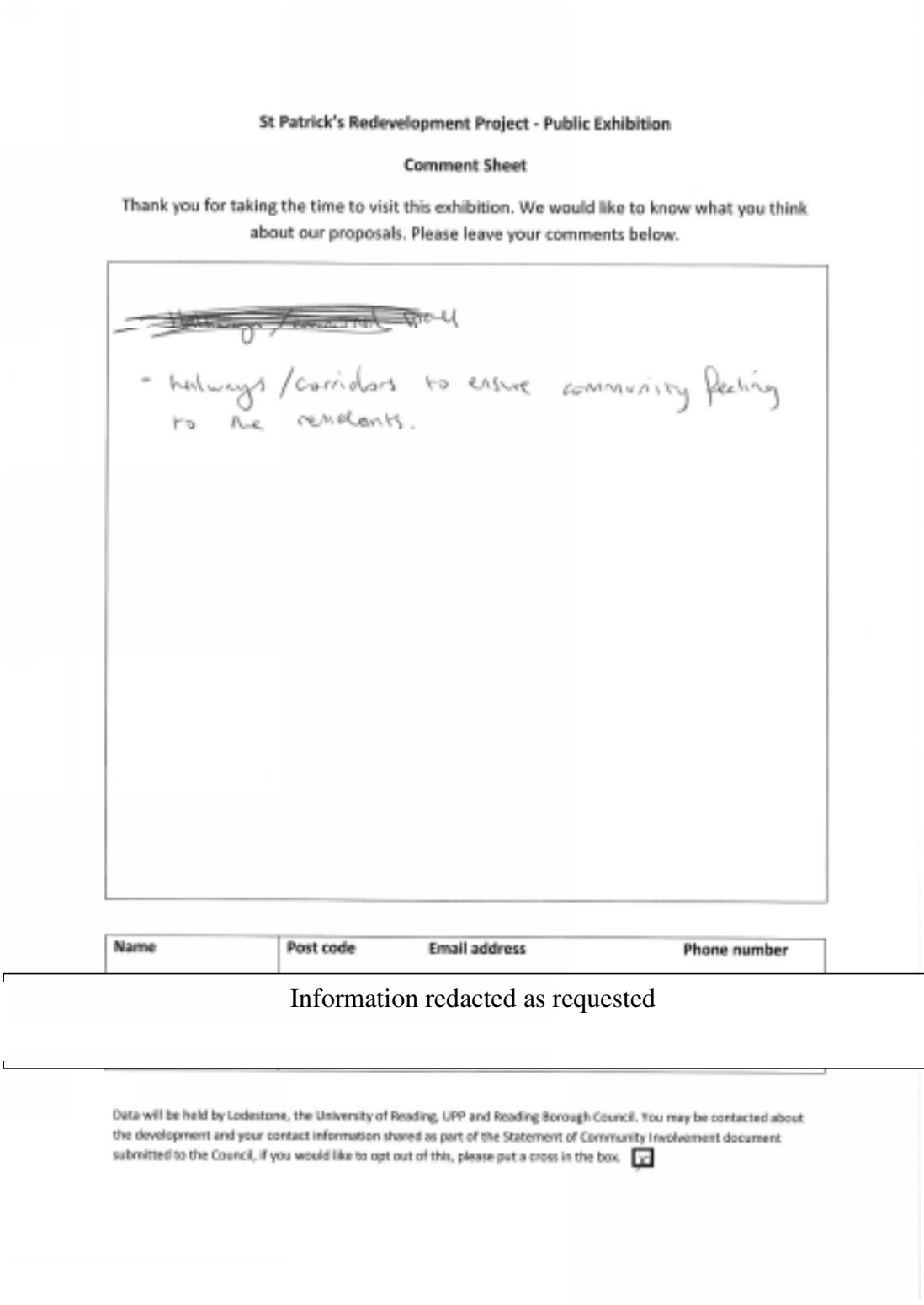
Appendix 12: Scanned comments sheets



St Patrick's Redevelopment Project - Public Exhibition

Comment Sheet

Thank you for taking the time to visit this exhibition. We would like to know what you think about our proposals. Please leave your comments below.

[redacted]

- hallways / corridors to ensure community feeling to the residents.

Name	Post code	Email address	Phone number

Information redacted as requested

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St Patrick's Redevelopment Project - Public Exhibition

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I really like range in ~~industrial~~ finishes of the buildings for a "street" like appearance.

Great indoor social areas.

Shame the old ~~block~~ court is going but I understand that it doesn't meet with current requirements

Name	Post code	Email address	Phone number
Victoria Kempton.	RG2 7EY (new court resident)	vkempton@hotmail.co.uk	07948293450

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St Patrick's Redevelopment Project - Public Exhibition

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The best part about pats was the open corridors. If you can keep those that would be so much better & Social.

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St Patrick's Redevelopment Project - Public Exhibition

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The redevelopment sounds exciting. I hope "bigger rooms" don't mean "fewer rooms", and am glad to know that they will reflect the red brick characteristic.

Name	Post code	Email address	Phone number
Information redacted as requested			

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St Patrick's Redevelopment Project - Public Exhibition

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St. Pats is a very unique halls of residence at the University. The halls has a wealth of traditions and a well established JCR, making it one of the most social halls communities at the University. Any new plans for social space (study space) will need to consider this, as the 'open corridor' system makes it very communal. The JCR also benefits from its own JCR common room, which works well. Lastly, St. Pats is predominantly a first year halls, and ideally we would like it to remain that way. First years like the affordability of the halls ~~so hopefully~~ as it is.

Name	Post code	Email address	Phone number
Oli Ratcliffe	RG6 6AZ	President@rusu.co.uk	07973 503 401

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Looks very modern and exciting, looking forward to working with you in the future.

Oli

St Patrick's Redevelopment Project - Public Exhibition

Comment Sheet

Thank you for taking the time to visit this exhibition. We would like to know what you think about our proposals. Please leave your comments below.

I feel that the upgrad fo St Pats will be a good and well needed change. but I fear for the social aspect, in the way that it may be reduced. I think that the shared bathrooms and the legact of the current st. Pats is Perfect in ~~bonding~~ design as it really forces People to make friends - something that people may have a fear about when moving ~~for~~ away from home for the first time. Our experience has found that people in Bridges have struggled to make friends, dont take that away from future St. Pats

#greenarmy

Name	Post code	Email address	Phone number
Jacob Field		Jacobjey@gmail.com	07718911553.

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St Patrick's Redevelopment Project - Public Exhibition

Comment Sheet

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Can't wait it looks fantastic

Name	Post code	Email address	Phone number
S. Stone	RG2 7EY		

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St Patrick's Redevelopment Project - Public Exhibition

Comment Sheet

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Although St. Pats and other accommodation need upgrading I think there should be an extensive effort to attempt to retain the social environment that some of these halls are renowned for (especially St. Pats) (on a wider scale not just within flats). Otherwise the plans look very promising and I am excited to see how they develop

Name	Post code	Email address	Phone number
Matthew Duff		matthduff@outlook.com	

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St Patrick's Redevelopment Project - Public Exhibition

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Seems well thought-through, especially with regard to the 'green space' and 'sociable space' side of things.

Hope the affordability aspect is delivered.

Name	Post code	Email address	Phone number
Bruce Howell		d.b.howell@reading.ac.uk	

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Scanned comments sheets received from the 6- 8.30pm session

St Patrick's Redevelopment Project - Public Exhibition

Comment Sheet

Thank you for taking the time to visit this exhibition. We would like to know what you think about our proposals. Please leave your comments below.

Post Grad (Town Houses) lower height with rooms in roof – as existing building being left + also bungalows in Northcourt Avenue.

More car parking at Halls of Residence + on Campus. The parking situation on Northcourt Ave + Wellington Avenue is dangerous. Even though discouraged students still bring cars to University + will continue to do so.

Name	Post code	Email address	Phone number
V. Hobbs	RG2 7HE	weaman1@hotmail.com	

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WHAT DO YOU THINK OF OUR PLANS?

Please bring this leaflet with you to the exhibition to provide any comments you may have. Your comments will be included in our statement of community involvement as part of our planning application to Reading Borough Council.

If you are unable to attend the exhibition but have comments, please email us at **stpatsproject@reading.ac.uk** by Thursday 29 October. We will also make the exhibition boards available after the exhibition at **www.reading.ac.uk/st-patricks-project**

Name STEVE + JANET KELLPA.

Email

Address 41 NORTHCOURT AVE.

THE PLANS LOOK OK, ALTHOUGH THE 2 NON OAKS BEING BUILT IN CAR PARK NEED TO HAVE ROOF HIPPED TO ~~GIVE~~ REDUCE THE HEIGHT, BUT BY FAR THE BIGGEST ISSUE FOR US WILL BE PARKING, & READING UNI IS BEING VERY ~~NAIVE~~ BLIND IF THEY THINK STUDENTS WON'T BRING CAR'S — THEY WILL + DO NOW — WHERE WILL THEY PARK) PARKING IS ALREADY A MAJOR PROBLEM.

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St Patrick's Redevelopment Project - Public Exhibition

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The plans are well-thought through, responsible and with a well-argued need for the extra 'upgraded' accommodation. I am clearly not alone in wishing to raise the issue of parking. On board 9/12, it says: "students ... ... will not be permitted to bring cars to the accommodation". On board 4/12, it says, "students are not permitted to bring motorised vehicles on to the campus"... (or) "... to park within 1 mile of the Whiteknights campus". I don't know, but would like to know how this is policed. It is clearly not working. Discouraging students from bringing vehicles from their homes to RU is a good strategy and should continue, perhaps with increased energy. In some roads (e.g. Northcourt Ave, Wellington Ave, Elmhurst Rd.) parking by students →

Name	Post code	Email address	Phone number
Adrian King	RG2 7HG	adrianking@btinternet.com	0118 987 1400

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exacerbates the parking problems there. When Wellington Ave restrictions come into force, things will get worse in other roads. I live in Northcourt Ave but am unwilling to campaign for restrictions here, only to move the problem elsewhere. Most students (I make an educated guess) park responsibly. Some obstruct pavements and make (or contribute to) considerable inconvenience for pedestrians and "the flow of traffic". But the main problem, as I see it, is not students or the fact that they wish to bring their cars to Uni. It is the fact that the University doesn't take adequate account of its responsibilities to the local community by providing parking facilities for students* on Campus. This has been true for years, and the problems arising are now chronic and serious. In Elmhurst Rd, the situation is often dangerous. I strongly urge the University to a) recognise the problem b) accept that students contribute significantly to the problem c) provide parking on campus, (with whatever criteria they deem appropriate that will not have the effect of discouraging its routine use by students). d) They should lift the one-mile rule, which even if effective would only remove the problem elsewhere in the town.

