



St Patrick's Hall

University of Reading
Design and Access Statement

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1. Introduction

1.1 The Application

This Design and Access Statement 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 A previous application (Council Planning Ref: 161182) for the redevelopment of the site was withdrawn following the local listing of Pearson's Court within the site.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 The withdrawn application proposed 1024 new student bedspaces and 6 no.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 and an updated Student Management Plan has been introduced as part of the revised application.

The submission by the University of Reading to Reading Borough Council for planning permission is for:

The demolition of a number of existing St Patrick's Hall buildings and nearby residences/ reception/ bar on Sherfield Drive and the construction of 884 new student bedrooms with associated catering and social facilities. The development site currently contains 298 student bedrooms and five family dwellings. The development would result in an additional 702 student bedspaces across the site.

1.2 The Applicant

The applicant is the University of Reading.

The development is being promoted by University Partnerships Programme (UPP), which operates the University halls of residence on behalf of the University. UPP is a leading provider of student accommodation and campus infrastructure. Since 2011 UPP has been the University of Reading's accommodation partner to provide specialist management of its halls accommodation. UPP provides similar services to 14 UK universities.



Aerial view of St Patricks Hall and the surrounding Northcourt Group.

1. Introduction

The University retains responsibility for the pastoral care of student residents and maintains the grounds, security services and catering outlets.

1.3 Previous Application

An application was submitted in June 2016 for:

The demolition of St Patrick's Hall of residence buildings, the Northcourt reception/bar building and university residences at 1, 2, 3 & 4 Sherfield Drive and the construction of residences for students (comprising 1024 new student bedspaces), 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 (located on the application site and due to be demolished as part of the proposals) met the heritage criteria to be locally listed. Thus, in consideration of the listing the applicant withdrew the application on 24 November 2016.

1.4 Site Description

Site Location

The application site comprises of 3.6 hectares of land, situated to the west of the main campus on the south western side of Northcourt Avenue. It forms part of a residential campus, now occupied by St Patrick's Hall, Benyon Hall, Sherfield Hall and a variety of other smaller residential buildings of varying ages.

Site Context

The site is bounded to the west and south west by Sherfield Hall, to the north west by Benyon Hall. Included within the Benyon Hall site is the grade II listed Whitley Park Farmhouse, dating from the late 18th century / early 19th century. Beyond this is a small wooded boundary with Cintra park to the west boundary of the

University land.

The University owned Edwardian houses at 14-18 Northcourt Avenue sit to the north east of the site. The Edwardian houses are of a Arts and Crafts style, each different in design from the other are situated on the street frontage and are sited amongst a number of mature trees. The boundary to the north east is formed by Northcourt Avenue. The northern side of Northcourt Avenue has a row of early 20th century houses on one and a half storeys.

To the south east of the site lay private residential properties.

Access

The entrance to the main Whiteknights campus is only 400 metres away to the east of Shinfield Road. The University's London Road site about a kilometre to the north.

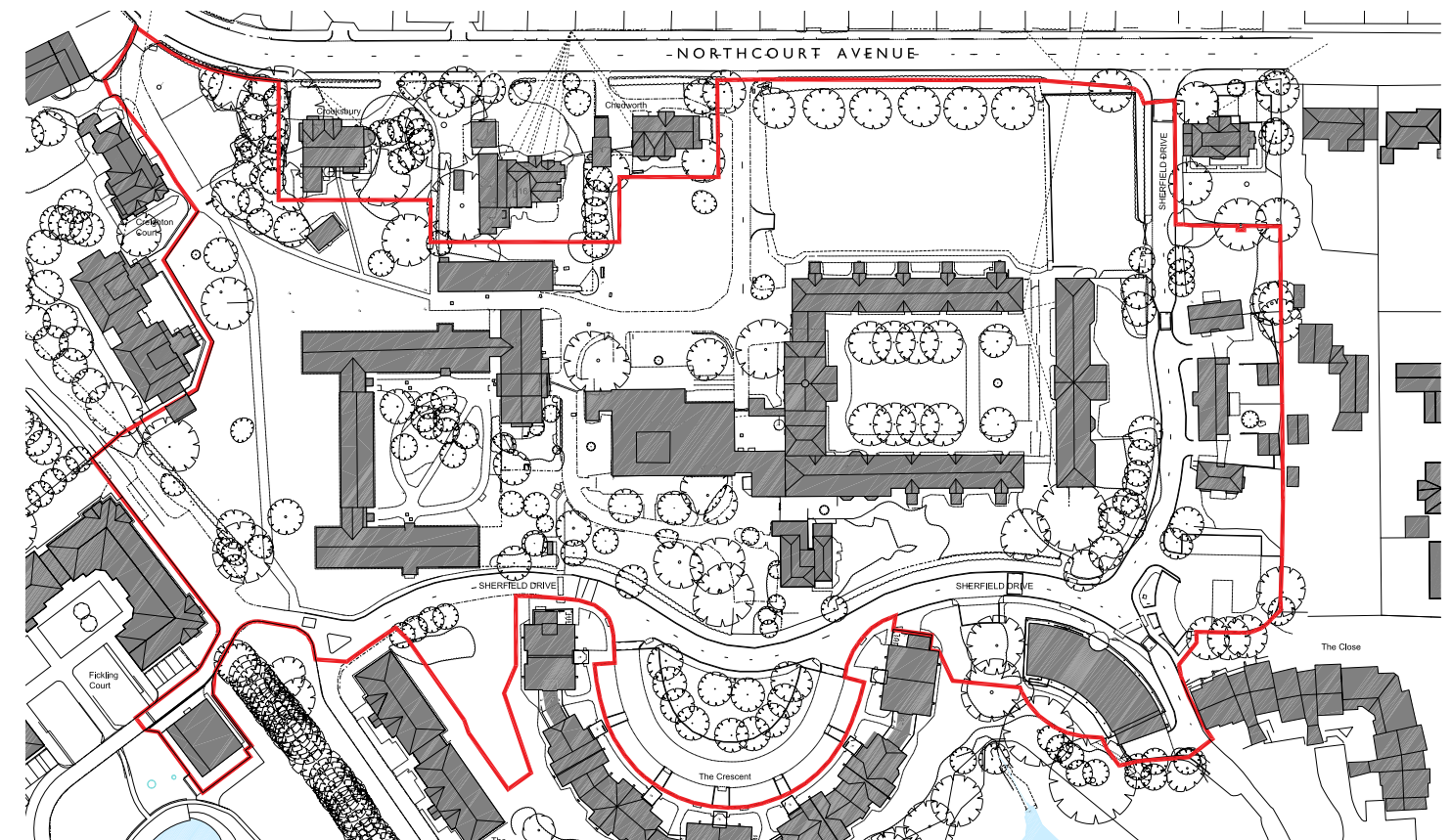
The primary vehicular access to the Northcourt Group is from adjacent to 22 Northcourt Avenue. A further access, adjacent to 18 Northcourt Avenue, serves St Patrick's Hall. There is vehicular access to north east corner of the site which serves a small car park.

There are a number of pedestrian entrances to the site, the principal route being from the entrance between 12b and 14 Northcourt Avenue.

Site Description

The topography of the site is predominantly flat with ground levels falling from 68.00 in the north east of the site adjacent to Creighton Court falling to 67.00 in the north west of the site to Benyon Hall and URSL. Levels around the entrance to Sherfield Drive in the south east of the site fall from 70.50 down to 66.50 in the south west corner of the site to Sherfield Close. Generally the topography of the land falls from the north east down to the south west.

The character of the site has a university campus feel with two distinct courtyards (Pearson's Court and New Court) with a number



Existing Site Plan of St Patrick's Hall and the surrounding Northcourt Group.

of periphery buildings located around the perimeter of the site.

Pearson's Court is a group of red brick buildings, mainly three storey with a later single storey southern range and two storey warden's house. Elevations are predominantly brick with tiled roofs and timber doors and windows.

The 'New Court', as the 1960's Building is called, and the cafeteria (the Shamrock café) are situated to the north of Pearson's Court. New Court is also three storeys, designed with predominantly brick facings and a pitched copper roof typical of a post war educational building.

Beyond these buildings, the site drops gently to the later developments of Benyon Hall and Sherfield Hall. Benyon Hall, to the north west, comprises three modern Buildings of 3 to 4 storeys in height with pitched roofs and the converted farmhouse building.

Sherfield Hall comprises a crescent shaped

three storey development with a prominent pitched roof immediately to the west and the 'L' shaped Buildings to the south west.

In addition to the north and south courtyards, the campus feel of the site is enhanced with the large green space between Pearson's Court and Northcourt Avenue is a large grassed area with an avenue of lime trees along the street frontage. The existing Pearson's Court building has a window to window distance of 65m to the neighbouring houses on Northcourt Avenue.

The character of the site is further enhanced with the large number of trees within and surrounding the site. A substantial belt of trees limits views to the Newcastle Road housing area to the south west and to Cintra Park to the north west.

Apart from a group of trees around the pond to the south of the site, the tree cover that has grown up in parts of the site has been the result of planting following development. A selection of site photographs are included overleaf.

1. Introduction



View of Pearson's Court, St Patrick's Hall from the green area adjacent to Northcourt Avenue



New Court looking north east towards Creighton Court



Looking North along existing road, with New Court to the right, and the Granary to the left.



Creighton Court looking south west towards Benyon Hall

2. Planning Policy

2.1 Introduction

This section reviews the planning policies that are relevant to consideration of the proposals contained within the application, starting with national policy.

2.2. National Planning Policy Framework

At the heart of the NPPF is a presumption in favour of sustainable development, which requires the planning process to consider three dimensions - economic, social and environmental. The NPPF says that this means that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise.

At paragraph 17, the NPPF refers to 12 core land use planning principles that underpin both plan-making at decision taking. These include reference to:

- Pro actively drive and support sustainable economic development to deliverthe thriving places that the country needs. Every effort should be made objectively to identify and then meet the....development needs of an area, and respond positively to wider opportunities for growth;
- Securing high quality design and a good standard of amenity for all existing and future occupants;
- Support the transition to a low carbon future;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Conserving and enhancing the natural environment;
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life in this and future generations.

Section 7 of the NPPF sets out the government's policies in respect of achieving good design, which is a key aspect of sustainable

development. Para. 58 refers to the need for development to function well and add to the overall quality of the area, to optimise the potential of the site, respond to local character and history and reflect the identity of local surroundings and materials, but not prevent or discourage appropriate innovation, with good architecture and appropriate landscaping.

