UPP Projects Ltd
And University of Reading
St Patrick's Hall Redevelopment Project
Statement of Community Involvement
November 2017

Contents

1. **Introduction**
2. **Summary of Previous Consultation**
3. **The Statement of Community Involvement**
4. **Policy Framework**

   4.1 National Context

   4.2 Local Context

5. Summary of Proposed Application

6. The Consultation Process

   6.1 Pre-application discussion with Councillors

   6.2 Pre-application discussion with individuals

   6.3 Publicising the consultation process to the public

   6.4 Publicising the consultation process to staff and students

   6.5 Liaising with Northcourt Avenue Residents Association

   6.6 Conducting a visible and accessible public exhibition

   6.7 Using appropriate response channels

   6.8 Quantitative and qualitative response mechanisms

   6.9 Feeding-back to participants and the wider community and opportunities for continuing involvement

7. The Response to our Consultation

   7.1 Quantitative response

   7.2 Qualitative response

   7.3 Summary of key points and responses

   7.4 Ongoing stakeholder engagement

8. Continuing Consultation

Appendices

Appendix 1: 2016 Statement of Community Involvement

Appendix 2: Letter invitation to residents

Appendix 3: Email invitation to stakeholders

Appendix 4: Website

Appendix 5: Website FAQs

Appendix 6: Notice in Reading Chronicle

Appendix 7: Minutes from NARA Meeting

Appendix 8: Exhibition boards

Appendix 9: Comments sheets

Appendix 10: Comments received by email

Appendix 11: Student Management Plan

1. Introduction

This Statement of Community Involvement has been put together to support a revised application for the redevelopment of St Patrick's Hall following a previously withdrawn application at the same application site. The withdrawn application was submitted in June 2016 for the demolition of St Patrick's Hall of residence buildings, Pearson's Court, the Northcourt reception/bar building and university residences at 1, 2, 3 & 4 Sherfield Drive. It proposed the construction of residences for students, a cafeteria/bar, bin and bike stores, sub-station and energy centre, together with a new access link and landscaping, as well as minor alterations to the elevations of the existing office building (ref no. 161182). In November 2016, Reading Borough Council confirmed that Pearson's Court met the heritage criteria to be locally listed. Thus, in consideration of the listing we withdrew the application on 24 November 2016.

Since the withdrawal of the previous application, we have sought to develop an alternative scheme within the same application area that satisfies the University's objectives to respond to the growing demand for bespoke, on-campus accommodation, whilst preserving the campus' heritage. This revised application proposes to retain Pearson's Court and will redevelop the remainder of the site, providing 884 new student bedrooms with associated catering and social facilities.

In short, the main changes between the previous 2016 application and the current proposals are as follows:

- The demolition of the original Pearson's Court building no longer forms part of the plans for redevelopment. This heritage asset will be retained.
- The updated application has 24 fewer bedspaces. The withdrawn application proposed 1,024 new student bedspaces and 6 three-bedroom flats for families, resulting in a net increase of 726 bedspaces. The revised application provides 884 new bedspaces and would retain 116 existing bedspaces within Pearson's Court. This results in a net increase of 702 bedspaces at the site (24 fewer bedspaces than the withdrawn application).
- The two low-rise buildings previously proposed in the southern part of the site have been removed in response to concerns raised regarding the proximity of the buildings to the nearby house.
- The Combined Heat and Power (CHP) energy centre has been relocated further away from neighbouring residential properties on the southern boundary.

- New accommodation is now proposed above the Hub building and to the rear of the site, where the bar, café and dining facilities will be relocated.
- Warden accommodation and an updated Student Management Plan have been introduced as part of the revised application.

In common with the withdrawn application:

- The Sets building to the south of the Pearson's courtyard will be removed and replaced with new, high-quality accommodation. This element of the scheme has been redesigned to complement the retained courtyard.

Furthermore, the scheme has altered significantly in response to the comments raised as part of the extensive consultation with local residents and stakeholders that has taken place since October 2015. These alterations include:

- New low-rise accommodation is proposed set further back from the southern boundary and deeper into the site to mitigate proximity to the neighbours.
- The bookend townhouse to the north end of the open space have been removed from the plans. The storey height of the townhouse to the southern end of the open space was reduced with rooms placed within the pitched roof.
- At the request of the North Court Avenue Resident's Association (NARA), the University has agreed a S106 contribution to enable new trees to be planted by the Council along Northcourt Avenue. This would enable continuation of original tree planting to the southern end of Northcourt Avenue.
- The provision of trees to Northcourt Avenue also offers an opportunity for traffic calming measures recognised by many residents as a safety issue to the street currently.
- Improved engagement between the University, Students and NARA has been recognised and the student management plan further developed in response to initial concerns by local residents, with confirmation of regular liaison meetings to tackle issues of noise and parking as and when they arise.
- The existing access in and out of the site was identified as a risk by the local residents and as a result the new access is now relocated to provide better visibility spalys.
- Noise from the students in the street at night has been addressed through improved access to the north of the site. This is further supported by the University's commitment to provide 24hr security presence on the

Northcourt Group campus and poster campaigns to improve student's neighbour awareness.

2. Summary of Previous Consultation

This revised application follows a previously withdrawn application at the same application site. The withdrawn application, submitted in June 2016, proposed the demolition of St Patrick's Hall of residence buildings, Pearson's Court, the Northcourt reception/bar building and University residences at 1, 2, 3 & 4 Sherfield Drive. It proposed the construction of residences for students, a cafeteria/bar, bin and bike stores, sub-station and energy centre, together with a new access link and landscaping, as well as minor alterations to the elevations of the existing office building. In November 2016, Reading Borough Council confirmed that Pearson's Court met the heritage criteria for local listing. Hence, the applicant withdrew the application on 24 November 2016.

The original application followed a period of extended consultation that culminated in a public exhibition at the University of Reading on Thursday 22nd October 2015. The exhibition was hosted by UPP Projects Ltd and the University of Reading. The exhibition included three separate sessions:

- 12.00pm – 2.00pm Students and Staff
- 5.00pm – 6.00pm Nourthcourt Avenue Residents Association (NARA) members and Church Ward Councillors
- 6.00pm – 8.30pm Public

The exhibition followed an extensive period of consultation that involved pre-application discussions with Reading Borough Council, focus groups with University of Reading Students, and local resident groups such as NARA.

For full details of the consultation period for the previous application, please see the 2015 Statement of Community Involvement that was submitted in accompaniment. This can be found in Appendix 1.

3. The Statement of Community Involvement

This Statement of Community Involvement has been compiled by specialist community consultation company Lodestone, on behalf of the University of Reading and UPP Projects Ltd. The report supports the planning application concerning the redevelopment of St Patrick's Hall to enable the construction of 702 new student bedrooms with associated catering and social facilities.

This report details the public consultations UPP Projects Ltd (UPP) and the University of Reading have undertaken in order to inform the evolution of the proposals. Consultation has been carried out in accordance with national and regional policies and meets the requirements of Reading Borough Council's Statement of Community Involvement (adopted March 2014). Lodestone seeks to follow the best-practice principles for consultation.

The key aims of the pre-application stage of the public consultation strategy, which this report documents, were:

1. To inform local residents, businesses, councillors and other stakeholders about the regeneration aspirations for the site.
2. To gain a full understanding of local views of the proposals, engage with the local and wider community throughout the design development stage, to use these views to inform the final proposals and to identify concerns and opportunities where possible.
3. To demonstrate how UPP and the University of Reading have responded to the issues raised by the community and stakeholders and identify how changes have been made to the proposals.

In addition, this report demonstrates UPP and the University of Reading's continued commitment towards consultation and engagement throughout the statutory planning process.

4. Policy Framework

4.1 National Context

Consultation is an increasingly important requirement for all development projects, and is looked on positively by both local and national government. Indeed, the Government is seeking to put community consultation at the heart of new approaches to planning and redevelopment.

The Planning and Compulsory Purchase Act 2004 was the first fundamental reform of the planning system in more than a decade. Its core objectives were to ensure greater involvement of local communities in the planning process and to speed up the planning system.

The previous Government's Localism Act (Given Royal Assent in November 2011) built on this approach and stresses a requirement for effective and meaningful pre-application consultation as part of its emphasis on involving local people in planning, including via the development of local neighbourhood plans (as outlined by paragraph 188 -195 of the National Planning Policy Framework). The point of consultation now is much more to do with outcomes and informing practice, rather than simply giving the public an opportunity to have a say.

Pre-application consultation should:

- Set out how the person proposing to make an application may be contacted
- Give information about the proposed timetable for the consultation, allowing sufficient time for those wishing to comment to do so in good time
- Follow guidance of the local planning authority about local good practice and take account of responses to the consultation

4.2 Local Context

Reading Borough Council Statement of Community Involvement (adopted 2014).

The local policy context supports pre-applications consultation. Reading Borough Council's Statement of Community Involvement (adopted 2014) document supports the emphasis on applicants engaging with the local community prior to making a planning application. It lists the scale and type of development for which applicants are advised to follow the guidance, which suggests measures to be taken:

- The developer to discuss pre-application consultation with the case officer, who will provide assistance in identifying contact information for local representatives, groups and individuals;
- The developer's project plan should include details of the scope and timing of community involvement;
- Developers should provide circular information on the developer's intentions to make a planning application;
- Developers should arrange at least one interactive event to enable all consultees to attend, receive information, participate and feedback information;
- Developers should provide a website of relevant information;
- Developers will be expected to prepare a public report of community involvement for submission with significant or sensitive planning applications.

5. Summary of the Proposed Application

St Patrick's Hall Redevelopment Project - University of Reading and UPP Projects Ltd.

As mentioned above, this revised application follows a previously withdrawn application at the same application site. The withdrawn application was submitted in June 2016 for the demolition of St Patrick's Hall of residence buildings, Pearson's Court, the Northcourt reception/bar building and university residences at 1, 2, 3 & 4 Sherfield Drive. It proposed the construction of residences for students, a cafeteria/bar, bin and bike stores, sub-station and energy centre, together with a new access link and landscaping, as well as minor alterations to the elevations of the existing office building. In November 2016, Reading Borough Council confirmed that Pearson's Court met the heritage criteria for local listing. Hence, the applicant withdrew the application on 24 November 2016.

Since the withdrawal of the previous application, the application has sought to develop an alternative scheme within the same application area that satisfies the University's objectives to respond to the growing demand for bespoke, on-campus accommodation, whilst preserving the campus' heritage. This revised application proposes to retain Pearson's Court and will redevelop the remainder of the site, providing 884 new student bedrooms with associated catering and social facilities.

The planning application now involves the demolition of the student accommodation block at New Court, the Sets building, the warden's house, No 4 Sherfield Drive and the Northgroup reception and common room. This will mean that there will be a loss of 182 bedrooms. The Northcourt Avenue Houses, Sherfield Hall, Pearson's Court and Benyon Hall will remain.

The proposals will create accommodation in a variety of room types to suit a range of budgets and a variety of student cohorts. The rooms will be arranged as cluster flats and townhouses and will include ensuite rooms or shared bathrooms (1 per 2 people), as well as fixed furniture with high quality finishes and modern styling. All new proposed accommodation will have a shared kitchen/lounge/dining room.

The associated facilities will be focused at the centre of the accommodation, providing a café, dining facility and bar. The layout has specifically been designed in order to ensure that the development is sensitive to the nearby neighbours. Reduced storey heights are proposed at the perimeter of the site to a domestic scale of three-storey townhouses, whilst undergraduate development has been focused at the centre of site, along with the social space, where buildings will rise to a maximum of six-storeys.

Externally, the buildings will be constructed of quality materials which reflects the local character. The buildings will reference the local character in materials and style utilising brick as the dominant facing material. Windows will have a vertical

emphasis and feature cladding will be used on projecting elements, as well as the attic storey treatment to help reduce the massing.

Regarding access, it is proposed to construct an additional section of road within the site and the north-west access will be upgraded, thereby reducing pressure on the existing southern access off Northcourt Avenue, particularly during construction activities. The improved access and new road connection will be promoted as a dedicated, safe, night-time route for students arriving from campus, buses or the town centre. The development will also include one cycle parking space per 4 students and one cycle parking space per 3 members of staff.

In terms of vehicular parking, there are currently 240 parking bays within the Northcourt Group halls of residence area, of which 158 spaces are within the red line boundary of the application site. There will be 149 spaces in total once the site has been developed, 48 spaces retained within the red line boundary, 19 proposed new spaces, and 82 spaces on the rest of the site.

The Combined Heat and Power (CHP) energy centre will be relocated to the centre of the site away from the southern boundary.

6. The Consultation Process

The consultation process for this scheme meets the requirements of the council's Statement of Community Involvement and other consultation guidelines.

Specifically, we have:

1. Conducted a planned exercise and front-loaded the consultation.
2. Conducted appropriate engagement that fits the community's needs.
3. Conducted an accessible and visible exhibition.
4. Included and engaged where possible the traditionally excluded groups.
5. Used plain English and adequate response mechanisms.
6. Managed expectations, making clear where there are constraints and what will happen to results.
7. Analysed the results from the consultation objectively.
8. Publicised individual and collective responses, with proper regard to the Data Protection Act.
9. Summarised how these responses have affected the proposals.
10. Ensured feedback, analysis and our response is available to the public and consultation participants.

6.1 Pre-application discussions with Councillors

During the pre-application phase, we contacted several local Councillors, including members of Reading Borough Council Cabinet, members of the Planning Committee and ward representatives from the Church and Redlands wards to inform them of the plans. These Councillors were invited to our public exhibitions. We were mindful of the Council's own protocols for Councillors when contacting these individuals.

We also had extensive pre-application meetings with officers, details of which are provided in the Planning Statement.

6.2 Pre-application discussions with individuals and groups

As a precursor to the main public consultation, we researched the groups and communities within the area to produce a stakeholder matrix. We contacted several individuals and community groups to offer further information and to make them aware that we were happy to meet with them.

The groups and individuals we contacted include:

- Reading University Student Union (RUSU)
- Northcourt Avenue Residents Association (NARA)

We will continue to maintain contact with many of these individuals and groups as the planning application progresses.

6.3 Publicising the consultation

6.3 (i) Letter

We publicised the consultation to a wide area surrounding the site by distributing a letter (see Appendix 2).

The objective of the letter was to invite the local community to the public exhibition, communicate information about the revised scheme and seek feedback from those not able to attend the public exhibition.

We sent out 500 copies of the letter on Thursday 12th October 2017. The letter was delivered to an area shown in Map 1 on the following page. The leaflet was delivered to roads including, but not limited to:

Northcourt Avenue
Cintra Close
Cintra Avenue
Warwick Road
Whitely Park Lane
Christchurch Road
Elmhurst Road
Redlands Road
Malborough Avenue
Shinfield Road
Wellington Avenue
Stanthorpe Road
Ennerdale Road
Cressingham Road

Map 1

The letters were printed and distributed by specialist distribution company Essex Distributions.

In addition, email invitations (Appendix 3) were sent to all those on our stakeholder matrix on the 12th October 2017. This included, but was not limited to, those listed in 6.2 above and the following:

1. Local Ward Councillors – Church Ward
2. Neighbouring Ward Councillors – Redlands Ward
3. Members of the Planning Application Committee
4. Members of NARA
5. Local MP Matt Rodda

During the exhibition, further feedback forms were available for those who wished to comment on the proposals.

6.3 (ii) Website

A project website was set up to communicate information about the scheme to an audience familiar with using IT and to seek comments on the scheme. The website has a unique url at http://www.reading.ac.uk/st-patricks-project/. Also see Appendix 4.

The website is also a facility for members of the public to access documents, such as the exhibition boards. The website also includes a FAQs section, see Appendix 5.

The website will continue to be updated and maintained throughout the planning application process.

6.3 (iii) Notice in Reading Chronicle

We placed a notice in the Thursday 12th October edition of the Reading Chronicle. This provided information about the public exhibition as well directions to the website, see Appendix 6.

6.4 Publicising the consultation to staff and students

An invitation to staff, with details of the lunchtime exhibition session for staff and students was posted on the University of Reading Staff Portal on the 12th October 2017 at: www.reading.ac.uk/st-patricks-project/spp-faq.aspx.

The University publicised the public exhibition and the proposals to students via the University of Reading Student Union.

6.5 Liaising with Northcourt Avenue Residents Association

Ahead of the main consultation sessions, we organised a meeting with NARA on Tuesday 24th October 2017. This was attended by Robert Cox (NARA Secretary), Dr Ian Kemp (NARA Member) and Church Ward Councillor Ashley Pearce.

Please see minutes from this meeting at Appendix 7.

We provided NARA with advanced copies of the exhibition panels (see 6.6 below) to allow members of the association to view the proposals ahead of the meeting.

6.6 Conducting a visible and accessible public exhibition

The public exhibitions took place in the Old Senior Common Room, the Shamrock Café, University of Reading (off Northcourt Avenue, Reading, West Berkshire RG2 7H).

On Wednesday 25th October and Thursday 26th October 2017, we held four separate sessions:

1. Staff, RUSU & Students Session: Wednesday, 12pm-2pm
2. Councillor Session: Wednesday, 5pm-6pm
3. NARA Session: Wednesday, 6.30pm-9pm
4. Public Session: Thursday, 5.30-9pm

Following the exhibitions, the panels were transferred from the Shamrock Café to RUSU on Friday 27th October 2017 for RUSU members to further view the proposals.