* those not qualifying for a RU parking permit.

6-8-30

St Patrick's Redevelopment Project - Public Exhibition

Comment Sheet

Thank you for taking the time to visit this exhibition. We would like to know what you think about our proposals. Please leave your comments below.

I think that a renovation should be done instead of a rebuild as having individual rooms as it currently is a much better set up than the proposals as it's very social and lots of students like this. The open corridors in particular at the moment is brilliant as that is very sociable and that is how I made friends. I do not think that a common room should be put in place in each floor as it's somewhere else for students to sit collectively instead of one common room for each block.

Name	Post code	Email address	Phone number
Joseph Clark	RG2 7HA	jclark96@hotmail.co.uk	07531186309

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St Patrick's Redevelopment Project - Public Exhibition

Comment Sheet

Thank you for taking the time to visit this exhibition. We would like to know what you think about our proposals. Please leave your comments below.

Open corridors are really good for socialising &

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St Patrick's Redevelopment Project - Public Exhibition

Comment Sheet

Thank you for taking the time to visit this exhibition. We would like to know what you think about our proposals. Please leave your comments below.

Northcourt Avenue has lost about 50% of its original number of trees creating significant gaps in the tree line. The northern section is particularly deprived.

The opportunity could be used to start restoring the tree line using the right species from north to south.

Name	Post code	Email address	Phone number
bdo Castelijn	RG2 7HG	bcastelijn@gmail.com	01189 710572

CHAIR NORTHCOURT AVENUE RESIDENTS (NARA)

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St Patrick's Redevelopment Project - Public Exhibition

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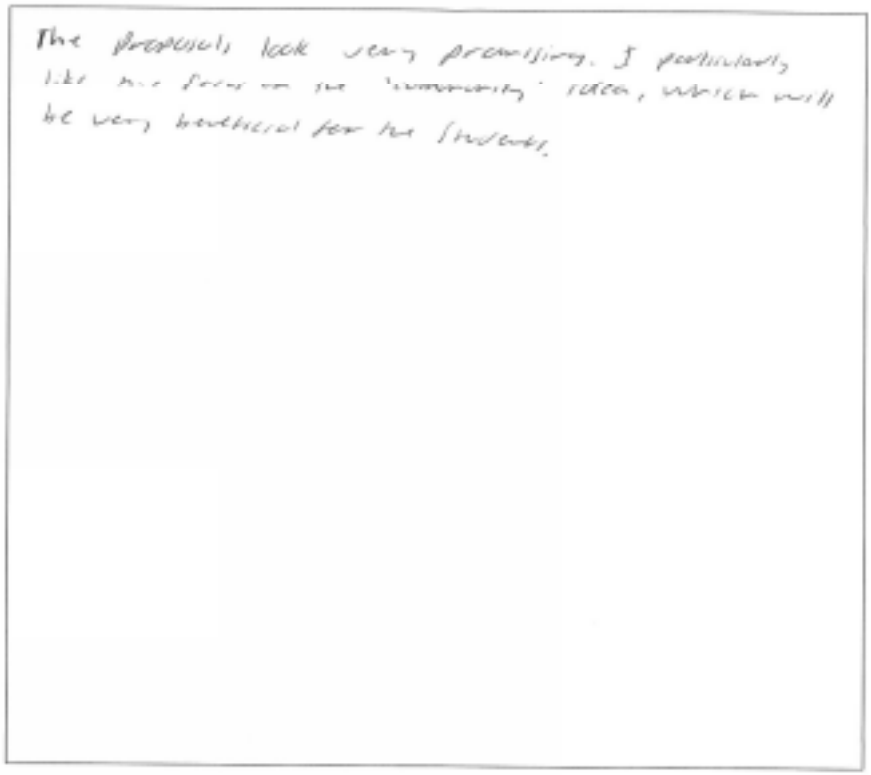

Name	Post code	Email address	Phone number
[illegible]	[illegible]	[illegible]	[illegible]

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St Patrick's Redevelopment Project - Public Exhibition

Comment Sheet

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Does look good

But

St Pats is one of the cheapest rooms.

Make sure rent doesn't increase significantly. Otherwise people like me couldn't afford uni (even with a loan/grant)

Name	Post code	Email address	Phone number
M. Monks	RG2 7HA	Mickeymonks@sky.com	

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1. SIZE BUILDING 4 - 6 STOREY
Drawings in the Exhibition give no impression of the "massing" that will be seen from Northcourt Av. My opinion is based on the appearance of the new development on the Oxford Rd South of the M4.

2. PARKING & ADDITIONAL TRAFFIC
I have been offered no evidence to suggest that the additional cars in the area can be controlled. The car ownership policy in workplace guidance a management plan ... ...ers with "teeth" to make it happen. Parking in the area roadside is already out of control.

3. DEVELOPMENT OF "AVENUE" STREET SCENE.
I suggest that the developer plants trees along Northcourt Av. as a continuation of those in the avenue to the South. Hopefully to help screen the higher building from the dwellings opposite (2 storeys)

Name	Post code	Email address	Phone number
JOHN LUDGATE	RG2 7BP	jthaladgat@btinternet.com	

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Thank you for taking the time to visit this exhibition. We would like to know what you think about our proposals. Please leave your comments below.

I have lived in Northcourt Avenue for over 50 years, so have seen many changes in students and traffic! I can appreciate that St Patrick's Hall needs to be updated.

I live at No. 36. Fairly near your boundary. All will be well if the rules are adhered to. Not too much noise, not increased traffic, and a pleasing final result.

I shall watch progress of the project with interest. Good luck, but keep to the rules you have set ~~yourself~~ yourselves or you will be inviting trouble!

Name	Post code	Email address	Phone number
PATRICIA LILLEY	RG2 7HD	paddil@btcom	9872759

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Please consider major parking restrictions during term time. e.g. Northcourt, Shinfield Rd, Pepper Lane.

Please consider the amount of noise an extra 700 students will make on what is mainly a residential area.

The University is often heard to suggest - "Why move here, when you knew the University is here". I have lived here for 30 years + the number of students, HMO, and traffic has increased highly.

Name	Post code	Email address	Phone number
CAROLINE Warner	RG2 7BW	carolinewarner28@gmail.com	01189 871291

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There is a lot about Northcourt Avenue & not much consideration for the 'Cloverhill neighbours' for whom the higher storeys will look more than the 5 or 6 they actually are.

'Weardale Close' is actually Stanhope Road where it backs onto Sherfield.

We will get noise from the increased height. We already get disruption ~~also~~ from Sherfield when the windows are open & ~~there~~ during times of celebration.

1 bike space for 5 students. (surely more could be better in a course seen transport)

Parking on residential roads – already a problem. How will this be monitored?

Name	Post code	Email address	Phone number
Margaret Bray	RG2 7HL STANHOPE ROAD (NOT WEARDALE)	margaret.evans42@gmail.com	

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In principle the scheme for accommodation seems satisfactory, however the lack of parking provision is a very serious issue.

Despite any University regulations, students WILL bring cars to the locality.

The University has demonstrated that it is quite incapable of enforcing parking restrictions off campus.

People attending courses at the University regularly park outside my house making it difficult for tradespeople + service people to park outside my premises

Name	Post code	Email address	Phone number
KENNETH PEARSON	RG2 7HF	N/A	0118 9871502

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Looks fine but please do something about the traffic Gridlock that has developed over the last decade. While the campus car park being built may provide partial alleviation, the University needs to work to ensure that residents are able to access their home and street without having to dodge parked student cars.

Information redacted as requested

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St Patrick's Redevelopment Project - Public Exhibition

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What provision is being made for student parking?
Wellington Avenue, and increasingly Northcourt Avenue are being overwhelmed by parked cars

Name	Post code	Email address	Phone number
R B PARRY	RG2 7HG	bobandmary@ntlworld.com	

