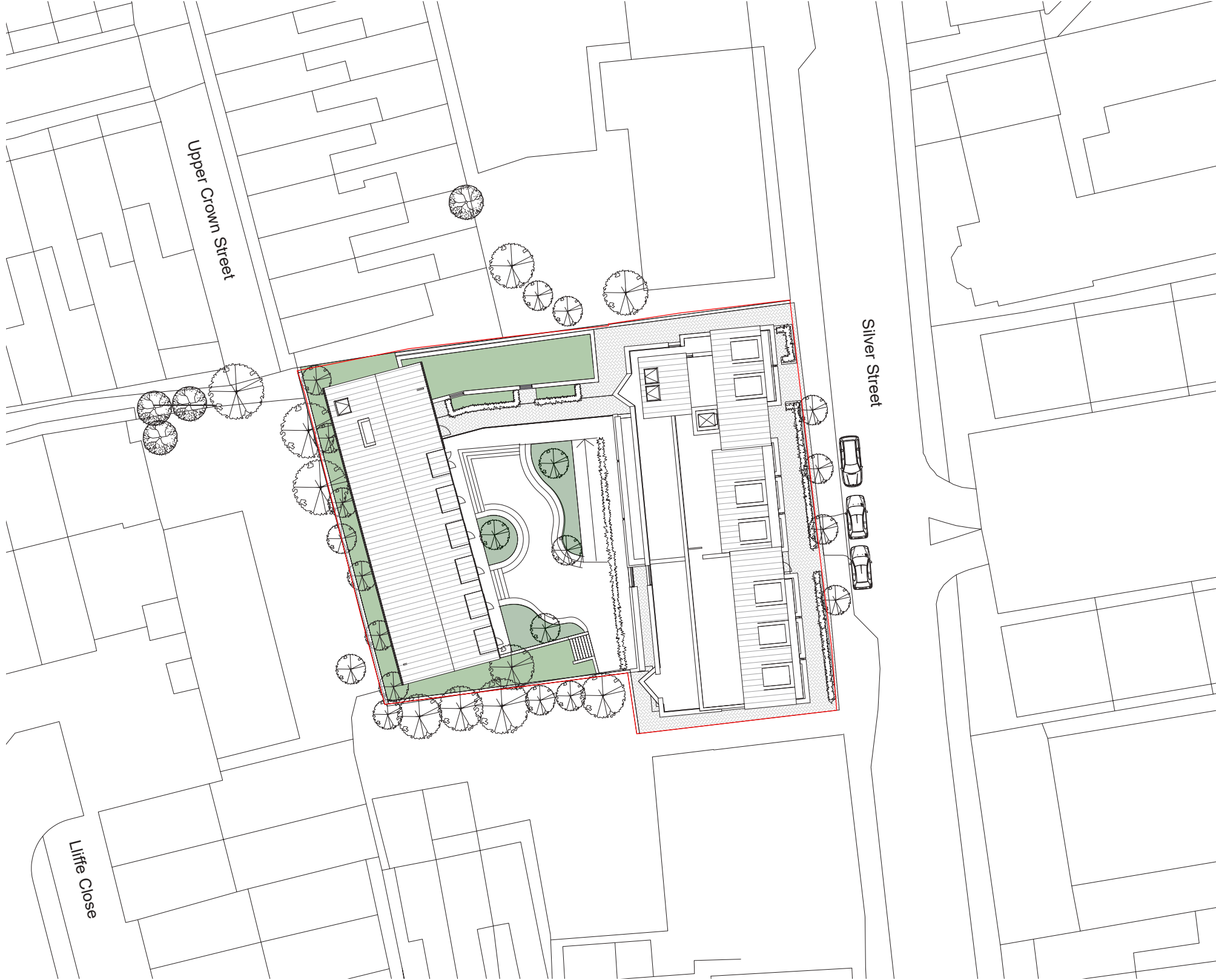
5.1 Plans

5.1.1 Location Plan



Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Use & Amount	Site Analysis
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5.1.2 Site Plan



Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Use & Amount	Site Analysis
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5.1.3 Lower Ground Floor Plan



1 Level -1
1 : 100

Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Use & Amount	Site Analysis
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5.1.4 Ground Floor Plan



Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Use & Amount	Site Analysis
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5.1.5 First Floor Plan



Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Use & Amount	Site Analysis
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5.1.6 Second Floor Plan



Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Use & Amount	Site Analysis
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5.1.7 Third Floor Plan



Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Use & Amount	Site Analysis
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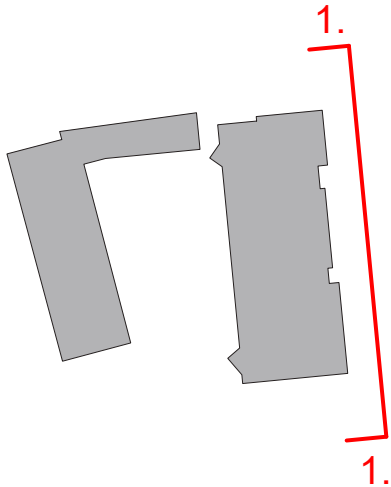
5.1.8 Roof Plan



Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Use & Amount	Site Analysis
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5.2 Elevations

5.2.1 Elevation 1 - Silver Street



External Finishes

Ref.	Description
1.	Fair Faced Brick
2.	Feature/recessed Brick Panel
3.	Recessed Joint in Brick
4.	Brick Cill
5.	Standing Seam Zinc Roof
6.	PPC Aluminium Window
7.	PPC Aluminium Ventilation Louvres
8.	Glazed Balustrade



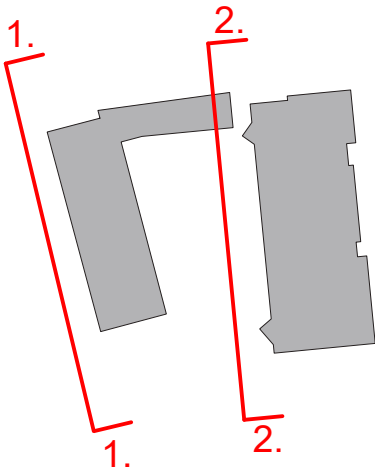
Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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5.2 Elevations

5.2.2 Elevation 2 - Block A
Courtyard

External Finishes

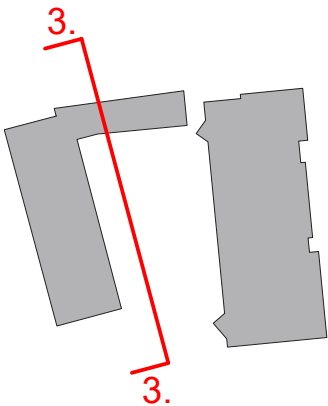
Ref.	Description
1.	Fair Faced Brick
2.	Feature/recessed Brick Panel
3.	Recessed Joint in Brick
4.	Brick Cill
5.	Standing Seam Zinc Roof
6.	PPC Aluminium Window
7.	PPC Aluminium Ventilation Louvres
8.	Glazed Balustrade



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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5.2 Elevations

5.2.3 Elevation 3 - Block B Courtyard



External Finishes

Ref.	Description
1.	Fair Faced Brick
2.	Feature/recessed Brick Panel
3.	Recessed Joint in Brick
4.	Brick Cill
5.	Standing Seam Zinc Roof
6.	PPC Aluminium Window
7.	PPC Aluminium Ventilation Louvres
8.	Glazed Balustrade