Paragraph 103 requires planning authorities to ensure that planning applications do not increase flood risk elsewhere. A Flood Risk and sustainable drainage assessment has been undertaken.

Paragraph 109 of the NPPF requires that the planning system should minimise impacts on biodiversity and provide net gain in biodiversity where possible. This is addressed in the ecological statement.

Section 12 of the NPPF sets out policies relating to the historic environment. It requires applicants to describe the significance of any heritage assets affected by development, including any contribution made by their setting and for planning authorities to consider the significance of impact on heritage assets. This is assessed in some detail in the separate Heritage Statement accompanying the planning application. Pearson's Court was locally listed in November 2016.

2.3. Reading Borough Council

Reading Borough Core Strategy (January, 2008)

The council's Core Strategy seeks to maximise development opportunities in the built up area of Reading in a sustainable way. It acknowledges that in the predominantly urban character of Reading, future growth will be in the form of redevelopment and regeneration of previously developed land.

Policy CS1 sets out the council's policy in respect of sustainable construction and design, which is set out more fully in the Revised Sustainable Design and Construction SPD.

Policy CS4 says that the scale and intensity of development will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities. The site has excellent access to the University, local shops and facilities and this location supports the case for the intensification of accommodation on the site. A transport statement considers the transport impacts of the development.

High quality design is sought by policy CS7. This covers many of the key points in relation to design now covered by the NPPF. It requires that developments must be of high quality that maintains and enhances the character and appearance of the area. The development will be assessed to ensure that it makes a positive contribution to a number of urban design objectives, including: creating a sense of place with its own character; continuity and enclosure; and ease of movement and permeability.

The policy also says that developments will be assessed to ensure they respond to various matters. Those relevant to this development are: responding to the local context; creating safe and accessible environments; and creating attractive developments with high quality built forms and spaces and appropriate materials and landscaping. Design has been a key focus of pre-application discussions.

Policy CS15 sets out how the council will assess the appropriate density (and mix) of development. These include:

- Characteristics of the area;
- Accessibility;
- Design quality; and
- Environmental impacts including detrimental impacts on the amenities of adjoining occupiers.

Policy CS33 requires historic features and areas of historic importance and other elements of the historic environment, including their settings to be protected and where appropriate enhanced. The Heritage Statement considers the impact

of the development on the setting of the nearby Whitley Park farmhouse. It also assesses the historic background to the earlier St Patrick's hall buildings – Pearson's Court and the warden's lodge. A desktop archaeological survey reviews the potential for archaeology in the site.

Policy CS34 advises that development will only be permitted where it would not cause damage by pollution and where surface and foul water can be adequately dealt with. The site is not within an air quality management area. Section 4 of the statement deals with lighting, noise and disturbance and drainage matters. A site investigation has been undertaken in respect of contamination and following assessment of five sample bore holes concluded that the few areas where target thresholds for ordinary residential accommodation with gardens has been exceeded is minor and of no significance for the type of residential development proposed.

Policy CS36 requires developments to retain, protect and incorporate features of biodiversity within the site. Where there is recognised biodiversity development will not be permitted where there would be an adverse impact on the site unless the need for the development clearly outweighs the need to protect the value of the site. It also requires that development that would sever or threaten the integrity of an established wildlife link as indicated on an adopted proposals map will not be permitted. A full suite of ecological surveys has been undertaken and an Ecological Impact assessment prepared.

2. Planning Policy

[Reading Borough Council Sites and Detailed Policies Document \(2012\)](#)

Reading Borough Council's adopted Sites and Detailed Policies Document (2012) contains no specific allocations for the site. Northcourt Avenue is identified as a strategic cycle route. There is a Local Wildlife Site to the west of the application site.

Policy DM1 requires developments to demonstrate how they have been designed to adapt to climate change. This includes consideration of matters such as:

- Orientation of buildings;
- Maximising resilience to climate change in designs;
- Landscape; and
- Surface water run-off.

A sustainability statement is provided, together with the BREEAM pre-scheme estimator.

For major developments such as this, Policy DM2 requires consideration of Combined Heat and Power (CHP), biomass heating or other decentralised energy provision unless it can be demonstrated that it is not feasible. CHP is a feature of this application.

Policy DM4 sets out the matters relating to amenity that development must address, pertinent ones to this development being: privacy & overlooking; sunlight & daylight; overbearing effects; noise & disturbance; lighting; crime & safety.

Policy DM12 relates to transport and access matters, requiring accesses to be safe and avoidance of adverse impacts on the functioning of the transport network. This is addressed through the Transport Statement and Travel Plan.

Policy DM16 refers to the need to make provision for open space and this is considered in section 4.11. Through Policy DM17 a 'Green Network' has been established and the Proposals Map shows green links between ecologically important areas. Whilst these should

not be interpreted as a precise line, two of these run through the top of the St Patrick's Hall site and are considered in the landscape proposals.

Policy DM18 requires at least maintaining the number of trees on development sites. The Arboricultural Statement demonstrates that there will be an increase in trees following the redevelopment.

[Supplementary Planning Documents](#)

- There are three such documents that are relevant to the site: Revised Sustainable Design and Construction SPD (adopted 2011); Revised Parking Standards and Design (2011); and Employment Skills and Training SPD (2013).

[Revised Sustainable Design and Construction SPD \(2011\)](#)

The SPD sets out the requirements CS1 requirements at the planning application stage are:

Planning Application Stage:

- Pre-assessment estimator for BREEAM.
- Sustainability Statement fully completed.
- Energy Statement fully worked up.

Post Approval Stage:

- Condition to ensure sustainability requirements as set out in the policy CS1 are met. Typically this would be through a condition requiring an Interim BREEAM Certificate as appropriate to be submitted prior to commencement of development and a Final BREEAM Certificate, again as appropriate, to be submitted prior to occupation of development.

The relevant information is supplied with this application.

Development is expected to demonstrate measures to minimise waste in construction and use of the buildings and this is explained in the Sustainability Statement at appendix 2.

[Revised Parking Standards and Design \(2011\)](#)

The criteria for considering appropriate levels of car parking in new developments is based on differing zonal areas. St Patrick's Hall is just within the boundary of Zone 2. The following criteria applies in respect of parking provision:

Zone 2:

- 1 per member of FTE staff and no parking for students

In regards to cycle storage the development must provide as a minimum:

- 1 space per 3 staff; and
- 1 space per 5 students.

The requirements and response to this is fully assessed in the Transport Statement.

[Employment Skills and Training SPD \(2013\)](#)

This is applicable to major employment applications such as those above a gross internal floor area of 1000m² / 1 hectare.

Where an agreed Employment and Skills Plan (ESP) is provided by the developer, it should be based on construction benchmarks from the National Skills Academy for Construction projects labour market patterns in the industry. These set out the expected levels of employment, apprenticeships and training for the size of development, based on the total construction cost.

If a developer chooses not to provide an ESP, then a financial contribution will be sought and will be based on the following calculation in respect of the construction phase:

- £2,500 x Gross internal floor area of scheme (m²) / 1000m²

For the operational phase, for employment developments only, a financial contribution will be expected if an agreement is not reached on a bespoke plan, as follows:

- Gross internal floor area of development (m²) / average employee density for development type x target percentage of jobs filled by Reading residents (50%) x percentage without level 2 skills (30%) x £1500.

The development is not by definition an employment development, although the construction process will generate a large number of jobs.

[Article 4 Direction](#)

Also of relevance to the application is the additional planning controls that have been imposed by way of an 'Article 4 Direction' that affects parts of Katesgrove, Park and Redlands wards. This Direction prevents changes of use, which would otherwise be permitted without the need for planning permission, from a dwelling (use class C3) to a small house in multiple occupation (use class C4), thereby necessitating an application for planning permission to enable such a change of use. A C4 use covers small shared houses occupied by between three and six unrelated individuals who the growth of share basic amenities. This Direction was made to control the growth of house in multiple occupation (HMOs) where concentrations were considered likely to adversely affect the amenity of the area and affected areas where there was a growing student population close to the University.

3. Design

3.1 Design Development.

The 2016 application was fully developed and met the University's aspirations for the site. In November 2016 the local listing of Pearson's Court led the University to withdraw this application.

The new proposals are based upon the 2016 scheme taking into account the retention of Pearson's Court and any impact upon its setting.

Local Listing

Historic England previously considered four applications to designate Pearson's Court (including the Warden's Lodge) as a Listed Building. It announced on 16 May 2016 that on its advice, the Secretary of State for Culture, Media and Sport has decided not to add Pearson's Court to the List of Buildings of Special Architectural or Historic Interest.

In November 2016, Reading Borough Council confirmed that Pearson's Court met the heritage criteria to be locally listed.

The Councils "List of locally important buildings and structures" document provides details of the significance of Pearson's Court.

The local listing states 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'.

Design Development

The retention of Pearson's Court has reduced the developable area of the site and has informed the revised layout and massing of the proposed scheme.

The massing of the replacement Sets Building has been influenced by the retained Pearson's Court and particular attention has been given to the elevations facing into the courtyard to respond to the character of the existing building.

Within the northern courtyard Buildings B, C, and D have an additional storey added from the 2016 scheme.

Impact on Heritage Assets

The accompanying Heritage Statement describes that the impacts of the development, upon the listed farmhouse, range in magnitude from none to slight. Some positive benefits are recorded through the provision of more appropriately designed buildings within the setting of Pearson's Court.

The benefits of the scheme are considered to far outweigh any harm caused to the heritage assets that are to be retained as part of this revised application in accordance with paragraph 135 of the NPPF.



The Public Consultation at Shamrock Cafe, St Patrick's Hall

Revised Proposals

The revised application retains Pearson's Court and redevelops the remainder of the site, providing 884 new student bedrooms with associated catering and social facilities.

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.
- 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 (24 fewer bedspaces than the withdrawn application).

- 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.
- 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.
- Warden accommodation and an updated Student Management Plan have been introduced as part of the revised application.

3. Design

3.2 Pre-Application Consultation.
2016 Planning Application - Consultation

The development of the 2016 design was informed by extensive consultation with user groups, the planning authority and local councillors, local groups and individuals. The Statement of Community Involvement details the process and responses.