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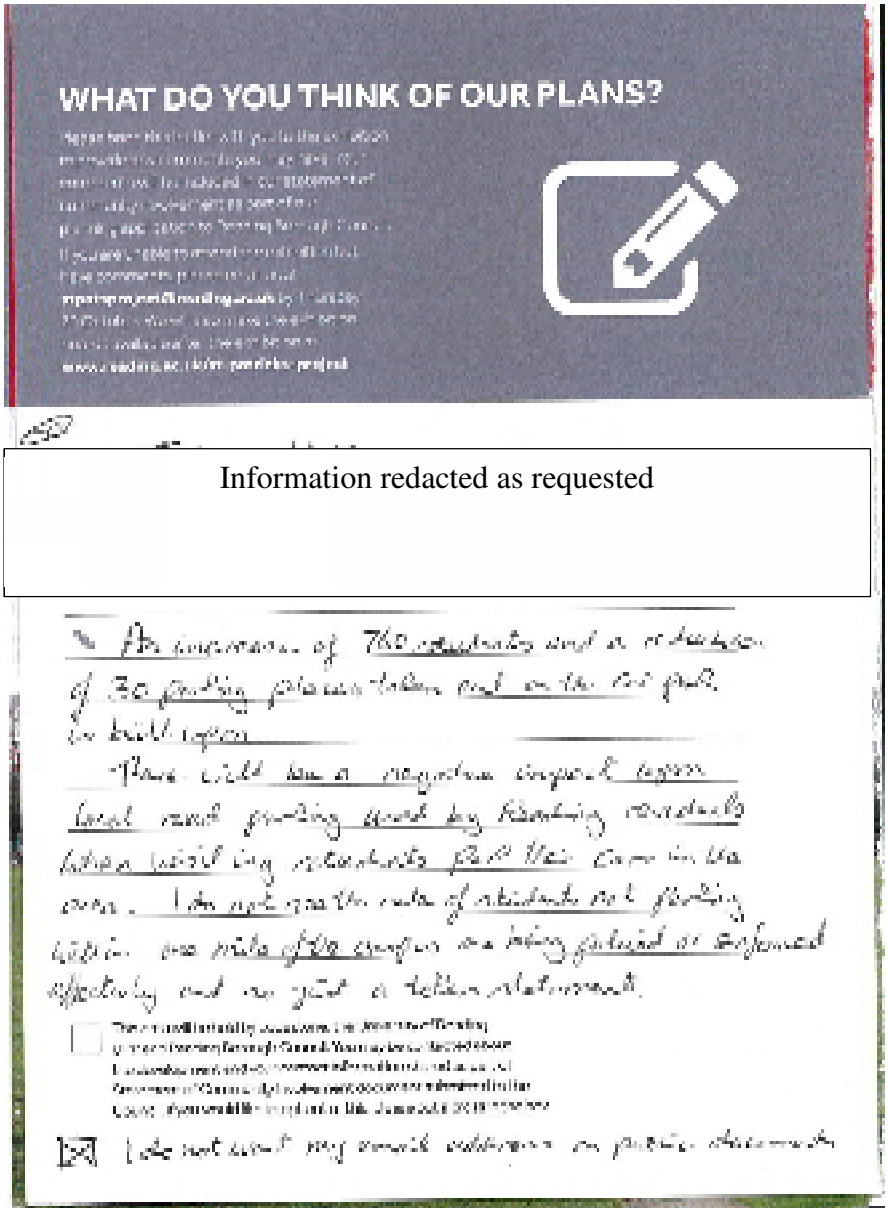

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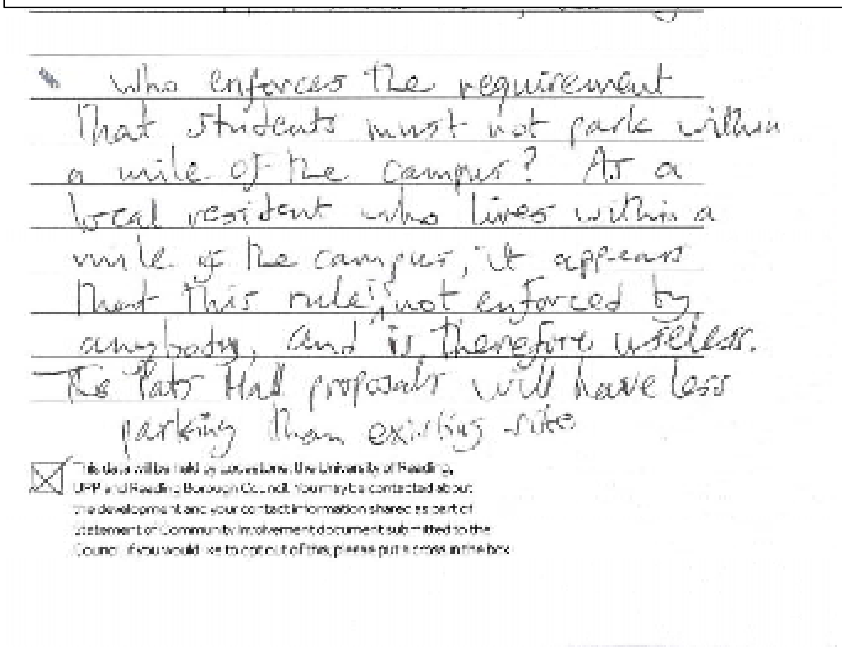

Appendix 13: Comments received by email

Comments submitted by email and via the website portal

Hi

I was at the exhibition earlier but forgot to leave comments.
As a local Councillor I see parking and access being the major issues. Will need certain things in place whilst building (which I am sure you will be very considerate on) but transport is trickier.
During term time parking on Nodthcourt Avenue increases a lot and this makes it difficult for local residents. We will need to know what measures will be in place to help and avoid this as inevitably some students will be driving. Staff parking spaces also seem limited and will need to be sufficient to stop parking on the road or nearby.
I know you are in contact with NARA and would ask that you keep me updated on developments also.

Thanks
Ashley Pearce

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comments :- "St Patrick's Hall is coming to the end of its design life" and "to enhance the halls' architectural quality" are very suspect cliches. I am disappointed that the University cannot make an effort to preserve a building like this. I wonder what people will be saying about any replacement a mere year after it is built, let alone when it has to be demolished in 10 ? years.
name :- paul windley
email :-
Address and postcode :- 35 stanton close rg67dx
opt-out :-

Dear Sir/Madam

I am a Northcourt Avenue resident and attended the exhibition of your proposed expansion last week. These are my initial comments on your proposals.

- The overall style of the development seemed appropriate, as did the 'safe walk' onto the site.

However:

- The height and massing of the buildings will completely change the character of Northcourt Avenue, in particular since the site is opposite a section of the avenue with bungalows.
- Building 3-storey houses on the playing fields right next to the avenue is particularly inappropriate. It presents an ugly and dominating street scene, and takes away recreational space.

These two points both relate to what I see as the fundamental problem of the proposed expansion: it is simply trying to cram too many students onto the site. Possibly this density of occupants would work in a campus setting, but not in a quiet residential avenue. Adding 700 extra students to an avenue with (roughly) 500 residents is quite out of proportion. It will dominate not just through the buildings but through exacerbating the current parking problems and noise.

I hope you will take these points seriously in developing your plans further.

Yours

Anne Wheldon

Re: St Patrick's Hall development consultation

To the Project Leader, St Patrick's Development

Thank you for giving the community the opportunity to comment on your proposals.

I write as a local resident, living at the top of Redlands Road, but also as a former student and staff member of the University, and I can even go back further as my mother worked at St Pat's when I was little! So I feel a great interest.

We are obviously sympathetic to the needs of students arriving in Reading and it is not acceptable that their student life here begins in a B and B or hotel, however the huge increase in student numbers at St Pat's gives rise to some areas of concern:

- the noise from students coming back from town in the early hours and socialising around the Christchurch Green shops and takeaways on their way back to St Pat's is disturbing - voices etc are clearly heard inside our tall houses. Similarly we can hear them as they make their way to events at the Union.

It is a very different 'noise' (alcohol fuelled) from the general daily lively comings and goings around the University. We are concerned that there will be an increase in this type of disturbance. You mention in your proposal an entertainment centre and further clarification would be needed.

- while you mention that students would not be permitted to bring cars into the area it is very difficult to see how you might stop them? This area is problematic for parking and we work closely with our Councillors to monitor the effectiveness of Residents' Parking, the hospital overflow etc.

- There will inevitably be enormous pressure on the Christchurch Green junction both during construction and afterwards. We are anxious to avoid any further pressure from noise, pollution, disturbance to properties
- You make no mention, as far as I can see, of having consulted with Reading Buses. There is already a growing issue of local residents being squeezed out of the 21; large groups of students simply don't see elderly people, or those needing a seat such as the heavily pregnant woman I saw the other day - all seats were occupied by students while she stood. I know the University is anxious to maintain good community relations and reminding students that off campus is not a student village but a residential community of families, children, elderly people from all walks of life.

We hope this is helpful to you as you consider your plans and we would very much like to be kept informed of meetings etc.

Yours faithfully

Fiona Talkington, Anouska Henderson
64 Redlands Road
Reading
RG1 5HU

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comments :- Thank you for the opportunity to consult on the proposed re-development of St. Patrick's Hall. We understand the need for the University to update the accommodation at St. Patrick's but as residents of a property adjoining the site we do have concerns with the specific plans outlined in the consultation. Most significantly we feel the increased capacity of an additional 760 bedroom is excessive for the site which sits in an existing and well established residential location and would question the appropriateness of the plans in aiming to achieve such a level of additional capacity. The ability of the immediate vicinity to cope with an additional 760+ residents is questionable particularly in relation to road access and with regards to neighbourly behaviour. ROAD ACCESS Vehicle and pedestrian access to Northcourt Avenue is currently impacted by the university operations in three ways: 1) Students resident in the Northcourt Halls (including St. Patrick's) parking on the road during term time; 2) Staff and other university visitors for the Whiteknights campus using Northcourt Avenue and Wellington Avenue to park on during the day; and 3) Inadequate parking available at the University Health centre on Northcourt Avenue also creating additional demand for on street parking. During term time working hours the combined effect of the above factors currently results in significant disruption to residents including on occasion prevention of access to driveways. Inappropriate parking also restricts safe pedestrian movement and access due to cars half parking on the pavement. The addition of 760 bedrooms to the site would exacerbate the existing issue significantly and will create significant access and safety issues. It is noted that the proposals do not currently appear to include any provision for additional parking within the site - indeed the existing car park on the site appears to be being removed such that parking on the site will actually be reduced. We note the comment that Student Residence Agreements prohibit students to bring vehicles to campus or to park vehicles within one mile of the campus. This is idealistic but practically unenforceable (we have seen no evidence of enforcement in the current situation). Staff at the consultation evening admitted that this was impossible to enforce. As such we would suggest the plans include proper and practical consideration of the parking

demands for the site (and also address the inadequacy of parking at the University Health Centre and the issues which are causing university staff to park on Northcourt Avenue and Wellington Avenue which contribute to the issues currently experienced in this area). NEIGHBOURLY BEHAVIOUR We expect a certain minor level of nuisance to arise in this area - over the last year this has included pint glasses and alcoholic drink containers left in our front garden; vomit on the pavement; and a council waste bin being placed on top of a car. While we have no proof such actions were taken by residents of the Northcourt Halls sites there may be a link. Such circumstances are currently limited. Our concern is that with the planned increase in capacity the frequency of such occurrences is likely to increase. It would be helpful for the university to address the actions they will take, beyond those that they currently do, to ensure appropriate neighbourly behaviour in the area beyond the immediate site in the context of the planned increase in capacity. PROPOSED FORM OF DEVELOPMENT The proposed development appears to involve a highly intensive use of the land with the addition of a range of buildings up to six storeys high and removal of areas of green space. Any building in excess of four storeys high will be out of character with the surrounding area and be significantly higher than the existing development. Indeed, currently single storey buildings will be replaced in the current plans with four storeys. In addition the development of two rows of terrace housing set at right angles to Northcourt Avenue at the front of the site would appear to be strongly out of character of the area - particularly given the buildings will present a solid gable-end brick wall to Northcourt Avenue (which no other property does) and are currently suggested to be at three storeys high plus a pitched roof which will result in a built form significantly higher than other buildings in this area of Northcourt Avenue. We note the plans include screening by further planting and would encourage additional planting beyond those included in the current plans to be made. In summary while we appreciate the need to redevelop the site we feel the current plans are too intensive - developing a built form which is out of character with the immediate area and an increase in resident numbers which will present significant issues in relation to road and pedestrian access to Northcourt Avenue. We would encourage a less intensive plan to be developed.
name :- Dan Dennett
email :- Address and postcode :- 24A Northcourt Avenue Reading RG2 7HA
opt-out :-