The times and dates of the exhibition were chosen to encourage the maximum number of people, including traditionally excluded groups, to attend the exhibition. We ensured the exhibition dates did not fall on any locally observed religious or other festivals. We kept the exhibition open beyond its advertised hours to allow for continued interaction with local people and their representatives.

The venue was accessible to people with mobility concerns.

Details of the proposed scheme were contained in 12 exhibition panels. See Appendix 8.

1. Welcome to the Public Exhibition of the St Patrick's Hall Redevelopment Project
2. Our Campus
3. What's changed?
4. Location
5. Why Now?
6. Proposals
7. Design Principles
8. Look and Feel
9. A Sustainable Approach
10. Considerate Contractor
11. Operations
12. Comments and Next Steps

Comments sheets and pens were provided so that comments could be collected from attendees and fed into the consultation process.

6.7 Using appropriate response channels

We provided, and continue to maintain, several response mechanisms for the local community and stakeholders to give their feedback and comments about the scheme.

Specifically, the response mechanisms have included:

- Many members of the development team were on hand during the exhibitions to answer detailed questions. Team members wore badges to identify themselves.
- A bespoke email address: stpatsproject@reading.ac.uk
- A comments form for online submission via the project website
- Comments sheets written by hand were collected at the public exhibition
- Meetings with groups including NARA and Students

6.7 (i) Project Email

A bespoke project email was set up and checked regularly for comments and enquiries.

On Friday 10th November 2017, following the end of consultation period an automatic response was issued to those looking to supply feedback:

> *Thank you for getting in touch.*
>
> *The deadline for submitting comments following the Public Exhibition has now passed.*
>
> *We have recorded your interest and will keep you up to date with project.*
>
> *With best wishes from the project team.*

6.7 (ii) Data Protection

The comments boxes on the leaflets, and comments sheets including online comments submission, contained a data protection line allowing respondents to opt-out of their details being publicised in this Statement of Community Involvement. In addition, the line also warns consultees that by giving us their email address, they are opting into receiving periodic updates by email. The data protection line was as follows:

> This data will be held by Lodestone, the University of Reading, UPP and Reading Borough Council. You may be contacted about the development and your contact information shared as part of Statement of Community Involvement document submitted to the Council, if you would like to opt out of this, please put a cross in the box. ☐

6.8 Quantitative and qualitative response mechanisms

The consultation utilised qualitative response mechanisms to ensure full detailed feedback could be ascertained.

The qualitative responses were gathered from listening to individuals and groups in meetings and at the public exhibition.

The feedback forms asked for written comments about the scheme, and the email service also gave an opportunity for submitting written comments.

The quantitative and qualitative comments have been recorded and analysed objectively by team members from community engagement consultants, Lodestone. Decisions on how to respond to the comments have been taken through thorough discussions with the relevant members of the project team.

6.9 Feeding back to participants and the wider community and opportunities for continuing involvement

One of the prime objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and to demonstrate how these responses have affected our proposals.

This report then allows us to help feedback this information in a more readily digestible form to the local community, respondents, other stakeholders and Councillors.

This Statement of Community Involvement will be available alongside other planning documents.

The means of contact will all be maintained until the planning application is decided at a Committee of the Council.

We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We will be available to meet consultees as appropriate.

7. The Response to our Consultation

7.1 Quantitative response

Over 80 people attended the consultations. 34 attendees submitted completed feedback forms over the two days of public exhibition, with a further 3 pieces of feedback submitted via email.

Of the 37 responses submitted in total::

- 11 said they found the information provided to be very helpful
- 19 said it was fairly helpful
- 4 said they did not find the information very helpful
- 1 chose not to say if they found the information helpful
- 7 respondents gave positive comments
- 5 respondents gave balanced or neutral comments
- 25 respondents raised concerns

The key themes that were presented by attendees were as follows:

- Issues around current parking policies and any future management, and incoming delivery/construction traffic to the site
- The size and mass of the buildings in relation to the compatibility of their surrounds, privacy, visibility, safeguarding, the management of student behaviour and the effect of the growing student body in Reading
- The volume of tree felling
- Student behaviour, in the context of the management of noise and littering

The comments made are outlined in further detail below.

These responses, both scanned comments sheets and emails, are shown in Appendix 9 and Appendix 10.

The period of two weeks for receipt of comments was designed to enable sufficient time to consider responses.

We have evolved our plans to respond to comments wherever possible.

7.2 Qualitative response

As outlined above, attendees of the exhibition and other local residents have had the opportunity to provide qualitative responses to our consultation. These responses have been collected and collated and this will continue throughout the application

process. The main concerns and questions raised are outlined below with a response from the project team.

7.3 Summary of key points and how we have responded to these comments

We have outlined general feedback below and summarised key points in sections 7.3 (i) – 7.3 (vii).

Overall the most common concerns expressed by respondents were focused on operational issues, notably parking and management of student behaviour. These were linked to the proposed increase in density of the site and the impact of having more students living at the St Patrick's Hall. Design related concerns tended to be about building heights, density of the development and reduction of open space.

Outlined below are the key concerns and questions that have arisen so far during the consultation process.

The response from the project team to the most common concerns and questions are set out below.

7.3 (i) PARKING AND TRAFFIC: concern that an increase in student numbers will exacerbate existing parking and traffic issues on Northcourt Avenue

In order to understand the existing situation with regard to parking pressure on local streets, day and night time parking surveys were undertaken prior to the previously withdrawn application being submitted. One date was during term time and the other was out of term, the purpose of the survey being to identify whether there was any significant change in number of cars parked on the street between the two dates. [

The surveys found that the difference in levels of night time parking between the in and out of term dates was minimal. Evidence also demonstrated that the daytime parking on Northcourt Avenue was due to commuters, visitors to surrounding properties, shoppers and health centre users, many of whom may be associated with the University, but not with the existing Northcourt Group halls of residence. Thus, it is reasonable to conclude that the students resident at the site are not abusing the restriction on car use at the site by parking cars in the surrounding streets.

This was reiterated by Reading Borough Council's Transport Team during the course of the previous application where it was concluded that based on the survey result, the proposed development would have minimal impacts with regards to on-street parking and therefore has been deemed acceptable.

Common with many universities and given the close proximity of the St Patrick's Hall site, the University of Reading has a strict policy to reduce car usage by students. In line with this policy and the promotion of sustainable travel, parking spaces for students are only provided to meet disability needs or for the rare occurrences where a student requires a vehicle to aid their specific degree course. Where these circumstances apply, students need to apply for a parking permit from the University.

As a default, the tenancy agreements of each student prohibit them from bringing a car to the University. This has been beneficial in ensuring that students living in halls travel sustainably and do not contribute to traffic congestion.

The University's approach to limiting parking spaces for students fully accords with Policy CS24 and the adopted Revised Parking Standards and Design SPD that require zero parking for students in zone 2 where St Patrick's Hall is located. This recognises the sustainable location of the site.

Notwithstanding these parking restrictions, following the development there will be 149 parking spaces available at the St Patrick's Hall campus. Currently there are 158 parking spaces within the red line boundary, 48 of which will be retained and there will be 19 new spaces provided for essential use only. A total of 82 spaces outside of the application boundary, but still within the St Patrick's Hall site, would be retained. The total of 149 spaces across the St Patrick's Hall site is considered more than adequate based upon the University's experience of the need for parking spaces generated at this campus and at the Whiteknights campus.

Provision has also been made for taxi and delivery lay-bys and accessible parking is available for disabled students and visitors within the courtyards and throughout the site. Secure cycle stores will be provided across the site as closely as possible to the buildings they serve.

The development provides a significant level of secure bike storage at a ratio of one space per four students and one space per three members of staff. This accords with the BREEAM requirements that exceed those standards applied by Policy CS24 and the Revised Parking Standards SPD. This initiative significantly reduces the need for students to use private vehicles.

Car ownership among students is normally lower than most other residential populations. Given the self-containment of the site in terms of services provided, bike storage provision, the close proximity of the main campus and good access to public transport, the need for students to bring a car to St Patrick's hall is significantly reduced.

7.3 (ii) NOISE, DISTURBANCE AND STUDENT BEHAVIOUR: Concern that noise and disturbance, particularly at night will increase due to the rise in student numbers

In response to concerns around student behaviour brought on by the increase in student numbers, UPP and the University of Reading have updated the Student Management Plan. The University and UPP are experienced in the management of accommodation in residential areas and will manage this increase in the student population to ensure we minimise impact to residents. We consider this approach to be vital to the long term success and sustainability of the hall and surrounding community.

We will establish a regular meeting between the University and NARA (potentially with student representatives). As and when required we would also invite a member of the TVP community policing to attend to look at practical, tangible ways to lessen the impact from student behaviour in the area. The meetings will be held within the new accommodation and will be attended by members of the site management team and University. Regular engagements in this forum will ensure that the operation of the site can be discussed and the representatives of the meeting can agree and set out an action plan for the forthcoming period to address known issues. On the completion of the St Patricks redevelopment we will establish neighbourhood mentors (made up of student residents) who will attend meetings with NARA and be responsible for establishing student lead "good neighbour" schemes to ensure active commitment from the student body. These could include simple litter picks after Union nights or campaigns that help educate the students to be more mindful of the residential environment. Student committee members who attend these meetings and will be responsible for feeding back to other residents.
The University and RUSU have agreed to work together on a campaign to be launched in November 2017 to encourage students to have greater awareness of their behaviour in the local community. The campaign will be targeted on the student behaviour with the following focuses:

- Highlight examples of unacceptable student behaviour
- Tell students that we've had an increase in complaints from people in the local community – appealing to their sense of responsibility
- Tie in with RUSU's 'Get Home Safe' event
- Celebrate positive behaviour, especially as we know the majority of students already do behave positively

We will introduce a poster campaign on the St Pats campus site (especially along routes out into the avenue) reminding students they are in residential area as a reminder to consider there neighbours as they travel to and from the University campus.

The University operate security for the halls accommodation with uniformed Security Services staff operating round the clock every day of the year. Patrols, both on foot and in marked vehicles are conducted across Whiteknights Campus; London Road Campus; Greenlands Campus; and other University owned property. This will be further supported on the completion of the St Patricks redevelopment by a new permanent onsite security office. Incidents can be reported to the Security Services.

Security is an important consideration and is especially relevant here given the close proximity of the hall to the residential neighbourhood. A high standard of security is achieved in the new hall through sensible design of the buildings and the landscaping; such examples include:

- Entry to and from all new buildings, common areas and study bedrooms will be controlled via an electronic access control system. This centrally managed system will restrict access to particular rooms or areas and can be time-sensitive. Each student will be issued with their own unique card which is registered and traceable on the access control database.
- A comprehensive CCTV system with night-vision capabilities will act as a deterrent to anti-social behaviour in the vicinity. It will also make it easier to identify anyone making a disturbance. Live feeds will be monitored on a 24 hour basis by the University Security team. The CCTV will support the on-site security office and patrols.
- On completion of the redevelopment the Northcourt site will now have a permanent 24hr onsite security office.
- The halls will have a dedicated reception area. Staff will be able to monitor students and visitor access to the buildings either through passive surveillance or via CCTV. The staff will provide a visible presence to enhance safety and deter anti-social behaviour.
- Security patrols of both the halls internally and externally on a scheduled basis.

A full copy of the student management plan can be found in Appendix 11.

7.3 (iii) CONSTRUCTION: concern about disruption and noise of construction traffic, notably HGVs

Our contractor is a member of the Considerate Construction Scheme and will ensure best practice is followed throughout the programme.

A Construction Management Plan will be prepared prior to the commencement of construction and will set out how we will mitigate the impact of construction on the local community. This will include reducing dust, noise and vibration by monitoring levels on site, ensuring that there is a dedicated point of contact for the construction site, and that the community is kept informed regularly throughout the progress of the project.

Engagement between the University and the community will occur prior to and during construction. The management of construction traffic has been addressed within the Construction Management Plan and the Transport Statement establishes key principles to be adopted by the contractor.

7.3 (v) DENSITY: The scale of the development is not suitable for a residential area

National planning policy encourages making the most effective use of land by reusing land that has been previously developed. The redevelopment to a higher density is consistent with national and local policy to optimise the potential of the site to accommodate development.

The proposals seek to meet current and growing demand from students for affordable, high quality, on-campus accommodation. The proposals will also enable the University to manage its own growth and help to relieve pressure on the private rented sector in the local area.

At the public consultation in October 2015, our plans showed an additional 770 student bedrooms. Our latest proposals now aim to provide 702 additional student bedrooms. The reduction in density responds to concerns from the consultation process.

7.3 (vi) BUILDING HEIGHTS: The proposed development is not in keeping with the character of the area. Concerns about issues of visibility and privacy.

The design process has responded to concerns and has placed taller buildings centrally within the site, with buildings of a more domestic scale located at the boundaries. The site also benefits from mature hedges and trees at sensitive boundaries that are proposed to be supplemented through a comprehensive landscape planting strategy. To respond to the character of Pearson's Court, the larger buildings proposed have also been designed in courtyard arrangements.

In addition, the existing villas (Crooksbury, Chedworth and no. 16) which are set in a mature landscape setting and the adjoining parkland bordering Northcourt Avenue will be retained as part of the proposed development. This will provide further screening.

The withdrawn application proposed three new buildings to the south boundary of the site adjacent to the boundary 24 Northcourt Avenue. In response to concerns raised regarding the proximity of buildings to the house on the southern boundary, we have removed the two low-rise buildings from the previous application.

We have also moved an accommodation block further into the site to reduce the proximity to residential housing. We propose that the rear elevation windows to Block I are also splayed to direct views away from neighbouring properties, limiting any overlooking.

7.3 (vii) HERITAGE: Despite the retention of Pearson's Court, objections remain regarding the removal of the SETs buildings.

One of the most significant changes between the previously withdrawn application and the revised proposals is the retention of Pearson's Court. Reading Borough Council confirmed that Pearson's Court met the heritage criteria to be locally listed in November 2016. Thus, in consideration of the listing the applicant withdrew the previous application.

The Council's list of locally important buildings and structures document notes that the northern, eastern and western ranges of Pearson's Court were built in 1913 and they are the second oldest, surviving, purpose-built halls of residence still in use at Reading University. Pearson's Court is considered to be representative of a style of 'red brick' buildings that were characteristic of the University of Reading in the early 20th century.

The document further acknowledges that although Pearson's Court is not especially noteworthy for its architectural styling, it is well-built and a serviceable building which is constructed in red and russet brick with limestone dressings. Little attention is paid to the southern range (the Sets building), which is merely noted as 'the later southern range forms a single storey pedimented block'. We do not feel they add value to the site and are proposing demolition.

We have invited input from RUSU, JCR representatives and student focus groups on these aspects of the designs. The designs include large flats with up to eighteen students sharing the same kitchen and social space. The mix of room types and the room layouts have been well received by the attendees of the focus groups and the design has developed in response to these discussions.

7.3 (viii) CONSULTATION: The consultation period was too short and there was an inadequate notice period.

The period of two weeks for receipt of comments was designed to enable sufficient time to consider responses. The letter drop to notify people of the exhibition took place twelve days prior to the public exhibition. Over 80 people attended the exhibition. See section 6 for further information.

Dialogue with local groups, staff, students, the Student Union, and representatives has continued and will remain on-going. This included regular updates on our proposals and site visits. We have evolved our plans to respond to comments wherever possible.

7.4 Ongoing stakeholder engagement

Following the public exhibition, we have remained in contact with members of NARA, responding to their feedback directly. Letters were issued from the University Vice Chancellor in response to emails received after the public exhibition.

We will remain in dialogue with key stakeholders, including NARA, RUSU and Reading Borough Council as the application progresses to the next stage.

8. Continuing Consultation

UPP Projects Ltd and the University of Reading have undertaken extensive public consultation in advance of submission to ensure local stakeholders have had an opportunity to comment on the emerging proposals in advance of submission.

As the application progresses through the planning process, UPP Projects Ltd and the University of Reading have expressed a commitment to continue with public consultation. It is important to the project team that this application offers a real improvement to the local community and therefore we will continue to meet with local groups and individuals to further discuss these proposals.

This Statement of Community Involvement fully demonstrates UPP Projects Ltd and the University of Reading's commitment to thorough and meaningful public consultation.

The submission of the planning application does not mark the end of this consultation and the team will continue to meet with local groups and individuals as appropriate throughout this process.

In the next few weeks the project team will update all stakeholders. This will serve as an update to demonstrate how comments received during the consultation have been taken on board and incorporated into the planning application where possible.

Lodestone Communications, November 2017

Appendices

Appendix 1: 2016 Statement of Community Involvement

Appendix 2: Letter invitation to residents

University of Reading

Email: stpatsproject@reading.ac.uk

Dear Resident,

Please find enclosed an invitation from the University of Reading regarding the redevelopment of St Patrick's Hall.

[Thursday 12 October]

Dear Resident,

We are writing to invite you to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Thursday 26 October 2017 at 5.30pm-9pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you may be aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for further detailed design development with our partners, key stakeholders and heritage advisors. Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming local residents, Reading Borough Councillors and other members of the community to view the changes. Members of our project team will be on hand to answer any questions you may have.

The consultation remains ongoing and we would like to thank everyone who has taken an interest in our plans.