During the pre-application stage discussions for the proposals have been held with several Local Councillors, including members of Reading Borough Council Cabinet, members of the Planning Committee, and ward representatives from the Church and Redlands Wards.

As a precursor to the main public consultation several individuals and community groups were contacted, they included:

- Reading University Student Union (RUSU);
- Northcourt Avenue Residents’ Association (NARA);
- Redlands and University Neighbourhood Action Group;

The consultation was publicised by leaflet, website, a notice in the Community newsletter and local press. The first Public Consultation was held on Thursday 22nd October 2015 and was well attended, the feedback received and responses are described within the Statement of Community Involvement.

The main issues raised during the 2016 consultation have informed the design of the later application.

2017 Pre-Application Consultation

Prior to the submission of this revised application, the applicant has carried out pre-application discussions with Reading Borough Council. On 7 September 2017, a meeting took place with planning officers where the retention of Pearson’s Court was welcomed. Notes of the pre-application meeting are provided within the appendix of the Planning Statement. Officers confirmed that the proposals were acceptable

in terms of elevation design and storey heights. It was also noted that the proposals would be supported as this demonstrated that the benefits of the scheme outweighed the loss of the Sets building. It was agreed that the proposal were now in a position to achieve support.

2017 Stakeholder Consultation

In addition, various consultation events and meetings have taken place with interested parties, including local residents and the residents’ group NARA. These events took place between Tuesday 23rd and Thursday 25th October, the feedback received and responses are described within the accompanying Statement of Community Involvement.

Client Changes

Wardens accommodation and an updated Student Management Plan have been introduced as part of the revised 2017 application.

Management Proposals

The University, in response to comments from local residents, have made a number of commitments to the Northcourt Avenue Residents Association in relation to the management of the site including:

- Regular meetings between the University, NARA, Student Representatives, and a member of Thames Valley Police community policing to review and establish practical, tangible ways to improve the management on student behaviour in the area;
- Post completion the University would establish neighbourhood mentors (made up of student residents) who will attend meetings with NARA and be responsible for establishing student lead “good neighbour” schemes;
- The security office at the St Patrick’s site will be manned 24 hours a day;
- The university will gather lifestyle choice intelligence from student hall applications with a view to steering “quieter lifestyle” choices to the St Patrick accommodation;

- A poster campaign is also being considered - large boards on the St Pats campus site (especially along routes out into the avenue) reminding students they are in residential area.



The Public Consultation boards were on display between 23rd October - 25th October.

3. Design

3.3 Site Layout

The principal elements of the proposed site layout are the creation of two new courtyards based around the retention of the older Pearson's Court to the south and the New Courtyard to the north. The arrangement of each courtyard to the north and south is different reflecting the desire to retain existing trees within both courtyards and the different scale of the areas and the nature of the accommodation. The types of accommodation have been arranged so that the social functions are at the heart of the site and the accommodation suited to mature students is located in the peripheral areas, which are closer to residential neighbours.

Retention of Pearson's Court and Sets Building

The demolition of the original Pearson's Court building no longer forms part of the plans for redevelopment. This has enabled the retention of the group of maturing hornbeams within the courtyard. The courtyard is 34 metres across enabling good light into the space. The later developed Sets building to the south of Pearson's Courtyard will be removed and replaced with new, high quality accommodation at four storeys. A mansard roof treatment is proposed to reduce the scale and massing of the replacement Sets building. The proposed replacement buildings will complement the establish courtyard; providing a complete enclosure to the space in appropriately scaled and detailed proportioned facades.

The existing Pearson's Court is 65 metre distant from the houses on the east side of Northcourt Avenue.

Northern Courtyard (Buildings AB, CD, EFG)

The Northern Courtyard (buildings A to G) is slightly less than 40 metres across and is effectively divided into two by the wing of Building B, which protrudes in the space. Through the careful siting of the buildings, the existing tree planting within the 'New Court' has been largely retained. The courtyard either side

of Building B has different characteristics, with the retained group of trees providing prominent features on one side with more formal planting on the other.

Northcourt Townhouses (Building H)

A single short terrace of 'townhouses' is sited on the area formerly used for car parking close to Northcourt Avenue. This accommodation, with living space and kitchen/ dining areas on the ground floor and bedrooms above is designed for returning students and postgraduates.

This terrace is two and a half storeys - with rooms in the roof. The treatment is more domestic in scale with pitched roofs - responding to the character of the residences opposite. There are two 'dummy' windows onto Northcourt Avenue - these have no views out.

Sherfield Drive Terraces (Building I)

The staff houses to the north east are retained in this proposal - and will be for non student residential uses and administration (for example warden's accommodation).

Adjacent to the existing staff houses it is proposed to provide a new three storey terrace of five townhouses. Again these are intended for mature students.

The windows to the rear facade are angled and have been designed to manage overlooking to the garden of 24A Northcourt Avenue.

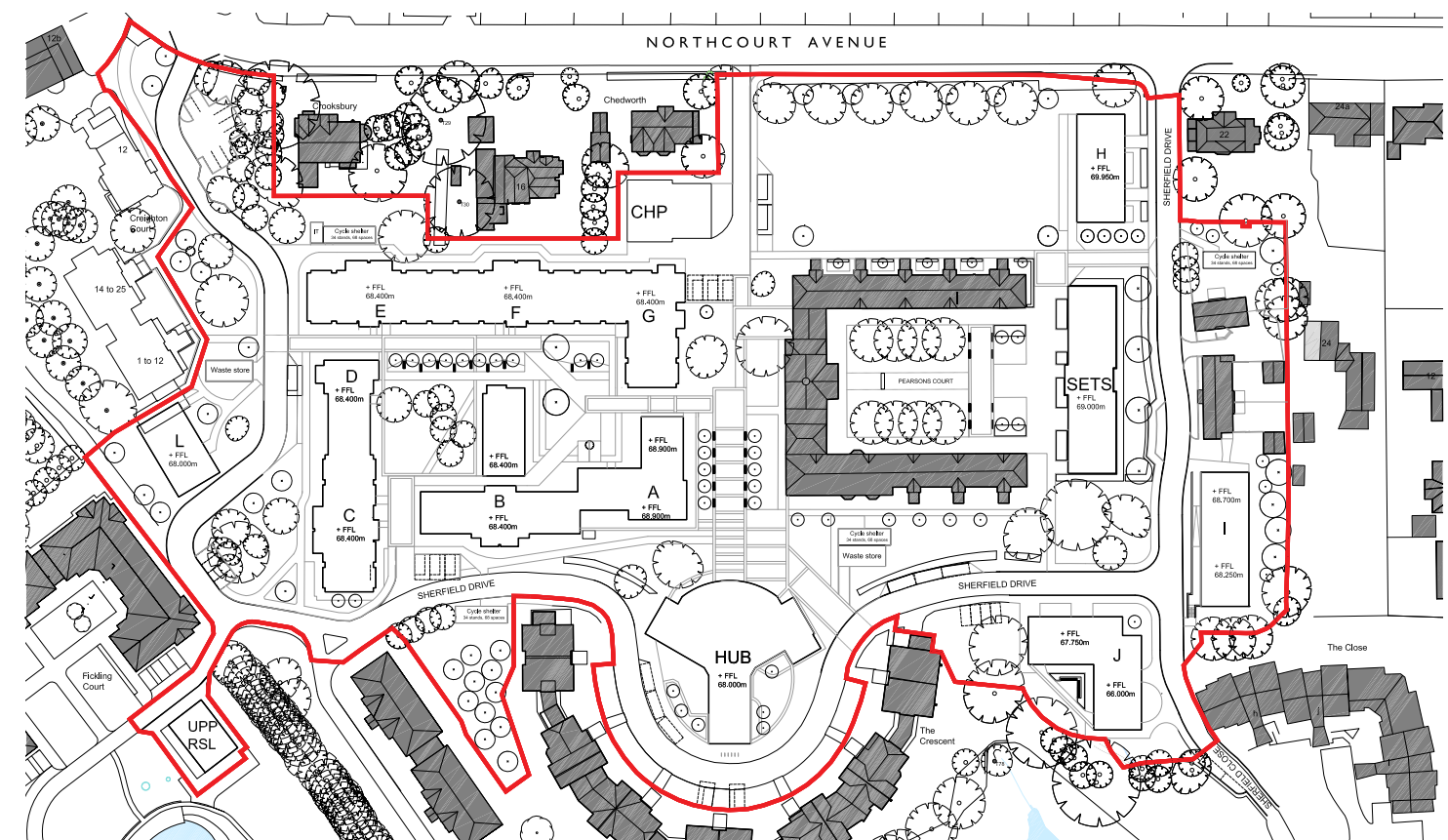
Building J

The existing Sherfield Hall reception/ bar building is to be replaced by a four storey building, which 'turns the corner' where Sherfield Drive meets the access road to Benyon Hall. The accommodation is arranged as townhouses.

The social space and cafeteria will be re-provided on the ground floor of Building K, located in the very heart of the Northcourt site.

Building K and the Hub

Building K contains a cafe and dining facility and



Proposed Site Plan and red line boundary.



SOUTH EAST ELEVATION

Townhouse elevation facing Sherfield Drive

3. Design

bar on the ground floor with accommodation above.

The Hub forms the social centre of the wider Northcourt Group. A landscaped avenue incorporating two significant existing trees will frame the entrance. The Hub has a different architectural treatment with a curved glazed frontage with over-hanging canopy - creating a strong presence in the centre of the site; visible from the entrance to St Patrick's Hall on Northcourt Avenue

Three storeys of accommodation are proposed above.

Creighton Townhouses (Building L)

Adjoining the family accommodation at Creighton Court, a four storey Building of three townhouses is proposed.

Amenity Buildings

To the rear of the Edwardian Villas, fronting Northcourt Avenue, is the Energy Centre for the new development, with combined heat and power plant.

Secure and covered bike stores and bin stores are located in convenient locations which are over-looked to improve security.

Vehicular Access

The opportunity has been taken to rationalise vehicular access and create a one way system around the site. This will have particular benefits for the arrival arrangements at the start of term.

The vehicular egress to Creighton Court will be improved for visibility.

Parking

With the restrictions on car use by students resident at the site, the car parking arrangements have been rationalised.

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 been made for temporary drop-off and pick-up by taxis and delivery vehicles. Accessible parking is available for disabled students and visitors within the courtyards, close to accessible bedrooms, and throughout the site.