Thank for your invitation to the Expansion of St Patrick's Hall Exhibition. My initial objections are:
1. Over-Development of the Site and Change to the Street Scene
The proposed development is for high density buildings which would be too large and too tall. Their visual dominance and overbearing effect would be totally out of character with the area. The loss of mature trees and sheer mass of this proposed development would severely impair the street scene and the character and appearance of the surrounding area.
2. Number of Rooms/Students
This proposal would double the number of students on the St Patrick's site, in an already congested location; the area (services, shops, roads) can not cope with such an increase nor can the residents the likely increase in noise and disturbance in the neighbourhood. This proposal is not acceptable.

3. Traffic & Parking
The University's sustainable travel policy states that students are not permitted to bring cars onto site or to park within 1 mile of Whiteknights. However, the University admits it does not have the powers to enforce this. Consequently, the roads in the near vicinity are currently packed with University related parked cars, during term time, not only during the day but often overnight & some for longer periods. In Wellington Avenue, a large number of these are parked on the pavement & on both sides of the road making it extremely difficult for pedestrians and dangerous for through traffic. This proposal would introduce more University related cars in the neighbourhood and would involve the loss of over half of its on-site parking.
4. Construction Traffic
The suggested main access route for construction traffic for this proposed development would be via Wellington Avenue. I have already mentioned the serious parking issues during the University's term time. If the project were to go ahead, on this massive scale, there would be even more traffic, including numerous HGVs, and further disruption to both Northcourt and Wellington Avenues.
5. Unsuitable Vehicular Access to Site
Placing the entrance of the planned main vehicular access to the site on a sharp and blind bend is likely to cause a genuine hazard. There have been a number of vehicular collisions at this point.
6. Amenity Space
I question the amount of amenity space actually remaining following the proposed loss of the playing fields which are much valued by the students and neighbourhood alike.
7. Impact on 24 Northcourt Avenue
The proposed close proximity and height of the buildings on the south eastern boundary would be un-neighbourly and extremely overbearing.
8. Lack of Detail in Public Exhibition and too little Consultation Time
One week consultation time was too little to assimilate and respond to the enormity of this proposal.
In Conclusion
I recognise that change may happen but it should not be to the detriment of the surrounding neighbourhood. Any development should be in the character of this currently low-density leafy suburb and should contribute positively to making places better for people – including the current residents. This proposal achieves neither.
I trust that due regard will be given to all these concerns and that the University will continue to liaise and consult with residents of the neighbourhood on all proposals that directly affect local residents who, after all, do share their community and living space with students.
Lynda Ledger 6, Wellington Avenue

I am living at No.149 and thank you very much for the exhibition on 22 October 2015. The supporting hospitality was most welcome to discuss the development proposals being prepared for St Patrick's Hall. I enjoyed meeting the staff and the opportunity to explore some concerns and issues.

I have to say that I was rather taken back by the suddenness and the scale of the proposals. The consultation period is far too short to form a considered view.
My immediate reaction is that the locality cannot take the impact of what is being proposed. The loss of what I think to be locally treasured buildings and the scale of the proposed buildings will be devastating. It will completely change the character and arrival experience in the avenue. The loss of green space, trees and parking spaces will have a significant impact. The large buildings will completely change the skyline with adverse effects on the local area and residents.
It was disappointing that the exhibition was lacking information about the impact on the local environment, wildlife, transport and demand for local services, both during the construction period and upon completion of the works. No representative could answer key questions about the impact of the works, construction traffic and matters such as safety by design and loss of trees on site.
Construction traffic is a matter of great concern. The numerous construction vehicle movements will conflict with pedestrians and cyclists in the area. Heavy goods vehicles cover only a tiny percentage of the total road mileage but are involved in more than half of the cycle fatalities alone, and construction vehicles are over-represented in the accidents. I would certainly like to see at least full commitment to a well considered robust code of construction practice to reduce the risks and impact on local residents to an absolute minimum.
I hope that the proposal will provide at least an opportunity to finally restore and enhance the quality of the public realm in the avenue. Residents have recently seen a rather sudden and massive increase in the volume and speed of vehicles in the avenue. The majority of drivers are also known to be exceeding the speed limit and the noticeable increase in the number of HGVs exacerbates the traffic dominance.
A particularly sensitive issue is the noticeable increase in parking pressures during recent years. The avenue has also lost most of its much valued tree line and the few trees which have been replaced are out of character and inappropriate for the avenue.
I am really keen to see a range of traffic calming measures,a solution for the increasing parking problems, ban of HGVs and a fully restored tree line of the species indigenous over the whole length of the avenue. Any significant development like this could easily be used to start with a supporting tree management plan, which is badly needed to ensure that the deprivation problem is solved once and forever in compensation for the inconvenience and to strengthen the resilience.
I do hope that the planning development proposals will be fundamentally reviewed so that the pleasant character of the avenue will be enhanced and better managed thereafter.
Regards
Bob Castelijn

Dear Project Leader

As residents of Redlands Rd we would like to comment on this development as follows;
-We see this area quite overcrowded at present and a further large influx of people will add to the problems that we experience.

-Traffic and Pollution are a constant problem in this area particularly at our end of the road and at the Christchurch Green junction.
-Excessive noise at night is a disturbing factor for workers,children and the elderly (at Marlborough House).
We realise that all the above can not be attributed to the student population alone but a substantial increase in students will not ease the current situation.
We also realise that the University is trying to accommodate the students in house and help keep them safe and secure but we feel that other sites should be considered.

Yours sincerely

Colin and Joyce Young
66 Redlands Rd
RG1 5 HU

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comments :- To whom it may concern: Thank you for the opportunity to visit the exhibition at St Patrick's Hall. It was useful to talk to the designers, not least to learn information which was not apparent from the displays, such as what the elevations are likely to look like from the Avenue, how many students would be offered on-site accommodation, car-parking, facilities for freshers, families, foreign students and disabled. Like many local residents, we hold fond memories of St Pats, so it was disappointing to come away feeling that we could not fully support this development. Areas of concern include: 1. POPULATION DENSITY. The addition of accommodation for at least another 700 students, mainly first-years, is excessive. Even with just 300 students in the current building, freshers' week brings increasing change to our local environment. UoR term-time brings to Northcourt Avenue (NA) a significant increase in student traffic, noise, sickness, litter and the hazard of freshers stepping out in front of moving cars. Freshers would be safer housed in halls on the Whiteknights campus. The NA site is far better suited for post-grads, foreign students, returning students and smaller units for student family groups. 2. CAR PARKING: a. UNIVERSITY PARKING POLICY: We understand that it is the University's policy that students do not bring their cars. It is evident by the large number of cars parked overnight in Northcourt Avenue during term (but not outside term) and by the term-time level of daily parking in the road that many do. Moreover, the plan for the site includes a significant number of places for mature students some of whom will surely bring partners and children. Can we really expect that families such as these will not bring cars? So we query the University's parking policy and believe the site needs a car park. Students do bring cars and they should be recognised and accommodated! b. LOSS OF THE CAR PARK: There is a car park near the southern entrance road from NA which will be lost under the plan. At the start and end of each term, numerous visiting families can be seen enjoying a day out with their departing offspring, not simply delivering them from the family car and driving away. We were told that the plan would include a drive-and-drop system operating on the day the students arrive. However, it would be wise to retain the current carpark for parents' cars on freshers' arrival/departure days. Once lost, Reading's car-parking spaces are seemingly gone forever. The UoR (and the local community) needs such facilities in the Avenue. If not available for the UoR staff or students who park on local pavements, what about future needs? For example, service vehicles for St Pats, Emergency vehicles, online grocery

deliveries, Health professionals at the UoR Health Centre, even the humble post van? 3. IMPACT ON THE STREET. Our understanding from the plans is that the tree-line and the mature hedge on the NA Eastern boundary will be retained as they are. Could it be confirmed that this will definitely be the case? Concern has been expressed about the line of flats alongside the playing field, much valued by current students. The three storey block just behind the south-eastern boundary is particularly un-neighbourly. 4. OVERALL MASS BULK OF BUILDINGS. It is difficult to assess the loss of the westerly view from the bungalows on the eastern side of NA. In addition to the three-storey block behind the hedge, might these residents also find their view to the west obscured by the more distant six-storey block. 5. CONSTRUCTION WORK. We gather that the main access for construction traffic for this massive development would be via Wellington Avenue. We have already mentioned the serious parking issues during the University's term-time. Obviously if the project goes ahead there will be more traffic and further disruption to both NA and Wellington Avenue. Please appreciate that I (SNJ) have spent my working life teaching sixth-form students and that we are generally supportive of university developments. We have responded positively to the UoR requests to provide student accommodation in our home from 2001 to 2014.
name :- Haydn and Susan Jones
email :-
Address and postcode :- 38 Northcourt Avenue RG2 7HD
opt-out :-

Thank for you inviting us to your exhibition of plans for the expansion of St Patrick's Hall. However, your very tight schedule asking for replies within a week makes it difficult for us to consider properly our response to the dramatic changes proposed. My initial objections are:

- The proposed development is just too large. The buildings are too high and cover too much of the site.
- The large buildings will completely change the street scene. There will be massive three storey buildings adjacent to the Avenue rising to six storeys further back. The only building of comparable height in the neighbourhood is the spire of Christchurch. The rest of Northcourt Avenue is either one two or three storeys high (and every three storey building either has the top storey partly within the roof or the bottom storey below street level so that the apex of the roof is little higher than roofs of their two storey neighbours). Other roads in the area are similar.
- Even apart from the size of the buildings, they will house too many students, generating too much traffic, too much litter, too much noise, etc.
- The loss of the open space used as a playing field at the front of St Pats will be bad for the for the Avenue in general and students in particular. An indoor gym cannot replace a playing field.
- There is already a parking problem in Northcourt Avenue during University term time which disappears in University vacations. The proposal will nearly double the number of students in the Northcourt Group while reducing the number of parking spaces to less than half what it is now. It will inevitably have a bad effect on street parking.
- There appears to be no provision for parking by building workers. They cannot be expected to walk long distances carrying heavy tools. When Sherfield Hall was being built

the University told us that contractors were forbidden to park in Northcourt Avenue and then did nothing about the many who did park there.