With very best wishes,

Karen Thomas
Accommodation Contract Management Director
University of Reading

Andrew Cockerell
Transaction Director
University Partnerships Programme

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Appendix 3: Email invitation to stakeholders

Appendix 3.1 Email to Ward Councillors [sent by Sarah Gardner, Community Relations Manager at University of Reading on Thursday 12th October]

Dear Councillor,

We are writing to invite you to view our latest proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Wednesday 25th October 2017 at 5pm-6pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you are aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for further detailed design development with our partners, key stakeholders and heritage advisors. Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming Reading Borough Councillors from local wards and the Planning Committee to view the changes. Members of our project team will be on hand to answer any questions you may have. We will also be issuing invites to local residents and other interested stakeholders today.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

With very best wishes,

Sarah Gardner

Appendix 3.2 Email to NARA Chair Bob Casteliin [sent by Sarah Gardner, Community Relations Manager at University of Reading on Thursday 12th October]

Dear Mr Castelijn,

We are writing to invite you and all other members of the Northcourt Avenue Residents Association to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Wednesday 25th October 2017 at 6.30pm-9pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you are aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for further detailed design development with our partners, key stakeholders and heritage advisors. Our new plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming Reading Borough Councillors from local wards and the Planning Committee to view the changes. Members of our project team will be on hand to answer any questions you may have. We will also be issuing invites to local residents and other interested stakeholders today.

If you could please circulate this invitation to all other members of the Northcourt Avenue Residents Association that would be much appreciated.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

With very best wishes,

Sarah Gardner

Appendix 3.3 Email to Reading Borough Council Planning Applications Committee Members [sent by Sarah Gardner, Community Relations Manager at University of Reading on Thursday 12th October]

Dear Councillor,

As you are probably aware, since the Planning Committee's site visit to the University of Reading on 6th October 2016, we withdrew our original application to redevelop St Patrick's Hall. We further postponed a second public exhibition in January 2017 to allow for detailed design development with our partners, key stakeholders and heritage advisors to respond in full to previous feedback to our proposal.

We are writing to invite you to view our proposals for the redevelopment at a public exhibition on **Wednesday 25th October 2017 at 5pm-6pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, and in consultation with RBC, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming Reading Borough Councillors from local wards and the Planning Committee to view the changes. Members of our project team will be on hand to answer any questions you may have. We will also be issuing invites to local residents and other interested stakeholders today.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

With very best wishes,

Sarah Gardener

Appendix 3.3 Email to Matt Andrews at 24 Northcourt Avenue [sent by Sarah Gardner, Community Relations Manager at University of Reading on Thursday 12th October]

Dear Mr Andrews,

We are writing to invite you to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Thursday 26 October at 5.30pm-9pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you are aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for further detailed design development with our partners, key stakeholders and heritage advisors. Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage.

We note your comments raised in your letter of 17 July, in addition to other comments from the community, and we have revised our proposals in response. With respect to your specific comments raised, we have made the following amendments to the proposed development.

- Sherfield Drive properties No. 1, 2 and 3 are to be retained under the revised proposal and the previous blocks (O & P) have been removed from the scheme.
- The Combined Heat and Power plant is to be relocated in a more central location on site as your letter suggests.
- The location of bin stores has also been reconsidered, with relocation more towards the centre of the campus.
- Our revised plans still consider the demolition of No. 4 Sherfield Drive for a three storey accommodation building.

We would welcome the opportunity for you to meet with members of our project team on Thursday 26 October, and would be keen to discuss further with you the ways in which our proposals have responded to the local community and answer any questions you may have.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they have developed.

With very best wishes,

Sarah Gardner

Appendix 3.4 Email to Matt Rodda MP [sent by Sir David Bell, Vice Chancellor at University of Reading on Thursday 12th October]

Dear Mr Rodda,

We are writing to invite you to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Wednesday 25 October 2017 at 5pm-6pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you may be aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for further detailed design development with our partners, key stakeholders and heritage advisors. Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming Reading Borough Councillors from local wards and the Planning Committee to view the changes. Members of our project team will be on hand to answer any questions you may have. We will also be issuing invites to local residents and other interested stakeholders today.

The consultation remains ongoing and we look forward to discussing them further with you.

With very best wishes,

Sir David Bell

Vice Chancellor, University of Reading

Appendix 3.5 Email to Councillor Lovelock [sent by Sir David Bell, Vice Chancellor at University of Reading on Thursday 12th October]

Dear Councillor Lovelock,

We are writing to invite you to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Wednesday 25th October 2017 at 5pm-6pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you are aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for

further detailed design development with our partners, key stakeholders and heritage advisors. Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming Reading Borough Councillors from local wards and the Planning Committee to view the changes. Members of our project team will be on hand to answer any questions you may have. We will also be issuing invites to local residents and other interested stakeholders today.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

With very best wishes,

Sir David Bell

Vice Chancellor, University of Reading

Appendix 3.6 Email to Peter Sloman [sent by Sir David Bell, Vice Chancellor at University of Reading on Thursday 12th October]

Dear Mr Sloman,

We are writing to invite you to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Wednesday 25th October 2017 at 5pm-6pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you are aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for further detailed design development with our partners, key stakeholders and heritage advisors. Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming Reading Borough Councillors from local wards and the Planning Committee to view the changes. Members of our project team will be on hand to answer any questions you may have. We will also be issuing invites to local residents and other interested stakeholders today.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

With very best wishes,

Sir David Bell

Vice Chancellor, University of Reading

Appendix 3.7 Email to Alison Bell [sent by Sir David Bell, Vice Chancellor at University of Reading on Thursday 12th October]

Dear Ms Bell,

We are writing to invite you to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Wednesday 25th October 2017 at 5pm-6pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you are aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for further detailed design development with our partners, key stakeholders and heritage advisors. Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming Reading Borough Councillors from local wards and the Planning Committee to view the changes. Members of our project team will be on hand to answer any questions you may have. We will also be issuing invites to local residents and other interested stakeholders today.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

With very best wishes,

Sir David Bell

Vice Chancellor, University of Reading

Appendix 3.8 Email to Councillor Livingston [sent by Sir David Bell, Vice Chancellor at University of Reading on Thursday 12th October]

Dear Councillor Livingston,

As you are probably aware, since the Planning Committee's site visit to the University of Reading on 6th October 2016, we withdrew our original application to redevelop St Patrick's Hall. We further postponed a second public exhibition in January 2017 to allow for detailed design development with our partners, key stakeholders and heritage advisors to respond in full to previous feedback to our proposal.

We are writing to invite you to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Wednesday 25th October 2017 at 5pm-6pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming Reading Borough Councillors from local wards and the Planning Committee to view the changes. Members of our project team will be on hand to answer any questions you may have. We will also be issuing invites to local residents and other interested stakeholders today.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

With very best wishes,

Sir David Bell

Vice Chancellor, University of Reading

Appendix 3.9 Email to Councillor Brock [sent by Sir David Bell, Vice Chancellor at University of Reading on Thursday 12th October]

Dear Councillor Brock,

As you are probably aware, since the Planning Committee's site visit to the University of Reading on 6th October 2016, we withdrew our original application to redevelop St Patrick's Hall. We further postponed a second public exhibition in January 2017 to allow for detailed design development with our partners, key stakeholders and heritage advisors to respond in full to previous feedback to our proposal.

We are writing to invite you to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Wednesday 25th October 2017 at 5pm-6pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve

our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming Reading Borough Councillors from local wards and the Planning Committee to view the changes. Members of our project team will be on hand to answer any questions you may have. We will also be issuing invites to local residents and other interested stakeholders today.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

With very best wishes,

Sir David Bell

Vice Chancellor, University of Reading

Appendix 3.10 Email to RUSU Chair Tristan Spencer [sent by Sarah Gardner, Community Relations Manager at University of Reading on Thursday 12th October]

Dear Tristan,

We are writing to invite you and other members of RUSU to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Wednesday 25th October 2017 at 12pm-2pm** in **the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you are aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for further detailed design development with our partners, key stakeholders and heritage advisors. Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming RUSU, students and staff to the consultation and members of our project team will be on hand to answer any questions you may have.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

With very best wishes,

Sarah Gardner

Appendix 3.11 Email to previous attendees of 2015 public exhibition [sent by Sarah Gardner, Community Relations Manager at University of Reading on Thursday 12th October]

Dear Sir/Madam,

As you have previously expressed an interest in our plans We are writing to invite you to view our proposals for the redevelopment of the University of Reading's St Patrick's Hall site at a public exhibition on **Thursday 26 October 2017 at 5.30pm-9pm in the Old Senior Common Room in The Shamrock Café, St Patrick's Hall, University of Reading, RG2 7HB.**

As you may be aware, we withdrew our original application to redevelop St Patrick's Hall in light of the Council's decision to locally list Pearson's Court. We postponed a second public exhibition in January 2017 to allow for further detailed design development with our partners, key stakeholders and heritage advisors. Our revised plans maintain the University's objectives to respond to the growing demand for on-campus accommodation, whilst preserving the campus' heritage. In response to feedback from across the community, we have made changes to our proposals which were last viewed at our public exhibition in October 2015.

We believe that a thriving Reading and Thames Valley requires a thriving University. The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that higher enrolments bring. It is important to ensure that we are able to provide high quality accommodation to enhance the University's reputation, and we know that this benefits the local community and economy in the process - supporting local business and easing the pressure on the town's private rental sector, with areas local to the University feeling the impact the most.

We will be welcoming local residents, Reading Borough Councillors and other members of the community to view the changes. Members of our project team will be on hand to answer any questions you may have.

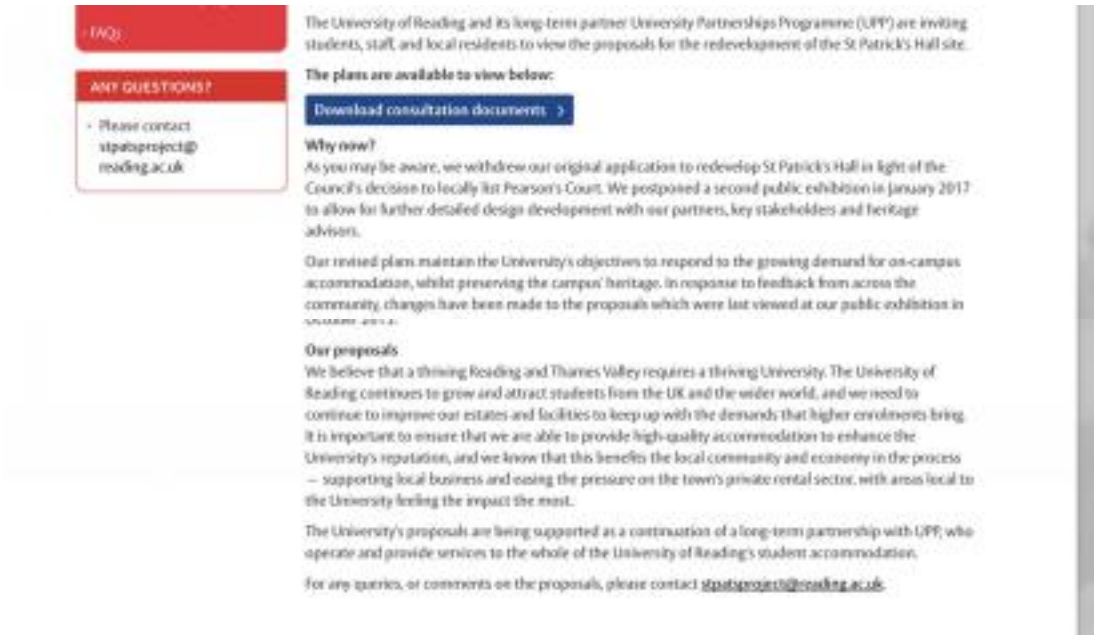
The consultation remains ongoing and we would like to thank everyone who has taken an interest in our plans.

With very best wishes,

Sarah Gardner

Appendix 4: Website

Link: http://www.reading.ac.uk/st-patricks-project/



Appendix 5: Website FAQs

Link: http://www.reading.ac.uk/st-patricks-project/spp-faq.aspx

University of Reading

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St Patrick's Project / FREQUENTLY ASKED QUESTIONS

FREQUENTLY ASKED QUESTIONS

- UOR HOME
- St Patrick's Halls project
- FAQs

1. Why are we redeveloping St Patrick's Hall?
The University of Reading continues to grow and attract students from the UK and the wider world, and we need to continue to improve our estates and facilities to keep up with the demands that high enrolments bring. It is important to ensure that we are able to provide high-quality accommodation to enhance the University's reputation.

There has been a £100m investment in on-campus accommodation through the University's partnership with University Partnerships Programme (UPP), which has increased overall capacity by 1,500 rooms to 4,982. This is in response to increased demand for high-quality, competitively priced accommodation and to grow our provision of on-campus rooms. St Patrick's Hall is the next site to be redeveloped, expanded and upgraded.

2. How have the plans evolved since the public exhibition in October 2015?
In response to feedback from the community and the Council's local listing of Pearson's Court, we have developed an alternative scheme that retains Pearson's Court, the North, East and West range, in addition to expanding and upgrading the site.

The proposals show that the latest Sets building to the south of the courtyard will be removed and replaced with new, high-quality accommodation that will complement the established courtyard. A new courtyard has been proposed to the north of the site along with new accommodation above the Hub and towards the rear of the site. The Hub will contain a refectory and bar function, and a café has been proposed on the ground floor of the new courtyard in the centre of the site.

In response to concerns raised regarding the proximity of buildings to the house on the southern boundary, we have removed the two low-rise buildings previously proposed. We have also introduced an accommodation block further into the site to reduce the proximity to residential housing. We propose that the rear elevation windows are splayed to direct views away from neighbouring properties, limiting any overlooking.

3. Why is the University no longer planning to demolish Pearson's Court?
In November 2016, Reading Borough Council confirmed that Pearson's Court met the heritage criteria to be locally listed.

4. How many student bedrooms will there be at St Patrick's Hall?
At the public consultation in October 2015, our plans showed an additional 770 student bedrooms. Our latest proposals now aim to provide 702 additional bedrooms.

5. Will the new St Patrick's Halls have affordable accommodation?
The proposed scheme will increase capacity, improve the quality and provide a greater choice of accommodation for undergraduates, postgraduates, and returners. The new proposals provide a good balance of accommodation styles at a variety of rents.

6. With an increase in student numbers, how will student behaviour be managed?
The student contract clearly outlines regulations and expectations for students, including considerate behaviour towards their neighbours. If they do not follow these regulations, they will be subject to disciplinary procedures. Each hall, including St Patrick's Hall, has a Warden, who is a full-time member of University staff with responsibility for pastoral support and discipline within the hall. As with all our halls of residence, St Patrick's Hall is monitored by our in-house Security team using active CCTV across the site. The latest plans include a new on-site security room within the St Patrick's development.

7. How will parking be managed?
Permits are only given to students with mobility issues or in rare circumstances.

Students living in St Patrick's Hall have an approximate 5-minute walk to Whiteknights Campus and a 10-minute walk to London Road campus, or a short cycle ride to both, so should not require the use of a car.

We provide clear and practical information to students on how to get around Reading without using cars, which is made available to students when they first arrive and on the University website. We also run a number of initiatives to encourage sustainable transport, including bike hire, discounted travel on buses around Reading, and car-sharing schemes.

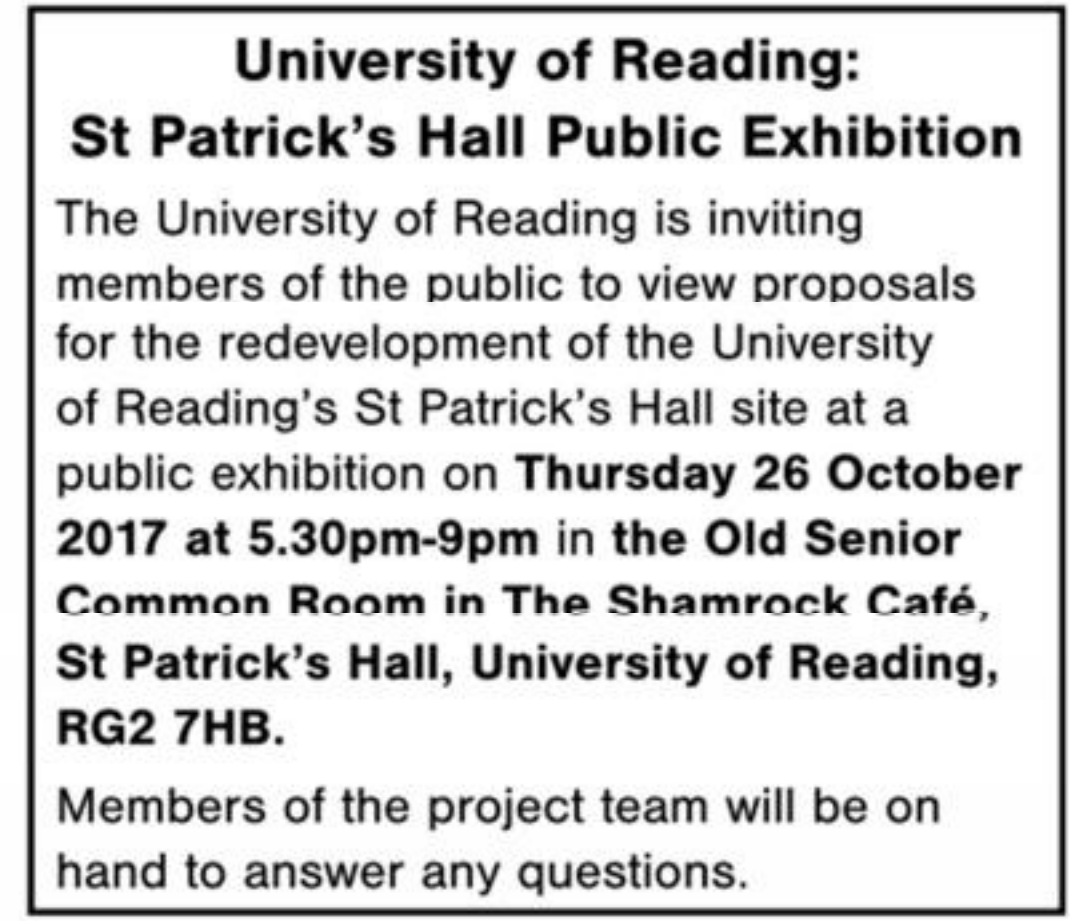
8. When will the plans be submitted to the Council?
Following a review of the feedback from the consultation, we hope to submit the application later in November.

