
Reading Borough Local Plan Public Examination

Response to Inspector's Matters and Issues
On behalf of University of Reading (UoR)

Issue 7
Housing

September 2018

**Reading Borough Local Plan
Public Examination**

Response to Inspector's Matters and Issues

Issue 7:

Housing

Barton Willmore LLP on behalf of the University of Reading

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0.0 INTRODUCTION

- 0.1 Barton Willmore LLP is instructed by the University of Reading (UoR) to submit this written Hearing Statement ("HS") in response to the Inspector's Matters and Issues for Examination. These representations expand upon the representations submitted on behalf of the UoR in response to the relevant Regulation 18 and Regulation 19 consultations on the emerging Reading Borough Local Plan.
- 0.2 This statement does not respond to all questions raised under Issue 7, but focuses on those of particular relevance to the interests of the UoR. Whilst efforts are made not to duplicate the content of previous representations, this HS draws on previous responses where necessary.

RESPONSE TO INSPECTOR'S QUESTIONS – Issue 7

Issue 7. Are the policies for Housing justified, deliverable and consistent with national policy?

1.0 Q1. Is the density and mix in Policy H2 justified? Are the requirements in relation to self and custom build based on robust evidence?

1.1 Yes: in relation to the proposed density and mix requirements within Policy H2.

1.2 The University does not however consider the requirements in relation to self and custom build to be based on robust evidence.

1.3 The University considers that the final paragraph to this policy is unclear. Previous representations have raised the difficulty for some residential developments (e.g. flats and student accommodation) to comply with the policy requirement that residential proposals for ten houses or more would need to consider making appropriate provision for plots as self or custom-build. The Council responded that no change is proposed to the policy and that it already clearly states that it is applicable only to developments that would provide new houses, and not flats or student accommodation.

1.4 Notwithstanding this, we would suggest the following wording amendment is required in order to make Policy H2 clear, effective and sound:

“Residential proposals for ten houses or more (excluding houses that are to be provided as affordable homes), where feasible, viable and appropriate, will be expected to consider making appropriate provision for plots as self or custom-build, based on the number of entries on the self-build register.”

2.0 Q2-Q3: No comment

3.0 Q4. Are the requirements in Policy H5 (parts a-f) justified, and based on robust evidence in all cases? Are the standards necessary in the light of technical standards and other regulatory requirements?

3.1 The University has previously made representations raising concern that the standards included within Policy H5 are not justified and are not based on robust evidence.

- 3.2 Paragraph 002 (Reference ID:56-002-20160519) states that Local Planning Authorities can set additional technical requirements exceeding the minimum standards set by Building Regulations in respect of access and water, and an optional nationally described space standard, but that this must be based on evidence to justify a need for additional standards.
- 3.3 The University would however wish to reiterate concerns regarding the inclusion of standards for zero carbon homes (H5 c. and d.). The Council's commitment to addressing climate change through proactive strategies in line with the NPPF (paragraph 94 and 95) is encouraging, however, the inclusion of these standards is not supported by the PPG and should therefore be removed. It is a matter to be addressed by Building Regulations and not planning policy.
- 3.4 Furthermore, any standards included within this policy should, in line with the PPG at paragraph 020 (Reference ID: 56-020-20150327) make it clear that compliance with such standards should not be at the expense of viability.

4.0 Q4a. Would the standards apply to student accommodation (particularly internal space) and if so, is this approach justified?

- 4.1 No. The University do not consider that nationally described space standards would apply to student accommodation and would not be justified. The Government's method is based on the number of bedrooms arrives at a minimum Gross Internal Area, allowing for varying amounts of living, dining, kitchen and storage space related to potential occupancy.
- 4.2 A review of paragraph 10 of the abovementioned technical housing standards document demonstrates that purpose-built student housing would be, by its nature, unable to comply with such requirements (which would be better suited to new build general housing under a C3 Use Class, rather than specialist accommodation under a C2 Use Class or Sui Generis). Paragraph 4.4.36 of the Draft Local Plan confirms that the standards apply to C3 use class only. Student accommodation proposals would remain subject to space standards within Building Regulations.

5.0 Q5-Q9. No comment.

6.0 Q10. Is Policy H12 justified and based on robust and up to date evidence?

- 6.2 No. The University has previously submitted comprehensive representations in response to the proposed content of Policy H12, and in particular holds significant concern regarding the Council's intention to limit student accommodation to locations solely on or adjacent to existing further or higher education campuses (or as an extension or reconfiguration of existing student accommodation), to the exclusion of other potential sustainable locations.
- 6.3 It is welcomed that the Council recognise the importance the University makes to the economic success of the Borough and the need to ensure sufficient accommodation is provided close to where students study (paragraph 4.4.95 of the emerging Local Plan). However, the lack of support for other sustainable locations for student accommodation would exacerbate an already insufficient supply of student accommodation, would increase the dependence on HMOs, have a worsening effect on the University's growth and reputation, and risk damaging the contribution the University and its student population contributes to the local and regional economy.
- 6.4 In order to assist the Council and the Inspector, the University has commissioned two pieces of key evidence, a University of Reading Accommodation Strategy (August 2018) or "URAS", which looks at current / future need and supply, and a Campus Capacity Study (August 2018), henceforth referred to as the "CCS".
- 6.5 The URAS, attached within **Appendix 1**, looks at key evidence concerning;
1. Student demand;
 2. Available student accommodation supply (including private renting and Houses of Multiple Occupation or "HMO");
 3. Accommodation shortfall.
- 6.6 The University is a global top 200 UK institution which attracted 14,005 full-time students in 2016/17 and has grown student numbers by 22% over the last 5 years and contributes some £650m annually to the local economy and employs over 3,700 people. This growth has been accelerating since changes to the tuition fee system and the removal of Student Number Controls which has created competition for students, coupled with record numbers of 18-year olds applying for higher education places.

- 6.7 This significant growth and the limited availability of purpose-built student accommodation that students can be offered has increased pressure on the local housing market through greater demand for HMO accommodation. Consequently, the number of students living in HMOs has grown by 750 in the past two years¹. Since 2011/12, there has been an increase of at least 915 students living in HMOs. Figures for total recorded students residing in HMOs (as not all HMOs are officially registered with the Council) during 2016/17 reached just under 1,600 students (911 HMO registered properties). This is significant.
- 6.8 Given the notable impacts on a local community from HMOs and the projected significant growth in HMO occupation, it is useful to highlight data that tests whether the number of students in HMOs can be reduced through the efficient provision of beds within purpose-built accommodation (i.e. increased density of students within effectively managed accommodation). On page 41 of the URAS this theory is tested. Only in two years between 2010/11 and 2016/17 were student numbers in HMOs found to have dropped. These two reductions coincided with the opening of two large student accommodation blocks (Childs Hall in 2012 with 594 beds, and Bridges Hall in 2014/15 with 649 beds), demonstrating a clear student preference for purpose-built student accommodation, where it is available.
- 6.9 Therefore, in order to reduce any undesirable impacts from students residing in HMOs, free up existing HMO housing stock to the open market and effectively manage student behaviour, there is a clear need to support the provision of purpose-built student accommodation.
- 6.10 Student numbers have grown 28% between 2007/8 and 2016/17 (over four times the 5% national average), with growth projected to continue. Looking towards the future, student accommodation numbers are due to grow from just over 16,000 (2017/18) to around 21,000 by 2028. In terms of student origins, in 2016/17 28% of the student body came from outside the UK, reflecting the importance of the University's global engagement strategy to maintain and grow its international reputation. For the same year, the University recruited 74% of its students from outside the South East.

¹ Based on the Council's methodology for converting student bed spaces to residential unit numbers (that four student bedrooms would free up one dwelling), as set out within the Reading Housing and Economic Land Availability Assessment (November 2017), Volume 1: Main Report (Document EV014 of the Evidence Documents) at paragraph 7.3, this would equate to a further c.188 dwellings being taken by HMO use.

- 6.11 The lack of available student accommodation to meet this growth means that the University is unable to meet its first-year student guarantee (where first year students who have the University as their first choice are guaranteed accommodation), and over 1,000 first year students have been unable to secure a bed in 2017/18. This shortfall is projected to rise to over 2,000 students by 2020/21 and over 3,000 by 2028/29. This widening gap between demand and supply is illustrated on p47 of the URAS. Moreover, an increased number of students without an increased supply of appropriate student accommodation will inevitably increase demand for HMOs.
- 6.12 Across all years of study, for 2017/18, 5,000 students were unable to find a student bed. This number is set to grow to 6,875 by 2020/21. By 2028, the number of students across all years who are unable to be accommodated within purpose-based student housing provided by both the University and other providers could rise to 12,865. Without enough purpose-built student accommodation, this will further increase HMO demand.
- 6.13 Lack of supply, in particular for first year students, risks damaging the University's reputation over the longer term, and causing harm to the student experience of those who are forced to seek often low quality HMO accommodation. The University is in urgent need of new student bed spaces to maintain and enhance its attractiveness in the marketplace.
- 6.14 The Council has asserted, in response to the University's previous representations on Policy H12, that the needs for student accommodation are far from clear-cut. The above referenced evidence, expanded upon within the URAS within Appendix 1, significantly assists in clarifying any ambiguity that may have previously existed on the extent of need for Student Accommodation.
- 6.15 Whilst the emerging Local Plan is to be examined on the basis of the previous NPPF (2012), it is interesting to note that the revised NPPF (July 2018), at paragraph 61, reflects the Government's intention that planning policies should reflect the need for housing for different groups in the community, including students. The emerging Local Plan has the opportunity to do this.
- 6.16 The Council has further stated that in order to meet "very significant needs for general housing" the restriction of student housing proposals to areas on or adjacent to existing higher or further education campuses (or reconfiguration of existing student accommodation) would help ensure "housing sites are not lost to another use where need is not as clearly demonstrable and where there are options for providing student accommodation on other sites." The Council is making reference to existing University

sites which it considers are "extremely large" and capable of providing for student accommodation.

- 6.17 In order to test the Council's assumption of the ability for further student accommodation to be accommodated on or adjacent to existing campus locations, a Campus Capacity Study ("CSS") has been carried out (**Appendix 2**).
- 6.18 The CSS demonstrates that in capacity terms, but without detailed design work, it is possible (subject to detailed design and layout) to accommodate c.1,900 new student bedrooms on University landholdings, on close to the London Road and Whiteknights campuses.
- 6.19 The URAS demonstrates that by 2028, the potential first year student bed space shortfall could rise to 3,000 (shortfall currently sits at c.1,000 bed spaces for first year students), and across all years to 12,865 (shortfall currently sits at c.5,000 bed spaces across all years). Such numbers could not be accommodated by the identified potential capacity on University land and on the campuses (which assumes all available sites are capable of being developed during that time).
- 6.20 It is therefore apparent that in order to meet the urgent need for purpose-built student accommodation there is a need to support, in addition to University Campus land and sites adjacent thereto, provision on other sustainable locations across the Borough where safe and convenient access to the University, and other necessary services and facilities are available (i.e. by walking, cycling or use of public transport).
- 6.21 The University considers that the evidence demonstrates that rather than worsen the need for general market housing, the supporting of other sustainable locations for purpose-built student accommodation across the Borough would in reality represent more efficient delivery for this need in a way where student activity (including noise and parking) can be managed. In turn this would support University growth, the local economy, and the reduction of demand for HMO accommodation (which brings separate potential undesirable community impacts).
- 6.22 The University therefore reiterates its recommendation that the first paragraph of Policy H12 be amended as referred below:

"New student accommodation will be provided on or adjacent to existing further or higher education campuses, or as an extension or reconfiguration of existing student accommodation, or in other sustainable locations with convenient access via walking, cycling or public transport modes, to services, facilities and places of study."