John Bayes, 28 Northcourt Avenue

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comments :- Thank you for showing the pictures of your proposed development in the Shamrock Cafe last week. Now we have had some time to consider the proposals my wife and I are very concerned that little or no consideration has been paid to the needs of the local residents. The following comments include those of our neighbour, Mrs. Mansfield of 3 Northcourt Avenue who does not have an internet connection. Concept This is not an on-campus development. The proposal will turn part of what is essentially a residential street into a commercial area selling accommodation - it will be re-zoned as a light industrial area. Disturbance Six nights out of seven during term time groups of students leave the existing accommodation between about 22.00 and 23.00 to go to places of entertainment. The groups vary in size, from twenty or so to possibly a hundred or more on Friday and Saturday evenings. When they leave they have already been drinking and as a result are noisy when they pass my house - sometimes singing and chanting, often shrieking. Adding another 760 to the existing total is unacceptable. It is also noticeable that the quantity of drinks cans and cartons, beer bottles and food wrappers dropped in our front garden is significantly higher during term time than during other times of the year. I am not looking forward to removing even more of other peoples rubbish. Congestion Car parking space at the north end of Northcourt Avenue is already at a premium because of commercial deliveries to the shops on Christchurch Road and customers to these shops. Compounded with the cars parking for the Health Centre and cars connected with the University parked in Northcourt Avenue during the terms, the road effectively becomes single track for parts of the day making it difficult for us to get into and out of our property. We understand that no additional car parking will be made available on the site and as some of the new inhabitants will inevitably bring their cars with them the situation will only get worse. The junction with the proposed new road at 12 Northcourt Avenue should be abandoned. It will be dangerous because southbound traffic traffic will be turning into the new road on a blind corner. There have been several instances of northbound cars losing control on the corner - we have lost our front wall three times and cars have also demolished the lamp standard and the fence to No. 12B. Construction traffic We are told that access to the proposed building site will be through Wellington and Northcourt Avenues so we can expect a constant stream of HGVs and other vehicles past our houses for a period of some two years. Residential streets are not normally turned into, what will be in effect, industrial estate. Conclusion Although we accept the need to bring the accommodation offered up to current expectations, the scale of the development is excessive. The height of the buildings towards Sherfield Hall means they will be seen from a distance and dominate the northern end of what is a residential street. The additional proposed buildings for postgraduates will close off the open space next to Northcourt Avenue. And the additional disturbance, especially in the evenings, is, frankly, unacceptable. The University should re-consider the entire development. All undergraduates should be accommodated on the Whiteknights campus with mature, postgraduate, families and returning students only being accommodated in Northcourt Avenue.
name :- Robert Cox

email :-
Address and postcode :- 10, Northcourt Avenue Reading RG2 7HA
opt-out :-

Dear Mr. Cockerell,
You may recall we met at the Exhibition for this scheme on 22nd October and have taken this opportunity to comment directly to you my observations about
this redevelopment.
I support the principle of redeveloping the site for improved student accommodation, but I consider your scheme is a substantial overdevelopment of the site.
This is illustrated by the following:-
l. A very substantial increase in the number of students with an addition of 760 over and above the existing student population on this site.
2. A substantial reduction in the green open spaces within the site which contribute to the character of the area
3. Little or no car parking included in the scheme.
4. The density you propose is unlikely to allow you to retain many of the mature trees and established landscaping on the site, which again contribute to the
character of this neighbourhood.
5. The introduction of six-storey high buildings which are certainly out of character with their surroundings.
6. Total disregard of the character and grain of this residential district (I remind you that you are the visitors to the area and we are the longterm residents).
The dramatic increase in the number of students on the site appears to be driven by only the profit for UPP. and the University, at a detriment to the local
residents and community.
The substitution of a paying Gym in place of the existing outdoor informal recreation spaces will not benefit the students.
The University's ill-conceived idea that they can control student car ownership only drives the parking of student cars to the roads around the University.
One only has to visit Elmhurst Road, Northcourt Avenue, Wellington Avenue and Pepper Lane etc. during term time to realise that this policy does not work.
The character of Northcourt Avenue is one of l-, 2-, and 3-storey pitched roof buildings in a leafy environment. Nowhere in the public or semi-public view are buildings
taller than three storeys other than those tucked away in Benyon Hall on the edge of Cintra Park which are four storeys. This, plus the mature trees and landscape
are key ingredients to the character of the area and what you appear to propose just ignores these important points.
I do not see any reference in your presentation to possible benefits that the local community might receive from this scheme. I wonder whether you might even
side-step the matter of CIL payments to the council because of the University's educational status.
On a more personal basis, I have the following observations relating to the south eastern end of the site. Our home and garden forms much of the south eastern boundary of your site. At present we enjoy private gardens belonging to bungalows that give privacy and

security to our plot. Your proposal to construct 2- and 3-storey buildings for post-graduates in public spaces runs the risk of eroding the quiet enjoyment and security of our plot. Your proposal is therefore very un-neighbourly, and when viewed in the context of the design guide "SECURE by DESIGN" is poor planning. Our security and privacy will be seriously affected by these proposals.
When Sherfield Hall was conceived and designed, there was positive input to the scheme from the local residents, encouraged by the developer and University.
This produced a well-conceived and integrated scheme which has been a great success contributing to the character of the area.
I suggest you could learn from this example.
If you wish to discuss any of the points above, do not hesitate to contact me.

Regards,
Matt Andrews, R.I.B.A.
24 Northcourt Avenue.

Dear Sirs

As a former resident of St Patrick's Hall (1979-1982) I have to say that the proposal to demolish Pearson's Court and the Common Room is nothing short of sacrilegious. I appreciate the need to expand student accommodation but not at the cost of the heritage of the University.

Yours faithfully.

Chris Thorne
Partner
Clarke Willmott LLP

I just looked at your plans. A couple of points to consider:

1) Night guard to keep noise levels down.
2) Free gym membership for residents directly in front of the proposed site at the new gym to be built or at Sports Park in the mean time would be a small recompense for the noise and disruption.
3) Instruct all new students to use the newly built road for access both by foot and car after 9pm so keep noise down for local residents.
Thanks Kind Regards
name :- Oliver Hook
email :-
Address and postcode :- 25 Northcourt Avenue Reading RG2 7HE
opt-out :-

comments :- The buildings for the post graduate's breaks the 65m rule. One of those buildings will be directly opposite my property and at 3 stories high will break my view and privacy. These should be removed from the plans as is very close to Northcourt avenue properties.
name :- Oliver Hook
email :- Address and postcode :- 25 Northcourt Avenue Reading RG2 7HE
opt-out :-
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comments :- When cycling down Northcourt Ave towards Christchurch Green there is already an issue with vehicles attempting to overtake on the bend forcing the cyclist into the pavement or off the road when 'oh dear' there's an oncoming vehicle. Coupled with additional traffic coming from the halls site on that corner, which as often happens, doesn't bother to stop in advance of the road makes for a nasty prospect for any cyclist. At present the hedge line on the bend prevents spotting exiting vehicles. There needs to be better visibilty of the (new) exit road to allow safe positioning in the road on the bend and reduce risk collisions from overtaking and exiting vehicles .
name :- C Fox
email :-
Address and postcode :- London Road Campus RG1 5EX
opt-out :- on

Dear StPats Project,

I see your to redevelop the site, prior to you doing this I would ask if I could take digital images of the buildings.
Why ?
December 2015 marks the 100th Anniversary of the Royal Flying Corps establishing a ground training base for new Cadet Officers at Wantage Hall, whilst using St Patrick Hall for accommodation as well.
Between 1916 - 1918 the site was extensively used by the 125 Russian and Estonian Air Force cadet officers and their British translators.
The accommodation on site was also utilised for the first 30 women joining the Royal Flying Corps in November 1917 for a fitters and air mechanic course at the Reading site.
I therefore hope that Reading Uni grant permission to under take this.
Yours Sincerely,

Andrew D. Bird
Historian, writer and producer

comments :- Parking: students are supposed not to keep their cars within one mile of the Whiteknights campus. If already in existence, this seems to be much flouted; can enforcement be guaranteed? And what of the many non-students also to be housed on the site?
name :- Tom Heydeman
email :-
Address and postcode :- 62 Northcourt Avenue Reading RG2 7HQ
opt-out :-

Sir/Madam
I visited your exhibition last week. I was amazed at your proposals and the following issues need consideration and revision. I consider them to be unacceptable. At this stage I do not intend to go into detail since I regard your proposal as superficial with little or no quantification of any salient factors. The obvious items of concern are:
1. Occupancy for another 760 bodies into our community without any information about the additional infrastructure (shops, medical, roads, etc.) to support them.
2. No visible car parking – implied loss of more than 130 spaces.
3. 5 and 6 storey buildings proposed with largely flat roofs, quite out of character with the 1, 2 and 3 storey houses in Northcourt and surrounding avenues.
4. No community benefits.
5. I note that the original Sherfield Hall was designed as a structure in character with the area. To me, your proposal has the appearance of a prison or barracks. This is not acceptable.
6. I find the whole concept bizarre; that UoR plan to expand into the neighbouring community when there is so much unutilised space within the Whiteknights campus. The encroachment of additional traffic, parked vehicles and student noise, litter, etc. would be very un-neighbourly.
In conclusion, from what I have seen so far I must infer your proposals are solely profit-driven. I urge those managing this project to reflect on their responsibilities to the community around UoR and re-think the fundamentals.
J A Ledger