5. How can you view and comment on the proposals?

The proposals will be available to view online from Thursday 26 October until Thursday 9 November at http://www.reading.ac.uk/st-patricks-project including details of how you can submit comments.

The consultation remains ongoing and we would like to thank you for taking an interest in our plans as they develop.

Appendix 6: Notice in Reading Chronicle



Appendix 7: Minutes from NARA Meeting

Name Of Meeting:	NARA initial public consultation briefing
Meeting Held At:	Reading
Date And Time:	24 October 2017
Minutes Taken By:	Robin Upton
Attendees:	Robert Thorley - Willmore Iles (RT) Andrew Cockerell – UPP (AC) Karen Thomas – University of Reading (KT) Robin Upton – WYG (RU) Robert Cox – NARA (RC) Dr Ian Kemp – NARA (IK) Cllr Ashley Pearce RBC (AP)
Date Of Issue:	1 November 2017

Action	
AC	Described that the initial consultation took place in 2015, the application was withdrawn in November 2016. Due to various internal delays, the University and UPP have only just been in a position to start the process of amending the scheme and re-engaging with NARA.
RT	Described the changes to the scheme as follows: • Pearson's Court retained • Reduction to 884 new bedspaces • New accommodation above hub building where bar and dining facilities have been relocated, with a café to block A • CHP energy centre moved away from south boundary • Warden accommodation introduced • Setts building demolished and replaced with building of similar scale not exceeding the ridge height of Pearson's Court • Two low rise buildings on the south boundary removed from scheme following concerns from adjoining neighbour
IK	Asked if the Hub was higher than crescent buildings? Repeated request for NARA involvement in design, rather than presenting a fait accompli. Height of 3 storey next to 24 Northcourt Avenue and Sets buildings a concern.
RT	Yes, the hub is one storey higher than the crescent buildings. The ridge height of Setts is no higher than the existing Pearsons Court building, but planners recommended the mansard roof.
IK	Still consider that the proposed Sets building is 4 storey. Wouldn't have needed this scale of development if Wells accommodation building wasn't sold off.
KT	The previous sale of University building did not contemplate the lifting of the cap on students and the subsequent in creased student numbers. Had we known rate of increase in student numbers might not have sold Wells.
AC	We don't want to push students into the city as preferable location is within walking distance of the campus
IK	Still have concerns regarding the overall student numbers proposed, the 5 and 6 storey buildings and lack of car parking.
RT	19 parking spaces are proposed, 110 spaces lost as part of the redevelopment proposals. Total of 149 spaces available post development.
IK	How many students require disables spaces for halls?
KT	Very few, around 3%. Some spaces are allocated to students where a car is required for their course.
AC	Parking surveys show that the current development does not impact on the street parking available. Elmhurst Road recently installed parking meters. Possibility of a permit parking scheme on Northcourt Avenue separate to this

	application process. Student tenancy agreements prohibit bringing a car to the University.
IK	How do you police the students brining cars to the campus?
KT	If they do, it constitutes a material breach of the tenancy agreement. It is difficult to Police, but there are a number of options. Previously provided residents with stickers to identify non-resident cars. UoR keep a log of applications for parking permits and their registration details. Records kept of refused applications that can be checked against parked cars.
IK	What bike storage levels are proposed?
RT	1:4 for students and 1:3 for staff – exceeds the council's requirements.
IK	1:2 + 1:5 for visitors at Cambridge.
AC/RU	Cambridge is a different City with a different context. Most Council's require 1:4 provision based on demand expressed historically.
BC	Where is the new one way access?
IK	The development will involve a significant increase in traffic
RT	Described the looped access arrangement with one way system
AC	The only increase in traffic on site will relate to refuse collection as students not allowed to bring cars
IK	2,500 students, how many visitors?
KT	Will get numbers, but visitors don't present a parking problem elsewhere on the campus.
AC	The central access (by the post box) will change to emergency/CHP/pedestrian access only. This provides for better site management. 24 hour security presence now proposed by University.
RC	When we phone security, where will they answer the call? No use if off site.
KT	A new security office will be based in Pearson's Court.
AC	By providing amenities on site, it creates a more contained residential campus.
KT	Also have the option for students to choose/be offered accommodation suited to their lifestyle. If they like partying then their choice list could be limited to the main campus. Returners, non-1st years, those that want to be near the gym would be offered difference choices such as St Pats. Grouping students together depending on preferences.
RC	That sounds like it will have a positive impact
IK	What do you do if matching preferences doesn't work?
KT	It has worked well at other Universities. We are able to increase warden assistance and their location. We can provide student mentors as part of the Student Management Plan.
IK	Concern that Uni will dismiss future concerns by saying it can't control off site student behaviour.
KT	We have a good relationship with the Police. The head of security was the previous head of Policy. Happy to re-think the community strategy.

RC	Community police officers, 5 years ago used to visit streets. Two night patrols per term would be all that is needed.
BC	I can ask the community police officers.
IK	Litter problem at lower end of road. Different out of term.
RC	Christchurch Road – Domino's apply 5 am licence just after we removed a mobile Kebab van.
IK	Massing – welcome that some elements have been moved, but why are 6 storey buildings proposed when only 1 & 2 locally.
RT	The taller areas are confined to the centre of the site. Similar scale at the boundaries of the site to adjacent buildings.
IK	Where are there any other 6 storey buildings?
KT	Windsor on campus is 6 storey
RC	What are you doing with Pearson's Court?
AC	The local Listing means it is kept as existing
KT	Will may refurb at same time but not part of application
IK	What is the green route?
RC	An ecological green route, not a pedestrian/vehicular route. Design for low lit bat corridors.
AC	This is a local plan requirement. The image on the boards is schematic and the route should avoid the houses.
IK	The sun sets behind the crescent that could be interrupted by the hub. Please can a copy of the visualisation be issued?
IK	Please can you confirm the number of existing bedspaces at St Pats, the number to be demolished and the number proposed? Please also provide the same for parking spaces.
IK	What parking standards are applied?
RT/RU	The Council's. If we provided more parking we could be refused.
KT	Bridges residents complain of empty University parking spaces. Large proportion of students on 51 week contract. Happy to hold regular University NARA meetings to discuss parking issues across the campus as a whole separately to these planning proposals.
RT	The proposed storey heights are: 2 x 3 storey 5 x 4 storey 1 x 5 storey 2 x 6 storey
IK	Concerned about traffic on the bend.
BC	Previously talked about S106 money for road improvements.
IK	The boards say 90% of waste is recycled. Is this the case?
KT	Currently bins are collected and delivered to the sorting plant. Even food is separated. Students only separate card and bottles.
IK	How do you control night time light levels, particularly the 6 storey buildings?

AC	Try to limit light spill. A lighting scheme will be submitted with the application.
RT	Windows don't face Northcourt Avenue. We will provide sections to show the relationships with the street scene.
IK *	Construction times? How control litter? What is the situation with vacation rentals?
RU/AC	The Council will have a standard construction hours condition. There will also be a Construction Environmental Management Plan (CEMP).
KT	Happy to discuss options for litter management with a University NARA meeting. Some accommodation will be provided for summer vacation rentals, however some students stay on in Reading over holidays on longer leases. Also cater for summer school visits and conferences by coach and train.
IK	Why do you need an admin building? AC full manage by UPP Existing building Parking for maintenance but restrict UPP 15 permits
AC	UPP fully manage the accommodation and have a number of permanent staff that live locally.

Appendix 8: Exhibition boards

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University of Reading

STAKEHOLDER CONSULTATION

The redevelopment of St Patrick's Hall student accommodation

Welcome to the Public Exhibition of the St Patrick's Hall Redevelopment Project

This is our second public consultation for the proposals to redevelop St Patrick's Hall. These new proposals have been adapted due to feedback from MPs, Councillors, resident groups, the student population and heritage groups.

We are pleased to invite comments from students, staff, and the local community on the revised plans. Representatives from UPP and the [illegible] are on hand to discuss the proposals and answer any questions. Please take as much time as you need to look through the exhibition and discuss the proposals with members of our team.

Your comments will be recorded in our Statement of Community Involvement that will be submitted to the Borough Council as part of the future planning application. Thank you for taking the time to attend this exhibition. We hope you can support our plans for this much needed extension to the St Patrick's Hall student accommodation.

Image 1. New avenue created between new accommodation and retained Pearson's Court

Image 2. View looking south west towards the proposed Hub building.

Board 1/12

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University of Reading

OUR CAMPUS

The redevelopment of St Patrick's Hall student accommodation

The University is set across three key locations – the Whiteknights Campus, London Road Campus and Greenlands Campus.

Whiteknights Campus is the main site and is set in 130 hectares of beautiful parkland. It was awarded a place in the Green Flag People's Choice 10 favorite UK parks of 2017.

Whiteknight's Development Plan

Over the last five years the University in tandem with its Accommodation Partner UPP has invested significantly in its student accommodation at the Whiteknights campus, including Bridges Hall which was completed in 2014. The accommodation set out in the Campus Development Plan is now complete and focus now extends to the accommodation at St Patrick's Hall. The proposals for the redevelopment of St Patrick's Hall will meet the growing demand for high quality, bespoke student accommodation.

The Development

The proposals will create accommodation in a variety of room types to suit a range of budgets and a range of student cohorts, including undergraduates and postgraduates. Facilities will be focused at the centre of the accommodation with a catered facility with bar and social space.

The updated proposals retain the original Pearson's Court with the exception of the later Sets building to the south of the courtyard. We have developed plans that respond to the site's existing heritage and complement the retained buildings while meeting the growing demand for on-campus accommodation. We aim to submit our revised scheme for planning approval late in 2017.

Operation of the University of Reading campus accommodation

Working in partnership with the University since 2001, UPP now operates all of the University accommodation on campus and takes responsibility for the cleaning, maintenance, refuse and recycling on behalf of the University. Contact with students is essential to the smooth operation of halls accommodation and UPP provide dedicated receptions from which each site is operated. The University retains responsibility for all pastoral care and the welfare of students. The University also retains services such as grounds maintenance and site security.

"When I first walked on to campus, it just felt like home. I knew straight away that this was the place for me and I would be happy here."

Bethan White

BA Classical Studies and English Literature

University Partnerships Programme

University Partnerships Programme (UPP) will manage the development and operation of the new accommodation as part of their long-term [illegible]

Established in 1998, UPP has a strong track record in partnerships, working with 15 universities across the country with over 30,000 rooms under management and development.

As part of the commitment to the communities in which they work, UPP work with the Prince's Trust to support disadvantaged and unemployed young people gain the skills they need to access higher education, apprenticeships and the employment market.

In 2016 UPP launched the UPP Foundation, a charitable trust created to tackle the biggest issues in the higher education sector across the UK.

Bridges Hall, Whiteknights Campus, developed in partnership with UPP

[illegible] Hall, Whiteknights Campus, developed in partnership with UPP

Bridges Hall, Whiteknights Campus, developed in partnership with UPP

Board 2 of 2

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University of Reading

WHAT'S CHANGED

The redevelopment of St Patrick's Hall student accommodation

Planning Update:

Following extensive pre-application discussions, a planning application was submitted in June 2016 for the redevelopment of St. Patrick's Hall and its replacement with 884 new student bedspaces.

In November 2016, Reading Borough Council confirmed that Pearson's Court met the heritage criteria to be locally listed. In consideration of the listing we have withdrawn the application and developed an alternative scheme that satisfies the University's objectives to respond to the growing demand for bespoke, on-campus accommodation, whilst preserving the campus' heritage.

What's Changed?

Heritage Retained

- The demolition of the original Pearson's Court building no longer forms part of the plans for redevelopment.
- The later developed Sets building to the south of the courtyard will be removed and replaced with new, high-quality accommodation that will complement the established courtyard.
- A new courtyard has been proposed to the north of the site.
- New accommodation is proposed for above the Hub and to the rear of the site, where the bar, cafe and dining facilities will be relocated.

New Room Numbers Decreased

At the public consultation in October 2015, our plans showed an additional 770 student bedrooms. With the retention of Pearson's Court, our latest proposals now aim to provide 702 additional student bedrooms.

Privacy Maintained

In response to concerns raised regarding the proximity of buildings to the house on the southern boundary, we have removed the two low rise buildings previously proposed.

CHP centre relocated to centre of site

The Combined Heat and Power (CHP) energy centre has been relocated to the centre of the site away from the southern boundary.

Image 1: Previously submitted building footprints overlaid with proposed building footprints.

Image 2: Plan showing the retained Pearson's Court

Board 3/12

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University of Reading

LOCATION

The redevelopment of St Patrick's Hall student accommodation

Image 1: Site location plan

Image 2: The Northcourt Group aerial site photograph

The Northcourt Group of Halls

The Northcourt Group of Halls consists of St Patrick's Hall (comprising Pearson's Court and New Court), Sherfield Hall, Beryon Hall and Creighton Court along with 12,14,16 and 18 Northcourt Avenue.

The accommodation is supported by a halls reception, cafe, dining facility and bar. The buildings on the site have been constructed over a 100 year period and vary in quality, provision and design with many no longer meeting the expectations of students.

The design proposals offer an opportunity to rationalise the site and create a coherent residential campus with shared social and catering facilities at the heart of the site.

The plans will increase the number of students able to live in university accommodation – relieving pressure on the private rented sector. These benefits have been recognised through a programme of extensive public consultation.

Background to existing accommodation

New Court and the single storey refectory building were built during the 1960's as part of an expansion of the University accommodation. New Court consists of three storey accommodation with pitched roofs providing a range of standard bedrooms forming a courtyard to the north of the site.

Pearson's Court does not form part of the revised application and the 12 houses and northern range will remain. The less significant southern range known as 'Sets' dates from 1926 and was added some years after the original Pearson's Court was constructed. It is proposed that this building will be removed as part of the planning application and will be replaced with a four storey building forming the southern end of the courtyard.

Board 4/12

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University of Reading

WHY NOW?

The redevelopment of St Patrick's Hall student accommodation

The current provision

New Court is coming to the end of its operational design life. The accommodation no longer meets the needs or expectations of our students, or the standards expected of a world class institution.

- The halls do not meet modern standards of environmental performance, making the halls expensive to run and inefficient to operate.
- The number of bathrooms and size of kitchens would not meet current design standards.

Pearson's Court and New Court

In light of its local listing Pearson's Court is to be retained with the exception of the later southern block which no longer forms part of this application.

Detailed studies have been undertaken to assess the feasibility of retaining and enhancing New Court. The structures are not adaptable or easy to extend; and cannot easily be upgraded to current standards for environmental performance. For these reasons New Court will not be retained.

The accommodation at New Court no longer meets the expectations of students.

Proposals for new accommodation

The expectation of contemporary student accommodation is for ensuite rooms or shared bathrooms (1 per 2). Fixed furniture with high quality finishes and contemporary styling is now standard.

All new proposed accommodation will have a shared kitchen / lounge / dining room. It is particularly important for first year undergraduates to have a shared social space; supporting their transition from home to university life.

Image 1: Design proposals for kitchen / lounges and bedrooms at the St Patrick's site

Board 5/12

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University of Reading

PROPOSALS

The redevelopment of St Patrick's Hall student accommodation

The Accommodation

The proposals see the demolition of the student accommodation block at New Court, the Sets building, the warden's house, No 4 Sherfield Drive and the reception and common room. This will mean that there will be a loss of 182 bedrooms. The Northcourt Avenue Houses, Sherfield Hall, Pearson's Court and Benyon Hall will remain.

The proposals for the redevelopment will provide 884 new bedrooms, an overall increase of 702 bedrooms on site. The rooms will be arranged as cluster flats and townhouses; all with shared kitchens and lounges. The design of the buildings provides room types to meet a variety of budgets.

The accommodation is supported with a range of common facilities. A reception, management office, cafe, dining facility, bar, and launderette are provided as part of the proposals.

Social Space

Shared social space, such as a cafe, dining facility, and a bar have been located in the centre of the site away from residential neighbours and close to reception.

Access

The current access to St Patrick's, Sherfield and Benyon is via the southern entrance from Northcourt Avenue. As part of the proposals an additional section of road will be created within the site and the north west access will be upgraded. This will reduce pressure on the southern access, particularly during construction activities.

Night-time route

The improved access and new route will be promoted as a dedicated, safe, night-time route for students arriving from campus, buses or the town centre. This will reduce the number of students using the southern section of Northcourt Avenue. Security of the site will be further supported by an on site security office.

Image 1: Buildings to be demolished.