View looking south west towards the proposed Hub building.



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

3. Design

3.4 Scale and Massing

Building Heights

Residential buildings vary in height from two and a half storeys to six storeys. Tall buildings are concentrated in the centre of the site away from sensitive boundaries. Buildings to the perimeter of the site are of domestic scale.

As part of the design process and dialogue with planners the proposals have been modelled to produce wire-frame photomontages. These images allow an assessment to be made of the impact of buildings from middle and distant views, taking into account tree screening and foreground buildings.

The wire-frame images are submitted with application in the document: Wire frame Montages October 2017.

Boundary Relationship

The proposed layout takes into account the relationship with the surrounding residential properties by reducing storey heights to a domestic scale of two and a half and three storeys.

The gable to the terrace on the car park close to Northcourt Avenue is similar in scale and treatment to the Edwardian houses on the west side of the street. The perceived height of these buildings is reduced by building the second floor into the roof space with traditional dormer windows.

The Sherfield Townhouses (Building I) close to 24 Northcourt Avenue are three storey with flat roofs. Care has been taken to manage overlooking to the neighbouring garden.

Creighton Court Townhouses (Building L) is of similar proportions to the adjoining buildings.



Wire frame Photomontage Viewpoint 1 - Off junction between Northcourt Avenue and Shinfield Road, looking southwesterly



Wire frame Photomontage Viewpoint 2 - View from corner of Cintra Avenue and Warwick Road looking south east across Cintra Park

3. Design

Central Areas

Building heights step up towards the centre of the site.

Buildings E, F & G sit behind the Edwardian Villas on Northcourt Avenue and are four storeys in height. Buildings are well articulated with projecting bedroom and kitchen bays. The parapet level is varied with the projecting bays which accommodate the kitchens being raised to provide greater interest in the elevation.

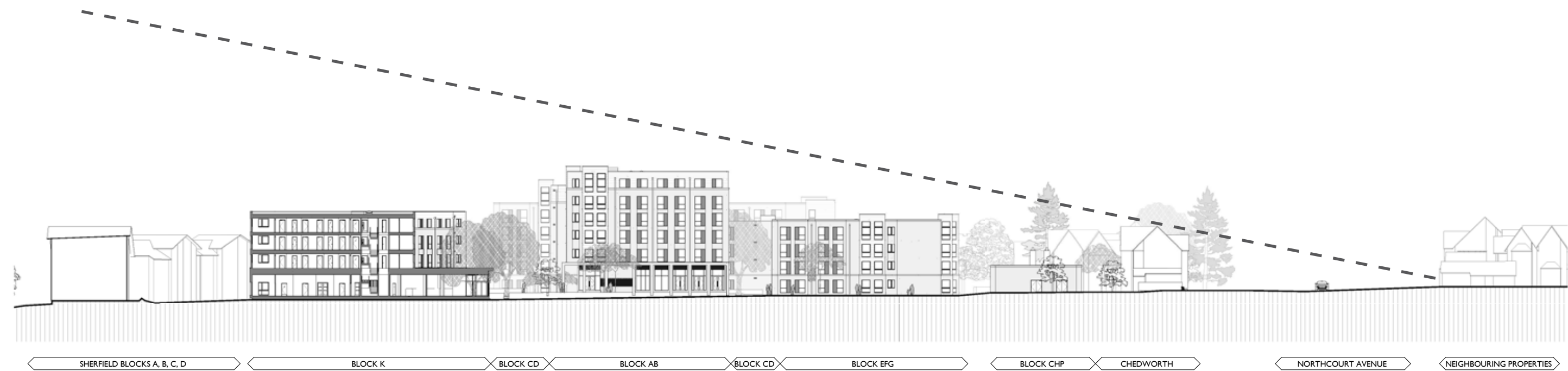
At the very centre of the site Buildings A and B are four and six storeys, with Building C and D at five storeys.

The Hub Building (K) sits in the semi-circular space created by Sherfield Hall Crescent and is four storey.

From outside of the site the impact of tall buildings is softened by the tree and shrub screening to the perimeter of the site and by the layering of buildings which increase in height with a complex silhouette.



Concept massing model showing existing and proposed storey heights.



Proposed site section through the central avenue.

3. Design

3.5 Appearance and Palette of Materials

Materials

The predominant facing material will be brick. Two types of brick are proposed to respond to local character and provide visual interest across the development. A deeper red brick to reflect the colour of the existing Pearson's Court and a red/orange brick, which is typical of older housing in the locality.

Windows are powder coated aluminium.

Roofs vary from building to building, and include pitched tiled roofs, metallic mansard roofs and flat roofs with brick parapets.

Townhouses

There are five three and four storey townhouse buildings located around the periphery of the site.

The townhouses on the car park adjacent to Northcourt Avenue (Building H) have brick elevations with tiled roofs. The terrace on the car park is visibly divided into four houses by way of the down pipes, which provide a break between each house and the central dormer with a traditional pitched roof.

Five three storey townhouses (Building I) are located adjacent to 3 Sherfield Drive with brick elevations and parapet roofs, with feature splayed bedroom windows to the rear elevation to direct views away from any neighbouring properties.

The four storey townhouses (Building J) which are situated in the southwest corner of the site reflect the design of the nearby cluster flats, with brick elevations and windows with feature mesh side panels.

Adjacent to Creighton Court a three four storey townhouses are proposed once again with brick elevations and windows with feature mesh side panels.

The existing Sets building to the south of Pearson's Courtyard will be removed and

replaced with new, high quality accommodation that will complement the establish courtyard. The replacement Sets building will have predominantly brick elevations with a feature mansard treatment, adopting a traditional form and proportions.

Pearson's Court

The demolition of the original Pearson's Court building no longer forms part of the plans for redevelopment and will be retained.

Cluster Flats Buildings

In order to respond to the existing elevations, a number of principles have been adopted:

- The façade compositions have a vertical emphasis;
- Window proportions are vertical;
- The facades have a hierarchy with a composition of paired windows separated by brick piers; and
- The detailing and depth of the façade is of high quality and responds to the design of Pearson's Court.
- An attic storey treatment on the five and six storey buildings will help to reduce the perceived massing.

The pairing of bedrooms emphasises the residential feel and this is accentuated by the use of down pipes to divide the facades into regular bays. There are two principal types of cluster flat design within the scheme. The premium room allows for strong articulation of the elevations through the pairing of bays and hence this is used on the most visible elevations. The elevations created by the standard room arrangement are given interest by varying facing materials and through the provision of feature mesh side panels to the windows.

The windows are set within 100mm deep reveals.

The principal facing material for the public facing buildings is brick. However, a number of gables



View along central boulevard, looking from the site perimeter towards the hub.



A new courtyard will be created in the centre of the site

3. Design

have been identified as an opportunity for feature brickwork to provide greater interest. Bedroom windows with feature mesh side panels add colour and textural change and provide interest to the elevations. A string course at first floor level provides a base to the building.

The kitchens to the standard buildings have been sited to the corner of the façade and are raised above the height of the main building by 900mm.

The elevations are predominantly brick to provide a robust and consistent high quality material to all buildings.

The Central Avenue

A new Central Avenue is proposed between the existing Pearson's Court and the proposed Northern Courtyard. The existing central access from Northcourt Avenue will be refurbished and transformed into a new tree lined avenue with the ground floor uses of the buildings opening out into the space.

The reception, post room, coffee shop, generate activity at the centre of the site. A colonnade with brick piers surrounds the communal uses at ground floor to provide sheltered meeting places at the active centre of the site.

The kitchen windows and the attic storeys of the five and six storey elements are picked out in a horizontal boarding. Otherwise the elevations are in brick.

The Hub Building (Building K)

Located at the centre of the site the proposed Hub is at the south western end of the central avenue. To the ground floor a bar, cafe and dining facilities and associated ancillary accommodation. Three storeys of accommodation are above the Hub with predominantly brick elevations with feature cladding to the projecting bays and attic storey.

Ancillary Buildings

The combined heat and power uses the same

palette of materials as the residential buildings, with a brick elevations and a brick soldier course. Two three metre stainless steel chimneys rise above the building.

The cycle and bin stores are simpler structures of 'hit and miss' timber boarding and gates with a profiled metal roof.



Existing and proposed townhouses will sit together around Pearson's Courtyard



A new building will replace the existing Sets building to enclose the courtyard

3. Design

3.6 Amount of Development

A total of 884 new bedspaces is proposed, as set out in the table below.

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

The accommodation has been designed with the emphasis on economy rooms, rather than en suite premium accommodation, as the accommodation is replacing some of the cheapest rooms that are available in the University’s halls. However, there will be a choice of accommodation offering a variety of rentals. There are 4 principal types of accommodation as follows:

- Cluster flats of 6 to 9 rooms with en-suite facilities;
- Cluster flats of 8 to 18 rooms with shared bathrooms;
- Townhouses of 8 to 12 persons with shared bathrooms (Buildings H, I, J, L & SETS);

In addition to the living accommodation, a 125 cover cafeteria is proposed in the Hub to the ground floor of Building K. This building will also provide a bar, and offices comprising a further 710m². The freestanding CHP building amounts to 255m².

The ground floor of building A, opposite the hub, house the reception and post room, warden’s office, and cafe.

The total floor space of the residential accommodation amounts to 21,933m².



Distribution of accommodation across the site.

	Standard Bedrooms	Ensuite Bedrooms	Townhouse Bedrooms	Accessible Bedrooms	Total Bedrooms
Building A	90	0	0	0	90
Building B	141	0	0	3	144
Building C	0	72	0	1	73
Building D	47	0	0	1	48
Building E	0	61	0	1	62
Building F	0	61	0	1	62
Building G	0	67	0	2	69
Building H	0	0	32	0	32
Building I	0	0	40	0	40
Building J	0	0	72	0	72
Building K	72	0	0	0	72
Building L	0	0	36	0	36
Building Set	0	0	84	0	84
TOTAL	350	261	264	9	884

3. Design

3.7 Landscape principles

Introduction

The new accommodation is to be set within a mature parkland retaining and enhancing, as far as possible, the existing planting. The accommodation is laid out to create a series of interlinked external spaces each with their own character moving from active to passive spaces which are public or semi-private in nature, the latter forming communal courtyards.