- 6.23 There are a number of benefits which can arise from a partnership arrangement between providers of purpose-based student accommodation and further or higher education institutions, including a consistent approach for student management plans. Such benefits should be recognised within the supporting text to Policy H12 through insertion of suitable text as set out below (a suitable location for this text would be within paragraph 4.4.96 of the emerging Local Plan):

"The Council recognises the benefits that can arise from the provision of purpose-built student accommodation where there is a partnership arrangement with a further or higher education institution."

- 6.24 Without the above amendments, and related changes through the emerging Local Plan for consistency, the University would consider Policy H12 to be ineffective in providing for student housing need and would therefore be unsound.

7.0 Q10a. Is Policy H12 consistent with other Policies in the LP and if not, is this approach justified? (For example, is the reference to student accommodation Policy CR13a consistent and if not why not?)

- 7.1 The proposed allocation of student accommodation at Reading Prison under Policy CR13a would not be consistent with the requirements of Policy H12 as drafted as it is not on or adjacent to an existing campus, nor would it represent a reconfiguration of existing student accommodation. The University considers the Reading Prison site is challenging due to heritage constraints but is certainly located in a sustainable location with convenient access to University Campuses, and other services and facilities. This illustrates, by example, a circumstance where student accommodation in another sustainable location could make a contribution to the needs of the University and other further education institutions in Reading.

8.0 Q10b. Is Policy H12 consistent with Policy OU1 where it relates to education?

- 8.1 No. The University, as referred in previous representations, has supported the principle of Policy OU1, in particular Council support for additional development for further and higher education.

- 8.2 There is however a disconnect between Policies OU1 and H12 in that Policy OU1 would, as a result of evidenced student accommodation shortfall (projected to increase over the next ten years), potentially restrict any additional education facility development by the University if there is a constraint to the delivery of student accommodation. This policy, as drafted, and as a consequence of the present drafting of H12, would risk constraining the growth of the University, a move which would limit the economic benefits the institution contributes to the Borough, and would also risk damage to its enviable national and international reputation as a high performing, growing institution. Such damage could have potential long lasting negative implications for the University.
- 8.3 In order to protect against the current overly onerous wording of the final sentence of the first paragraph of this policy, the University recommends that it is amended to apply only to additional development where this would generate a **demonstrable** increase in student numbers (not all additional higher education development would result in a direct increase in student numbers).
- 8.4 Furthermore, there should be recognition that any requirement for additional student housing to support additional student generating development should be based on what is reasonable and practicable. The University has demonstrated its strong desire to support the provision of further student accommodation through the representations and evidence base provided in response to Policy H12, however, it is unrealistic and unreasonable for any higher or further education establishment to be expected to be capable of providing student accommodation for its entire student population.
- 8.5 Suggested wording changes to the final sentence of the first paragraph of Policy OU1, to ensure consistency with Policy ER2 (Whiteknights Campus policy) is provided below:
- "Proposals for additional development for further and higher education, where this would result in a demonstrable increase in student numbers, should where reasonably practicable, will only be acceptable where it can be demonstrated that, additional students can be housed be supported by an appropriate increase in existing or planned student accommodation."**
- 8.6 Finally, there would also be a corresponding need to ensure the wording of the supporting text in Paragraph 4.7.9 is amended to reflect proposed changes to Policy H12 by also referring to other sustainable locations.
- 9.0 Q11. No comment.

Appendix 1

University of Reading: Accommodation Strategy 2018-2028



**University of
Reading**

Accommodation Strategy

**Part 1 – gap analysis
July 2018- 2028**



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University of
Reading

Context

Aims of the Accommodation Strategy

Context

Introduction

The University of Reading is a global top 200 UK institution that attracted 14,005 full-time students in 2016/17¹ and has grown student numbers by 22% over the last five years, far above the national average increase of 5% over the same period.

Ambition

"Our ambition, now and towards 2026, is to enhance our standing as a leader in research and higher education that defines and responds to the needs of individuals and societies, and, by so doing, to be counted among the very best universities in the UK and internationally. As a result, we will also be significantly larger in terms of students, global reach and presence²."

University of Reading 2026 Strategy

This Strategy

The provision of high-quality student accommodation is central to the University's objectives. For that reason, The University of Reading views the preparation of an Accommodation Strategy as a priority undertaking.

The objective of this Strategy is to outline the scale of undersupply and determine the best approach to securing sufficient, modern and affordable student accommodation that addresses existing and future forecast demand. At the same time, it needs to help to ease pressure on the local housing stock over the next 10 years.

The importance of developing this Strategy is three-fold. Firstly, it recognises that the availability and quality of purpose-built student accommodation provides benefits to the recruitment process. It also significantly contributes to the student experience in terms of wellbeing, integration, retention and academic success.

Secondly, the Strategy will allow the University to take a more detailed and long-term view of development opportunities, both on campus and further afield. The aim is to develop enough student rooms to prevent the intensive use of private multiple occupancy housing in and around the campus boundary, freeing up valuable affordable space for families and professionals to rent.

Finally, the Strategy will enable the University to look in an innovative way at a range of accommodation options to support an ever-changing and competitive higher education environment. By working with the very best development partners and service providers, the University aims to be at the forefront of accommodation provision for future generations of students.

1. HESA

2. University of Reading



University of
Reading

Executive Summary



University of Reading

Full-time student numbers are growing at a rate over four times the national average, with non-UK students up 41% over the last five years

The University offers almost 5,000 beds to students and has struggled to meet its accommodation guarantee resulting in significant waiting lists

Privately rented accommodation is 46% more expensive than University stock, with an average price of £9,500p/a, £1,100 more than the maximum Student Maintenance Loan



The number of students in HMOs is rising faster than the growth in students overall – with numbers up by 750 in the last two years

Based on University growth projections, the shortfall in accommodation for first years will rise from >1,000 in 2017/18 to >2,000 in 2020/21

5,000 students needing a bed were unable to secure one in 2017/18, rising to 6,875 in 2020/21 – the equivalent of 465 HMOs without further PBSA development

Executive Summary

Summary

The University has grown significantly over recent years and is operating in a fast-changing and highly competitive sector. Growth means that demand for accommodation bed spaces is fast outstripping supply, a problem that is likely to become more acute as the University continues to grow. The lack of accommodation available to the University is placing considerable pressure on the local housing market, restricting the number of homes available for the local community.

A lack of accommodation is also damaging the student experience and has the potential to impact on the University's recruitment strategy and overall reputation if not addressed.

This Accommodation Strategy therefore articulates the need for development, and the benefits of additional accommodation supply to the community, as well as to the University itself.

It outlines the number of additional bed spaces required to manage the increased future demand. It also considers the type and mix of halls the University believes are appropriate for its students. The Strategy is also intended to act as a guide for all interested stakeholder groups as to how the University is looking to choose its development sites and how these would fit with student management plans.

The University's student population brings a number of benefits to the local community, including a number of student-led volunteering projects, and the University wishes to further enhance this impact in the future.

Student Demand

Growth at the University has accelerated since changes to the tuition fee system and the removal of Student Number Controls (SNCs) created a true market in Higher Education. Since 2011/12, full-time student numbers at the University have increased by 22% - over four times the national average rate of growth of 5%.

The University's student population is younger than average, with 61% of all students aged 20 or below compared with the 51% national average. Since 2011/12, this cohort has grown by 29% - over three times faster than the national average of 8%. This is not only increasing demand for accommodation, but also for stock that is close to campus, delivers high standards of pastoral care and ensures good mental health.

74% of the University of Reading student population is now from outside the South East, far above the national average of 60% of students studying outside their home region. Non-UK students have increased by 41% since 2011/12, over five times the national average rate of increase of 7% over the same period. These non-UK students have a strong preference for safe and secure purpose-built stock in sustainable locations in the locale.

1: All levels of study

Executive Summary

In 2016/17, the University was home to 2,530 more students from outside of Reading and Wokingham than was the case in 2011/12, dramatically increasing the demand for accommodation and placing more pressure on the local housing market.

UK Higher Education

The UK Higher Education system has undergone a period of significant change over recent years, with the sector opened up to market forces which are intensifying levels of competition. Quality institutions such as The University of Reading are best placed to succeed in this environment.

Students are increasingly studying outside of their home regions (numbers are up 34% between 2007/08 and 2016/17),¹ accompanied by a 47% increase in non-UK students over the same period.

Allied to these increases is the fact that the UK's population of 18 year olds is expected to grow by 25% between 2020 and 2030, with the Higher Education Policy Institute (HEPI) predicting that demand for Higher Education places could rise by 500,000 by this date.

Purpose-built Student Accommodation (PBSA)

The PBSA market is growing dramatically as students demand high quality stock that supports and enhances the student experience. PBSA provides safety and security, and allows for good levels of pastoral care at a time when student mental health is a key concern. Students are looking for accommodation on or close to campus or other sustainable locations with good transport links to the campus to support their learning efforts.

1: HESA
2: <http://www.hepi.ac.uk/2018/03/16/student-numbers-set-grow-isnt-time-ensure-will-staff-teach/>

University of Reading Accommodation

The University can offer just under 5,000 bed spaces to students for the 2018/19 academic year. The University usually guarantees new students a hall place if they hold the University as their preferred choice at academic application stage. Because of the lack of accommodation the University cannot extend a hall place guarantee. The offer of accommodation is a key marketing and recruitment tool in today's market. However, the University has been struggling to meet its current guarantee, with all beds fully occupied for the last five years. and a significant waiting list for beds.

There are high levels of satisfaction with University stock, with extensive support and pastoral care offered to students. All halls are located no more than 15 minutes from the University library.

Private Sector renting

The private sector offer is very different to halls accommodation, Overall, private stock is 46% more expensive than the average University bed which puts further pressure on students coming to University for the first time.

Those students without a halls offer are forced to find accommodation in the private rented sector in Houses in Multiple Occupation (HMOs), with a growing and high concentration of students between the city centre and the Whiteknights Campus causing concern from local residents.

The number of students living in HMOs is rising faster than the growth in students overall and significantly higher than the national average.

Executive Summary

This highlights the pressure being placed on the private housing market by growing student numbers, with the number in HMOs growing by 750 in the last two years – the equivalent of 188 more houses being occupied by students in the local community.¹

The Draft Reading Local Plan recognises that expansion is putting pressure on the local housing market and there is an issue with accommodating students in the area.

Accommodation Shortfall

This Accommodation Strategy highlights that the University of Reading is a growing and attractive institution that has performs well in the face of intense competition in the Higher Education sector. The University's ongoing investment in its estate, facilities and curriculum means that further growth in student numbers is anticipated in the future.

From the current headcount of just over 16,000 students in 2017/18, the University is expecting to grow numbers to around 21,000 over the life of this Strategy.

Student number growth and a lack of accommodation supply means that the University has been unable to meet its provision of accommodation to eligible first years for a number of years and given the University's projected rate of growth, this shortfall has the potential to continue to rise to over by 2020/21 with the potential for demand to outstrip supply by over 3,000 students by 2028/29.

1. At four students per house
2. C&W Student Accommodation Advisory

In terms of overall student demand across all years of study, over 5,000 students requiring a bed are unable to secure a PBSA room in 2017/18, with this figure set to grow to 6,875 by 2020/21 – the equivalent of 465 houses without further PBSA development².

The current accommodation shortfall is unsustainable for both the University and local community.