Image 2: Proposed site plan

Board 6/12

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University of Reading

DESIGN PRINCIPLES

The redevelopment of St Patrick's Hall student accommodation

Image 1. Tree Impact Plan

Image 2. Design principles and zoning

Image 3. View looking north west showing existing and proposed storey heights

Design Approach

The emerging design has been informed by a series of key principles. The principles ensure that the site will retain its essential character and that consideration is given to neighbours.

PRINCIPLE 1

Retain mature trees and the University's Northcourt Avenue houses. Mature trees will be retained to provide a visual framework for the new buildings. The University's Northcourt Avenue houses are retained as they contribute to the streetscene.

PRINCIPLE 2

Zone the development to bring activity and social functions into the centre of the site and create communities. Accommodation most suited to returner and postgraduates is located at the perimeter of the site.

PRINCIPLE 3

Focus the development density at the centre of the site. The buildings are three storeys at the perimeter of the site rising to six storeys at the centre.

PRINCIPLE 4

Quality materials and design which references local character in materials and style using brick as the dominant facing material. Windows will have a vertical emphasis. The larger buildings are sited in courtyard arrangements - responding to the character of Pearson's Court.

PRINCIPLE 5

Create a social and management focus for the Northcourt Group. The hub will contain the main catering space and bar for all the University accommodation in the Northcourt Group.

Layout and Massing

The layout is sensitive to residential neighbours with reduced storey heights at the perimeter to a [illegible] storeys.

The Northcourt houses and existing trees and hedges provide excellent screening to the site from the residential neighbours.

Undergraduate development is focussed at the centre of the site where buildings rise to six storeys.

Board 7/12

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University of Reading

LOOK & FEEL

The redevelopment of St Patrick's Hall student accommodation

View along central boulevard. Looking from the site perimeter towards the hub.

New courtyard space. A new courtyard will be created in the centre of the site

"Village Centre". Active uses such as the cafe and laundrette will be located at the centre of the site.

Scale

Buildings closest to the site boundary will be three storeys high. These buildings will be townhouses and will be of a domestic scale. Building heights rise up to six storeys at the centre of the site (the Village Centre).

Materials

The predominant facing material in the new development will be brickwork, referencing the local vernacular. Feature cladding will be used on projecting elements as well as the attic storey treatment to help reduce the massing.

Proportions

Windows will have a vertical proportion - again responding to the local vernacular. The buildings and roof forms will vary across the site [illegible] adjacent to Northcourt Avenue reference the repeated gables facing onto the street.

Board 8/12

A SUSTAINABLE APPROACH

The redevelopment of St Patrick's Hall student accommodation

Sustainability is at the heart of our approach to student accommodation. The site is sustainably located for public transport, the campus and local amenities. It also presents opportunities for ecological enhancement and will be designed and constructed according to sustainable principles.

BREEAM

BREEAM is a recognised assessment that sets the standard for best practice in sustainable building design, construction and operation, encouraging low carbon and low impact design, minimising the energy demands created by a building before considering energy efficiency and low carbon technologies.

BREEAM target

We will put in place a number of measures to target a BREEAM "Excellent" rating for the accommodation. These measures will include:

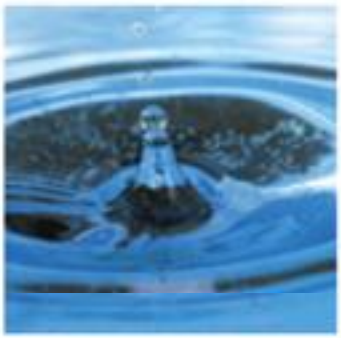
- A combined heat and power system (CHP) that will provide heating and electricity for the site.
- Green materials with good environmental rating and high recycled content will be specified.
- High levels of insulation, exceeding Building Regulations, will be used throughout.
- The water usage of the building will be reduced significantly by using very efficient water fittings.
- A or A+ rated appliances and low energy light fittings will be used throughout.
- 90% of the waste generated on site will be recycled.
- A comprehensive recycling strategy will be put in place when the building is in operation.

Transport

The University's sustainable travel plan demonstrates a commitment to green travel. The development will include one bicycle parking space per five students. Those students living in the new development will not be permitted to bring cars to the accommodation or the immediate area. Students are only allowed to bring cars with permission and purchase of a permit under exceptional circumstances, for example if they are disabled.

Ecology

- The site has been surveyed to understand the ecological constraints and opportunities.
- Existing landscape and lighting will be enhanced to improve ecological potential.



Drainage

The design will adopt the principles of Sustainable Urban Drainage (SUDS).

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University of Reading

CONSIDERATE CONTRACTOR

The redevelopment of St Patrick's Hall student accommodation

Managing Construction

In tendering the construction project, we will employ a national contractor that has a demonstrable track record of working responsibly and collaboratively in residential locations.

We will manage the construction of this redevelopment project to minimise any impact on the local community. This will include:

- Ensuring best practice is followed by being a member of the Considerate Constructor Scheme.
- Keeping lorry movements to a minimum, ensuring contractor vehicles arrive just in time and do not park in the local area and keeping all roads to the site clean and clear.
- Limiting the hours of working – with no noise created outside of the agreed hours.
- Reducing dust, noise and vibration by monitoring levels on site and following best practice.
- [illegible] contact for the construction site and that the local community is kept informed regularly throughout the progress of the project.
- Engagement between the University and the community will continue prior to and during construction.
- The University will continue its involvement with the Northcourt Avenue Residents Association to ensure continuing good relations.

CONSIDERATE CONSTRUCTORS

CHAS

CONTRACTORS HEALTH & SAFETY ASSESSMENT SCHEME

Accredited Contractor

www.chas.gov.uk

Board 10/12

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University of Reading

OPERATIONS

The redevelopment of St Patrick's Hall student accommodation

A Campus Approach

Under a long-term partnership, the University and UPP will continue to manage the accommodation at St Patrick's Hall. UPP operate a dedicated reception as part of the accommodation on-site and manage the facilities, including cleaning and maintenance of the halls.

Pastoral and welfare responsibilities are delivered by the University, maintaining their important connection with the students. The University also provides an on site manned security office, grounds maintenance and IT services.

Student welfare & conduct

Each Hall has a Warden, who is a full-time member of University staff with responsibility for pastoral support and discipline within the Hall. Each Group of Halls also has a number of senior students appointed as Wardens' Assistants to work alongside the Wardens in providing welfare support for student residents. The Warden structure provides a supportive environment within the accommodation.

Student arrivals

The University and UPP work hard to ensure the smooth transition of students into their residences at the beginning of the academic year. UPP have been managing arrivals

Detailed management plans are produced for traffic, parking and induction to the accommodation. The following principles outline the approach to a successful intake weekend and will continue to be implemented on the St Patrick's Halls site:

- Students are issued with a staggered arrival time to mitigate delays and congestion
- Parents are given 30 minutes to drive on to site to unload their car near to their accommodation
- A clearly signed one way system is introduced on the day of intake, to reduce the impact of traffic on the surrounding roads and manage
- Senior UPP staff assist the management of arrivals and ensure parking restrictions are adhered to
- Temporary dedicated parking facilities off-site will be provided for cars once initial drop off has been completed
- Leaflet drops to local residents are also completed before intake, advising residents of key dates and activities together with a round the clock contact number

Image 1. Transport arrangements for student arrivals

On-going liaison with local residents

The University Community Relations Manager is responsible for promoting the University as a positive asset to the local community, dealing with complaints about student behaviour in the community and developing partnerships with other agencies and local residents.

The Community Relations Manager initiates a number of resources to provide students

including behaving in a neighbourly and considerate manner.

Student Management Plan

As part of the planning submission, UPP have drafted a Student Management Plan (SMP) setting out the principles under which the student accommodation will be managed at St Patrick's Hall. The SMP will detail responsibilities of both the University and UPP. The SMP will include the Student Residence Agreement including terms of occupation and expectations of student conduct. The SMP has been developed successfully by UPP on a number of projects to provide reassurance as to how the accommodation will be managed effectively.

Parking

In line with the principles of the University Travel Plan, students are encouraged to use alternative forms of transport to attend the University. The development would provide secure bike stores to encourage greater bike use by students and staff. Under the Student Residence Agreement

to bring motorised vehicles onto campus, apart from in exceptional circumstances or to support mobility.

Board 11/12

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University of Reading

COMMENTS & NEXT STEPS

The redevelopment of St Patrick's Hall student accommodation

Thank you for taking the time to view our plans. We hope you will support the St Patrick's Hall redevelopment proposals. If you have any further questions, please do not hesitate to ask a member of our team. We welcome the opportunity to hear what you think about our proposals.

Please fill in a comments sheet and post in the comments box before you leave the exhibition. If you leave your contact details, we will keep you [illegible] how the project progresses.

You can also leave comments via our website:

www.reading.ac.uk/st-patricks-project

or by emailing us at:

stpatsproject@reading.ac.uk

All comments received during the consultation will be collated and reviewed in detail by the development team. Please respond by Thursday 9th November. Feedback will be considered and will form part of on-going discussions with Reading Borough Council's planning team to inform further design and development of the proposals.

Your comments will be recorded in our Statement of Community Involvement that will be submitted to the Borough Council as part of the future planning application.

We plan to submit a proposal to the Council in November. Once plans have been submitted, the Council will undertake statutory consultation on the proposal.

Contact us

If you have further comments or questions, please contact:

Martha Dalton

E: stpatsproject@reading.ac.uk

M: 07971138459

Image 1: A new building will replace the existing Sets building to enclose the courtyard

Image 2: Existing and proposed townhouses will sit together around Pearson's Courtyard[illegible] 12

Appendix 9: Comments sheets

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University of Reading

Feedback form

We welcome your feedback on our updated proposals. Please take a few minutes to let us have your views by completing this feedback form and leaving it in the comments box.

If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name Sandra Stone Email sandra.stone@upp-ltd.com

Address

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☒ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☒ Member of staff or faculty at the University of Reading

☐ Local resident ☐ Other (please specify)

How did you hear about the project?

☐ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify)

Your say

Did you find the information about the updated plans helpful?

☒ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Absolutely fantastic - good luck taking this forward.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

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University of Reading

Feedback form

We welcome your feedback on our updated proposals. Please take a few minutes to let us have your views by completing this feedback form and leaving it in the comments box.

If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name BOB PARAY Email bobandmary@ntlworld.com

Address 89 NORTHCOURT AVENUE

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☑ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

I think 6-floor accommodation is unsuitable for the site. Appreciate that some of the high rise has been moved back from the road.

I fear parking problems will escalate.

However I do appreciate the need to develop and improve the site.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

upp

University of Reading

Feedback form

We welcome your feedback on our updated proposals. Please take a few minutes to let us have your views by completing this feedback form and leaving it in the comments box.

If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name Matt Daley Email m.d.daley@rdg.ac.uk

Address 12B Northcourt Avenue

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☑ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☐ Invitation ☐ Word of mouth ☑ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Think the proposal has a lot of positives including having a security hub. I believe having more social spaces within the accommodation will improve cohesion.

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Your information

Name ANDREW/SIMONE ILLGER Email Simoneillger@gmail.com

Address 23 NORTH COURT AVENUE RG2 7HE

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

PLEASE SEE ATTACHED LETTER

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Your information

Name Elizabeth Heyderman Email elizabeth@heyderman.co.uk

Address 62 Northcourt Avenue

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

In some ways this proposal is even worse than the previous one. This has almost no parking as opposed to 51 originally. 6 + 5 storey buildings are too high for this area of family houses + gardens.
It is good that you plan to leave existing trees + the Edwardian houses fronting the avenue but these will not hide adequately the tall buildings you propose.

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Your information

Name ROBERT COX Email relcox@ieee.org

Address 10 NORTHCOURT AVENUE

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Apart from not demolishing Pearson's Court, there is no change of substance from the original proposals. The issues of

- an increase of around 70% in the number of students compared to the present is too large
- the size of and mass of the buildings is too large
- car parking will be even more of a problem
- issues of noise, disturbance & litter need a tool most solution.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: [illegible]

Your information

Name Mrs/Ms J Westwood Email judyandjohn@waitrose.com

Address 39A, Bath Road
READING RG1 6HL

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☑ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☐ Local resident ☑ Other (please specify) ex staff

How did you hear about the project?
☐ Invitation ☐ Word of mouth ☑ University of Reading website
☐ Local newspaper ☑ Other (please specify) Civic Society

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Overall effect ramshackle. Flat roofs are prone to leaking. Windows ranks boring. No parking provision unrealistic. On street parking already exceeded, especially near Health Centre/Dental Centre and shops.

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University of Reading

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Your information

Name VERNON SPEED Email speedvernon@yahoo.co.uk

Address _____

_____

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☐ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☐ Local resident ☐ Other (please specify) _____

How did you hear about the project?
☐ Invitation ☐ Word of mouth ☐ University of Reading website
☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Local PCSO's patrolling at night
— will they be re-instated?

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Your information

Name MRS LYNDA LEDGER Email lyndaledger@btinternet.com

Address 6, WELLINGTON AVENUE, RG2 7BP

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

✓ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

✓ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☐ Invitation ✓ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☐ Fairly helpful ✓ Not very helpful

What do you think of our proposals?

- The height & mass of the proposed 4, 5 & 6 storey buildings would be out of character with the neighbourhood. The character of Northcourt Avenue is one of 1-, 2-, & 3-storey pitched roof buildings in a leafy environment.
- The proposed large increase, of some 700, in the number of students planned to be living on the site would mean an increase in disturbance, traffic & parking in Northcourt Avenue & Surrounding roads.
- Insufficient car parking on site.
- Insufficient notice for consultation to assimilate & respond to the enormity of this proposal.
- I trust that the final form of the proposed development will be of benefit to all the residents of the Avenue & not only to the University & its students. The current proposal fails to achieve this.

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Your information

Name RUTH ANG Email ruthang7@gmail.com

Address 15 WELLINGTON AVENUE, READING, RG2 7RP

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☑ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?
☐ Invitation ☐ Word of mouth ☐ University of Reading website
☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☐ Fairly helpful ☑ Not very helpful

What do you think of our proposals?

I am very concerned about the following matters:-

1) Reduction of car parking spaces to only 46 spaces. This is going to create pressure the current parking problem [illegible] residents, namely, Wellington Avenue and Highcourt Avenue. The UOR's method of 'policing' students and staff with cars does NOT work / is not effective.

2) The height of the new buildings is inconsistent with the surrounding buildings and environment.

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Your information

Name J A LEDGER Email _____

Address 6 WELLINGTON AVENUE
READING RG2 7BJ

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☑ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?
☑ Invitation ☐ Word of mouth ☐ University of Reading website
☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☐ Fairly helpful ☐ Not very helpful UNHELPFUL - STAFF UNABLE TO ANSWER BASIC QUESTIONS

What do you think of our proposals?

You have done nothing to address the issues raised by local residents as a result of U.R.'s last proposal to alter SPat's.

24/1/17.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

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University of Reading

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: [illegible]

Your information

Name STEPHEN MARTIN Email STEPHENJMARTIN3@ICLOUD.COM

Address 15 WELLINGTON AVENUE

READING RG2 7BP

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☑ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?
☑ Invitation ☐ Word of mouth ☐ University of Reading website
☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

1. The proposals do not provide a clear explanation of the construction phase or the proposed for delivery materials to and from the site. The site will be accessed by two narrow lanes through Northcourt Avenue and Wellington Avenue which are already under pressure from existing traffic.
2. Parking provision on this site is somewhat reduced and will serve only to push vehicles on to existing parking on local roads, which cannot cope with current use.

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University of Reading

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Your information

Name Gordon Pike Email gordon.pike@ntlworld.com

Address 83 Northcourt Avenue, Reading

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

(1) Scale of buildings excessive, particularly at 6 storeys.

(2) Additional number of students unsustainable in relation to local amenities and existing residential environment.

(3) Unsympathetic to residential character of Northcourt Avenue.

(4) Almost no information (views) "As seen from Northcourt Avenue". Almost all views from inside development, except for one photo situated at the bottom of the main site.

(5) Parking: Only for disabled students, staff and business visitors, i.e. much less parking than before. This will lead to rise in fowl parking along Northcourt Avenue and traffic chaos at times starts and ends.

(6) Large developments as this much more suited to Main Campus.

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Your information

Name ANNE SHELDON Email SHIPPING@W-B.ORG.UK

Address 28 NORTHCOURT AVENUE, READING, RG2 7HA

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☑ Other (please specify) RETIRED STAFF MEMBER

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☑ Other (please specify) NAG A

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Apart from the welcome retention of Pearson Court, the proposals have not changed substantially since 2016. My key concerns are:

- there will be too many students on the site – adding to noise, litter, service traffic and car parking (see below). The University has space on the Whiteknights campus – why not build, or increase the height of existing accomodation, on campus?, rather than such a massive expansion on the St Pats site

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University of Reading

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: [redacted]

Your information

Name P Jarrson Email p.jarrsen@talktoworld.com

Address 5 Windsor Close
Reading RG6 7JD

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☒ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☐ Local resident ☒ Other (please specify) Reading

How did you hear about the project?
☐ Invitation ☒ Word of mouth ☐ University of Reading website
☐ Local newspaper ☐ Other (please specify) NARA

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☒ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

I think this proposal is an improvement over the previous
Nevertheless:
1) 6 storeys in a suburban area is too high. Prefer
4 storeys or less
2) Nearly doubling of the student population will
give rise to additional pressure
on the neighbourhood in terms of noise, parking problems
3) On the right of the plan a 3 storey building
has been introduced which is pretty close to my Semi
House. And probably overlooks 24 Northcourt Avenue.