Design principles

- To create a series of distinctive hard and soft spaces
- To provide a mix of social spaces and study areas
- To provide a link to the internal building uses
- To invite exploration throughout the site
- To protect and enhance existing site ecology and habitats
- To create vistas and avenues which aid orientation around the site
- To link existing and proposed built form through a considered hard materials palette
- For the proposed planting to draw from the existing campus palette whilst providing year round interest and ecological value

Landscape strategy

The landscape design strategy intends to create an accessible and legible study environment with its own distinct character and strong sense of place, responding to its setting. To create entrances, courtyards, avenues, social spaces and study areas.

Proposed landscape design

The proposed landscape design can be split into five key areas which are described below:

1. The Hub and Central Avenue

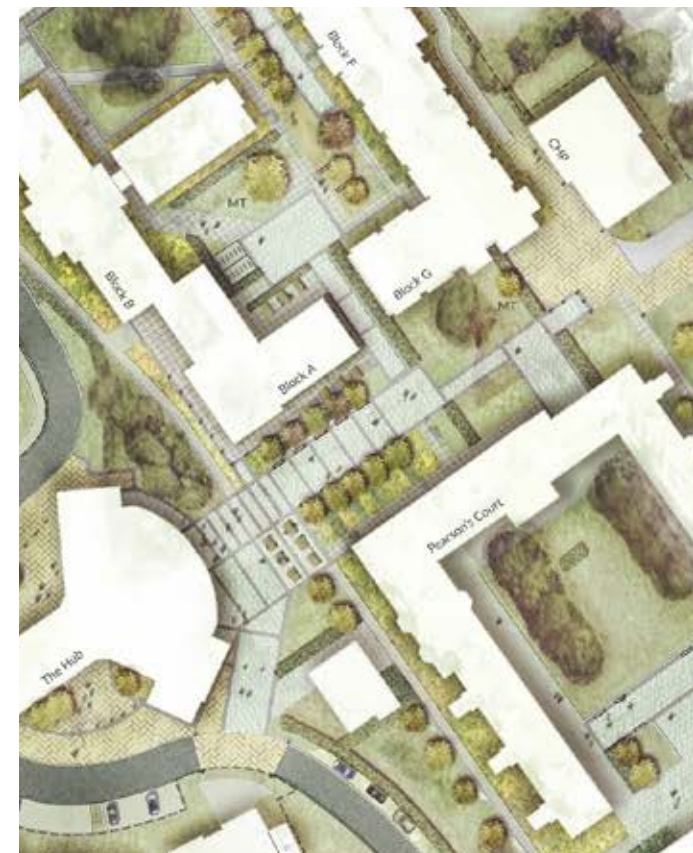
The Hub is the main destination within the site situated to the south west of the site, is linked to the halls by a distinctive avenue which connects

with the north and south courtyards. A large area of high quality reconstituted flag paving will wrap around the eastern side of the Hub to accommodate a high footfall. Set back and framing the edge of the space will be two curved hedgerows. To the rear of the Hub, we have three access points into the building, two for staff and deliveries and one for students. Both have directional qualities in the form of strong block paving and edging details, tree planting and under storey shrub planting to aid legibility and way-finding. The back of the Hub accommodates a service/recycling area, deliveries drop off as well as parking for cycles and vehicles.

The primary space within the site is the central avenue which links the proposed hub building to the development and beyond to Northcourt Avenue. It is the principal east west route and contains the main external social space. The materials palette is of high quality consisting of block paving, timber benches, shrub planting, species rich amenity grass and trees. An avenue of trees with a line of benches create a very strong focus towards the hub building from the northeast, aiding legibility and way-finding. The soft landscape has been designed to aid connection between the existing Pearson's Court, the proposed blocks A and G, and the existing open space to the east by introducing a hierarchy of planting in terms of height, form, colour and layout. The access point from Northcourt Avenue is mainly for vehicles accessing the inclusive parking spaces and maintenance vehicles accessing the CHP, water tanks, HVLV and the backup generator for the lifts building. The introduction of a pedestrian footpath along the existing open space separates pedestrians from vehicle movements.

2. The north courtyard

The entrance point from the north is very linear with directional qualities leading site users through the space towards Pearson's Court and the Hub. This will direct pedestrians and cyclists away from the residential properties



Hub and Central Avenue

which overlook the proposed development. This influence is strengthened by a line of proposed trees, with sensory planting weaving through the under storey, timber benches and strong paving lines. This contrasts with a more open area of amenity grassland to the west within which a number of existing trees and a footpath are to be retained.

To the south of the courtyard is a central area of hard paving predominately of reconstituted stone flag paving. A series of block paved footpaths radiate from this central area. Planting within this area is combination of beds of shade tolerant plants with ornamental grasses and new trees, including a memorial tree. A covered cycle shelter is located within this space. Hedgerows, amenity grassland and ornamental grasses frame the entrance way to this courtyard off the Hub boulevard.

3. The south courtyard



North courtyard

The existing Pearson's Courtyard (The south courtyard) is to remain. It is a semi private space with a central avenue of existing Hornbeam trees surrounded by amenity grassland. The south of this courtyard is to have some hard and soft landscape intervention with the north largely staying as it is in its current form, other than the introduction of a reinforced grass fire tender strip. The intervention in the southern area is to include extending the Hornbeam avenue, introduction of new paving, new seating and beds of shade tolerant shrub planting. The courtyard provides spaces for study whilst enabling movement through to adjacent spaces.

4. Northern green access corridor

To the north of the site a new route directs pedestrians away from Northcourt Avenue drawing them into St Patrick's Hall. This route, which is also suitable for vehicles will include parking and a layby/ drop off zone. A new hedgerow will edge the majority of the

3. Design

road behind which will sit new tree planting interspersed between existing trees within amenity grassland. Low lux lighting will be located along this route minimising any negative impacts on bats. Lights will be angled in a downward direction. A waste store is located to the north of the access corridor partially screened by proposed hedging.

5. Open space and buffer

The open space to the north east of the site will consist of amenity grassland, an existing avenue of lime trees and new trees which will replace the existing ones, and a memorial tree planted to the south of the open space creating a focal point when walking out of the south courtyard. This area will be managed at a low intensity creating a passive transitional zone between the residential edge, Pearson's Court and the proposed student residences behind.

The proposed planting strategy

The key aim of the planting strategy is to provide year round interest and increase biodiversity whilst enhancing the learning environment. Species have been selected for their proven resilience on the site, tolerance to new conditions created by the development, ability to adapt to climate change and their wildlife value.

Existing trees

The tree strategy aims to retain the highest possible number of existing trees and integrate them within the form of the new development. In the north and south courtyards, existing Hornbeam, Cherry, Birch and Indian Bean trees provide a key focus around which the proposed buildings are concentrated. Existing trees form a strong boundary to the development and contribute to the form of the avenue leading to the Hub.

Of 193 existing trees on site, 68 will be removed as a result of the development or due to their poor condition. New trees will be planted as mitigation, which will compensate for the loss

and greatly improve the diversity of age and species. 95 new trees are proposed, increasing the original number of trees by 12%. A variety of species have been selected for different areas of the site to create distinct character areas and offer a range of wildlife habitats.

Proposed trees

Tree species selected fall into four key categories which respond to different requirements and conditions across the site. These are legacy, courtyard, fruiting trees and replaced memorial trees. Throughout the site, a mixture of native and non-native species are proposed. Native species were selected for their wildlife value, while non-native species adapted to warmer, wetter climates were selected in response to the threat of climate change.

Legacy trees have been selected to reinforce the historic character created by existing mature species such as Lime, Yew and Oak. These existing trees have been retained where possible. As well as creating a strong sense of place within the site, these trees provide a valuable resource to wildlife due to their expansive canopies. As these species on the site are mainly mature, careful consideration has been given to planting similar, large canopied or columnar species which will eventually replace them such as *Quercus robur* (Oak), *Tilia cordata* 'Pallida' (Lime) and *Alnus cordata* (Italian Alder).

Smaller, shade tolerant tree species have been selected within the courtyards to provide aesthetic appeal, seasonal interest and to create a distinct identity to the separate courtyards. Species selected include *Acer buergerianum* (Trident Maple) and *Alnus incana* 'Aurea' (Golden Alder).

Groups of fruiting trees will be planted along the Northern Green Access Corridor. These will provide food sources and a tree canopy corridor supporting the flow of bats, birds and insects across the site. Planted in conjunction with species rich native hedgerows, these trees will create a strong ecological corridor. Species

selected include *Malus 'Evereste'* (Crab Apple) and *Prunus avium 'Stella'* (Wild Cherry).

Three young memorial trees will be affected as a consequence of the development. However, to ensure that these legacies are not lost, three new trees will be planted as close to their original position as possible. The Birch and Magnolia memorial trees will be replaced with their original species, whereas the Horse Chestnut memorial tree will be replaced with another Magnolia, a species better suited to the courtyard location.

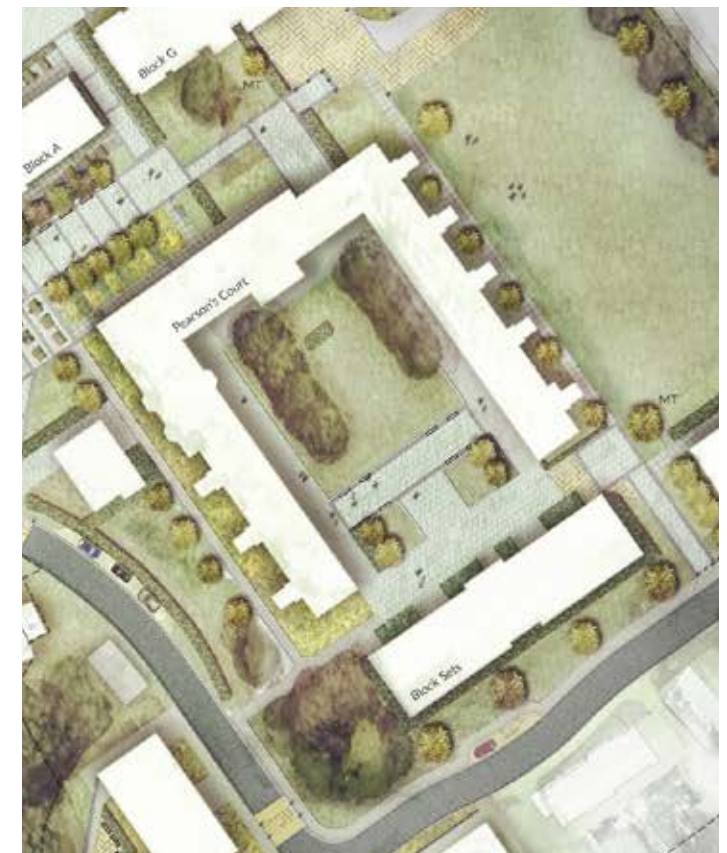
Hedgerows and shrub planting

A variety of hedgerows will be planted across the site, including a native species rich hedgerow along the Northern Green Access Corridor to provide foraging and movement for wildlife. Portuguese Laurel and Beech have been chosen to extend the existing hedgerows, creating a strong boundary treatment.