University Accommodation Requirements

The University is in urgent need of new bed spaces to maintain and enhance its attractiveness in a competitive marketplace, and to reduce its impact on the local community in both the short and long term the University will look to work closely with Reading Borough Council and Wokingham Borough Council to deliver effective solutions

The University is open to working with accommodation partners so that the student experience and student welfare provision is enhanced.

The University will look to deliver accommodation that meets the following key criteria.

- Accommodation located on or in reasonably close proximity to campus or other sustainable locations with good transport links to the campus
- Accommodation should complement existing stock – with the University and/or partner delivering accommodation that has wide pricing appeal.
- The University would only support minimal studio-only or high rent developments.

Executive Summary

- Accommodation should be delivered alongside effective and comprehensive student management plans to minimise negative impacts on the local community
- The University wishes to deliver a broad range of room types (and rents) to maximise appeal to its broad and diverse student body
- The University wishes to deliver accommodation with social and communal space at its heart.

Accommodation Locations

The University is now assessing sites on its own campus and the number of bed spaces these could potentially yield should development be brought forward.

There is potential for any development to combine with agreements with private sector partners to allow for flexibility and the University's desire to reduce its impact on the local housing market.



University of
Reading

Background

The University of Reading & UK Higher
Education

Context

University Strategy

Recent years have seen the UK Higher Education system undergo a period of significant change, with the sector now truly opened to market forces which are intensifying levels of competition. The removal of Student Numbers Controls (SNCs) in 2015/16 means that UK universities are now competing openly in a free market, with those able to offer the best educational and career outcomes, alongside an outstanding student experience, best placed to grow and succeed in the future.

The University has been proactive in recognising changes to the Higher Education sector, and the institution's Vision Ambition Strategy to 2026 notes that *"business as usual will not be enough"* and that the sector has changed in terms of finance, recruitment and competition.

Key to this is a need to *"transform what we offer, in light of our own distinctive identity and our understanding of 21st century needs"*.

The University will look to *"enhance our standing as a leader in research and higher education that defines and responds to the needs of individuals and societies, and, by so doing, to be counted among the very best universities in the UK and internationally"*.

Delivering sufficient and quality accommodation is central to the University attracting the best students to deliver on this ambition.



VISION
AMBITION
STRATEGY
2026
THE UNIVERSITY OF READING

1. University of Reading Strategy 2026

Context

UK Higher Education

The UK is the second largest Higher Education market globally behind the United States and full time student numbers at UK universities have grown by 23% between 2007/08 and 2016/17.¹ Students are increasingly studying outside of their home regions, attracted by quality universities across the UK that can deliver a great student experience and positive career outcomes. There are now 34% more students studying outside of their home region in 2016/17 than was the case in 2007/08 and the composition of the student body is driving demand for student accommodation bed spaces.

There has been a 47% increase in non-UK students over this period, driven by a globalised student body that is demanding quality and secure purpose-built student accommodation (PBSA) during their time in the UK. Further, there has been 27% growth in students aged 20 or under over this period, with this cohort away from home for the first time and demanding the security that purpose-built stock on or campus or in sustainable locations in the locale can deliver.

UK 18 year olds

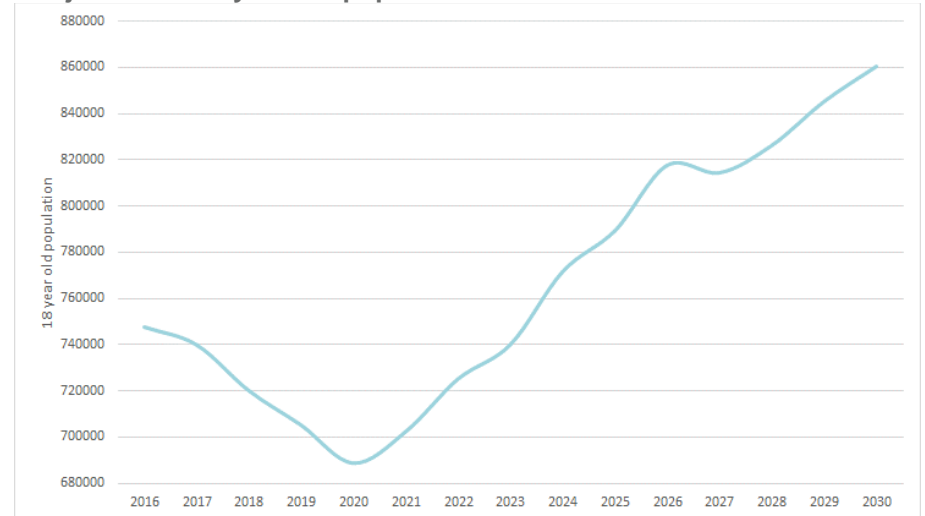
The UK is currently experiencing a demographic dip in its 18 year old population, which expected to reach its nadir in 2020. Following this date, the number of 18 year olds is expected to accelerate and grow by 25% to 2030. This is expected – alongside the continued attractiveness of the UK to international students – to increase the demand for Higher Education places to grow significantly.

1: HESA 2016/17

2: UCAS

3: <http://www.hepi.ac.uk/2018/03/16/student-numbers-set-grow-isnt-time-ensure-will-staff-teach/>

Projected UK 18 year old population 2016-2030



Source: ONS

Coupled with a record percentage of 18 year olds securing a Higher Education place in 2017/18 (32.6%)², the sector seems set to continue to grow.

The Higher Education Policy Institute (HEPI) forecasts that 300,000-350,000 full-time places will be required by 2030³ to keep pace with demand, and that if the male participation rate was to catch up with that of females, this figure would rise to 500,000.

As a Higher Education success story, the University of Reading is benefiting from this wider sector growth, and this will impact significantly on demand for student accommodation and the future requirement for bed spaces.

Context

Aims of the Strategy

The University believes that it needs to develop additional accommodation to raise both the quantum and quality of rooms it provides to students to enhance the student experience and support its wider Strategic Vision. This Strategy aims to:

- Outline the demographic make-up of the student body and the University's plans for future growth
- Outline the number of beds the University will require in the future to ensure its success and sustainability
- Explore the type and mix of rooms the University requires, and how these will benefit student wellbeing and experience
- Guide potential development partners as to what accommodation the University deems suitable for its students
- Act as a point of reference outlining the University's aspirations for the future
- To provide information to all interested stakeholders local community as to how the University would choose sites for future development and how students will be managed in the community.

The University

The University is a global top 200 institution hosting students from over 200 countries. The University of Reading is home to over 50 research centres and is a four time winner of the Queen's Anniversary Prize for Higher Education.

To maintain its position in the sector, the University's key ambition is to continuously invest in providing first class facilities for its students. Recognising the competitive nature of the sector, the University is investing over £200m in improving its facilities as part of its 2026:TRANSFORM project.

Further ambitious proposed projects are also being considered as the University approaches its centenary in 2026.

Context

Economic Impact

The economic, cultural and educational benefits of the University flow well beyond our campuses.

We train the people that the local community relies on, including teachers and NHS professionals. We work in partnership with over 300 schools in the south east of England and our Institute of Education is recognised by Ofsted for the high quality of support we provide to schools and Reading Partnership Teachers on placement. The first group of medical professionals to complete our Physician Associate programme graduated in December 2017 and are working in hospitals and GP practices, including the Royal Berkshire Hospital.

The Reading Internship Scheme places undergraduate students in start-ups, small-to-medium-sized enterprises and small charities. The scheme gives these organisations access to skills while providing students with professional work experience. In the 2016/17 academic year, 68 students completed placements with 42 local enterprises.

The University of Reading-owned Thames Valley Science Park has recently opened its doors, with tenants moving into the flagship £35 million 'Gateway' building. It provides flexible office and laboratory space and high-speed digital infrastructure for around 20 technology-led companies. It will be one of the biggest dedicated science parks in the region. Every day we are open to the local community through our Sports Park, four museums and award-winning grounds. Each year we attract thousands of people to our public events including lectures, music concerts and exhibitions.

Student Accommodation

The University is currently able to offer 4,982 beds on its Whiteknights campus to its students, with the last block, Bridges Hall, redeveloped in time for the 2014/15 academic year. Since this date, there has been no further development.

There is a clear need to develop additional bed spaces to meet the anticipated demand, especially given the University's significant growth over recent years. This has been evidenced by significant waiting lists for accommodation and the reduced number of returners being able to access University accommodation.

- despite the University only offering a guarantee of a room to specific cohorts students². The University is already unable to offer a bed space to every first year student that may demand one and very few continuing students are successful in their bid to secure a hall place.

Context

Pastoral Care

The University is committed to supporting student wellbeing and believes that its accommodation provision is central to this, especially in an environment where five times as many students are reporting mental health issues than was the case ten years ago, ¹ with 94% of universities reporting an increase in demand for mental health services. The University is particularly aware of supporting students that may be living away from home for the first time.²

With students likely to spend more time in their accommodation than any other area during their studies, the Institute of Public Policy Research reports that instances of mental health issues are lesser during the first year of study. While certain pressures may be heightened at different periods of a students' degree, there is arguably more support available for first student residing in University provided halls. Therefore, it is vital that the University continues to house all new students in their accommodation.

1. https://www.ippr.org/files/2017-09/1504645674_not-by-degrees170905.pdf

2. <https://www.reading.ac.uk/internal/staffportal/news/articles/spsn632965.aspx>

3. Small Houses in Multiple Occupation and the Article 4 Direction Review' – July 2015, Reading Borough Council

4. At four students per household

5. Small Houses in Multiple Occupation and the Article 4 Direction Review' – July 2015, Reading Borough Council

6. http://www.reading.gov.uk/media/7154/DraftReadingBoroughLocalPlan0517/pdf/Draft_Reading_Borough_Local_Plan_0517.pdf

Community Impact

The University's lack of accommodation supply and accompanying growth means that considerable pressure is being placed on the community, especially in terms of the local housing market. This is acknowledged by Reading Borough Council which notes the *“growing student population was having serious and deleterious impacts on local residential areas”*.³

In 2016/17, 35% of the student population ordinarily domiciled outside the University of Reading local authority area were living in the private rented sector – higher than the 31% national average.

Since 2011/12, the number of students living in Houses in Multiple Occupation (HMOs) has grown by 915 students – the equivalent of 229 houses.⁴

The University is committed, where possible, to housing more of its students on campus or in sustainable locations in the locale, however the University also faces the challenge of limited availability for development sites. In order to enhance the student experience and support levels of pastoral care the University may also need to look further afield for the development of hall style accommodation so as not to place additional strain on the housing market and avoiding the *“negative impacts that high levels of tenure turnover can have on communities”*.⁵

Reading Borough Council notes that *“it is important that sufficient accommodation is provided to enable students to live close to where they study”*.⁶



University of
Reading

Student Demand

Demand for student accommodation at the
University of Reading

Student Demand

Sources of Demand

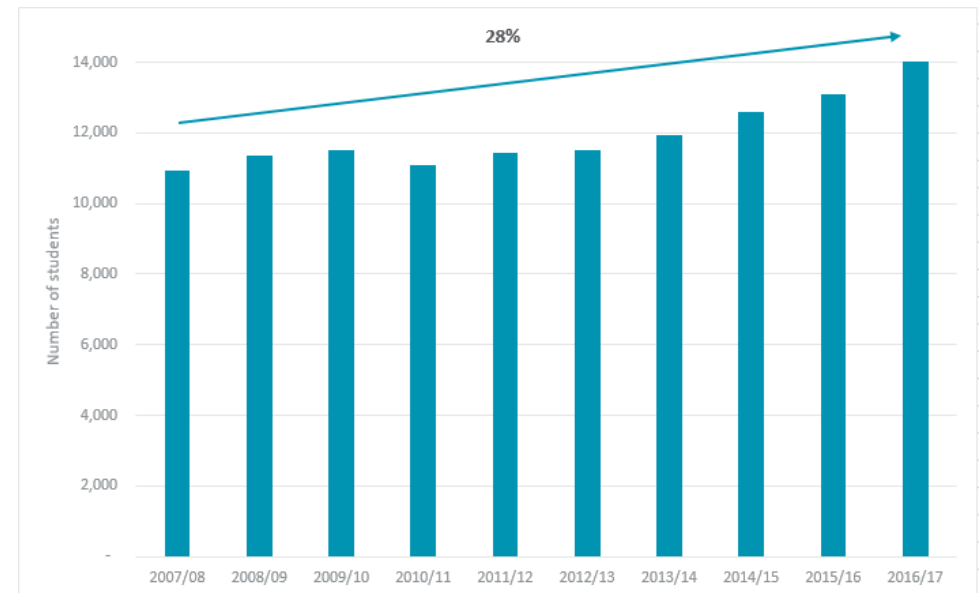
Recognising the changing nature of the University population is important in determining the volume, type and location of student accommodation that is required in the market, to ensure future developments meet the needs of the changing student community.