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Your information

Name MICHAEL KEITH-LUCAS Email [illegible]

Address [illegible]

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☐ Local resident ☐ Other (please specify) Retired Member & Staff

How did you hear about the project?

☐ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) Residents Association

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

I can't see that it is much better than the original plan. The [illegible] will make many more students - we have an acute problem with traffic and parking already. I think any new student accommodation should be on the Whiteknights campus, not here. All the major problems with the first plans are still here - 6 storeys is too high for this neighbourhood. The only advantage is to [illegible] which were going to be demolished have been saved, otherwise I deplore the whole development.

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Your information

Name M.T. Heydeman Email tom@heydeman.eclipse.co.uk

Address 62 Northcourt Avenue, Reading, RG2 7HQ

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☐ Local resident ☐ Other (please specify) ex - member of staff

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☑ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

The increase in occupancy of the site, as proposed, seems excessive in view of (a) the height of some of the buildings and (b) the deficiencies of parking provision

The massing of 6- and 5-story buildings will materially degrade the appearance and character of the area and is inappropriate in Northcourt Avenue. The suggestion that they might be hidden by lower buildings partially in front of some of them is not convincing!

The removal of even that small parking provision currently available will put yet more pressure on the environment → over

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Your information

Name Barathan Perumal Email abbarathan@gmail.com

Address 39, Northcourt Ave.
RG2 7HS

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☑ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?
☐ Invitation ☑ Word of mouth ☐ University of Reading website
☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals? Not at all happy

1. This is too big a project for this site
71% increase ~~is too~~ in a residential area is too high
2. Height of buildings are too much. This is going to ruin the beauty of this place and also going to block our light
3. Some buildings are planned right infront of our property (*) We are very concerned about our privacy invaded our bedrooms overlooking the proposed property (*)
4. Parking is already a problem on this road and there are cars parked for weeks making difficult to take our cars out.

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Your information

Name Bob Castelijn Email bob.castelijn@gmail.com

Address 14g Normcourt Avenue Reading RG2 7HG

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

p.t.o.

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Your information

Name Caroline Starkey Email starkey.caroline@gmail.com

Address 64 Northcourt Avenue Reading RG2 7HH

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☐ Invitation ☑ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

I have considerable concern about this development in this place. The overall mass of the proposed buildings seem inappropriate in a residential street. I am not against some development, but a maximum of 4-storeys would be acceptable. *

The parking facilities are negligible. The university does not appear to do anything to police their policy of students not having cars. Hence we already get many student cars parked on the road. The overall number of students is going to be considerably increased, but the parking provision is going down. I agree with increased use of bicycles - but more secure provision for parking them should be included.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

PTO.

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University of Reading

Feedback form

We welcome your feedback on our updated proposals. Please take a few minutes to let us have your views by completing this feedback form and leaving it in the comments box.

If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name Mary Parry Email mary.parry@ntlworld.com

Address 89 Northcourt Ave

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) NARA

Your say

Did you find the information about the updated plans helpful?

☑ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

I'm disappointed that you have still kept a 6 storey building in the plans.
I have concerns about the new road opening on to the Avenue next to the Health Centre, on a bend - dangerous/ hazardous.
Also provision for Health Centre visitors to park is likely to be made more difficult if students continue to park on the avenue.
Parking restrictions seem to be the only way to move forward.

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upp

University of Reading

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name Penny Kemp Email docick@hotmail.com

Address 66 Northcourt Ave
Reading

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus? — if this means land on Northcourt Ave - Yes

☐ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☐ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☑ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

- 70% increase in student numbers in a residential area will imbalance the neighbourhood
- a 6 storey building is inappropriate in a road of 2+ single storey homes (single storey homes are directly opposite)
- the university's determination to ignore the reality that students do have cars + to insist that they do not need to provide on site parking will lead to unreasonable pressure on parking in the avenue

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

upp

University of Reading

Feedback form

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name Ed White Email educationofficer@rusu.co.uk

Address

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☑ Member of staff or faculty at the University of Reading

☐ Local resident ☐ Other (please specify)

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify)

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

- Quality looks excellent - glad to see trees retained - Keep as much greenery + add more. ~~Hospital~~

- May not be enough on site parking for students. ~~cats~~

- Would like a greater % of lower rented rooms - Bridges premium room shared bathroom type (lowest cost self-catered option)

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

upp

University of Reading

Feedback form

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name JOHN NICOLL Email John.Nicoll@UPP-LTD.com

Address 7 Bushell Way, Ardsley, READING RG29FQ

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☐ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☐ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☑ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Excellent, shame about ST. PATS Rendall Court.

Ideally should have been demolished.

25/10/17.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

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University of Reading

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name Jon + Jill DAVEY Email jondavey.feedback@virgin.net

Address 107 Northcourt Avenue, Reading RG2 7HE

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☒ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☒ Local resident ☐ Other (please specify) Active in projects on University (Reference)

How did you hear about the project?

☐ Invitation ☒ Word of mouth ☒ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☐ Very helpful ☒ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

No doubt residents like 'Prefabs' like Northcourt Avenue will have great benefit from the new residential facilities when all is finished. However

The fact that the only access for construction & eventual uses in from Northcourt Avenue means that we once pleasant & desirable Avenue with well maintained property values will be seriously blighted & damaged for a number of years, there are areas (routing & access that were an access to could be built (via Warwick Rd?) for construction & eventual occupants. This should be seriously looked into.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

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University of Reading

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name Will Bartholomew Email ~~[illegible]~~ william.bartholomew@upp-ltd.com

Address _____

_____

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☐ Local resident ☑ Other (please specify) UPP.

How did you hear about the project?

☐ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) UPP.

Your say

Did you find the information about the updated plans helpful?

☑ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Exciting so far. Pleased that Re-development is something that I would like to know more about.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

upp

University of Reading

Feedback form

We welcome your feedback on our updated proposals. Please take a few minutes to let us have your views by completing this feedback form and leaving it in the comments box.

If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name MATT ANDREWS. Email AMANDREWS03@BTINTERNET.COM.

Address 24 NORTHCOURT AVE

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☑ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?
☑ Invitation ☐ Word of mouth ☐ University of Reading website
☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Disappointed in the Design Cramming & poor planning of this part of the site..
I have written a seperate more detail observations on 2 seperate sheets.
Object to:- Density, Massing, loss of trees, loss of car parking, & little or no respect for the retained listed building and local hourning in the Avenue.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

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University of Reading

Feedback form

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name Rose Lennon Email Welfare.officer@rusu.co.uk

Address Reading Student Union

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☑ Member of staff or faculty at the University of Reading

☐ Local resident ☐ Other (please specify) Union office

How did you hear about the project?

☐ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☑ Other (please specify) work

Your say

Did you find the information about the updated plans helpful?

☑ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

All looks great! I'd be interested to know why there is a decrease in the amount of rooms from the original purpose.

Im very happy with everything though. Hub looks so great.

Can we make sure all work doesnt have to much impact on the other halls access (or try + much as we can)

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

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University of Reading

Feedback form

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If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name Charlotte O'Leary Email activities.officer@ruu.co.uk

Address RUSU

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading

☐ Local resident ☐ Other (please specify) RUSU Student Officer

How did you hear about the project?

☐ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) Work

Your say

Did you find the information about the updated plans helpful?

☑ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

They look really great to me, particularly:

- the social area that are integral to students meeting people
- the design, very modern + appealing
- the layout in room numbers, it's no secret how important it is that accomadation is increased to cater for increasing student numbers!

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

FROM: BOB CASTELIJN : 149 NORTHOURT AVENUE.

OBJECTIONS TO ST PATS EXHIBITION

- Axonometrics are showing 4.5.6 storey buildings and how these dwarf the Pearson Court. This is totally unacceptable disrespect for a newly locally listed historic building.
- Absence of parking facilities is another important aspect which is not even mentioned.
- The presentation material contains in my view inappropriate scene setting information e.g. about whitelights which has nothing to do with the surrounding residential (2 storeys) area.
- The panels do not show how the 4.5.6 storey buildings will be seen from the immediate neighbourhood, especially the most important viewpoints.
- The intensification of use and impact of the buildings will change the character of the area!

Observations on proposed St Patrick's Hall Development **25-10-2017**

1. No parking: Parking up the avenue is already a problem, quite a severe one. While students are supposed to not bring cars, they may do, and in any case four visitor spaces (if the correct figure) seems very inadequate.

2. Height of some of the buildings: The attempt to at least mitigate the effects of this by a three storey building at the perimeter is appreciated. But while it is true that the rebuilt New Court will be at least partially shielded by houses and trees along the avenue, six storeys is twice the height of any existing building on the site (including those recently built) and in that sense excessive (and visible), as five or four might also be, compared to all other structures in the avenue.

3. We expected the south end of Pearsons Court to be part of the heritage of the site and therefore kept.

4. Such a massive increase in student numbers will not be pleasant for immediately local residents. The need for more and improved student accommodation is understood, but is quite so much required on one site?

Mr and Mrs R A Oakley
143 Northcourt Avenue

St Patrick's Hall development

Observations and objections

Dr Ian Kemp
66 Northcourt Ave

1. The 71% increase in students on the site to 1690 would alter the character of the road and swamp the non student residents. Late night noise and litter, already a problem would be exacerbated.

2. The size and bulk of the proposed 4 – 6 storey blocks are out of character with the road, indeed the area and despite the reassurances about screening it is not possible to hide 5 and 6 storey buildings.

3. Car parking - it is planned to reduce this to a negligible number (10 disabled and ? 4 others) there seems to be little provision for staff working on site, visitors or the students who ignore the UoR's unenforceable policy of asking students not to bring cars.

Matt Andrews
Architect

24 Northcourt Avenue, Reading RG2 7HA
amandrews03@btinternet.com

St. Patrick's Hall Re-Development.

26th October 2017.

Observations Made by Mr. and Mrs. Andrews who live at 24 Northcourt Avenue.

Having studied the proposal presented by UPP. and Reading University for this scheme, our observations and objections fall into two categories, one being related directly to our own house and garden and the other being to the scheme in general.

1. Privacy.

Our garden abuts the boundary of the site. We acknowledge you have kept the three bungalows adjacent to our house, but are proposing to demolish the 2-storey warden house and construct a 3-storey building in its place, overlooking our garden. The garden of No. 24 has enjoyed privacy and seclusion for the last 110 years, and even when Sherfield Hall was built, this was acknowledged by careful planning of the building adjacent to our boundary.

We strongly object to the 3-storey building overlooking our garden, which represent at least a dozen study bedrooms looking into our garden.

If you intend to build on this part of the site, the building should be restricted to at least 2-storeys and its orientation should be ONLY to the west and north.

2. General Comments on the Design and Layout of the rest of the scheme.

Heritage:
We appreciate you retaining part of the Pearson Hall but object to the demolition of the southern part of the quadrangle which was clearly planned as part of the original building prior to the First World War, but due to economic restraint and world war, was only constructed in 1920 (refer to in your document as "Sets"). The fact that this was planned as a single storey element of the quadrangle, it is clearly related to the fact that it is on the southern aspect and a low lying building limits any overshadowing of the quadrangle. The proposal to construct a 4-storey building in its place is insensitive to the design and retention of Pearson Hall.
The principle of designing within the context of a listed building, is to Respect, Enhance and Not Dominate such a building.
This principle has been completely ignored by the proposal for both 4- and 6-storey buildings being built adjacent to the retained listed building. This is illustrated quite clearly on your Page No. 8

Master Planning.
Unfortunately the university never prepared a master plan for this overall site and it has been developed over time in a piece-meal manner by constructing Sherfield Hall, Benyon Hall and Creighton Hall, all at different times. If the university had had the wisdom to prepare a master plan before this piece-meal approach, then it would have been very logical to build 6-storey+ buildings overlooking Cintra Park, where the contours of the site are lower. Now that much of the site has been re-developed with its three halls of residence, a pattern and scale has been established of 2-, 3- and 4- storey maximum buildings, the majority of which respect the suburban location of the site in Northcourt Avenue.
This final development should acknowledge these design restraints and limit the height of the building to reflect the context as described above.
Clearly 5- and 6- storey buildings are out of scale with all the other buildings on the site and the houses in Northcourt Avenue.

Trees:
We object to the removal of over 50 mature trees on the site, in order for you to carry out this development. A more sympathetic approach to the soft land-scaping should be an integral part of this new layout, and the wholesale removal of this quantity of trees is totally irresponsible and bad urban planning.

"Green Architecture".
There seems to be little acknowledgement of the use of passive design energy features in this scheme, such as southern orientation of buildings, avoiding overshadowing of new and existing buildings, and avoiding the forming of wind tunnels between tall blocks, all of which could be carefully designed out to give a positive scheme in terms of sustainable use of energy, rather relying heavily upon a "CHP" solutions.

Lost Opportunity.
It is very sad to consider that the University of Reading which considers itself to be in the top league of British Universities with its arts faculty, school of architecture and faculty of construction management and planning,cannot put together a design brief and team to produce a sensitive, innovative and design breaking solution to the development of this part of the site. The proposal is simply a re-use of the standard student accommodation that has been developed across the campus. This suburban site requires a much more sensitive approach to the re-development.

It is noted that the university quotes one of their aims as being "CREATE, INTERPRET AND CONSERVE". It is a great pity that they cannot apply these principles to this site. This would appear to be a lost opportunity for the university to set a high standard of creative design that could be appreciated by many future generations.

ANDREW & SIMONE ILLGER

25 October 2017

Comments on Planning Proposals - Re-development at St Patricks Hall, 20 Northcourt Avenue, Reading RG2 7HB

Our house, no. 23 Northcourt Avenue, is directly opposite the existing main driveway serving St Patrick's Hall. We have lived here for 28 years and have no plans to move.

The following outlines our concerns at the proposed plans:

At present, we enjoy some spectacular sunsets from the front of our house, but these will be lost if buildings of 5/6 storeys are constructed on the brow of the hill. I would like reassurance that this will not be the case.

The development proposed increases the number of students on site by 71% from 988 to 1690. The local infrastructure (shops, roads, etc) simply cannot cope with this steep increase in residents.

There will be an increase in vehicles serving the site (deliveries, refuse collection, taxies, garden landscapers, etc). We are already frequently prevented from getting into and out of our driveway whilst we wait for these sorts of vehicles to enter or exit the driveway.

There is absolutely no parking provision. There are already significant parking problems in the area which noticeably only occur **during university term times** and not during the holiday periods. This has been exacerbated by the introduction of the Pay and Display meters in Pepper Lane. The vehicles that used to park there have now moved into Northcourt and Wellington Avenues making these roads virtually impossible to navigate safely during the daytime. Whilst the University may instruct students not to bring cars within a mile of the university, this does not happen in practice and is not enforceable. ***There need to be sufficient parking spaces for staff and students or these parking problems need to be addressed.***

The whole character of the Avenue will be drastically altered. This is a residential area made up of mostly 2 and 3 storey residential homes made of red brick. The building styles are very traditional (1920's - 40's). The proposed 5 and 6 storey buildings in a modern, flat roofed design fabricated from completely different materials will not be in keeping with the other buildings in the area.

We would like reassurance that the mature trees in the area will be preserved to maintain the wildlife and bird life that we enjoy.

Cont.../2

23 Northcourt Avenue • Reading • Berkshire • RG2 7HE • United Kingdom
Tel 0118 967 0218
Mobile 07899 845 182
e-mail simoneillger@virginmedia.com

There is likely to be huge disruption in the local area during any building works, both in terms of deliveries and construction vehicles as well as contactors parked vehicles. As this could go on for two years, we would like reassurance about how disruption and inconvenience will be managed and kept to a minimum.

Yours sincerely

ANDREW ILLGER **SIMONE ILLGER**

The following pages contain photographs of the sunset taken from our front driveway across to St Pat's. The sun sets immediately at the end of the St Patricks driveway, above the kitchens.