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comments :- As a former student I am saddened that the university is destroying the oldest male halls of residence. It should cherish its history. This is what attracts lucrative overseas students and demarcates the university from former polytechnics. The old building should be kept and refurbished. You assume all students want a university without a history. That is not the case. St Patrick's played an important role as a home to those in Royal Flying Corps the precursor of the RAF and there is also a war memorial. Reading should be proud of this illustrious history not destroying it!
name :- Joe
email :-
Address and postcode :- 42 Ellerdale Street se13 7ju

opt-out :-

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comments :- The attractive turn of century buildings should be retain as they are an attractive calling card to foreign students and a USP for Reading. The generic replacements won't help Reading Uni stand out from the crowd and can be found on every other campus across the world. Throwing out the baby with the bath water by not having a more intelligent, imaginative and sensitive scheme.
name :- Mark Hammill
email :-
Address and postcode :- 1 Salamanca Place London SE1 7HE
opt-out :-

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comments :- We strongly object to the proposals on these grounds: 1) Scale and Massing of buildings excessive and unacceptable 2) Number of Student Rooms unsustainable in relation to the local infrastructure, amenities, facilities and existing residential environment 3) Unsympathetic to the residential character of Northcourt Avenue 4) Negative Impact on Streetscene 5) Potential for Noise Pollution greatly increased due to proposed increase in Student numbers and density. 6) Loss of Parking Spaces with greater student numbers will lead to traffic and parking chaos at term starts and ends. 7) Dangerous and ill thought out new access road junction on bend of Northcourt Avenue. 8) Loss of greenspace on the Playing Field and west of Bldg No 18 on plan. 9) Provisions to mitigate effects of Construction Traffic on Northcourt Avenue not persuasive. 10) The University has given far too little notice to residents for review of and response to the proposals
name :- Gordon & Silvia Pike
email :-
Address and postcode :- 83 Northcourt Avenue Reading RG2 7HG
opt-out :-

Thank you for the opportunity to comment on the proposals for redeveloping the St Patrick's Hall site.
I am pleased to note the efforts made to ensure that the buildings blend in with the surrounding area, particularly the use of brick and making the buildings on the periphery of the site low level.
I hope that as many trees as possible would be retained.
It would be good to increase the accommodation available for families of postgraduate students. There is a great need to increase the amount and quality of accommodation for this sector of the university population.
It would be good to extend the time available for comments as communication of the proposals and last week's meeting did not seem to have reached local residents as it should have done.
With thanks.
Mrs Sue Murdoch.

From: Crabtree, James
Sent: 07 December 2015 17:12
To: stpatsproject@reading.ac.uk
Subject: {Spam?} St Patrick's Hall
Dear Sirs,

St Patrick's Hall

I have been horrified to learn of the plan to demolish St Patrick's Hall, in particular, Pearson's Court.

I studied Law at Reading between 1980 and 1983 and spent all three years living at St Patrick's. Two of those years were spent in the charming and characterful Pearson's Court. I note from the University's News Release dated 23rd October that the view has been formed that the Hall ".is coming to the end of its operational design life and no longer reflects the needs and expectations of students attending a world-class institution" and that "Subject to planning permission, the redevelopment will enhance the hall's architectural quality and environmental performance and transform the facilities for future students". I beg to differ. It is perfectly plain that students value both old buildings and good facilities. The universal popularity of Oxford and Cambridge colleges is beyond question, as is the huge demand for places at picturesque, traditional halls such as Wills Hall at Bristol University. St Patrick's Hall should be cherished as a valued part of Reading University's distinguished and interesting history. I do not understand why a refurbishment programme which both updates the interior of and yet preserves, the Pearson's Court buildings, cannot be adopted. After all, the need to update living quarters in old buildings is not a unique problem and must surely be confronted up and down the country every year. Modern facilities can surely be installed inside Pearson's Court without destroying the Court itself. Indeed, when I lived there in the early 1980s, the rooms had been refurbished very well and the kitchen, shower, bath and toilet facilities were excellent. So what is the real, or insoluble, problem today ?

Aside from the listed status of certain buildings (alas, St Patrick's is not listed), it would be inconceivable to demolish Oxford or Cambridge colleges on the basis that some programme of modernisation or refurbishment is needed; or Wills Hall in Bristol: http://www.bristol.ac.uk/wills-hall/ ; or, indeed, Wantage Hall in Reading : https://www.reading.ac.uk/15/life/accommodation/acc-Wantage-Hall.aspx So why seek to demolish St Patrick's Hall ? There must be a viable alternative to demolition when the Hall encapsulates so much interesting history, is a significant and charming landmark and is fondly remembered by so many past students. I am aware from recent contact with numerous Reading graduate friends that there is widespread consternation in response to the proposed demolition.

I look forward to hearing from you, hoping that the demolition plans will be abandoned in favour of an alternative scheme, which at the very least, preserves the wonderful Pearson's Court.

Kind regards

Yours sincerely,

James Crabtree

Dear Sir/Madam,

Whilst I welcome the news that St Patrick's halls is being renovated I have heard worrying rumours about the increase in accommodation fees for students.

I hope these are simply rumours as Reading already has a very small percentage of affordable halls (of which St Patrick's hall is part) and any further increase in prices could seriously hurt the chances of students from poorer backgrounds attending Reading university.

If you could send me the proposals for the new price ranges for St Patrick's (post-renovation) I would be most grateful.

With very best wishes,

Tom

From: Ian kemp
Sent: 22 November 2015 14:53
To: stpatsproject@reading.ac.uk
Subject: St Patrick's Hall

Unfortunately I was unable to attend your public consultation with the local community to discuss a proposal to develop St Patrick's Hall.
I have looked at the plans and note the proposal to increase the number of bedrooms from 360 to 1060.
Over the last 5 years we have seen a considerable increase in the university parking in Northcourt Ave that is causing considerable congestion and inconvenience to residents. An increase of 700 beds would exacerbate this already difficult problem.

The University encourages students not to bring cars and says it prohibits students from parking within a mile of the campus. Worthy sentiments but uninforcable - a walk down Northcourt Ave and Wellington Ave during term time will demonstrate this.

I note from the plans the loss of parts of the the current parking spaces.

Can you please let me know the current number of car parking spaces and under the new proposal how many spaces would be made available?

Dr Ian Kemp

To Whom it may concern,

I am writing to express my concern at the proposed plans to demolish the current St Patrick's Hall. As a former resident of the hall (2008/09), twice graduate of the University (BA 2011, MSc 2015) and resident of Reading for 7 years I care deeply about the university's decision to go forward with the demolishment of St Patrick's Hall. I believe demolishing Pearson Court in particular will be of detriment to the university's future and a great loss to the town, which has retained so few of its original buildings from the same period.

Pearson's Court at St Patrick's Hall offers something to students that other competitor universities do not have. Potential students are attracted to St Patrick's for its historical value, character and the thought that they are studying in a place where so many other people, like themselves, have been inspired and educated previously.

I don't understand why the university cannot convert the interior of Pearson's Court and leave the exterior as it is. The building doesn't need to be demolished to make it fit for purpose - if London Road campus can be renovated yet preserved, the same should be done for St Patrick's.

If this wonderful old building is demolished and replaced with something similar to the new Child's/Mackinder Halls/Stenton Townhouses then it will be a great loss to the future students. The new designs, whilst pleasing inside, look extremely bland from the outside and do little to inspire one's imagination.

I find it odd how the university has tried to push its historical associations with some of its recent marketing - e.g. the signs on campus that have sprung up on open days boasting of Reading's long history and roots as 'college of the University of Oxford', yet it contradicts itself with this plan to demolish one of its earliest buildings.

Those in charge of this decision do not seem to value the university's legacy if they decide to demolish this beautiful building.

Please leave Pearson Court standing for future generations to enjoy!

Yours sincerely,

Suzi Dillon

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comments :- Shameful proposal, why can't the existing buildings be preserved and redeveloped? So much history. The new buildings are characterless and just another move

to price people out of attending university. A lot of people don't want en-suite rooms and modern features, they want the student experience and want to be able to afford it.
name :- Joshua Mellor (ex St Patricks Hall JCR President)
email :-
Address and postcode :- 25 High Street Snodland ME6 5AF
opt-out :-

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comments :- - Additional rooms will result in additional traffic congestion to Northcourt Avenue. Student already park on the street opposite my property. - Impact on current sewage provision. - Additional noise. Although new materials in the build will dampen this, these will do nothing when windows are opened, students use the external areas and are coming/ going to uni or to nights out. - Against the demolition of the original building, especially the section facing onto Northcourt Avenue. Understand the reasons for the demolition of New Court. - Unhappy with the proposed three floor sections to be built on the playing field, given the current properties facing the halls are chalet bungalows (single storey with rooms in the attic space). This will increase the usage of this section of the grounds, where the trees do no provide dense coverage along the front elevation as suggested in the plans. - The proposed elevation facing Northcourt Avenue are over-bearing, imposing and not in-keeping with the current street scene. - Although set back from the main street, the 6 floor sections to the rear can be construed as over-development to a street where the majority of properties are only two floors. - No thought return anything to the local community who live on the street and will be affected by the proposals.
name :- James Pardoe
email :-
Address and postcode :- 33 Northcourt Avenue, RG2 7HE
opt-out :-

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comments :- Hi I live just opposite to St Patricks hall along Northcourt avenue. I have some privacy concerns. The new building height... is it going to be more than the current one? Are you planning to plant any fast growing plants along your new building? Bamboos perhaps?
name :- Barathan
email :-
Address and postcode :- 39 Northcourt Avenue Reading RG2 7HE
opt-out :-

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comments :- I object to the existing buildings being demolished and the excuse of it being hard to alter the kitchen and communal space is a poor one. An extension could be built or the building could be reworked from inside. The existing building has excellent design and materials and I do not believe the new one will match this. The building should be preserved.
name :- Jane Solomon
email :-
Address and postcode :- 19 St. Leonard's Terrace London SW3 4QG England

opt-out :-

Appendix 14: NARA's response to the public exhibition

N ♦ A ♦ R ♦ A

The Northcourt Avenue Residents Association

Reply to: Bob Castelijn
Chairman NARA
149, Northcourt Avenue
Reading RG2 7HA

University of Reading
St. Patrick's Hall Site Redevelopment Plans
Whiteknights
Reading RG6 6UR

Dear Sir or Madam,

St. Patrick's Hall Redevelopment
Response to Consultation 22nd October 2015

Thank you very much for the exhibition and supporting hospitality to discuss the development proposals being prepared for St Patrick's Hall. All staff was very approachable and offered to explore concerns and issues.