The key drivers of change have been analysed in relation to demographic breakdown of the student population at Reading. This section also makes comparisons with the rest of the UK student population in order to determine patterns across the UK.

A number of factors have influenced demand levels in the UK, including changes to the tuition fee system in 2012. The University of Reading was one of the few in the UK not to experience a noticeable dip in student numbers following this change in 2012, with student numbers reaching a peak of 14,005 in 2016/17.

The chart adjacent illustrates how full-time students have consistently grown over time. The growth level of 28% since 2007/08 exceeds growth levels of 23% seen across the UK.

Full-time student number growth 2007/08 to 2016/17



Source: HESA 2016/17

The increase of students over the last five years has changed the institution's growth trajectory significantly and this is examined in more detail overleaf.

Full-time student numbers
have grown by 22% over
the last five years – over
four times the national
average¹



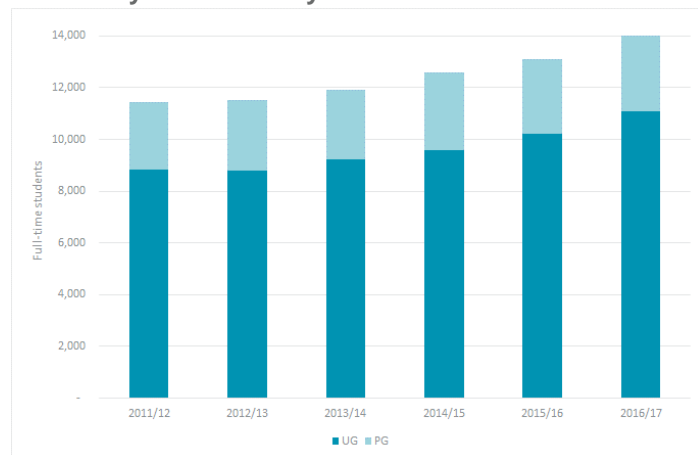
Student Demand

Sources of Demand

The Browne Report of 2010 has ushered in significant changes to the student funding system and sought to “create genuine competition for students between Higher Education institutions”.¹ The removal of Student Number Controls (SNCs)² in 2015/16 as a result of this marketisation has allowed quality institutions to grow student numbers, whilst less attractive universities have struggled.

Befitting the University’s status as a leading research and teaching institution, growth has come from both the undergraduate and postgraduate population; with the former growing by 26% and the latter by 11% over the same period – both far ahead of national averages.

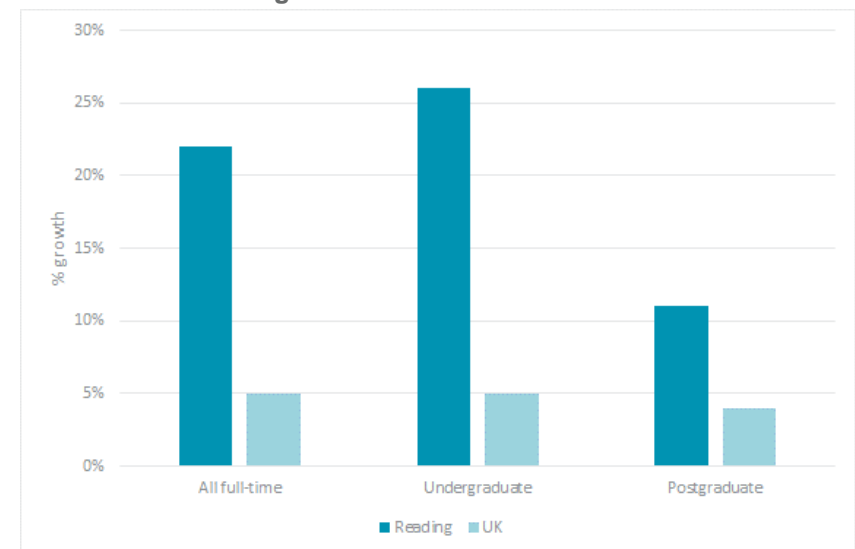
Growth by level of study 2011/12 to 2016/17



Source: HESA 2011/12 to 2016/17

As a leading research-intensive institution, the University of Reading has been well placed in the market to benefit from these policy changes, with full-time student numbers growing by a significant 22% since 2011/12, over four times the national rate of growth of 5% over the same period.

Growth vs UK average 2011/12 to 2016/17



Source: HESA 2011/12 to 2016/17

1: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/422565/bis-10-1208-securing-sustainable-higher-education-browne-report.pdf

2: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/263942/35062_Autumn_Statement_2013.pdf

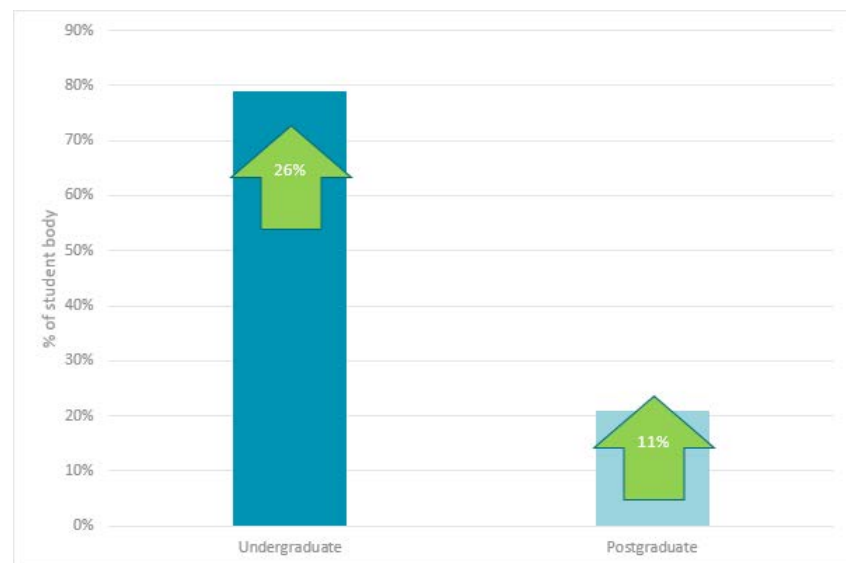
Student Demand

Level of Study

Whilst the intake of students at the University is predominantly undergraduate, over one in five students are studying at postgraduate level. Postgraduate students make up 21% of the student population at the University, above the national average of 18%, reflecting the institution's research focus and values.

This mix of students necessitates the University providing a range of accommodation to meet demand from different student cohorts.

Full-time students by level of study



Source: HESA 2016/17

Age Profile

60% of the total student body at The University of Reading is aged between 18 and 20 in 2016/17 – above the national average of 58%.

Growth can be observed across almost all age groups, with students under the age of 20 showing the fastest growth reflecting the University's ability to attract younger students. This is positive in terms of demand for on campus student accommodation, as younger students usually prefer to live in an on campus community.

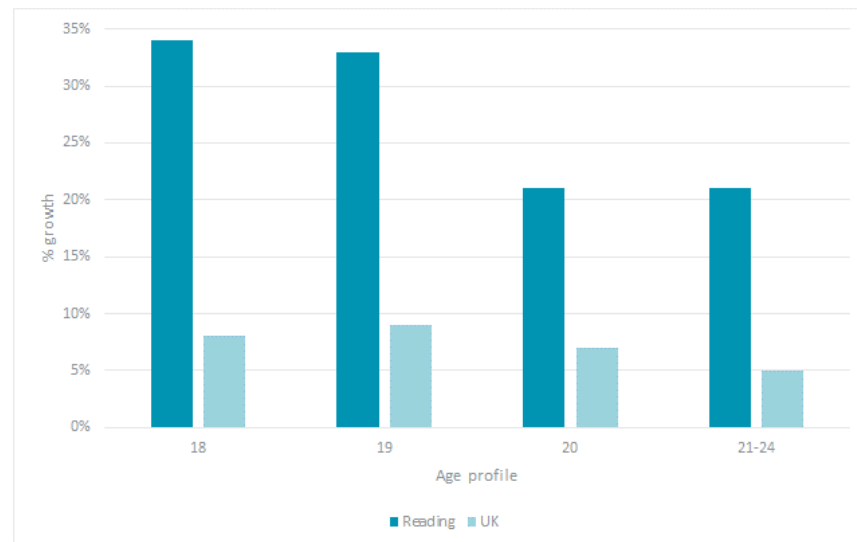
The University's growth over recent years means that the growth in the student population under the age of 20 has been strong – 29% between 2011/12 and 2016/17 compared to the national average of 8% over the same period.

These trends have implications in terms of the quantum and type of accommodation the University needs to provide in the future. It also has implications in terms of pastoral care.

Student Demand

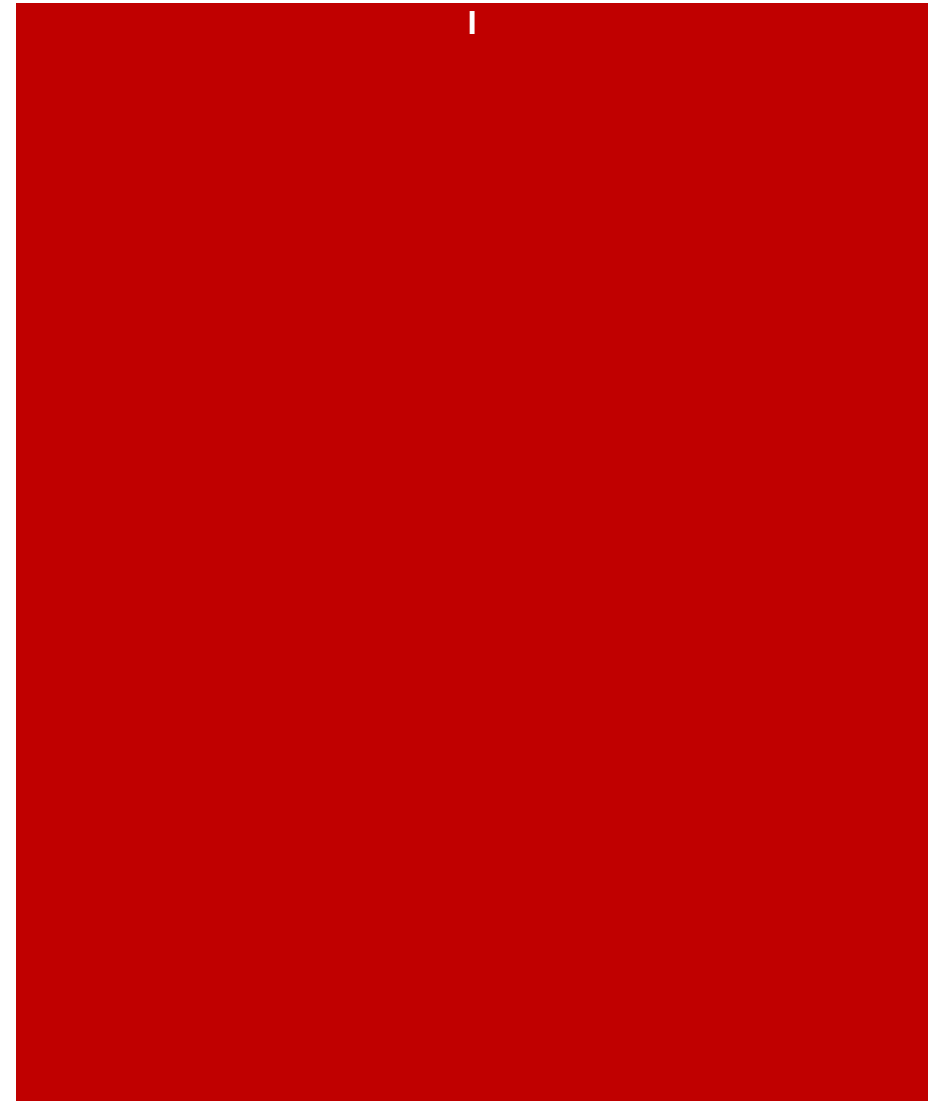
Age profile (cont.)