A variety of shrubs have been selected for year round interest, wildlife value and tolerance to shade. Larger species have been selected for structure and to create a sense of privacy for residents. Flowering shrubs have been selected to provide a resource for pollinators as well as colour and year round interest.

Amenity grassland

Amenity grassland provides open space for residents for passive recreation. An amenity mix with high species number (including bent grass and fescue) will be of high wildlife value. Areas of robust species rich grassland will be sown around the edges of lawn areas to define spaces and allow greater opportunities for wildlife.



South Courtyard

External levels and hard works levels

The Finished Floor Levels of the buildings respond to the existing lie of the land, the roots of retained trees, roads, built form and the shallow existing and proposed drainage system.

Where tree root protection areas are encountered, no-dig construction techniques will be used to sensitively build-up paving on top of them, raising levels in localised areas.

3. Design

3.8 Daylight and Sunlight

An outline daylight level analysis has been prepared and this demonstrates that for the four 'worst case' bedrooms all north facing and looking into courtyards (bedrooms A2.1.01, B1.G.08, B2.G.01 and H1.1.04).

This initial study indicates that the assessed bedrooms achieve good average daylight factor and uniformity ratio, with values also being in line with the BREEAM 2014 New Construction Hea 01 Daylighting criteria requirements.

The study also includes for two 'worst case' typical kitchens/living/dining areas (H1.G.K and E1.G.K) which also achieve good average daylight factors, this is not uniform due to the depth of the rooms, but does comply BRE daylighting and average daylight illuminance requirements.

3.9 Crime Prevention

Crime Prevention Officers Comments

For the previously submitted scheme a pre-application meeting was held with the Thames Valley Police Crime Prevention and Design Advisor, following which comments were submitted to assist in creating as safe a development as possible. The full comments are attached at appendix 3.

Key concerns in relation to access and permeability around the site have been reviewed since the meeting and the site layout adjusted to reduce the number of minor pedestrian routes and concentrate movement into lit and overlooked locations. Concerns about the absence of 'defensible space' by ground floor bedroom windows have been addressed by amended landscape details.

The site layout and building arrangements is designed to maximise the benefits of passive security, promoting a sense of belonging and ownership.

Accommodation suitable for postgraduates and returners is located to the periphery of the site. All site entrances are overlooked, with buildings opening onto, and living spaces overlooking, key routes. Mature students are best suited to living in the peripheral locations, being less vulnerable than first year undergraduates. They also have the potential to act as informal wardens to younger students, taking a greater responsibility for behaviour at the point of interface with the public.

The majority of undergraduate accommodation is located in the centre of the site in the proposed Northern courtyard. Access points into the courtyard and key pedestrian junctions are overlooked by kitchen / living spaces – the most active rooms on the site. All entrances to living accommodation come from the centre of the courtyard. The proposed Northern courtyard are sized and lit to allow recognition of students within these spaces – improving the feeling of

security and community. Access to the courtyard is demarcated as a threshold to an area of increased privacy.

The site reception and security area is located in the centre of the site with a good overview of routes into and around the site. 24 hour security patrols and CCTV will be employed and will help reduce the opportunity for and fear of crime. The site security is located within the ground floor of the Northern Range of Pearson's Court, which will help control any issues of night time noise from these functions.

Buildings will have PAS24 (or equivalent) doors and locks to building and flat entrances. The majority of cycle parking spaces are secure and fully enclosed.

A secure night time route into the site is promoted from the north of the site. This is overlooked by staff accommodation and will be lit and designed to create a sense of security for students returning to the accommodation late at night.

The students will receive arrivals packs in advance of coming to Reading, presenting the opportunity for the University and authorities to advise students about how to stay safe and protect their property whilst they enjoy their time at University.

Current Scheme Submission

The revised application proposals have been submitted to the local crime prevention officer for comment. All previously agreed principles have been adopted into these proposals.

3. Design

3.10 Refuse and Recycling

Refuse Management

University Partnerships Programme Residential Services Limited (URSL) will manage the refuse arrangements on site. URSL promote the principle of maximising recycling waste. The site specific solution for waste management takes into consideration legislative compliance, targeting maximising recycling at source, and staff and student expectations of an environmentally responsible organisation.

The Reading Borough Council corporate plan commits the authority to achieving a recycling rate of 42% by 2017, rising to 50% by 2020 in line with the EU Waste Framework Directive. URSL achieves levels of recycled waste, in excess of these targets at its student accommodation projects. URSL have excellent data on recycling rates as this is recorded on a pay by weight basis (and not simply on the number of collections).

There is a zero waste to landfill policy; material not separated at source for recycling is taken to the Energy for Waste (EfW) plant at Colnbrook. In part the future improvements in recycling rates will come from working with Select Environmental Services (URSL's contractor) and the use of off-site separation at their proposed Multi Use Recycling Facility (MURF).

The University's 'Clean and Green' programme will inform the ongoing waste and recycling strategies at the site.

Separation of Waste and Recycling

The separation of general waste from recyclable material is undertaken by students at source. Kitchens are provided with three compartment recycling bins which allow separation of materials. These will be dry mixed recycling, general waste and glass. Dry mixed recycling includes paper, card, tins, foil, and all recyclable plastics. Bedrooms are provided with two bins to allow separation of waste from recyclable material. Waste and recycling is collected

in colour coded bin bags. Glass is collected separately with a dedicated collection point. The waste contractors can collect 'difficult' waste, such as waste electrical and electronic equipment, by arrangement with the site staff.

Refuse and recycling is collected from shared kitchens by cleaning staff on the basis of three collections per week. The refuse and recycling sacks are collected by cleaning staff, delivered to the secure bin stores and deposited in 1100 litre Eurobins. The Eurobins are colour-coded to indicate refuse or recycled material. At weekends students have access to bin stores should they wish to dispose of waste themselves.

Waste contractors will collect waste and recycling from the centralised bin stores on the basis of three collections per week using 32 tonne vehicles.

Students are informed of the recycling strategy and waste collection plan in the greeting pack that they receive on moving into the residences. The message to recycle will be reinforced with information posters displayed in the communal kitchens detailing what packaging can be collected in the recyclable bags. Social Media through Reading University Students Union (RUSU) is also used as an awareness tool and student ambassadors are employed to talk to students at each kitchen through the first term of the academic year.

Special Collections

At year end additional provision will be made for the collection of waste and recycling, including the temporary installation of skips for bulkier waste. These will be placed at convenient locations close to block entrances.

Refuse Calculations

The calculations have been undertaken for the site wide collection at the new St Patrick's Hall accommodation and associated facilities. The provision of central bin storage is calculated on the basis of a maximum of 75 litres of waste and recycling generated by each student per week.

On the basis of 1,000 students (116 students in the retained Pearson's Court and 884 students in the new accommodation) generating 75 litres of waste per week, total waste would amount to 76,000 litres. Using 1,100 Eurobins would equate to 68 Eurobins of waste per week. Three lifts per week requires storage for a maximum of 23 EuroBins.

The URSL Energy and Sustainability Manager has checked this theoretical requirement against recorded waste collections at similar halls and suggested an increase to 28 Eurobins to cover peak periods, divided into 12 general waste and 12 dry mixed recycling bins and 6 250 litre food recycling bins. The bins are split into two stores.

It is anticipated that the proportion of waste to recycling bins will be refined based on monitoring the levels of waste and adjusting the provision to suit the levels of generation. Through arrangement with the waste contractor the number of lifts per type of recycled material can be varied to suit production on site.

Bin Store Location

The bin store has been located for convenience and concealed as far as possible from main pedestrian routes and social spaces. Bin stores are walled but do not have roofs – this is an insurance requirement. Floor slabs are laid to falls with a drainage gully and lockable bib taps to allow wash down.

Fixed Bins

Small fixed waste and recycling bins will be provided across the site on key pedestrian routes and adjacent to social spaces for casual litter.

Special Waste

In addition to the stores described above there will be four glass banks.

A donations bank for clothes and books and similar items will be provided for the benefit of the British Heart Foundation (BHF). This is a continuation of the partnership with the BHF that

has been in operation since 2014. Across the Reading campus the donation scheme collected 2,065 bags in 2015, which the BHF estimates to provide in excess of £28,000 towards the charity. The success of this scheme is set to increase as awareness is raised amongst students.

Proposed Waste Management for the Hub

The University will manage the collection of waste and recycling from the Cafeteria/ Bar.

All major food production associated with the Hub is undertaken at the University's Central Kitchen and prepared foods are sent via internal deliveries to the proposed catering hub. This limits waste in production at site. The majority of waste at the café will be from plate scrapings, packaging and delivery materials, such as boxes. The University catering team work closely with suppliers to utilise items such as reusable delivery crates and seeks to minimise the amount of waste generated by its catering operations.

Customers will segregate waste themselves at waste clearing stations, which is then taken by staff to the external compound. All waste and recycling will be stored in Euro bins in a waste collection area at the rear of the building at the delivery yard. Waste will be separated into: general waste, mixed recycling and cardboard.

The University's catering consultants have advised that five Eurobins will be required for the building based on every-other-day collections. There will be two food recycling collections per week. Waste collection will be via 32 tonne waste collection vehicle. In addition used cooking oil will be collected for use as bio diesel.

3. Design

3.11 Open Space Statement

An Open Space Statement was requested as part of the application submission in the pre-application discussions. Open Space statements are normally required within or adjacent to an area of open space or for applications for new residential development of 10 dwellings or more.

Although the site is located close to Cintra Park, access to the Park can only be obtained by a very circuitous route due to the layout of roads and footpaths. It is unlikely that residents of the Northcourt campus would make much use of Cintra Park because of the open space and recreational facilities available to them both at the Northcourt campus and on the Whiteknights campus.