NARA's committee has now had a meeting to consider the University's aspiration to practically double the number of students residing on the site. Residents are extremely concerned that the locality cannot carry the impact of the proposals. Our concerns are listed below:

1. Change of character
2. Buildings too large and too high
3. Too many students
4. Insufficient car parking
5. Impact on the Avenue (visual and auditory)
6. Unsuitable access
7. Construction traffic
8. Loss of recreation area
9. Insufficient notice for consultation.

NARA hopes that the final form of the proposed development will be of benefit to all the residents of the Avenue and not only to the University and its students. It is concerned that the current proposal does not meet this expectation.

Yours faithfully,

Bob Castelijn

Cc: Councillor Ashley Pearce
Councillor Eileen McElligott
Councillor Paul Woodward

Appendix 15: Meeting invitation sent to NARA

Dear Bob, Robert and Cllr Pearce,

Thank you for attending the Public Exhibition of our proposals for the St Patrick's Hall redevelopment project. We value your input and thank you for your comments. We are pleased that so many local residents, students and staff were able to visit the exhibition and submit comments about the plans.

We are in the process of reviewing the feedback received so far and would welcome the opportunity to meet and discuss your thoughts in more detail as part of this process. We have also attached a letter received from NARA which is helpful in understanding their views on the proposals.

Please let us know when you are available during the week 9 – 14 November so that we can find a suitable time.

We have also copied in fellow ward colleagues Cllr Eileen McElligott and Cllr Paul Woodward – and would be delighted should you also be able to attend this meeting.

Your ongoing involvement in the consultation process is very important to us and we look forward to meeting you.

Kind Regards,

Andrew Cockerell
Transaction Director
University Partnerships Programme

Karen Thomas
Accommodation Contract Management
Director
University of Reading

Appendix 16: NARA meeting agenda (November 2015)

University Partnerships Programme

Public Consultation

Meeting with NARA

12th November 2015, 18.15pm

Agenda

1. Insufficient notice for consultation
2. Change of Character
3. Buildings too large and too high
4. Too many students
5. Insufficient car parking
6. Impact on the Avenue (visual and auditory)
7. Unsuitable access
8. Construction traffic
9. Loss of recreation area

Appendix 17: Notes from NARA meeting (November 2015) This needs replacing as the document does not include the right notes

Stride Treglown

Redevelopment of St Patrick's Hall, University of Reading
Meeting between representatives from UPP/UoR and NARA
12 November 2015
Present:

Andy Cockerell (AC)	Transactions Director, UPP
Karen Thomas (KT)	Univ of Reading Estates
Andrew Renshaw (AR)	Planning Consultant, Stride Treglown
John Bayes (SD)	NARA
Robert Cox (RC)	NARA
Cllr Ashley Pearce	Councillor

1 Introduction

2 Ecology / Landscape Proposals

- SH suggested edible rather than ornamental apple species.

The car park currently under construction at the entrance to the university is designed to reduce short term on street parking associated with the university.

SD referred to the existing issue with the (ab)use of the convoluted pedestrian crossing at Shinfield Road/ Christchurch Road. Although no serious accidents, there had been 15 minor injury accidents in 5 years. AR proposed that this could be funded via CIL, as the Regulation 123 list includes 'junction improvements and road safety'.

ACTION: DC to review.

DC considered that the site was appropriate for a ReadyBike hire location.

5 Discussion on Updated Layout & Draft Elevations

Layout

The layout shown at the public consultation included the two blocks of townhouses gable on at either end of the grassed area on the frontage to test out public reaction. There were few objections to this – some of those sought a lowering of the height of the gable.

SV considered that development on the car park (C2) was acceptable but advised that the northern terrace (C1) reduced the openness of the street scene and did not consider this acceptable, notwithstanding any compensatory greenspace at the southern end of the site.

The impact of the 6 storey buildings was to be tested through a views assessment from Cintra Park and Northcourt Avenue.

ACTION: Views assessment to be prepared

Elevations

AI talked through the elevation illustrations provided in document RPT-500-PL-09 RBC.

It was agreed that the dormer gable form for the townhouse block C2 was the preferred option.

SV agreed that the illustrations with brick as the predominant material with use of zinc panels alongside brick in the courtyards provided an acceptable re-interpretation of a traditional design approach in modern materials. Composite panels would not be acceptable nor render on public elevations, but more flexibility would be possible in the internal courtyards.

Textured brickwork was illustrated as an alternative to the patterned treatment. The bedroom windows projected forward. The entrances should be highlighted.

ACTION: SV to suggest suitable bricks. AI to develop the elevations further for the next meeting

6 Drainage

Surface Water

SW summarised the proposals in the document submitted by Curtin's for the meeting 'SUDS (Pre-Planning Stage Proposals).

DC advised that the council's standards for surface water drainage were in accordance with national guidance. It would fall to the highways team to review surface water drainage proposals.

Infiltration testing had shown that roof drainage to soakaways etc was not realistic. Drainage to swales not suitable because of the tree cover on existing open space and the grassed are being at the highest point of the site. Attenuation through cellular storage would be required. Permeable pavings would be proposed.

Foul Drainage

A developer enquiry had been submitted to Thames Water. Due to perceived historical flooding incidents, TW had undertaken a scoping exercise for modelling future foul water discharges.

The modelling exercise would not be completed for 10 weeks, so would not be available until after submission of the planning application. An interim foul water discharge solution would be proposed for submission with the application.

7 Energy & Sustainability

AR explained that the submitted Draft Energy Statement had estimated energy consumption of the residential buildings. It had reviewed potential sources of renewables and recommended a CHP scheme to reduce carbon emissions.

The BREEAM pre- assessment estimator had indicated a likely BREEAM 'Excellent' at 73.2%. SV considered that this was very positive.

ACTION: SV to pass information to relevant officers.

8 AOB

AR to contact Berkshire Archaeology.

SV to confirm no response from Berkshire Archaeology.

AR/SV to agree date for a further pre-application meeting.

Existing floor plans needed for CIL calculation

ACR_151105

Appendix 18: Letter received from NARA 3.03.16

N ♦ A ♦ R ♦ A

Northcourt Avenue Residents Association

the local association for Northcourt Avenue, Wellington Avenue and Stansfield Close

Please reply to:

Robert Cox
Hon. Secretary NARA
10, Northcourt Avenue
Reading RG2 7HA

Email: relcox@ieee.org

3rd March 2016

The Vice-Chancellor
The University of Reading
Whiteknights Park
Reading RG6 6AH

Dear Sir David,

Proposed re-development of St. Patrick's Hall

Thank you for your detailed and comprehensive reply dated 12th February to our previous letter.

We note however that it is still not clear that the University has fully appreciated the seriousness of the impact that the scale of the buildings and the large increase in the student numbers will have on the local community.

In particular you mention the development of the Park Group and of Bridges Hall. These are attractive sets of modern buildings in isolated settings – but their applicability to Northcourt Avenue is tenuous at best. The architectural style does not have much relevance to an existing area of mature domestic buildings — even if clad in brick — and no building in Bridges Hall is six stories high as is apparently the intention for the St. Patrick's Hall replacement.

The questions about managing the proposed increased number of students on the Northcourt Avenue site leaves some open questions. We see your intention to increase the number of 'quiet' halls, but it is not clear how many first and second year undergraduates are still expected to be accommodated in Northcourt Avenue. Our concerns are not so much with the students' behaviour while they are *on* the site — which you state will be monitored by CCTV — but more on their numbers and behaviour, especially at night, when they are *off* the site. Nor it is clear what the 'new night-time routing' will be or how control will be exercised as there are essentially only two possible routes from the Northcourt Avenue site to either the Whiteknights campus or the town. One of these is along Wellington Avenue and the other along Northcourt Avenue to Christchurch Green. As we understand it the University has no authority over its students when they are on the public highway – and the public highway goes past residents' homes.

Another issue is parking. This is a chronic problem and needs close attention and management. It

is our experience that the University's parking policy for students is completely ineffective as the DVLA does not release information about a vehicle's owner or keeper to those who are not connected with the policing of roads or car parks.
NARA carried out a survey of the number of cars parked in the Northcourt and Wellington Avenues over a period from the end of the Autumn term, over the Christmas and New Year holiday to the beginning of the Spring term. This showed that there was a dramatic reduction in the number of cars parked during the day and also overnight during the holiday and the changes correlate with the end and the start of the terms. If the number of students on the Northcourt Avenue site is increased then it is imperative that the number of on-site parking spaces also be increased over the current number.

NARA understands and accepts that some re-development of the Northcourt Avenue site is necessary — our objections lie in the scale of the proposed increase in the number of students, the sizes and masses of the buildings and the apparent need to demolish the original St. Patrick's Hall quadrangle. We find it difficult to understand that it is not possible to adapt the building for further use when one looks at the number of successfully adapted and modified buildings elsewhere in the country.

You refer to a 'Whiteknights Campus Development Plan' which is apparently now complete in terms of the number of students to be accommodated and which permits no further development on the Whiteknights estate. You also state that, due to the increase in student numbers, the University has some 600 to 800 students for whom it cannot supply accommodation.