3 Elevation 3 - Block B Courtyard
1 : 100



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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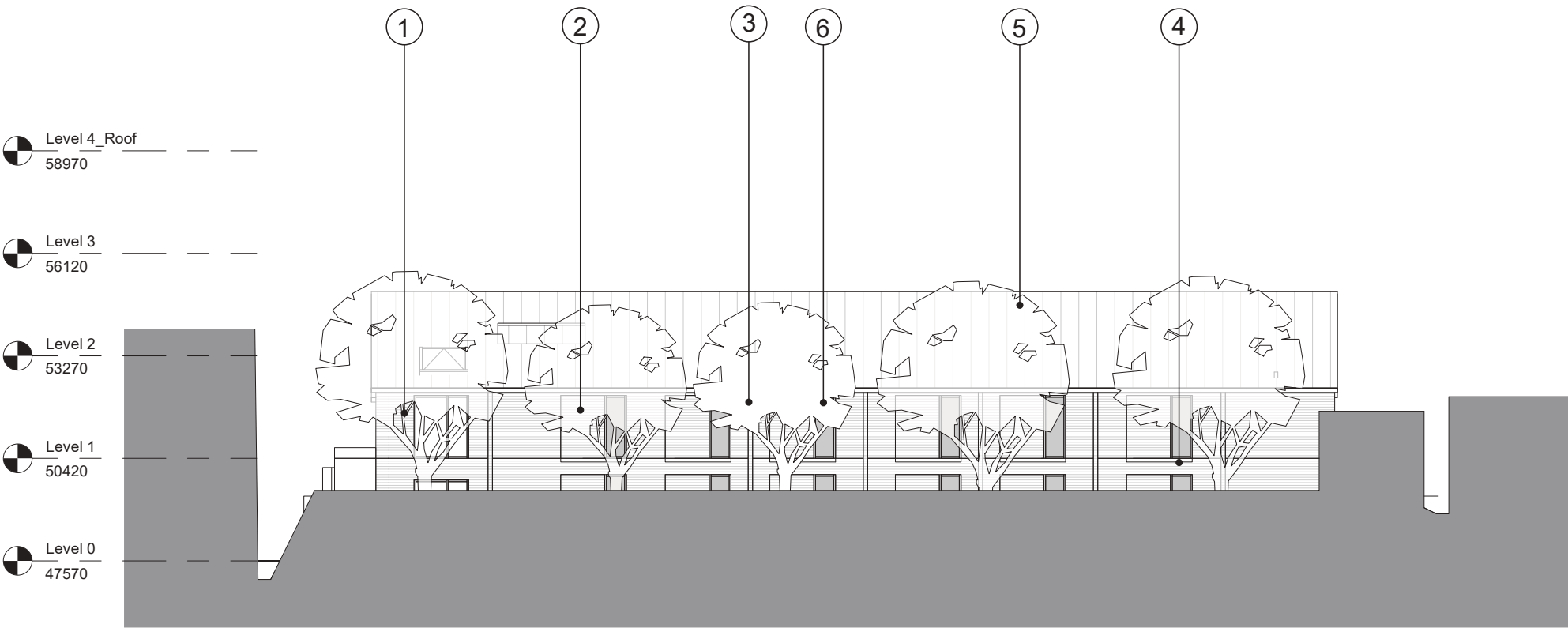
5.2 Elevations