Sunset view – taken from No. 23 Northcourt Avenue, across the road looking towards St Patrick's Hall

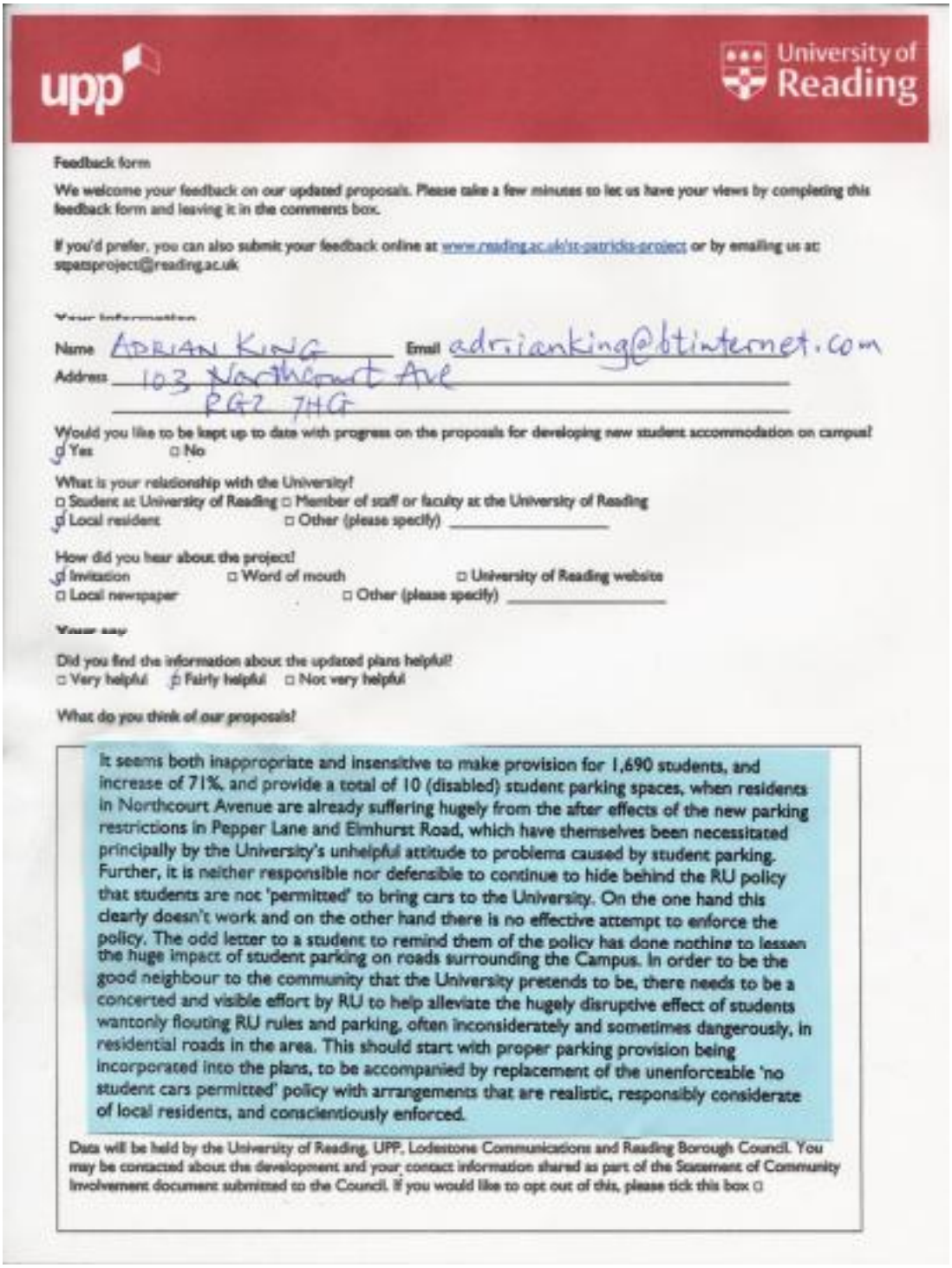
3

Sunset view – taken from No. 23 Northcourt Avenue, across the road looking towards St Patrick's Hall

Sunset view – taken from No. 23 Northcourt Avenue, across the road looking towards St Patrick's Hall

4

Taken today. The late afternoon / early evening sun will be lost as "The Hub" will dominate this view....



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University of Reading

Feedback form

We welcome your feedback on our updated proposals. Please take a few minutes to let us have your views by completing this feedback form and leaving it in the comments box.

If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name ADRIAN KING Email adrianking@btinternet.com

Address 103 Northcourt Ave
RG2 7HG

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☑ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?
☑ Invitation ☐ Word of mouth ☐ University of Reading website
☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

It seems both inappropriate and insensitive to make provision for 1,690 students, and increase of 71%, and provide a total of 10 (disabled) student parking spaces, when residents in Northcourt Avenue are already suffering hugely from the after effects of the new parking restrictions in Pepper Lane and Elmhurst Road, which have themselves been necessitated principally by the University's unhelpful attitude to problems caused by student parking. Further, it is neither responsible nor defensible to continue to hide behind the RU policy that students are not 'permitted' to bring cars to the University. On the one hand this clearly doesn't work and on the other hand there is no effective attempt to enforce the policy. The odd letter to a student to remind them of the policy has done nothing to lessen the huge impact of student parking on roads surrounding the Campus. In order to be the good neighbour to the community that the University pretends to be, there needs to be a concerted and visible effort by RU to help alleviate the hugely disruptive effect of students wantonly flouting RU rules and parking, often inconsiderately and sometimes dangerously, in residential roads in the area. This should start with proper parking provision being incorporated into the plans, to be accompanied by replacement of the unenforceable 'no student cars permitted' policy with arrangements that are realistic, responsibly considerate of local residents, and conscientiously enforced.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

Appendix 10: Comments received by email

From: Dan Dennett [mailto:dan_dennett@yahoo.co.uk]

Sent: 05 November 2017 17:33To: StPatricksHallProject <stpatsproject@reading.ac.uk>

Subject: Consultation feedback

Thank you for the opportunity to consult on the revised proposed re-development of St. Patrick's Hall. We continue to have concerns with the plans outlined in the consultation. While it is acknowledged that a number of changes have been incorporated into the revised plans we note limited attempts have been made to address a number of points previously raised in the 2015 consultation.

Capacity of the site - We feel the increased capacity of an additional 702 bedrooms is excessive for a site which sits off campus in an existing and well established residential location. We would question the appropriateness of the plans in aiming to achieve such a level of additional capacity as we do not believe the immediate vicinity of Northcourt Avenue can cope with an additional 702+ residents.

The site itself is comparably small compared to the 130 hectares Whiteknights location and we cannot understand why the University cannot find space for development on the main campus. It is also unclear to us how much of the focus on capacity at Northcourt Avenue is being determined by the interests of the University or by the private shareholders of UPP.

Access and Parking - The proposed plans provide less parking on site despite the sizeable increase in residents numbers. Currently road access and parking in Northcourt Avenue during weekday term-time is limited and dangerous as a result of the University's impact - both through students parking on the road and staff parking when visiting the Whiteknights campus. Since this issue was raised at the previous consultation two years ago we have seen no attempt by the University or UPP to manage the situation as it currently is and can only conclude that both parties are incapable of taking any steps to manage this issue with the current usage let alone if the number of residents at the site increases substantially. Continued attempted reliance upon the clause that students are not meant to bring cars to within one mile of the campus when resident in Halls is meaningless as admitted by both University and UPP staff. We can therefore only conclude that the plans completely ignore transportation, parking and are wholly inadequate in this regard.

Proposed form of development - While some areas of concern from the previous consultation have been addressed the continue focus on maximising capacity at the site has resulted in buildings of up to 6 stories high which is completely out of character for the area and will present a built form that is not residential in character but more akin to a commercial office development. We note the proposed new "Sets" development building will be four storeys high and therefore be significantly taller and of a different character to the retained Pearson's Court Buildings. Indeed having the proposed "Sets" building being so architecturally different to Pearson's Court buildings appears to be a decision based solely on maximising capacity and commercial gain when the new "Sets" building is the fourth side of Pearson's Court development. In addition we continue to note that the development of a row of terrace houses situated at right angle to Northcourt Avenue at the Southern End of the site is very out of character as there are no properties situated at right angle to the road. We note that the proposed terrace is to be built in line with the existing older houses on the

Northcourt Avenue site and will mark a significant change in the street scene as approached from the south of Northcourt Avenue.

From: Andrew Whitby [mailto:andrewcwhitby@gmail.com]

Sent: 02 November 2017 21:07

To: stpatsproject@reading.ac.uk

ßubject: St Patricks Project

Dear Sirs,

I was unable to fill in form on the open night, please see form by way of an attachment.

Regards

upp

University of Reading

Feedback form

We welcome your feedback on our updated proposals. Please take a few minutes to let us have your views by completing this feedback form and leaving it in the comments box.

If you'd prefer, you can also submit your feedback online at [illegible] or by emailing us at stpatsproject@reading.ac.uk

Your information

Name MR & MRS A C WHITBY Email _____

Address 3 LUCARDAN CLOSE

READING RG6 7ZD

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?
☑ Yes ☐ No

What is your relationship with the University?
☐ Student at University of Reading ☐ Member of staff or faculty at the University of Reading
☑ Local resident ☐ Other (please specify) _____

How did you hear about the project?
☑ Invitation ☐ Word of mouth ☐ University of Reading website
☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?
☐ Very helpful ☑ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

WE MUST STRONGLY OBJECT TO YOUR PROPOSAL TO BUILD 3 STOREY STUDENT ACCOMMODATION ON SHAFTESBURY DRIVE AND THE CAR PARK. THIS LAND IS AT A HIGHER ELEVATION THAN THAT OF OUR PROPERTY

WE WILL HAVE MANY WINDOWS FACING INTO OUR GARDEN AND ALL ROOMS AT THE BACK OF OUR HOUSE, INCLUDING BEDROOM WINDOWS.

[illegible]

INTRUSION ON OUR PRIVACY.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement documents submitted to the Council. If you would like to opt out of this, please tick this box ☐

upp

University of Reading

Feedback form

We welcome your feedback on our updated proposals. Please take a few minutes to let us have your views by completing this feedback form and leaving it in the comments box.

If you'd prefer, you can also submit your feedback online at www.reading.ac.uk/st-patricks-project or by emailing us at: stpatsproject@reading.ac.uk

Your information

Name CAROLINE IRWIN Email c.irwin@reading.ac.uk

Address _____

_____

Would you like to be kept up to date with progress on the proposals for developing new student accommodation on campus?

☑ Yes ☐ No

What is your relationship with the University?

☐ Student at University of Reading ☑ Member of staff or faculty at the University of Reading

☐ Local resident ☐ Other (please specify) _____

How did you hear about the project?

☑ Invitation ☐ Word of mouth ☐ University of Reading website

☐ Local newspaper ☐ Other (please specify) _____

Your say

Did you find the information about the updated plans helpful?

☑ Very helpful ☐ Fairly helpful ☐ Not very helpful

What do you think of our proposals?

Meeting set up with UPP to discuss fit of

desired accommodation.

Data will be held by the University of Reading, UPP, Lodestone Communications and Reading Borough Council. You may be contacted about the development and your contact information shared as part of the Statement of Community Involvement document submitted to the Council. If you would like to opt out of this, please tick this box ☐

Appendix 11: Student Management Plan

STUDENT MANAGEMENT PLAN

The Student Management Plan has been prepared in relation to a revised application for the redevelopment of St Patrick's Hall to provide student accommodation and associated ancillary uses. A previous application (Council Planning Ref: 161182) for the redevelopment of the site was withdrawn following the local listing of Pearson's Court within the site. This revised application retains Pearson's Court and redevelops the remainder of the site.
The changes proposed as part of this revised scheme are summarised as follows:

- There is a net reduction in student bed numbers in comparison with the previous submission. The withdrawn application proposed 1024 new student bedspaces and 6 no. three bedroom flats for families, resulting in a net increase of 726 bedspaces. The revised application provides 884 new bedspaces and would retain 116 existing bedspaces within Pearson's Court. This results in a net increase of 702 bedspaces at the site.

- The demolition of the original Pearson's Court building no longer forms part of the plans for redevelopment.

- The Sets building to the south of the Pearson's courtyard will be removed and replaced with new, high-quality accommodation, this element of the scheme has been redesigned to complement the retained courtyard.

- The proposed new courtyard to the north of the site, has increased in massing to accommodate the need for student accommodation while retaining the locally listed Pearson's Court.

- The two low-rise buildings previously proposed in the southern part of the site have been removed in response to concerns raised regarding the proximity of the buildings to the nearby house.

- New low rise accommodation is proposed set further back from the southern boundary and deeper into the site to mitigate proximity to the neighbours.

- New accommodation is now proposed above the catering Hub building and to the centre of the site.

- The Social facilities including the bar, café and dining facilities will be located in the centre of the site away from the southern boundary.

- The Combined Heat and Power (CHP) energy centre has been relocated to the centre of the site away from the southern boundary.

- Warden accommodation will be provided within the existing accommodation on the southern boundary.

Executive summary

UPP are specialists in the UK higher education market and were selected in 2011 as the University's long term student accommodation partner. The same local team that currently provides onsite services to all University of Reading halls (including the existing St Patrick's Hall) will be responsible for the management of all service provision to the redevelopment.
We acknowledge St Patrick's Hall is situated in a predominantly residential area and that this brings with it potential challenges. Our Student Management Plan (SMP) has been developed in conjunction with the University to outline how we seek to maintain and develop excellent neighbourhood relationships and manage the student population living within the halls.
The SMP describes how we will manage the operation of the accommodation and engage with the local community to ensure the occupants of the Northcourt group integrate into the local community on a long-term basis, whilst ensuring the best in student welfare and experience. The University of Reading has been part of the local region for over a century. Since its foundation in 1892, it has grown into a truly international university that continues to play a key role in the region, nationally and internationally. The Student population is growing with the popularity of the University and the demand for accommodation on campus has risen considerably
The University aims to offer a range of quality accommodation suited for differing student budgets, backgrounds, ages and needs. Proximity of halls accommodation to the academic campus is a key feature of the residential halls environment.
Summarised below are the key elements of the plan which we will implement in order to manage students in the new St Patrick's Hall development and the Northcourt group as a whole.
These are;

- Site design & accommodation allocation
- Site Management team
- Security and monitoring
- Community engagement and liaison
- Operations to minimise impact on residents.
- Managing behaviour

The SMP incorporates best practice from the existing 12 halls being run in partnership between the University and UPP and draws on best practice from our other partner University's.

1.0 DESIGN of the St Patrick's Hall site and allocation

The proposals will create accommodation in a variety of room types to suit a range of budgets and a variety of student cohorts. The rooms will be arranged as cluster flats and townhouses and will include ensuite rooms and shared bathrooms (1 per 2 students), as well as fixed furniture with high quality finishes and modern styling. All new proposed accommodation will have a shared kitchen/lounge/dining room which is particularly important for first year undergraduates as this aids their transition from home to university life. The mixed townhouse and cluster flat design of the scheme enables students of diverse ages, demography and culture to live together.
The majority of hall occupants are undergraduate students. While the new scheme will increase the student population we aim to balance this with a greater variety of rooms more suited for postgraduates, returners (undergraduates in their second and third year of study). The new accommodation has been designed to draw activity to the centre of the site with social and study facilities.
With respect to student selection we will look at gathering lifestyle choice intelligence from student hall applications with a view to steering students with a "quieter lifestyle" choice to the St Patrick's Hall accommodation.
The new hall will provide an attractive collection of accommodation with a central catering hub, bar, Cafe and laundry facilities;
The main features of the site are;

- Modern accommodation including a proportion of accessible (disabled) rooms
- A greater variety of rooms than existing to suit undergraduate and postgraduates students
- Sustainable buildings including bicycle storage and BREEAM "Excellent" environmental performance
- Supporting on-site amenities including halls reception, facilities management, laundry and post.
- Accommodation more suited to returners and postgraduate students will be located at the perimeter of the site to minimise noise and disturbance to the neighbours.
- Social facilities are centrally located to draw activities to the centre of the site and away from the residents on the site boundaries. The improved facilities for social activities will also encourage students to remain on site reducing the number of trips to and from the campus.
- The current vehicle access to the halls is via the southern access opposite the homes on Northcourt Avenue. The new development will create a new section of road to the north-west corner of the site. This route will be promoted as a dedicated route for students arriving from campus or the town centre facilitating easy access to the site and reducing the number of students using the existing southern access to the site.

2.0 The St Patrick's Hall management team

The UPP Management Team has overall responsibility for the management of the Northcourt Group Halls (including the new St Patrick's Hall). This team is headed up by a full-time Group Residence Manager, supported by a team of administrative, maintenance and cleaning staff, all based at the halls.

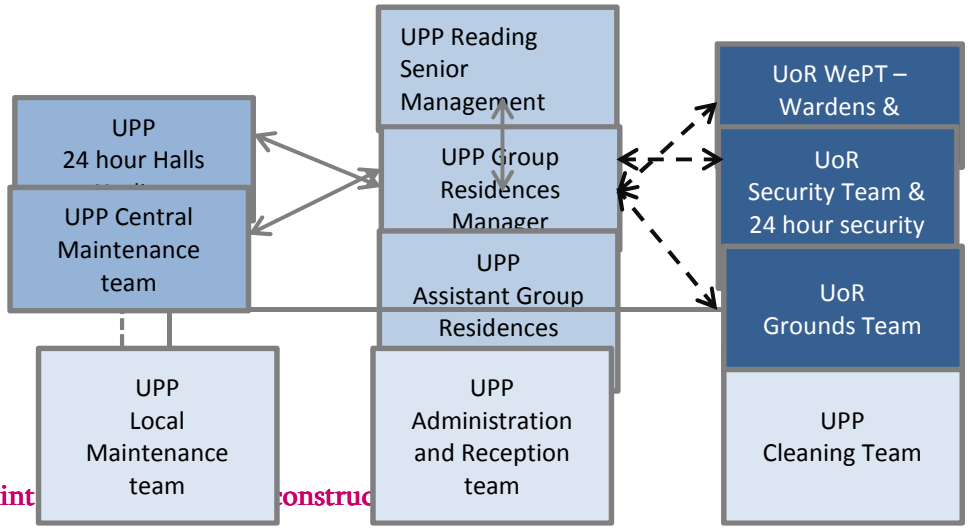
Every member of UPP staff, regardless of role or position, will be trained to be a first line of support for students, visitors and members of the public.

The site will benefit from a 24/7 management strategy, which will include a manned reception between 8.30am and 5.30pm Monday to Friday. We recognise that with an increase of student numbers due to the redevelopment of St. Partrick's Hall, the Northcourt site will warrant its own permanent 24hr onsite security office. We commit to bringing this in to effect on the completion of the construction works for St Patrick's redevelopment.