Full-time student growth by age group 2011/12 to 2016/17



Source: HESA 2011/12 to 2016/17

The relative youth of the student population at the University has implications in terms of the type and location of accommodation provided – especially in terms of pastoral care and the impact of the student community on the wider population.



Student Demand

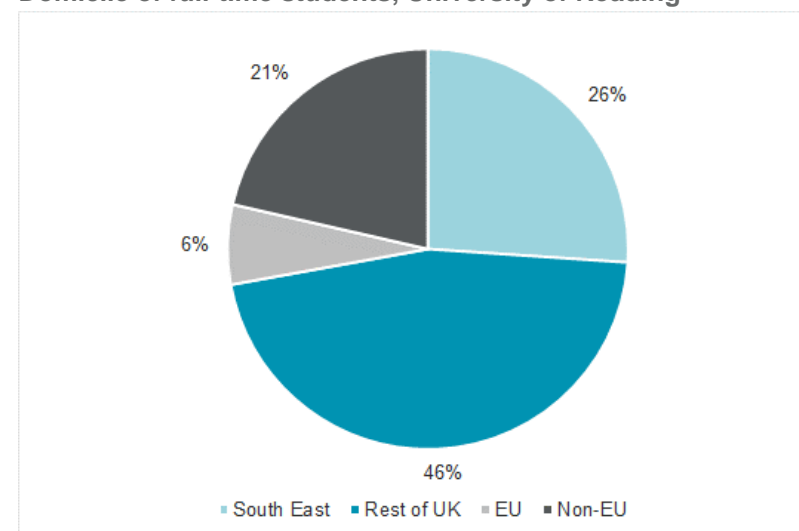
Domicile

Many high ranking institutions are increasingly recruiting internationally, as Universities focus on growing their global presence. As such, the number of students studying outside of their region has significantly increased over the last decade; in part, driven by students from outside the UK.

Global engagement has formed a key element of the University's 2026 strategy, resulting in a large international student population in Reading. This is reflected in the breakdown of students by domicile, with 28% of the student body from outside of the UK (above the national average of 24%). In particular, a large proportion of this group has been driven by a rise in non-EU students. This is expected to increase following the launch of a brand new campus in Malaysia in 2016.

It is been widely acknowledged that purpose-built student accommodation is preferred among most international students due to the convenience of high levels of security, booking online in advance, as well as the facilities and services provided. International students are therefore most likely to demand a room on campus, benefitting from proximity to the University and city centre. These trends are increasing the demand for student accommodation at the University.

Domicile of full-time students, University of Reading



Source: HESA 2016/17

Reflecting the University's overall growth and international reputation, student numbers from outside the UK have grown significantly over recent years. These trends deliver on The University of Reading's ambition to be *"an international institution in terms of our student and staff community"*.¹

The domicile make-up of the student body is examined in more detail overleaf.

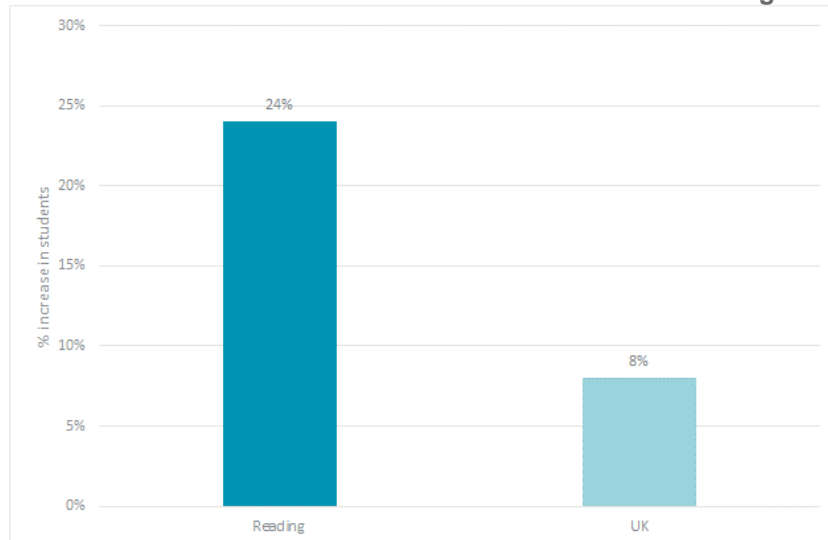
1: <http://www.reading.ac.uk/web/files/Aboutus/university-strategy.pdf>

Student Demand

The University's projected recruitment performance means that the institution is recruiting an increasing proportion of students from outside the South East region.¹ The University now recruits 74% of its students from outside the South East, far above the university average of 60% of the student body ordinarily domiciled outside the institution's region.

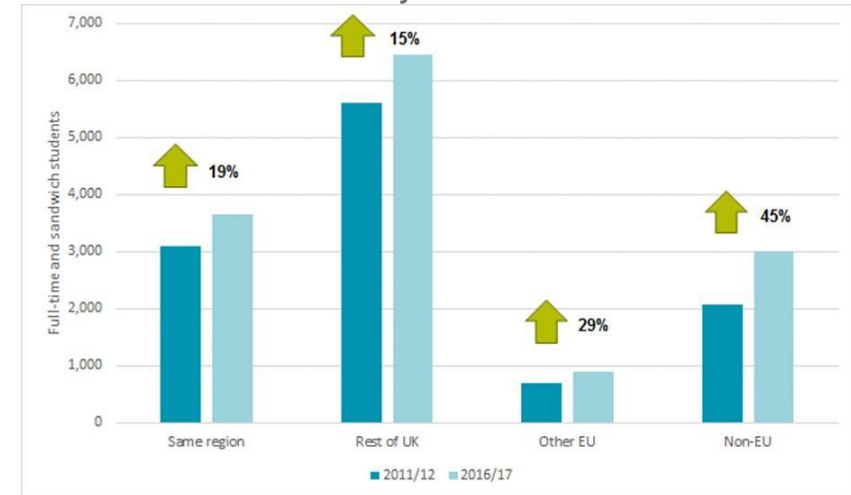
Since 2011/12, the University has increased its recruitment of students from outside the region by 24% - far above the national average increase of 8% and the equivalent of 2,530 students.

Growth in full-time students from outside the South East region



Source: HESA 2011/12 to 2016/17

Growth in full-time students by domicile



Source: HESA 2011/12 to 2016/17

The University's growth in students from outside the region is reflected by changes to the domicile make-up of the overall intake. Whilst there has been a 15% increase in students from the UK outside the South East, the fastest growth has been in students from outside the UK – with students from the EU growing by 29% and international students growing by 45% between 2011/12 and 2016/17.

1: <https://www.ons.gov.uk/methodology/geography/ukgeographies/administrativegeography/england>

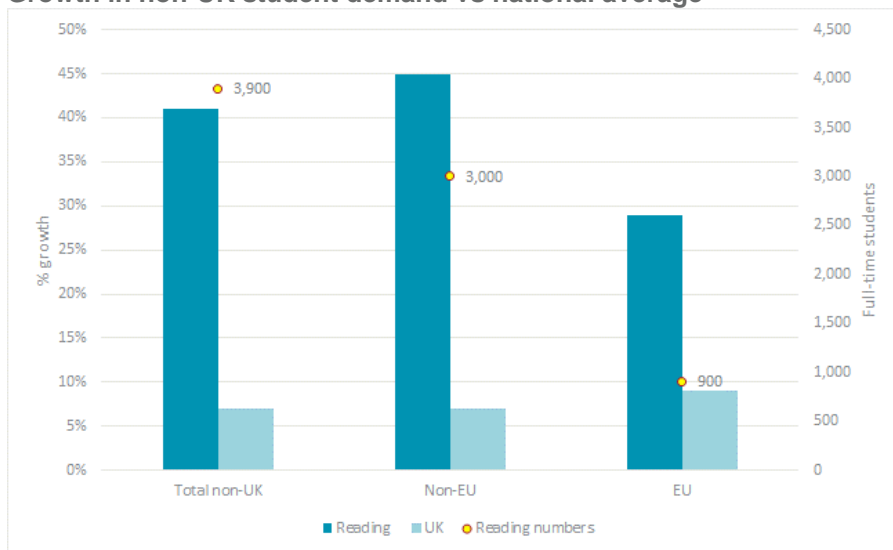
International student numbers have grown by 45% over the last five years – six times the national average¹



Student Demand

The University's recruitment of non-UK students is compared with the national average below.

Growth in non-UK student demand vs national average



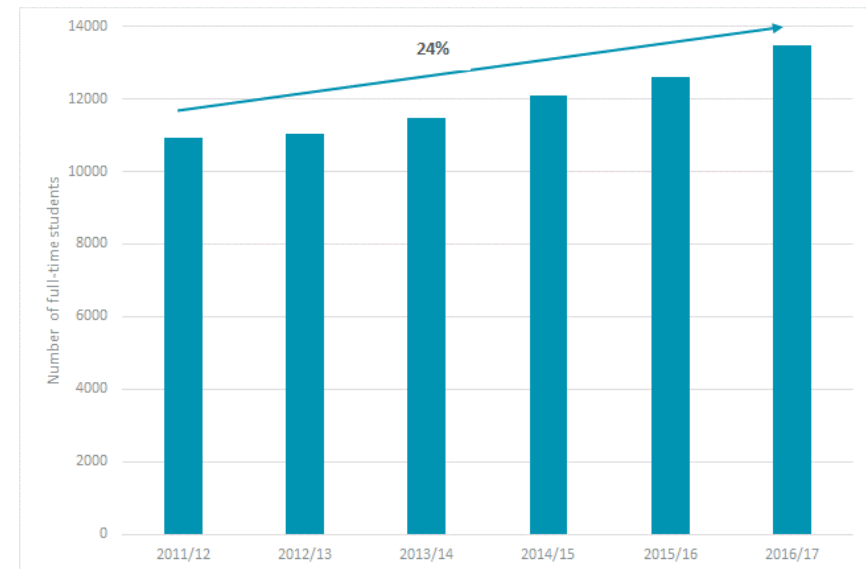
Source: HESA 2011/12 to 2016/17

The University has increased students from outside the UK by 41% since 2011/12, over five times the national average rate of increase over the same period. The University is now home to 3,900 international students.