5.2.4 Elevation 4 - Block B West

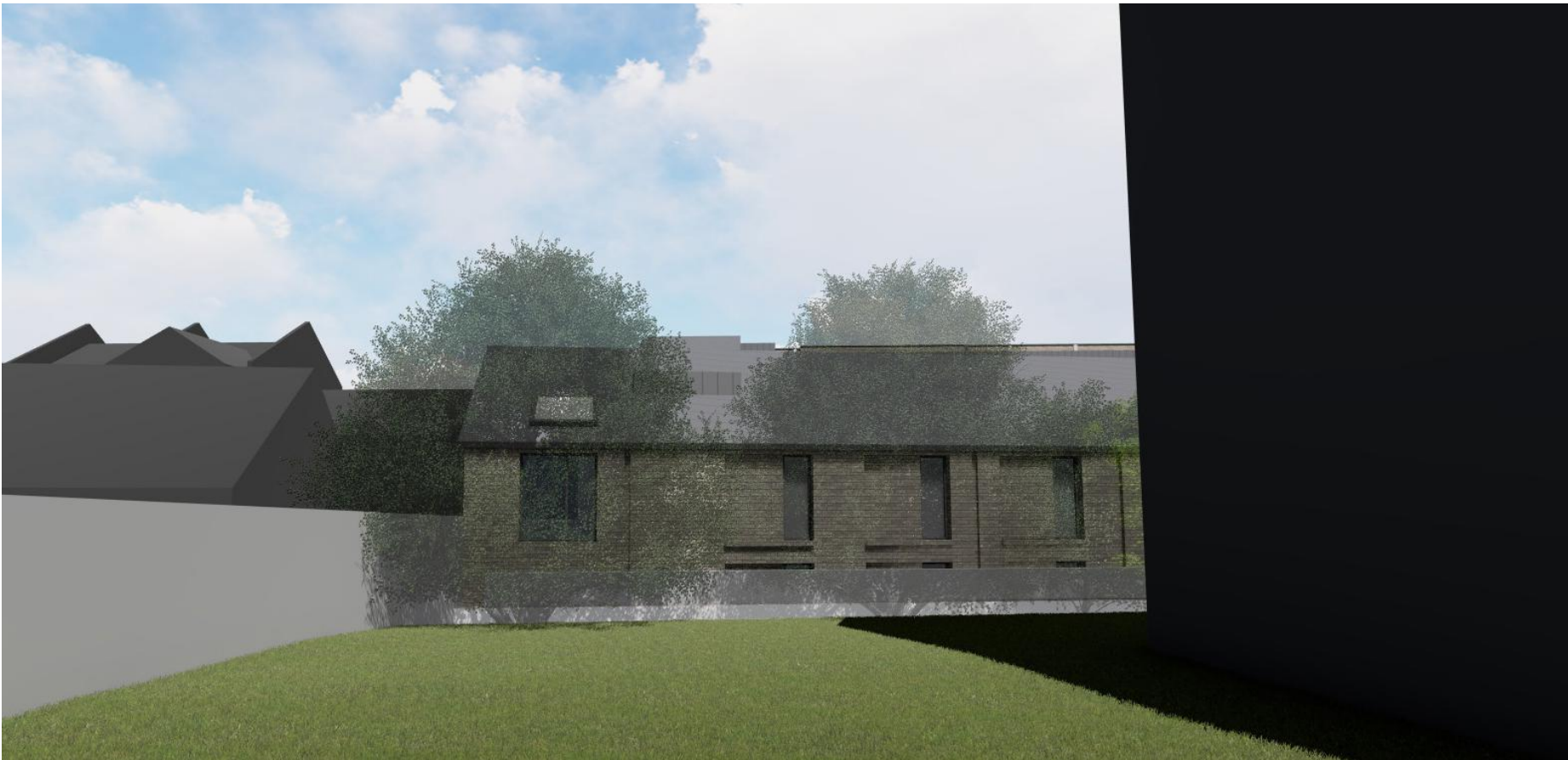
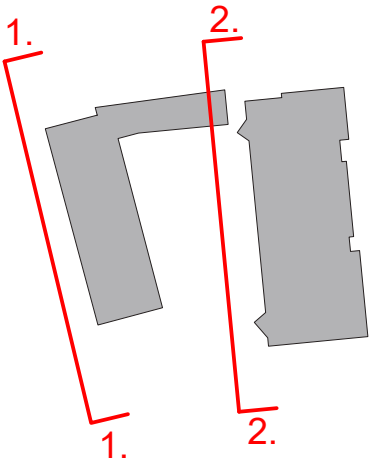
Windows to Block B West elevation shall be provided with obscured glazing to ensure no overlooking of neighbouring flats.

External Finishes

Ref.	Description
1.	Fair Faced Brick
2.	Feature/recessed Brick Panel
3.	Recessed Joint in Brick
4.	Brick Cill
5.	Standing Seam Zinc Roof
6.	PPC Aluminium Window
7.	PPC Aluminium Ventilation Louvres
8.	Glazed Balustrade