If this is the case then either the 'Whiteknights Campus Development Plan' was based on inadequate information or it was drawn up before the increase in numbers became known. In either case the Plan now needs to be revised. Plans are not set in stone – they can be, and are, adapted to changed circumstances.

To our knowledge there are at least two areas on the Whiteknights campus which could be described as 'brownfield' sites and be redeveloped to include student accommodation. One of these is the 'Temporary Office Buildings' area near Earley Gate and the other is the erstwhile site of the 'Museum of English Rural Life' between Blandford Lodge and Shinfield Road.

Universities were known for flexibility in thinking and for finding innovative solutions to great and to little questions. We hope that Reading University can continue these great traditions and not be hide-bound to old plans and ways of thinking. We certainly hope that it will not have, as it says in its strap-line, 'Limitless Impact' on the residents of Northcourt Avenue and the surrounding roads.

I am copying this letter to our MP, Mr. Rob Wilson, and to our local Councillors.

Yours sincerely,

Robert Cox

cc: Rob Wilson MP
Eileen McElligott, Councillor for Church Ward
Ashley Pearce, Councillor for Church Ward
Paul Woodward, Councillor for Church Ward

Appendix 19: NARA Meeting Agenda 26.04.16

Redevelopment of St Patrick's Hall, University of Reading

Meeting between representatives from UPP/UoR and NARA **26 April 2016**

Present:

Andy Cockerell (AC)	Transactions Director, UPP
Karen Thomas (KT)	Univ of Reading Estates
Andrew Renshaw (AR)	Planning Consultant, Stride Treglown
John Bayes (JB)	NARA
Robert Cox (RC)	NARA
Cllr Ashley Pearce	Church Ward Councillor
Cllr Eileen McElligott	Church Ward Councillor

1 Introduction

The meeting followed the further letter from NARA to the Vice Chancellor, dated 3 March 2016 and the earlier meeting in November 2015, following the exhibition of the emerging proposals for the redevelopment of St Patrick's Hall. It was agreed that the agenda would be based around NARA's letter. AR summarised the letter from NARA to the VC and confirmed that the remaining concerns were centred on scale of the development, the potential for increased noise and the local parking issues.

2 Car Parking in Northcourt Avenue

At the beginning of the meeting JB asked to start with a discussion in relation to local parking before discussing the planning issues related to St Patrick's Hall. JH confirmed that the situation of parking in the area was worsening and he wondered if the university strategy in terms of parking had changed evidenced the number of parking surveys he had undertaken during the day and night in Northcourt Avenue and Wellington Road. KT confirmed that the University had raised the cost of a parking permit for the main campus. The pay and display machines for the short term parking area had still not been installed. It was hoped that this facility would have an impact on off site parking.

KT confirmed that the University were aware of the local concerns in regard to parking and suggested that if helpful she would arrange for a separate meeting between NARA representatives and the University to discuss the concerns around during term time in the area. EM and AP also advised that consultations for controlled parking zones were underway in Redlands ward and they were both willing to discuss the widening of the consultation with the council to consider Northcourt Avenue. It was agreed that this would be helpful and suggested that consultation could commence toward the north end of Northcourt Avenue.

AP confirmed that the CPZ restrictions to Wellington Road had been delayed, but it was understood that these could be in place within the next 5-6 weeks. He also confirmed that he had contacted the Health Centre to determine if they had concerns regarding the availability of parking in the area and they had confirmed that this was not an issue to them currently.

With reference to parking by students resident at the Northcourt site, AR confirmed that night time surveys had been undertaken in November and December at 1.00am in the morning and on both occasions demonstrated that there was seemingly little change in terms of available parking spaces in the local area between term time and out of term time, showing that students were complying with the restriction on having cars. JB expressed surprise to these results as his own research had suggested a dramatic increase in available spaces outside of term time. JH confirmed that his information included a mix of day time and evening surveys.

It was noted that the restricted parking to the west side of Northcourt Avenue generally assisted to reduce parking during the day and night. RC confirmed that parking more toward the north of the street was predominantly commercial vans and lorries associated with the shops. He also suggested that on occasions these vehicles straddle the pavement which meant that pedestrians were forced to walk in the road. He suggested that bollards on the kerb edge could control this.

3 Scale of the Redevelopment at St Patrick's Hall

AR summarised the development of the scheme and why the retention of Pearson's Court, St Patrick's Hall was not being pursued. He referred to the need for more affordable accommodation and the approach taken to offer a range of accommodation as part of the St Patrick's Hall redevelopment. KT explained that the recent level of growth in student numbers had not been anticipated. Additionally the university needed bedspaces to provide accommodation for short courses which it runs. AC advised that the Students Union had been particularly concerned about the cost of university accommodation and that 60% was designed to be budget priced rooms, recognising that St Patrick's has the lowest rents at present.

JB confirmed that he recognised the importance of accommodation for 1st year students.

Further Changes to the Scheme since November 2015

AR/ AC outlined the further changes to the proposed development since the last meeting, which were:

- Resiting the vehicular entrance on the corner of Northcourt Avenue, as previously suggested by RC, to give better visibility;
- Block N, the townhouses on the car park now 2 ½ storeys. Windows introduced to the street for design reasons, but to service riser rather than to habitable areas;
- Additional understorey planting on Northcourt Avenue frontage and tree planting on Northcourt Avenue to be provided as part of the development (RBC consider 4-5 trees possible);
- Accommodation building R, previously near boundary with 24 Northcourt Avenue relocated to north side – single storey energy centre with combined heat and power in its place;
- Amendments to the design of the publicly visible frontage from Northcourt Avenue, with articulation of the frontage and varied eaves heights;

- Rubbish store moved out of site of adjoining housing;
- Parking spaces for delivery vehicles/ taxis.

It was confirmed that the car club was still being pursued and space was available for a car club vehicle, which could be available to the wider community.

As part of the discussion regarding changes implemented since the last meeting. The attendees agreed that the adjusted junction would ensure that drivers had better views up and down the road as they come on to the site or leave.

AC agreed to send a copy of the proposed site layout drawing to AP and EM.

4 Noise and Disturbance Concerns

AC circulated a copy of the emerging Student Management Plan (SMP), which had been developed by UPP and the University to respond to concerns about student behaviour. A copy would also be forwarded electronically to the councillors present. NARA mentioned key times for noise and KT referred specifically to providing extra security at the gates at the beginning of term and efforts to instill in new students respect for the neighbourhood. AC summarised the contents and reference was made by the NARA reps as to particular occurrences.

AC advised that continued engagement was intended with the SMP The NARA reps welcomed the document. In addition, the SMP also suggests 6 monthly meetings to discuss issues that have arisen and agree an action plan going forward.

KT said that there were few international students living in St Patrick's, and these tend to be quieter. Because of the low cost it tends to attract a different type of student. That was expected to change with the redevelopment.

Appendix 20: Stakeholder update email (December 2015)

The following was issued to all stakeholders who submitted comments and left their contact details following the public exhibition on 22 December 2015

Thank you for taking the time to feedback on our designs as part of the public exhibition in October. We are writing to update you on the proposals for the redevelopment of St Patrick's Halls. We wanted to let you know that we will not be submitting a planning application before the end of the year as planned. Our project team has been reviewing the feedback and developing the designs to reflect comments wherever possible. We're taking our time on this process and do not expect to submit an application until sometime in the New Year.

As way of an update, please see the following areas where we've evolved the design based on comments from members of the local community, the Council and other stakeholders that we are engaging with:

Retained more open space

- The terrace of townhouse accommodation to the north of the current open space has been removed in order to maintain the open area at the front of the site closest to Northcourt Avenue.
- We have reduced the footprint of the two-storey accommodation to the south of Sherfield Drive, easing the buildings away from the boundary.

Reduced the proposed building heights:

- The roof height of the terraced townhouses, to be located on the existing car park area, has been reduced, with the third storey accommodation located within the eaves of the rooves.
- The three-storey family accommodation has been relocated to an area of open space in the northern part of the site adjacent to Creighton Court, away from the site boundaries.

We are also looking at options around the following areas:

Addressing parking issues
We are considering how we might incorporate the allocation of a parking space for use by a car club scheme.

Creating a better access route
We are considering adjustments to the new entrance from Northcourt Avenue (near Creighton Court) in order to improve safety when vehicles are turning right to enter the site.

Returning the tree line to Northcourt Avenue
We are looking into planting new trees to the eastern side of Northcourt Avenue. We hope to discuss these options with Northcourt Avenue residents in the new year. Our landscape plans also include additional trees on the Northcourt Road frontage.

We will keep you updated about our plans as they progress. On behalf of the project team, we wish you a Happy Christmas and all the best for the New Year.

Andrew Cockerell
Transaction Director
University Partnerships Programme

Karen Thomas
Accommodation Contract Management Director
University of Reading

Appendix 21: Notice in Community newsletter (February 2016)

UoR public consultations update

Thank you to everyone who attended exhibitions or gave online feedback to us.

St Patrick's Hall

The University of Reading and its halls management partner, UPP, continue to develop proposals for the redevelopment of the St Patrick's Hall site.

Following a public exhibition in October 2015, the project team has been reviewing feedback received from local groups and other stakeholders as part of the design evolution.

We hope to submit a planning application to Reading Borough Council in the first part of this year

For information about how our plans have evolved, please visit:
www.reading.ac.uk/st-patricks-project

Public Right of Way diversion

The University is planning to redevelop the URS building on campus. These proposals would necessitate the diversion of the Public Right of Way (PRoW) currently running underneath the building's overhang.

We held a public exhibition on 7 December 2015 in the University library and also online to ask for people's views on three possible routes.

The feedback received indicated that 94% of respondents were in favour of the diversion as well as the route presented as Option 1 running adjacent to the building

All of the feedback received will be included in the planning application to be submitted to the local planning authority in future.

The proposed diversion routes can be seen here:
www.reading.ac.uk/right-of-way-consultation

→ Right and below: Student volunteers at Redlands Primary School

→ Student volunteer at John Madejski Academy

community