Trends in recruitment all indicate that the University is recruiting from a wider base than ever before. **The number of students from outside of the Reading Borough Council and Wokingham Borough Council administrative areas has grown by 2,530 students between 2011/12 and 2016/17 – an increase of 24%.**

These consistent levels of growth are rapidly increasing demand for student accommodation in a market that is already undersupplied with purpose-built accommodation.

Growth in students domiciled outside Reading and Wokingham



Source: HESA 2011/12 to 2016/17

1: <https://www.ons.gov.uk/methodology/geography/ukgeographies/administrativegeography/england>



University of
Reading

Accommodation Supply

Purpose-built Student Accommodation in
Reading

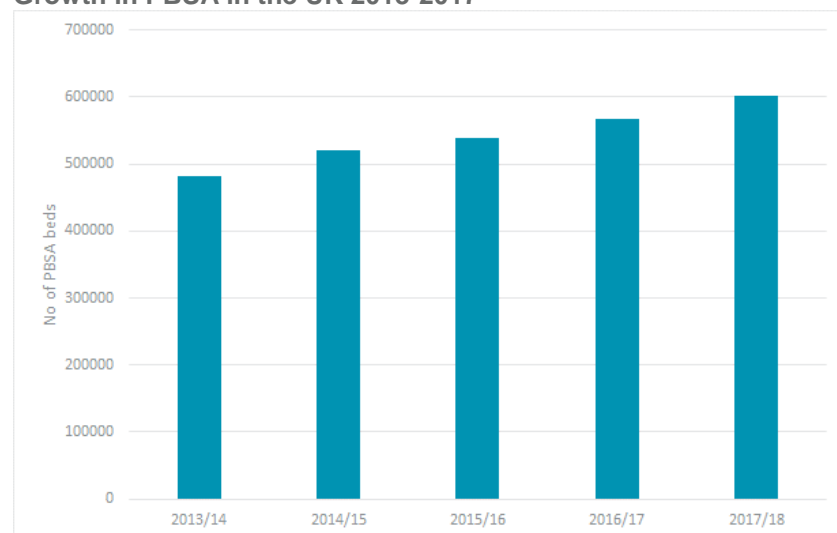
Purpose-built Student Accommodation

Introduction

Purpose-built student accommodation (PBSA) is increasingly attractive to students looking to maximise their student experience and learning outcomes at university. The market has grown strongly over recent years with both universities and the private sector responding to the desire to live in this type of accommodation.

The benefits of PBSA are manifest and are explored in more detail overleaf.

Growth in PBSA in the UK 2013-2017



Source: Cushman & Wakefield Student Accommodation Tracker

The number of purpose-built beds in the UK has now reached 602,000 in 2017/18 – an increase of 25% since 2013/14. The market is set to grow further over the coming years as more students demand quality, purpose-built stock during their courses of study.



Purpose-built Student Accommodation

Benefits of purpose-built student accommodation

There are a wide range of benefits of PBSA, especially that delivered On campus in sustainable locations by universities and their partners:



PBSA provides security and safety – especially for first year and international students that wish to live on campus or in sustainable locations in the locale



PBSA (especially in cluster form) encourages interaction and the opportunity to form relationships – especially at a time when student mental health is a major concern



PBSA is offered inclusive of bills, offering peace of mind for students to focus on their studies (especially those from overseas)



Student accommodation management plans and pastoral care help to eliminate the negative aspects sometimes associated with students living in the wider community



PBSA is run by professional staff that can provide a support network to students and be a first point of contact for those with any issues



On (or in sustainable locations accessible to) campus PBSA gives students easy access to campus amenities – including the library – to support the learning and wider student experience



PBSA provides a high standard of accommodation to support students, with high speed broadband and other benefits supporting students throughout their studies

“Our halls provide a home
away from home where
you will be part of a
supportive community”

University of Reading
Accommodation Office



Purpose-built Student Accommodation

The 4,984 beds currently available on the Whiteknights campus are delivered through a long term partnering arrangement to provide all services to the halls. There are also a number of similar operators in the city, with almost 1,800 purpose-built beds specifically aimed at the student market (as of the 2018/19 academic year).

Students may also opt to live in Houses of Multiple Occupation (HMOs), where they have the option to rent from private landlords, often at a more affordable price albeit further out from the University and generally on year long short hold tenancy agreement rather than a 40 week term time contract. HMOs tend to be more popular with returning and older students or those being accompanied by families.

As part of a more “traditional” student experience, students tend to live in university accommodation in first year and then choose HMO accommodation for the second year - often with a desire to return to halls for ease in their last year to enable concentration on studies with the advantage of being close to campus facilities such as labs and libraries.

However, a high density of student HMOs often causes contention with the local community with a sense of being overwhelmed by ever changing temporary cohorts.

University Accommodation

University of Reading

University Provided Accommodation

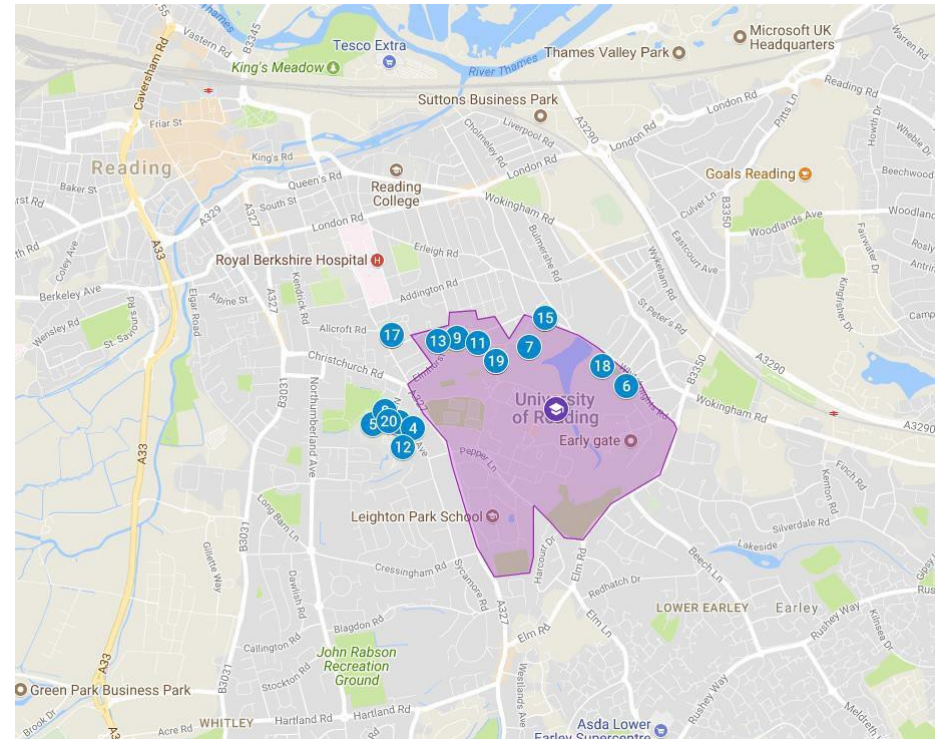
The University of Reading currently offers just under 5,000 bed spaces to students at the Whiteknights Campus. With accommodation offered across 16 different blocks, students are offered a wide range of room types, each one tailored to different budgets and needs – a key part of the University's strategy relating to accommodation.

While en-suite rooms are the most common and popular across the University, students can choose from rooms with shared bathroom facilities, town houses, family flats and studios. There are also catered halls which tend to be the older accommodation stock with small pantry style kitchen which do not lend themselves to self catered options

Rents are set Depending on the Room type and let length (typically 40 or 51 week) notably, all University

Accommodation includes utility bills, Internet access, maintenance Services, 24 hour support hot-line, basic contents insurance and extensive welfare support and pastoral care.

Whilst some residents living close to University-owned accommodation will comment on negative impacts such as noise and parking, our ability to support students and manage behaviour issues is greater where students live in University accommodation rather than HMOs and other private rentals.



Source: Cushman & Wakefield Student Accommodation Tracker 2018/19/University of Reading

Halls are located between an 8-15 minute walk from the centre of Whiteknights campus, making the University's stock an attractive and convenient option – especially for first year and international students.

University Accommodation

University of Reading

Quality

A lack of development over recent years means that, despite high levels of student satisfaction with University accommodation the newest accommodation available, Bridges Hall, was developed in 2014, although this development only offers 649 bed spaces.

There are a number of older blocks, including the 1960s New Court which forms part of St Patrick's Hall and is currently the subject of a proposed redevelopment.

Rooms in the older halls are currently the last to sell and tend to have the lowest scores in terms of overall satisfaction.

There is, a clear need therefore, for the University to deliver more and better quality accommodation to meet the expected minimum requirements of today's discerning and demanding studentbody.

Occupancy

Despite a legacy of older accommodation, occupancy levels in University accommodation are extremely high, with strong performance in this area exacerbated by a lack of accommodation supply and high and growing levels of demand from students.

University of Reading accommodation occupancy 2014/15 to 2017/18¹



2014/15 – 4,950 beds, 4,950 occupied – 100% occupancy



2015/16 – 4,950 beds, 4,950 occupied – 100% occupancy



2016/17 – 4,982 beds, 4,982 occupied – 100% occupancy



2017/18 – 4,982 beds, 4,982 occupied – 100% occupancy

1. Based on Signed Licence Agreements
2. Studentcrowd.co.uk

All University
accommodation has been
100% occupied for the last
four years, with a
significant waiting list.

University of Reading
Accommodation Office



University Accommodation

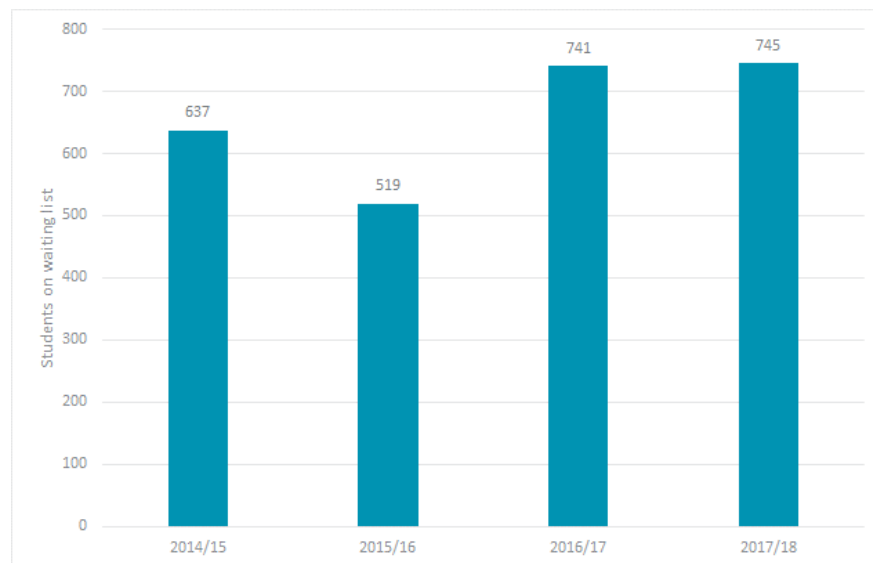
University of Reading

Waiting List

Despite being able to offer only a limited accommodation guarantee, the University has experienced extensive waiting lists of students requesting accommodation. An inability to provide for students risks damaging the University's reputation over the longer term, as well as harming the student experience of those unable to secure a bed space.