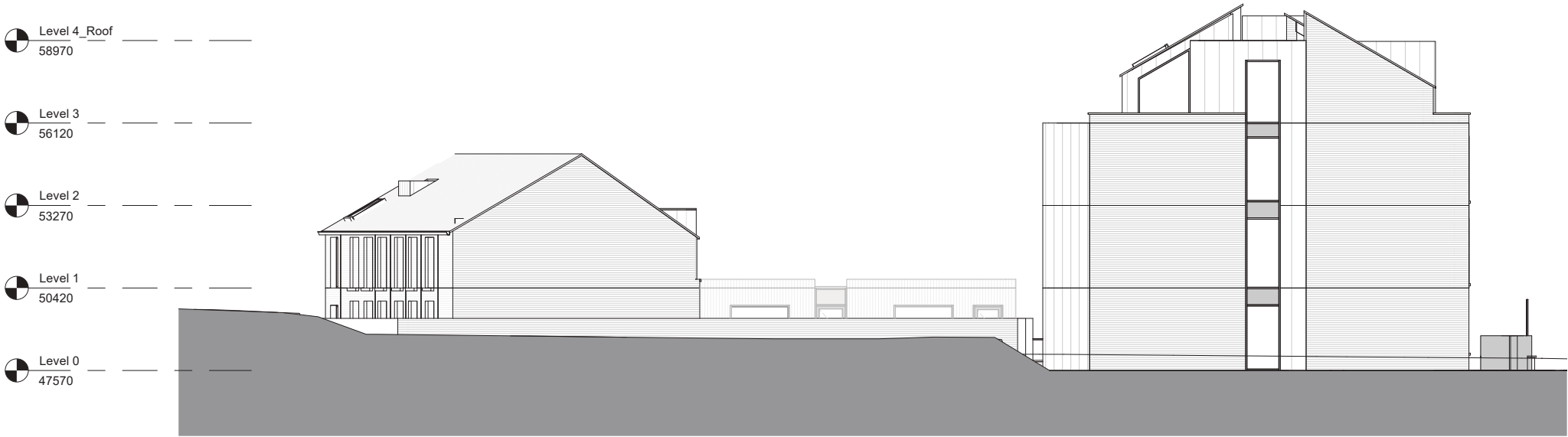
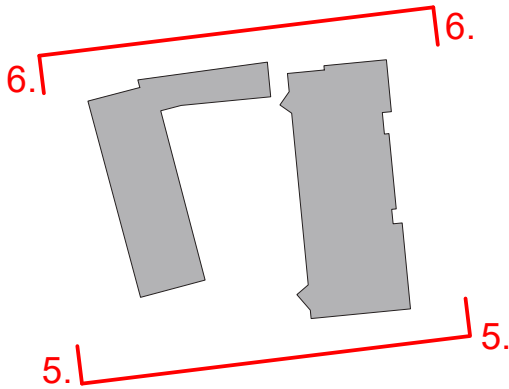
1 Elevation 4 - Block B West
1 : 100



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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5.2 Elevations

5.2.5 Elevation 5 - South



5 Elevation 5 - South
1 : 100

5.2.6 Elevation 6 - North

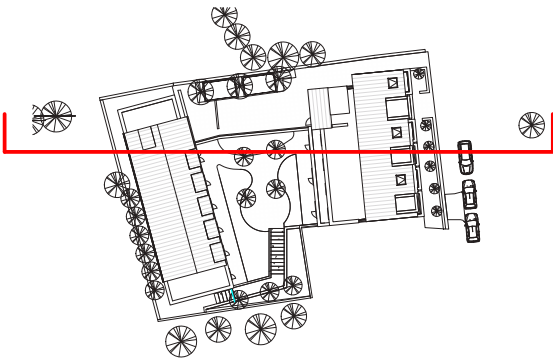


6 Elevation 6 - North
1 : 100

Site Analysis
Use & Amount
Layout & Landscape
Scale & Massing
Appearance
Shadow Analysis
Sustainability
Access
Working Drawings
Scheme Visuals

5.3 Sections

5.3.1 Section A - A



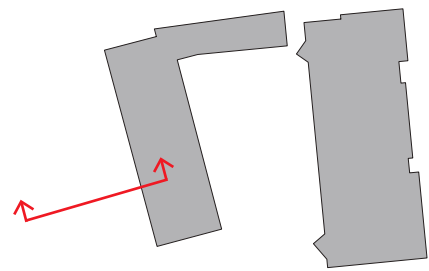
- Level 4 Roof 58970
- Level 3 56120
- Level 2 53270
- Level 1 50420
- Level 0 47570
- Level -1 44720