The proposals initially provided for some development on the field between St Patrick's Hall and Northcourt Avenue, which was considered to conflict with Core Strategy policy CS28. Para 9.8 of the Core Strategy notes that 'open space' includes all open space of public value which offer important opportunities for sport and recreation and can also act as a visual amenity. In the event this open space is not to be developed. The only new areas of development are Building H on the former hard surfaced car park to the south of the open space and Building L adjoining Creighton Court. The car park occupies 843m² with the footprint of Building H taking up 295m². Landscaping around this new development will help to soften what is currently a hard surfaced area.

The key issues identified in the Reading Open Spaces strategy, published in 2006, were: deficiencies in open space in central Reading; poor access to formal children's play facilities in parts of the borough; barriers to access to open space; poor quality of open spaces; and concerns over loss of open spaces to new development. These are not matters that the development will influence or harm.

An Open Space statement for residential development would normally consider

the provision of public open space for the development. The proposed development is not a typical housing development for families with varying needs for play and recreation. The University campus provides indoor and outdoor sports facilities and areas for quiet enjoyment. The residents would also be able to enjoy the wider open spaces available within the Northcourt campus. As indicated in Section 3.3 above, the layout of the development will create a series of different types of open space within the development site for the benefit of residents. These provide spaces for relaxation and more active recreation.

Maintenance of the open space will continue to be undertaken by the University.

4. Access

4.1 Access Strategy

The site is approximately 400 meters from the University's main campus facilities. The St Patrick's Hall facilities will be purpose designed and fully accessible, however, they may not be the first choice for students with mobility impairments; when other colleges may be better located for the needs of the individual.

In order to help students make the right college choice, a team of dedicated Disability Service advisers are on hand to help and give advice on which colleges can best suit their needs. The University can advise on accessibility and will make reasonable adjustments if you have mobility problems.

Within the boundaries of the site the proposals comply with Part M of the Building Regulations and BS 8300, Design of buildings and their approaches to meet the needs of disabled people. Code of practice.

4.2 Equality and Diversity Policy

The University's aim is to create an open and inclusive and environment where all members of our community can reach their full potential. The University place Equality, Diversity and Inclusion at the heart of everything we do. EDI helps to deliver the University Strategy by achieving a diverse staff and student community making full use of everyone's talents and resources

Information on the University's Equality, Diversity and Inclusion Scheme can be found at:

<https://www.reading.ac.uk/diversity/>

4.3 Equality Impact Assessment

The University undertake Equality Impact Assessments (EIA) to us ensure that proposals, policies, practices and decision-making processes are fair, promote equality and inclusion by meeting the needs of staff and students, and do not inadvertently discriminate against any group protected by the 2010 Equality

Act. They help to ensure that the University meet the Public Sector Equality Duty of the Act by showing that the impact of activities on EDI are understood.

4.4 The Service Provider

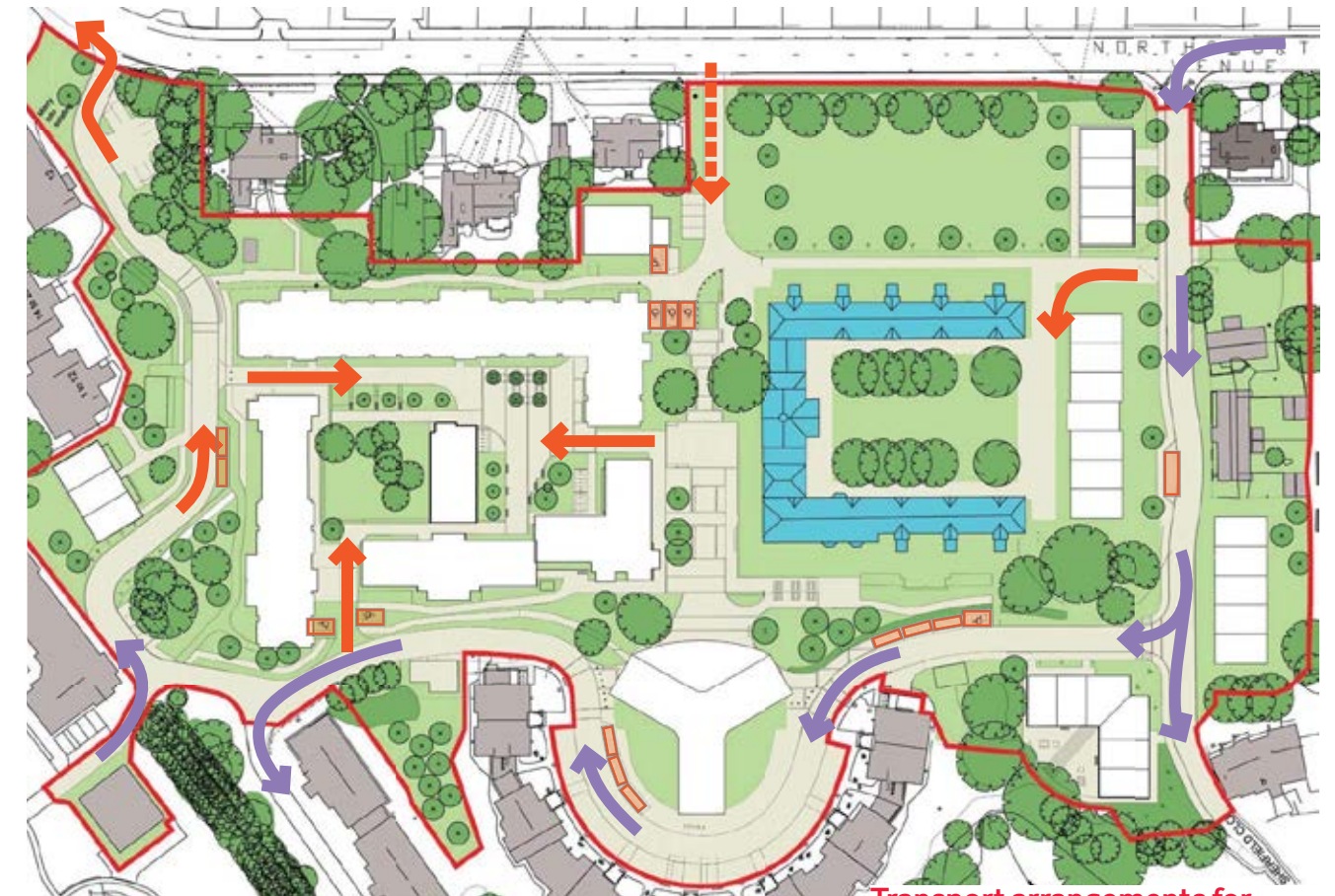
The service provider for the project is the University of Reading.

The University of Reading, in accordance with their 'service provider duties' under the Equality Act are committed to inclusive design and accessibility for everyone, where reasonably possible, including learners, staff and visitors with a range of physical, sensory, cognitive and learning impairments.

4.5 Accessible Rooms

The University have taken the view that provision of access bedrooms should be considered on a campus-wide basis. The brief requires 9 accessible rooms, designed for those with a mobility impairment, this is equivalent to 1 in 100 rooms. The decision to provide 9 wheelchair access rooms within the development has been considered in light of: the wider context of the University's portfolio of existing residences; future plans for development; historic data on disability amongst the user group; and, anticipating future trends in demand.

Accessible bedrooms are distributed evenly across the site in standard and ensuite accommodation. Each accessible bedroom is located on the ground floor. These bedrooms are larger, covering the footprint of two standard bedrooms, with fully wheelchair accessible ensuite bathrooms. They are designed to enable right and left handed transfer from a wheelchair into the bed. These rooms can, in most cases, be tailored to the individual student's requirements. The facilities provided also include powered door closing systems, nurse-call alarms, Deaf Alert pagers and vibrating pillows linked to fire alarms.



Site access strategy.

4.6 Accessible Flats

Accessible flats containing accessible rooms have purpose designed kitchens allowing wheelchair turning and circulation space to manoeuvre around with no 'pinch-points' less than 1000mm and access to all cooking facilities. Corridors have 1500mm turning circles.

Accessible flats are located at ground floors and all have an associated accessible parking space nearby. The areas around the designated spaces and the access route to and from the buildings are well illuminated with some CCTV coverage and regular security patrols.

4.7 Ambulant and Sensory Impairment

Accommodation can be adapted to accommodate the needs of students with ambulant or sensory impairment. Reasonable adjustments and/or purchase of equipment to meet the specific needs of disabled students

will be provided by the University and their operators. The needs of individual students will be established through the administration / letting procedure and adjustments to the standard rooms will be made accordingly prior to the students taking up residence. This flexible approach is regarded as 'best practice' offering tailored solutions to meet the needs of the individual rather than developing a 'one design fits all' strategy.

4.8 The Site Access Strategy

The design will take into consideration the University's policies and appropriate best practice solutions will be adopted where it is reasonable to do so. Access on site will comply with Part M of the Building Regulations and BS 8300, Design of buildings and their approaches to meet the needs of disabled people. Code of practice. Guidance published by the Equalities Commission has also been considered in the

4. Access

development of the scheme strategy.

The site topography

The site is approximately 3.6 hectares and sits 400 meters from the main campus facilities. The topography of the site is predominantly flat with ground levels falling from 68.00 in the north east of the site adjacent to Creighton Court falling to 67.00 in the north west of the site to Benyon Hall and URSL. Levels around the entrance to Sherfield Drive in the south east of the site fall from 70.50 down to 66.50 in the south west corner of the site to Sherfield Close. Generally the topography of the land falls from the north east down to the south west. The central area of the site is level and accessible.

4.9 Pedestrian access

Level accesses will be maintained at all entrances to buildings but from these the ground slopes at 1:12 gradient until reaching a ground level 150mm below DPC. The permeable building paving access paths will follow existing levels but will remain level across them as much as possible to maximise their water attenuation capacities. All entrance doors will be 1000mm wide and be power operated using a card swipe.

The internal courtyard area between Buildings B, C, D, E and F contains an approximately 400mm level change. This necessary change is used as a feature within the landscape, creating a ‘sunken garden’ effect. This does not compromise level access to any surrounding buildings or other areas of outdoor amenity space.

Access to building J is determined by the existing levels on site and the need to tie in to the existing and proposed road leading to Sherfield Close, therefore, access from the road side is limited. Nevertheless, it is possible to achieve access to all entrance doors, through use of a 1:23 graded footpath around the rear of the building.