These students are forced to find accommodation in the private rented sector, increasing pressure on the housing market; or are instead forced into expensive private sector purpose-built accommodation.

University of Reading accommodation waiting list 2014/15 to 2017/18¹



Source: University of Reading

1: As of 1st September



University of Reading



University of Reading accommodation



90% of students would recommend their hall to other students¹



All halls within walking, cycling or convenient transport journey to the library



24/7 halls hotline to deal with any issues quickly and efficiently



90+ free events provided to residents as part of 'Your Halls Life'



Each halls has a Junior Common Room committee to organise social events



Catered and self-catered options to maximise choice

Private Purpose-built Student Accommodation

Private Sector

Many new student schemes have opened in recent years, particularly in the city centre, delivering a greater range of choice to students.

Over half of all rooms available through these schemes sector are studios, priced from £185 to £296 per week, with a large proportion of these rooms offered solely on a 51 week tenancy. Over 200 rooms have rents above £250 per week.

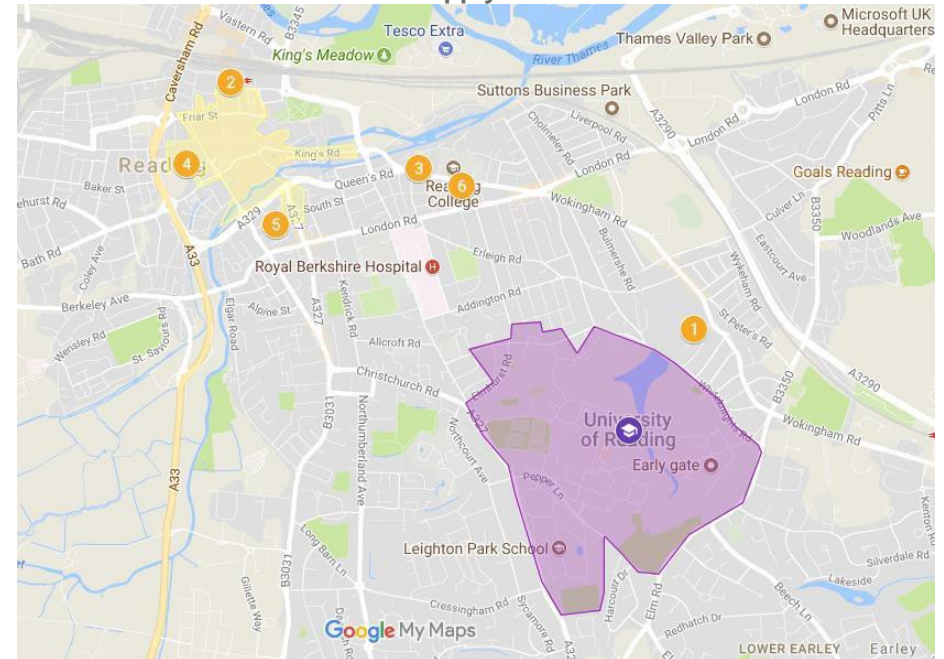
With such prices and the average UK student living on a maintenance loan capped at £8,700 per year, it is easy to see why many students turn to the private rental (HMO) market.

Student maintenance loan amounts 2018/19

Full Time Student	Loan available for the 2018 to 2019 academic year
Living at home	Up to £7,324
Living away from home, outside London	Up to £8,700
Living away from home, in London	Up to £11,354
You spend a year of a UK course studying abroad	Up to £9,963

Source: UK Government, Student Finance 2018

Private sector accommodation supply



Source: Cushman & Wakefield Student Accommodation Tracker 2018/19



University of
Reading



The Private Housing Market

Reading students in the housing market

Student Housing

HMOs

The following section illustrates one of the main types of private housing for students. Houses of Multiple Occupation (HMOs). HMOs must be authorised and licenced by the local authority, which makes it far easier to find reliable data about this type of private housing.

Students can also choose to rent privately owned properties which do not fall within the HMO category, however, given the range of landlords and letting agencies involved and the fact that these types of houses are not licenced by the local authority, it is more challenging to find accurate data on this type of housing.

We are therefore using HMOs as a case study to demonstrate issues around quality, cost and safety, but we know these issues apply to all privately rented properties. Additionally, the number of students in HMOs is not meant to demonstrate the total number of students living in private housing, but is meant to illustrate the growing pressure being placed on the private housing market.

As previously mentioned, students can also choose to live in Houses of Multiple Occupancy (HMOs). The darkest shade of blue shows the most densely populated areas of the city. As illustrated by the map, the most popular area lies between the city centre and the University, roughly located to the south of London Road and Wokingham Road. Just under 1,600 students are reported to be living in HMOs in this area (HESA 2016/17), highlighting the importance of living close to the University campus and having quick access to its educational and recreational amenities.

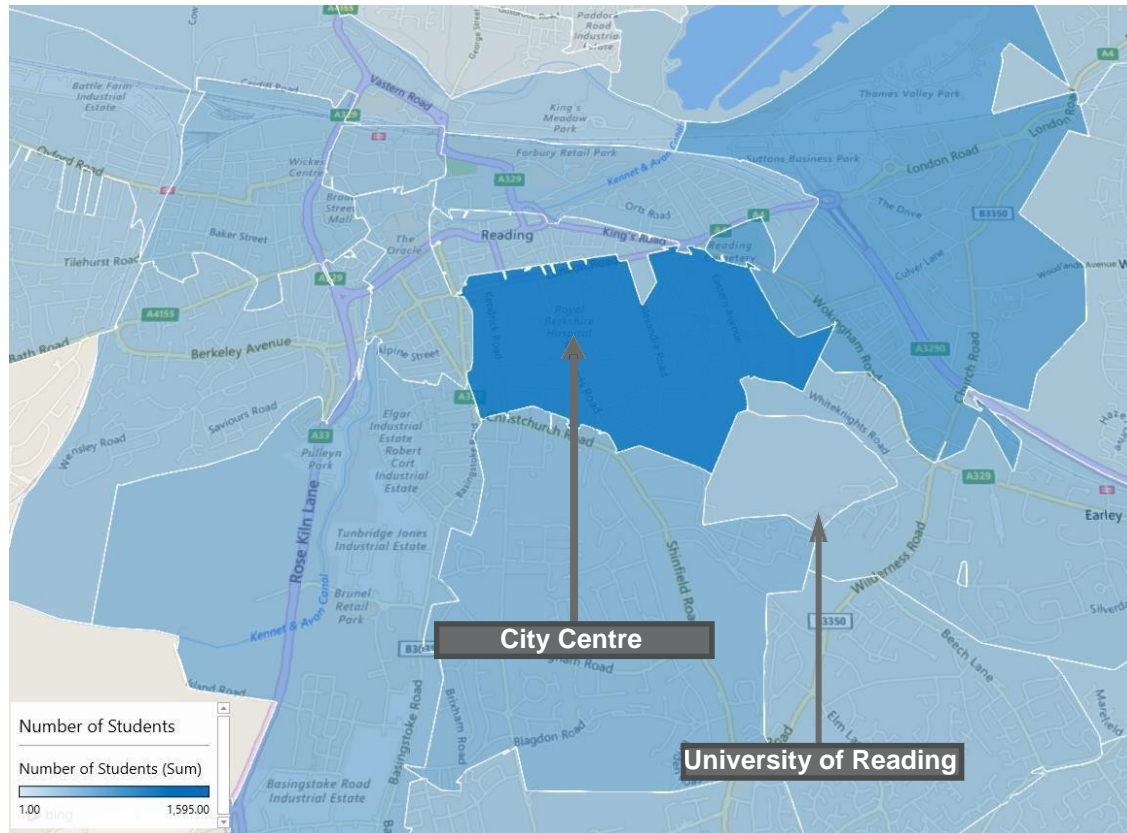
Students living in HMO properties can expect to pay from £75 to £173 per week, including bills. However, the majority of HMOs would typically cost between £100 and £115 per week. Although this is cheaper than purpose-built accommodation, students are typically living further out, having to take into account commuting costs and that agreements are based on an annual short hold tenancy agreement with a requirement for upfront deposits as well as advanced rent payments. The change in right-to-rent legislation also makes it difficult for international students to rent privately.

The student experience associated with PBSA is also overlooked. Whereas purpose-built accommodation incorporates on-site management offices with security and welfare staff, as well as social space, the lack of affordable accommodation in the city centre will continue to drive students into HMOs.

The Draft Reading Borough Local Plan (2018) published by the Council outlines the need for more student accommodation to meet the increasing demand, in line with growing student numbers at the University. It also acknowledges student preference to live close to campus, encouraging more PBSA in established student locations. Ultimately, location and affordability are pressing issues, which need to be addressed urgently in line with the future growing number of students at the University.

Student Housing

Key HMO locations



Source: HESA/Cushman & Wakefield

HMOs

With affordability remaining a key factor for students deciding on accommodation, there are various issues for students to consider when living in private rented accommodation.

- **Bills:** utility bills (water, electricity, internet) are often paid separately from monthly rent (unless otherwise stated in the contract) which should be budgeted for with all respective housemates.
- **Landlords:** while landlords have legal obligations for ensuring their property is in the right condition, there is often the risk of unscrupulous landlords who take advantage of students, many of whom are relatively inexperienced in renting within the private sector. As a result, students are landed with huge deposits, agency fees, reference fees, administration fees and unexpected charges. In many cases, properties are left in disrepair causing health hazards, with mould and damp being a common occurrence, as well as fire hazards. Returning students are often shocked to find themselves in these run down conditions having lived in professionally maintained purpose built accommodation.
- **Guarantors:** a guarantor is someone (often a parent or guardian who is resident in the UK) who agrees to pay rent on behalf of a student who fails to do so. This is often a problem for international students who may not have a guarantor within the UK. As such, landlords demand rent payments in advance and usually only rent to students within the country, making it difficult for first year international students to find suitable accommodation if they are unable to access University halls.
- **Safety:** traditionally, student HMOs have been located in less suitable areas of a city (particularly in major cities), which prove attractive to landlords who were able to buy large properties at low prices. As such, the location may not be as convenient and the cost of travel will need to be considered, in contrast to PBSA, which tends to be located centrally. Generally, HMOs do not benefit from the safety element of PBSA such as CCTV, management teams and a 24-hour concierge which provide reassurance to students and parents.
- **Tenancy length:** HMOs are typically let for the whole duration of the year (51 or 52 weeks), leaving undergraduate students contractually obliged to pay rent for months they are absent (December, June, July, August). This ultimately leads to high annual rental levels compared to PBSA which is usually let for the academic year (40-44 weeks).
- **Scam tenancies:** The University of Reading Students' Union (RUSU) is also aware of students falling victim to scam tenancies every year following online adverts, albeit forming a minority of cases. A comprehensive list of letting agents in the local area is provided by the RUSU as a brief guideline for students thinking about privately renting and how to avoid scam tenancies.

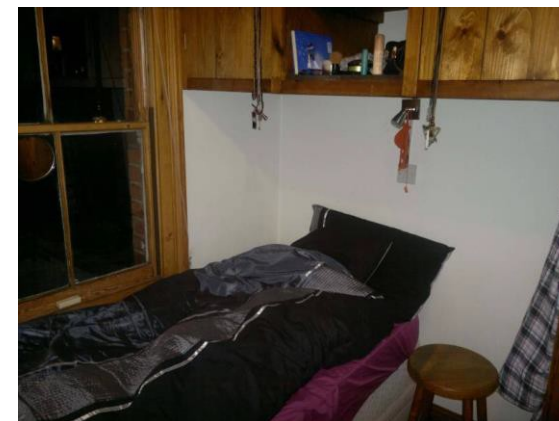
HMOs

Quality

As observed in most major student cities in the UK, the cheaper rents associated with HMOs indicate their lower levels of quality in comparison to purpose-built accommodation. Where the pricing difference is considerable, students are turning to HMOs as a cheaper alternative to PBSA despite it being of poorer quality. In some cases, operators find themselves directly competing with unscrupulous landlords who are willing to flout the law in order to provide accommodation at cheaper prices.