The development will be designed to Secured By Design principals and CCTV systems will be monitored by dedicated staff in the University's central security control room and the new permanent 24hr onsite security office.

The halls will be staffed throughout the calendar year. The local community will see no decline in service provision, presence or communication outside of term time. The UPP Management Team and the University will work with the local community to ensure out of term activities such as vacation use and summer schools are appropriately managed.

Figure 1 - The University and UPP Management Team for St Patrick's Hall



2.1 Point construc

During construction, the project will be registered with the nationally recognised Considerate Constructors Scheme (CCS). The CCS Code of Considerate Practice will commit the site and construction company to care about appearance, respect the community, protect the environment and secure everyone's safety.

Prior to the start of construction each neighbour will be sent a newsletter informing them of the name and details of the site liaison manager. This individual will be responsible for responding to any concerns or queries from our neighbours. His or her contact details will also be displayed on the hoarding near the site entrance.

Regular updates will be sent to the immediate neighbours during construction updating them of site activities and project timetable. Neighbours will also be given the opportunity to meet the site team during one or more residents' evenings.

2.2 Point of contact (once the new Halls are operational)

The university operate security for the halls accommodation with uniformed Security Services staff operating round the clock every day of the year. Patrols, both on foot and in marked vehicles are conducted across Whiteknights Campus; London Road Campus; Greenlands Campus; and other University owned property. This will be further supported on the completion of the St Patricks redevelopment by a new permanent onsite security office.

Incidents can be reported to the Security Services under the following contact details:

Email: securitycontrol@reading.ac.uk

Telephone: +44 (0)118 378 7799

3.0 Security and Monitoring

Security is an important consideration and is especially relevant here given the close proximity of the hall to the residential neighbourhood. A high standard of security is achieved in the new hall through sensible design of the buildings and the landscaping; such examples include:

- Entry to and from all new buildings, common areas and study bedrooms will be controlled via an electronic access control system. This centrally managed system will restrict access to particular rooms or areas and can be time-sensitive. Each student will be issued with their own unique card which is registered and traceable on the access control database.
- A comprehensive CCTV system with night-vision capabilities will act as a deterrent to anti-social behaviour in the vicinity. It will also make it easier to identify anyone making a disturbance. Live feeds will be monitored on a 24 hour basis by the University Security team. The CCTV will support the on-site security office and patrols.
- On completion of the redevelopment the Northcourt site will now have a permanent 24hr onsite security office.
- The halls will have a dedicated reception area. Staff will be able to monitor students and visitor access to the buildings either through passive surveillance or via CCTV. The staff will provide a visible presence to enhance safety and deter anti-social behaviour.
- Security patrols of both the halls internally and externally on a scheduled basis.

The accommodation has been designed to Secured By Design principals.

4.0 community engagement and liaison

We recognise the redevelopment of the St Patrick's site will increase the student population of the immediate area. The University and UPP are experienced in the management of accommodation in residential areas and will manage this increase in the student population to ensure we minimise impact to residents. We consider this

approach to be vital to the long term success and sustainability of the hall and surrounding community.

4.1 Community meetings and student participation

The University and UPP seek to ensure good relations between the local community, University, staff and residents of the Northcourt Group. We will establish a regular meeting between the University and NARA (potentially with student representatives). As and when required we would also invite a member of the TVP community policing to attend to look at practical, tangible ways to lessen the impact from student behaviour in the area. The meetings will be held within the new accommodation and will be attended by members of the site management team and University. Regular engagements in this forum will ensure that the operation of the site can be discussed and the representatives of the meeting can agree and set out an action plan for the forthcoming period to address known issues. On the completion of the St Patricks redevelopment we will establish neighbourhood mentors (made up of student residents) who will attend meetings with NARA and be responsible for establishing student lead "good neighbour" schemes to ensure active commitment from the student body. These could include simple litter picks after Union nights or campaigns that help educate the students to be more mindful of the residential environment. Student committee members who attend these meetings and will be responsible for feeding back to other residents.

The University and RUSU have agreed to work together on a campaign to be launched in November 2017 to encourage students to have greater awareness of their behaviour in the local community. The campaign will be targeted on the student behaviour with the following focuses:

- Highlight examples of unacceptable student behaviour
- Tell students that we've had an increase in complaints from people in the local community – appealing to their sense of responsibility
- Tie in with RUSU's 'Get Home Safe' event
- Celebrate positive behaviour, especially as we know the majority of students already do behave positively

We will introduce a poster campaign on the St Pats campus site (especially along routes out into the avenue) reminding students they are in residential area as a reminder to consider there neighbours as they travel to and from the University campus.

5.0 MINIMISING IMPACT ON RESIDENTS through operational management

The principal intake period for the majority of the students at the halls will be at the beginning of the UK Higher Education academic year. The majority of new students arrive on the Friday – Sunday of the third weekend in September.

The intake process is planned and coordinated by the site management team. The moving-in arrangements will be communicated to neighbours and the local community prior to the start of each academic year.

In addition to the principal intake weekend, a proportion of students (particularly from overseas) will arrive on an ad hoc basis during weekdays. However we will ensure staff are on hand throughout the intake period to accept registrations which will minimise disruption to the neighbours.

UPP and the University have traffic management planned prior to the move in period, with an agreed strategy for management of vehicle movements, drop offs and parking for parents and supporters on the arrival day. The carefully managed approach has been successfully in recent years minimising, the disruption to the local area.
An Arrivals Guide will be sent to all students before the start of term to make their arrival as smooth as possible. Procedures will be confirmed for:

- Getting to St Patrick's Hall by public and private transport
- Parking on arrival (in designated car parks)
- Check in and collection of room key
- Unloading of belongings
- Moving vehicle to secondary car park to ease congestion on site

Within the Arrivals Guide students will be required to complete the online induction prior to arrival. The induction will require students to:

- Book slots so that arrivals are staggered to reduce traffic congestion
- Print their arrival information and parking permit if arriving by car

It is made clear to students the allocation of time slots is for their benefit to ensure an efficient arrival experience and to minimise disruption to our neighbours. In our experience, the vast majority of students comply with these scheduling requirements and arrive when requested.
In addition time slot allocations, intake will be balanced across the rooms to minimise pressure on lifts, stairwells and other circulation spaces.
To ensure a trouble-free arrivals process, additional staffing support will be provided during intake weekends. They are on hand to direct new students to the reception area where they can collect their keys and welcome packs and accompany students to their rooms for the first time.
The move-out is significantly less constrained than the move-in period as individual courses finish at different times. In our experience students move out over a period of weeks at the end of the academic year which will be monitored by our management team. Similar procedures to the move-in process will be put in place to minimise disruption if large number of students moving out are anticipated over a short period.

5.1 Welcome talk to the students

When students arrive for the start of the new academic year they are invited to a Welcome Talk. This talk covers the essentials of living in halls including appropriate behaviour on and off campus.
The need to act as good neighbours both within and in the vicinity of the building is emphasised to students by the Wardens, Security and management teams at the Welcome Talks. In overall terms, the meeting delivers a strong message regarding acceptable behaviour and how students should live within the community. The messages will be re-inforced with timely reminders delivered via a range of media during the academic year.
The warden team also follow up these initial talks with smaller student group meetings, again emphasising the need to respect and consider the local community. Our community consultation, prior to the planning application for the St Patrick's Hall

redevelopment identified specific areas where local residents might be concerned by the increase of students using the halls. Noise created by students travelling to and from the University on particular evenings was cited as a particular area of concern.
To mitigate potential disturbance to local residents, the new permanent 24hr onsite University Security Team will be located at the main entrance to the site in the evening at specific times at the commencement of each academic year. The security staff will reinforce the message to students to remind them of the need to keep noise to a minimum when entering and leaving the site. It is anticipated that in addition to the welcome talks this intervention will enforce the need to consider the wider community.
In addition the JCR will be asked to ensure that pick up and drop off of students is conducted within the site rather than Northcourt Avenue for organised events. This will reduce the noise and potential litter when returning to the accommodation.
It is also anticipated that the enhanced social and study space on site will reduce the need for students to travel to and from the campus during the evenings.

5.2 Student travel arrangements

The University and UPP encourage the use of alternative travel methods other than vehicles. As part of the signed SRA students living in halls are forbidden from bringing a car or parking either on campus or within a one mile radius of the University.
In the Arrivals Guide and other University Welcome literature students are given a map and guide to the local area. Details are provided for the nearest buses to St Patrick's Hall running along Redlands Road, Shinfield Road and Christchurch Road. Specific instructions are given on how to get to the campus, rail station and town centre. The University and UPP work closely with Reading Buses to promote and encourage students to use the bus network.
Well managed and secure bike storage is proving more and more popular within student accommodation. Therefore there will be a large provision of bicycle storage at St Patrick's Hall with arrangements to enhance security and safety. In addition the Readibike scheme is promoted to students.
As part of the redevelopment proposals, we will be committed through the section 106 agreement to make a financial contribution for the upgrading of the road crossing on Shinfield Road. This will be to cater for the increased student population walking to the main University campus and improve safety for both pedestrians and road users.

5.3 Procedures to maintain operating standards

The team will deliver the services all year round, not just during term time. The Service Level Agreement, which governs how UPP will perform, forms part of the contract between the University and UPP.
A standard set of policies and procedures are in place to ensure there is clarity and consistency in the way the UPP Facilities Management team operates. This ensures students have a positive and safe experience during their stay. Importantly for our neighbours it also ensures high standards in areas such as maintenance, cleaning and litter picking are adhered to.
Service delivery performance by both UPP and the University through their retained services is monitored using Service Level Agreements and Key Performance Indicators agreed between the University and UPP. This performance is regularly

audited to ensure adherence with the contract and corrective action taken as appropriate.

5.4 Management of vehicles deliveries and refuse collection

Deliveries

Surrounding roads will be kept free as delivery vans will park within the new development. Postal deliveries will be made directly to reception with parcels also being handled by reception staff.

Refuse collection and waste reduction

The new bin stores are located within the development, adjacent to the new section of road. This location will ensure the refuse collections do not disturb neighbours or restrict traffic flow. It is also far enough away from neighbours to mitigate noise and odours.

The configuration of the roads within the development means refuse lorries do not need to reverse back onto Northcourt Avenue. This reduces traffic congestion and increases safety for road users and pedestrians. The bin stores and surrounding areas will be kept clear of debris by our dedicated staff and managed to minimise environmental issues such as vermin.

In terms of waste reduction and recycling, UPP will reduce the amount of waste going to landfill. The government currently sets a target of 40% for recycling which rises to 50% by 2032. We intend to achieve the 50% target at St Patrick's Hall, Reading.

6.0 Managing behaviour

Students will occupy the halls under the terms of a Student Residency Agreement (SRA) with the University, which covers matters such as anti-social behaviour, disciplinary procedures, and aspects of health & safety. The SRA also represents the key terms of reference between the University codes of behaviour and the student resident.

Student welfare

The welfare and pastoral care of the students is the responsibility of the University and delivered by an appropriately trained team, the Welfare and Pastoral Care Team (WePT). Collectively they provide the services required to support student welfare on site, encourage appropriate behaviour and initiate disciplinary procedures when required.

At St Patrick's Hall a key member of this team will be the Warden who is a full-time member of the University staff. The Warden is there to provide pastoral care for students and to enforce action for poor behaviour. The Warden will be supported by a number of senior students appointed as Hall Mentors to work alongside the Warden in providing support.

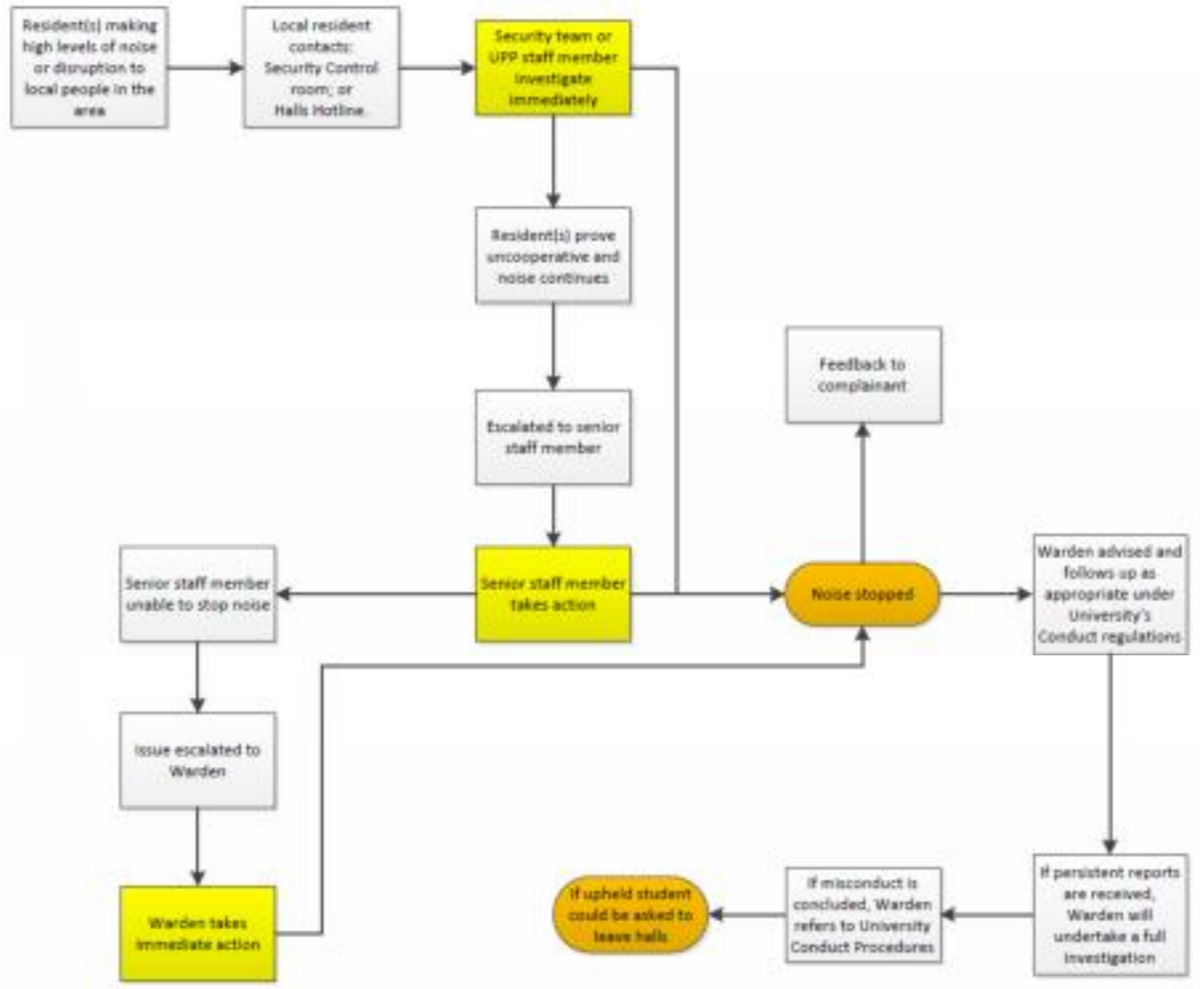
Acceptable Behaviour

The encouragement of acceptable behaviour is critical to the success and sustainability of the hall community and forms a key principle of managed student accommodation. UPP and the University will work with students to create an environment where everyone can live and enjoy their university experience, considerate and respectful of others.

Each student is required to sign a Student Residency Agreement which includes mandatory rules and responsibilities to be followed. Any reported anti-social behaviour (including reports by neighbours) will be taken seriously by the Warden, security staff, and site management team. Students found to be in breach of the SRA will be dealt with in line with procedures detailed within both the SRA and the relevant University policies and codes of behaviour.

The flowchart in Figure 2 shows the process for dealing with noise and other disturbances. **Appendix 2** also outlines the disciplinary procedure should behaviour not meet the agreed standards.

Figure 2 – flowchart process for dealing with noise and disturbance



Summary and conclusions

We have listened to and anticipated the key concerns of the local community as part of the pre planning application consultation. The SMP outlines the key responsibilities of both the University and UPP and aims to address issues raised by the local community.

To conclude we are confident the design of the new accommodation and our approach to manage on site operations will minimise negative impact on local residents. Furthermore we expect the implementation of regular community engagement

meetings will increase communication between the University, UPP and local residents to discuss and address concerns as they arise.
We hope that student and community engagement will continue to be a positive and mutually rewarding experience for all in the Northcourt area.

Appendix 1 – Student Welfare

Role and responsibilities of the pastoral care team

Wardens

Wardens are resident members of staff responsible for welfare & pastoral care, discipline & conflict resolution, re-admissions, out-of-hours emergency cover, and community and social life. The Wardens are supported by a team of Warden Assistants.

Hall Mentors

Hall Mentors are experienced, usually postgraduate students, who live at the residence full time and work under the direction of the Wardens in connection with welfare & pastoral care, discipline & conflict resolution (including noise complaints), re-admissions, out-of-hours emergency cover, and community and social life. The Hall Mentors work as a team and there will always be people available at evenings and weekends.

The Wardens and Hall Mentors are here to offer support and guidance with problems such as academic difficulties, health or emotional issues, social concerns, and disputes between students. They endeavour to deal with any problems sensitively and confidentially and will never discriminate against anyone because of their age, race, religion, national origin, gender, disability, or sexual orientation.

Enforcement of rules and sanctions

The Wardens and the Hall Mentors are also responsible for enforcing rules on behaviour, which includes noise.