Impermeable paved areas will follow existing

levels generally but will exhibit falls between 1:40 and 1:60 but no more than 1:16 and no less than 1:80. This will ensure that surface run-off is suitably drained and pedestrians are comfortable when in motion.

The development is designed with footpath links created to connect St Patrick’s Hall to Benyon Hall and Sherfield Hall to the northwest and south respectively, and to Northcourt Avenue to the east.

Pedestrians will be directed away from Northcourt Avenue along a Northern Green Access Corridor to the north of the site drawing them into the main campus.

4.10 Building Access

The site plan is efficiently arranged to ensure that, while suitable vehicular access is provided, it is limited to the outer edges of the site. This ensures the internal courtyards are safe and pedestrian-friendly.

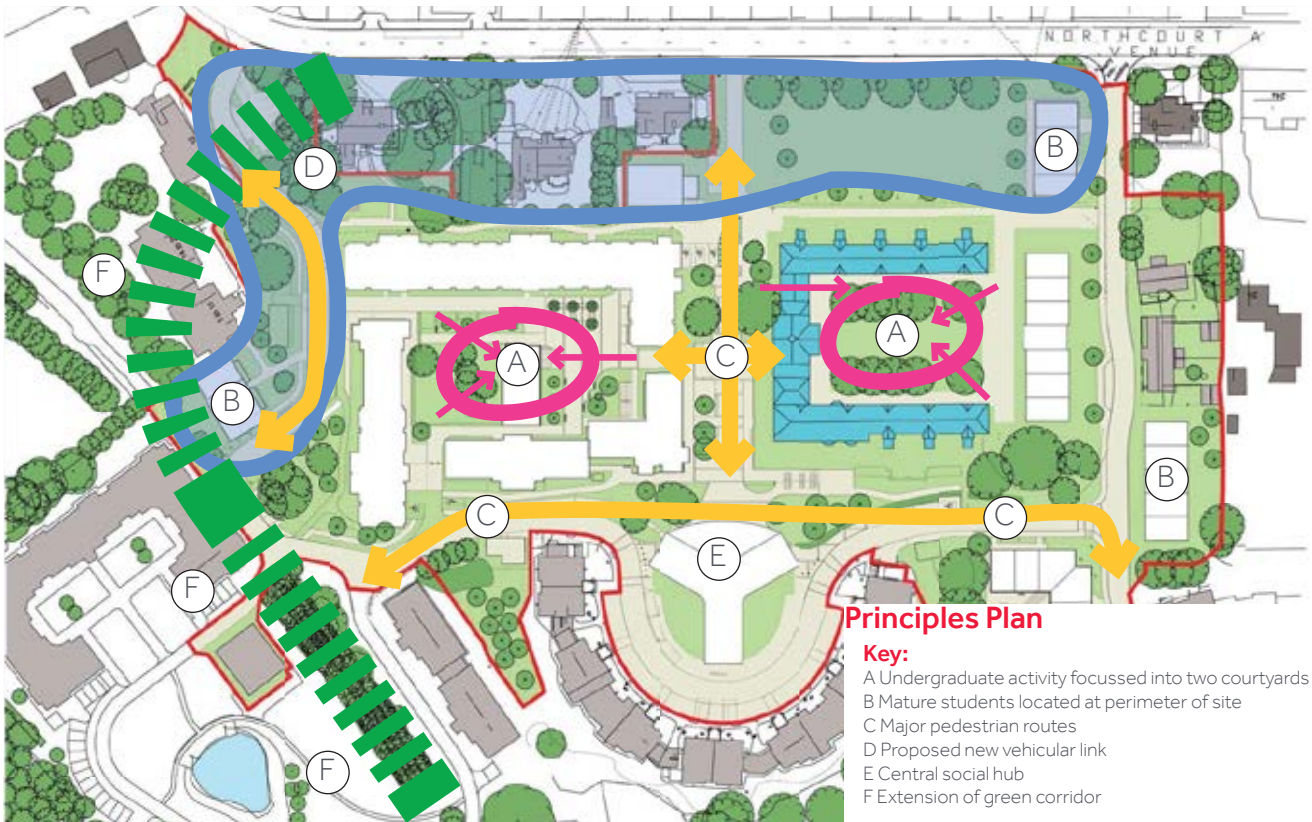
Access across the site, to all townhouses, cluster flats, and communal facilities will be wheelchair accessible with level access in every case, in line with British Standard 8300:2009 and Approved Document M.

The design of the landscape ensures that there is an accessible route to all entrances and key locations, with ramps of a shallower grade than 1 in 20. Accessible parking is located in key positions, equally spaced around the site, near to accessible bedrooms.

All entrances to living accommodation are from the centre of the courtyards, and will have fob-type access controls and CCTV coverage. Access points into the courtyards and key pedestrian junctions are overlooked by kitchen / living spaces – the most active rooms on the site.

4.11 Communal Facilities

The central Hub (Building H) and ancillary



Principles Plan

spaces to the ground floor of Building A are designed to be accessible and suitable for disabled users. The laundry has fully accessible facilities.

4.12 Cycle and Car Parking

Covered cycle storage and accessible parking spaces are provided throughout the development, with the latter sited close to associated student residences. Students with mobility difficulties may apply for a permit to park.

In addition site maintenance parking is available adjacent to the facilities management building and close to the site entrance. Visitor parking is located to the south and west of the Hub and along the North Green Access Corridor. Existing roads will be resurfaced in asphalt with access to buildings defined by Building paved pathways. There will be a contemporary paved area outside the Hub, along the Central Green Axis Corridor

and within the courtyards.

4.13 Refuse and Emergency Vehicles

Paving throughout both courtyards aids circulation for students and allows for access and turning of emergency and maintenance/ service vehicles. Bollards will be placed at the entrance to the courtyards to limit access to authorised vehicles only.

There will be restricted access only for emergency, maintenance and service vehicles in and around the halls controlled through the use of removable bollards.

Vehicular access will wind and wrap around the proposed Hub to the west of the site linking with Northcourt Avenue at two points northeast and southeast of the proposed development.

5. Summary and Conclusion

The Halls development programme at Whiteknights, which was established as part of the Whiteknights Campus Development Plan, has been completed with the opening of the new Bridges Hall in September 2014. The comprehensive redevelopment of St Patrick's Hall is now proposed to address issues regarding the quality of the University's accommodation and to meet the need to provide more rooms to accommodate the existing and forecast needs due to the predicted growth in student numbers. The intention is for redevelopment to be undertaken in two phases with the development completed in its entirety by September 2020.

In order to respond to the current shortage of student rooms, the development involves the provision of a net increase on site of 702 bedspaces. These are urgently required to meet current demand from students and to manage the University's growth. Purpose built accommodation close to the University within halls of residence has significant sustainability and social benefits and will prevent a growing number of students entering the private rental market to the detriment of housing need within the town. Other student accommodation providers comprise a relatively small proportion of the market, generally in much smaller developments and although they provide valuable accommodation, they are more suited to the needs of returning students as they are less accessible to the University and the University cannot provide the same level of pastoral care.

The University is committed to providing affordable accommodation in the light of representations from the student body. Inexpensive and good quality accommodation is essential to enable the University to compete with competitor universities and retain its international standing.

The application has been submitted following extensive pre-application discussions with the

council, stakeholders and the local community. Consideration of matters which have arisen from the consultation process has led to an extended period of review by the applicant. Full details of the public consultation process are found in the Statement of Community Involvement.

In addition to redeveloping St Patrick's Hall, further accommodation is proposed through the redevelopment of peripheral buildings and two car parks, which are no longer used for student car parking. The Northcourt bar/reception building which is to be removed will be replaced by a new Hub on the ground floor of Building K in the heart of the redeveloped site with additional facilities.

The other key issues raised by the public consultation responses were the impact of the additional student numbers on parking, noise and disturbance and development on the open space fronting Northcourt Avenue. No development is proposed on the open space. The accompanying Student Management Plan sets out the considered approach by the University and its accommodation provider UPP, to managing the student population and developing good relationships with the local community. The statement sets out how it will engage with the local community throughout the period of redevelopment and beyond.

In response to public concerns about parking, surveys have been undertaken on the surrounding streets and have demonstrated that the no parking policy adopted by the University for students resident at the site is not being abused. On site parking is proposed for a variety of needs, including deliveries, cycles and a strategy has been developed to deal with peak parking requirements at the start and end of term.

The development is generally four storeys, rising to five and six storeys well away from Northcourt Avenue, where the visual impact on the townscape will be minimal. This has been confirmed by a separate Visual Impact

Assessment. The external elevations have been designed to take account of the context, using predominantly brick facings, selected to reflect the type of bricks used locally and in the existing Pearson's Court development. The design is complemented by a comprehensive landscape strategy designed to retain existing trees, to compensate for trees to be lost and to provide ecological enhancements. It is considered that the overall design is of a high quality which will enhance the character and quality of the area.

The new accommodation has been designed to achieve the 'Excellent' category in respect of sustainability when assessed against the BREEAM accreditation checklist. Energy use will be minimised through good design and carbon emissions limited by the use of combined heat and power technology. The drainage strategy that is being developed has shown that implementation will reduce potential surface water run off issues by reducing surface water flows at peak times by 20% over current levels with due allowance for the impacts of climate change. Hydraulic modelling undertaken by Thames Water in respect of foul drainage has concluded that there is sufficient capacity in the foul drainage system.

The archaeological assessment confirmed that the likelihood of archaeological finds are slim and the Heritage Statement also concluded that there will be no harm to the setting of the listed Whitley Park farmhouse from the scale of the development.

Consideration has been given as to how local people will be able to benefit from the development through access to meeting spaces, the open space, car club and through its agreement to provide street trees. The applicants have agreed that the Student Management Plan and provision of street trees will form part of a planning agreement under section 106 of the Town and Country Planning Act, which will also include a contribution to employment training for local people during construction and for the

operation of the development. The applicants are also offering to make a sum available for the planting of street trees opposite the site on Northcourt Avenue, where there are currently no street trees.

It is considered that the applicant has addressed all the relevant development plan policies. A presumption in favour of sustainable development is at the heart of the NPPF. The three dimensions of sustainable development which is at the heart of the NPPF – economic, social and environmental – have been met and given the presumption in favour of sustainable development, this proposal for additional student accommodation will be of benefit to the town.