Site Analysis	Use & Amount	Layout & Landscape	Scale & Massing	Appearance	Shadow Analysis	Sustainability	Access	Working Drawings	Scheme Visuals
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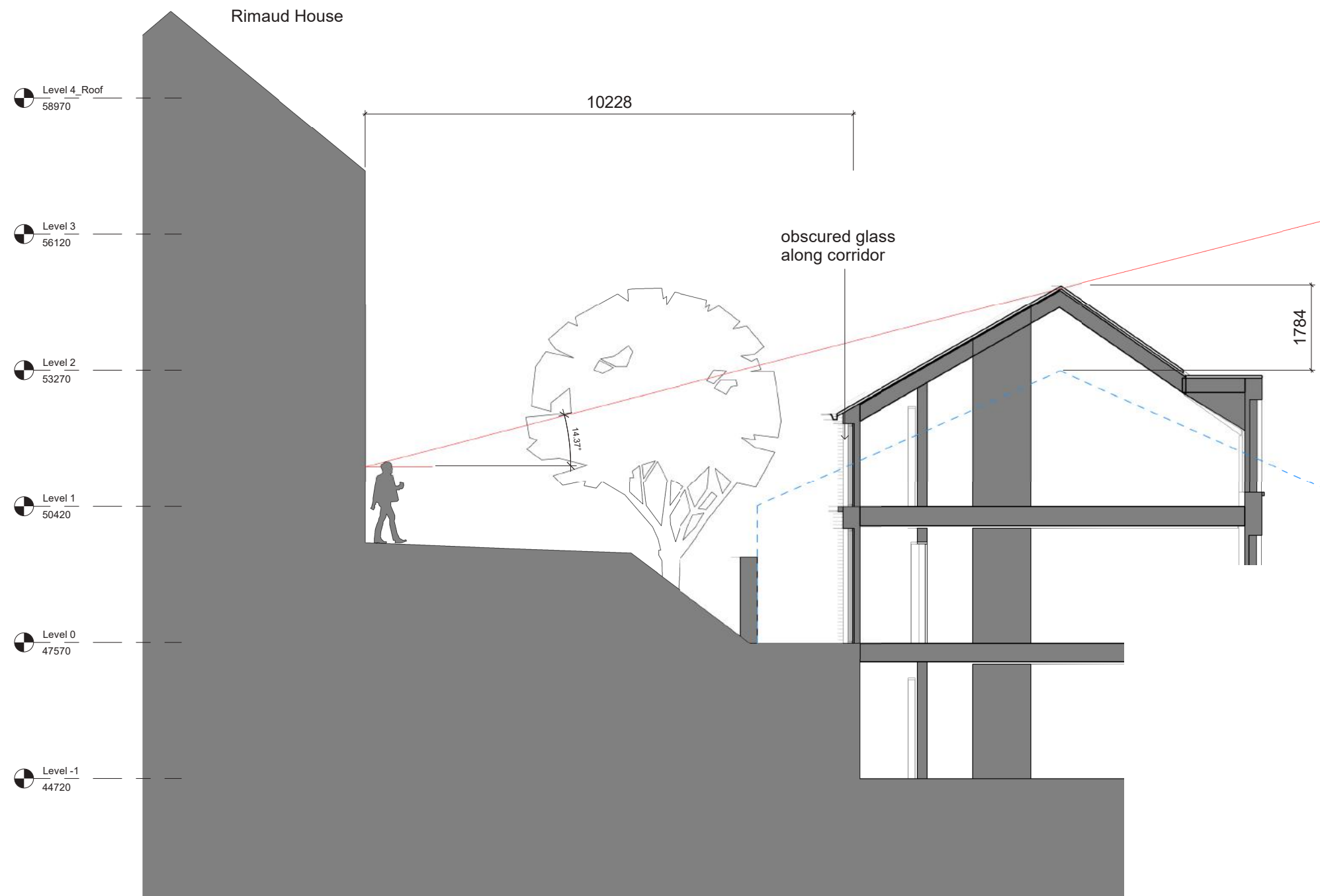
5.3 Sections

5.3.2 Block B Section



Daylight Angle

Line of existing building



1 Block B Section
1 : 50

Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Scale and Use	Site Analysis
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6.0 Scheme Visuals

6.1 View 1

Front Elevation



Site Analysis
Use & Amount
Layout & Landscape
Scale & Massing
Appearance
Shadow Analysis
Sustainability
Access
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Scheme Visuals

6.2 View 3

Block A West Elevation



Site Analysis
Use & Amount
Layout & Landscape
Scale & Massing
Appearance
Shadow Analysis
Sustainability
Access
Working Drawings
Scheme Visuals

6.3 View 4

Block B East Elevation



Site Analysis
Use & Amount
Layout & Landscape
Scale & Massing
Appearance
Shadow Analysis
Sustainability
Access
Working Drawings
Scheme Visuals

6.4 View 5

Block B West Elevation



Scheme Visuals	Working Drawings	Access	Sustainability	Shadow Analysis	Appearance	Scale & Massing	Layout & Landscape	Use & Amount	Site Analysis
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6.5 View 6

Courtyard View



Site Analysis
Use & Amount
Layout & Landscape
Scale & Massing
Appearance
Shadow Analysis
Sustainability
Access
Working Drawings
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6.5 View 7

Courtyard View



Site Analysis
Use & Amount
Layout & Landscape
Scale & Massing
Appearance
Shadow Analysis
Sustainability
Access
Working Drawings
Scheme Visuals



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