In Reading, there are approximately 911 HMO registered properties¹, yet the overall figure of HMO properties in the city is likely to be higher as not all landlords will follow the correct licencing procedures. While the HMO market offers a cheaper product, properties are located further away from the university and are of much lower quality. Following the Article 4 Direction in 2012, the price of HMOs have seen a large increase, particularly in comparison to most major student cities in the UK. As such, there are now less affordable HMOs in comparison to the University's accommodation, leaving returning students with less choice.

The analysis of a sample of around 100 properties has revealed the following specifications for a double room in HMOs, priced around £350 per week including bills.



Spareroom.co.uk

1. Reading Borough Council

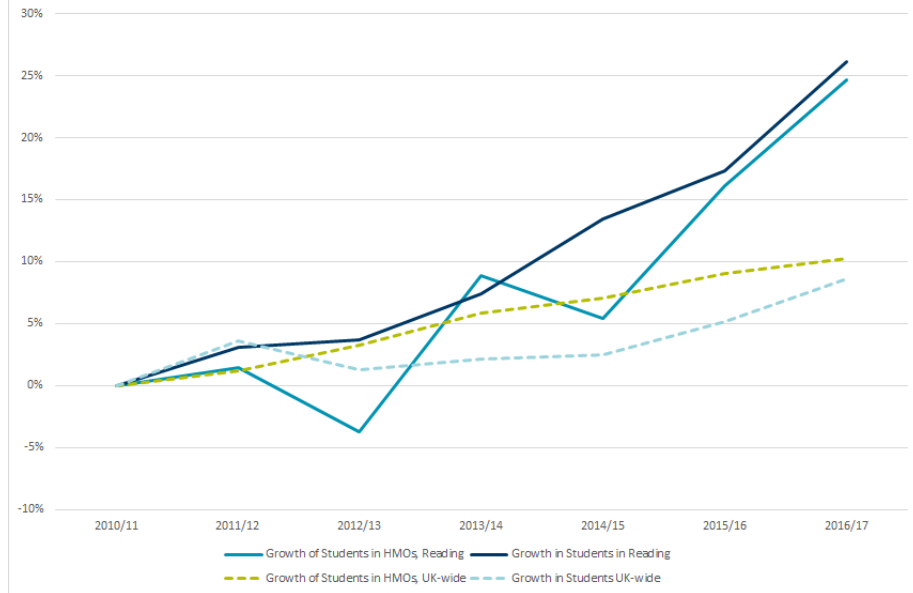
Student Housing

HMOs

The chart below shows compound growth in students between 2016/17, measured against the growth in the number of students in HMOs. The chart compares Reading and the whole of the UK.

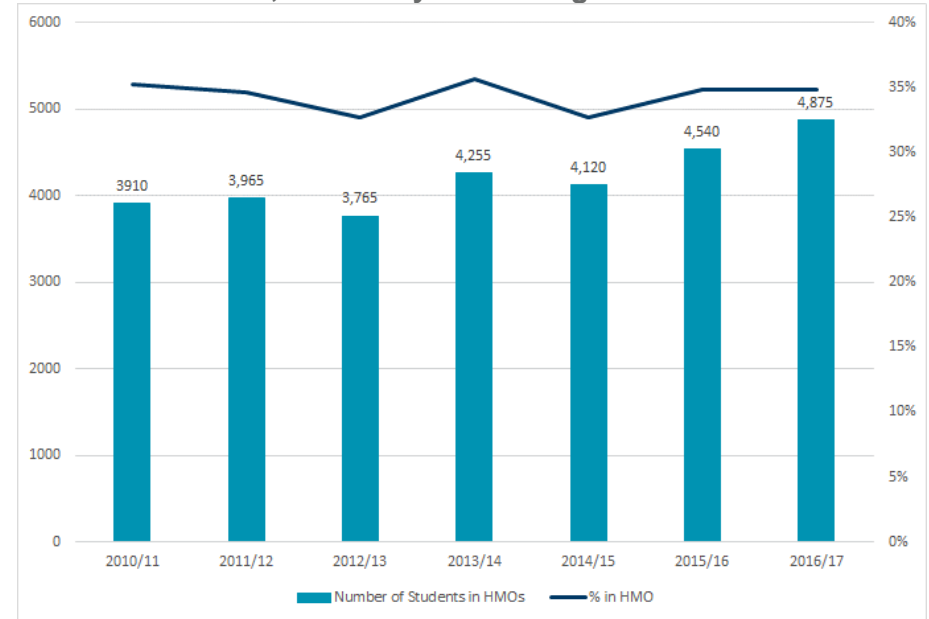
As can be seen, the growth in the number of students in HMOs in Reading is faster than the growth in students overall, and is significantly higher than the national average – highlighting the pressure being placed on the private housing market by growing student numbers.

Growth in Student Numbers & Students in HMOs, Reading vs UK



Source: HESA 2010 - 2017

Students in HMOs, University of Reading



Source: HESA 2010 - 2017

The chart above highlights the growing number of students being given little option but to live in HMOs since 2010.

The two years where there was a reduction in the number of student in HMOs happen to coincide with the years where large university blocks were opened.

In 2012, Childs Hall was opened (594 beds) and in 2014/15 Bridges Hall was opened (649 beds).

Since 2014/15 the number of students in HMOs increased rapidly due to the lack of purpose-built development from the University, increasing by 750 students in just two years.

The number of students in HMOs is accelerating, increasing pressure on the housing market.





University of
Reading

Policy and Impact

University of Reading and the local
community

Community Impact

Students in the community

As outlined in this Strategy, it is clear that students are placing a significant pressure on the local housing market, with the Pre- submission Draft Reading Local Plan noting that *“it must be recognised that further and higher education expansion can put pressure on the housing market”*.¹

Given the University’s planned future growth, these pressures will increase significantly without further development of PBSA.

The Draft Plan also recognises that HMOs can *“lead to tensions with permanent residents”* and that *“there is clearly an issue around accommodating students in the area...and therefore concerns around various possible effects such as noise, parking and the sustainability of local services”*. Further, *“given that students are predominantly present during term-time only, it can leave some roads and areas feeling quite dormant at times, failing to achieve a mixed and sustainable community”*.

However, it should be recognised that the University and its student body make a huge contribution to the local community and economy, and that the development of fit-for-purpose PBSA can play a crucial role in ensuring that the University continues to remain attractive, and can have a positive impact on the area.

The University’s impact on the area can be summarised as follows with details of the likely shortfall of bed spaces outlined overleaf.



We train the people that the community relies on, including teachers and NHS professionals



We work in partnership with over 300 schools in the South East of England



Our Institute of Education is recognised by Ofsted for the high quality of support we provide to schools



Every day we are open to the local community through our Sports Park



The University’s Institute of Education trains 1,000 teachers every year



Over 500,000 individuals have signed up to our free online courses



The Students’ Union, runs an extensive volunteering programme and is working hard to support and grow a culture of volunteering among University of Reading students

1: <http://www.reading.gov.uk/newlocalplan>



University of
Reading

The Future

University accommodation requirements

The Future

University accommodation requirements

University Growth

This Accommodation Strategy has highlighted the fact that the University of Reading is a growing and attractive institution that has performed extremely well in the face of intense competition in the Higher Education sector – especially since changes to the funding system in 2012.

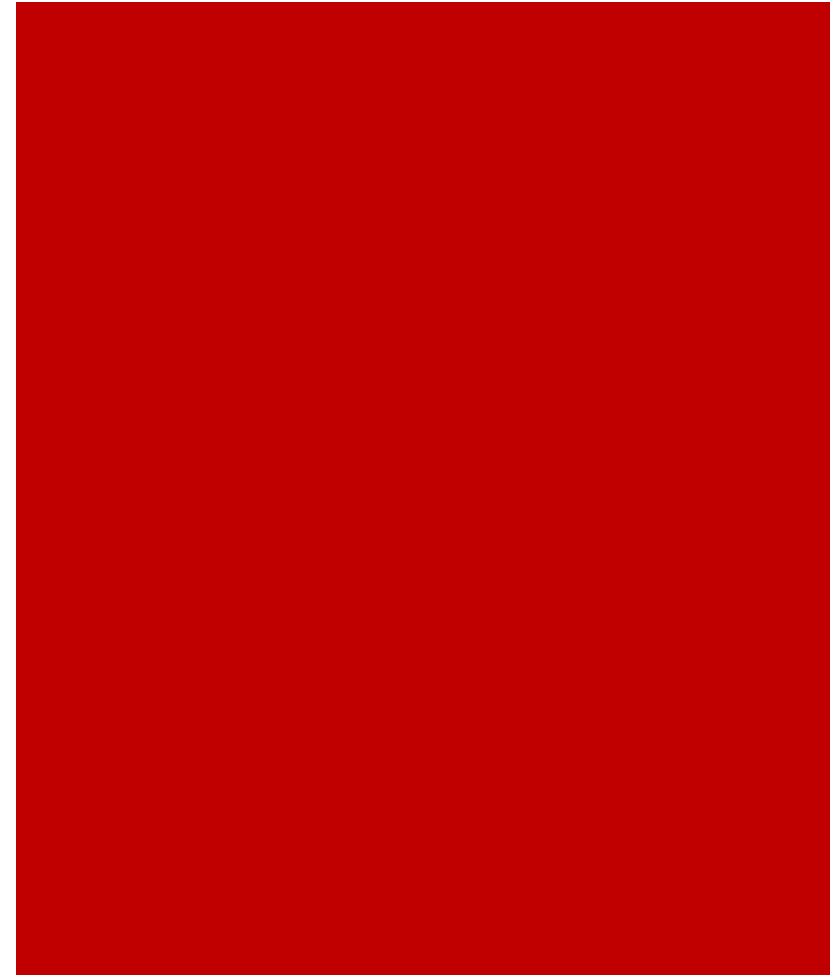
Recent growth at the University has been strong, with the institution growing full-time student numbers by 22% between 2011/12 and 2016/17 – a rate over four times faster than the national average of 5% over the same period. Growth in the one-year between 2015/16 and 2016/17 was 7%, and this has placed considerable pressure on an accommodation holding that is already stretched.

The Future

The University's ongoing investment in its estate, facilities and curriculum means that further growth is anticipated in the future, albeit that the rate of expansion is set to slow slightly.

From the current headcount of just over 16,000 students in 2017/18, the University expects to grow to around 21,000 students by 2028. Growth from this period will be under continuous review due to the number of outside impacts that could affect university growth sector-wide over this period.

The impact on the University's ability to house its students is examined in detail overleaf.



Demand vs Supply

Forecasts

First Year Shortfall Implications

The chart below shows University of Reading accommodation supply vs the first year demand pool for bed spaces. As can be seen, the University was already in a position (2017/18) where it was unable to offer a bed to 18% of first years requiring a place to stay – over 1,000 students – reflected by a long waiting list for University beds and increased pressure on the local housing market. Based on the University's projected levels of growth, this shortfall has the potential to rise to 29% of all first years students without further development by 2020/21 – the equivalent of over 2,000 students.

This has significant implications for the University's ability to fulfil an accommodation guarantee to students likely to be studying away from home for the first time, impacting on levels of student satisfaction, pastoral care and the University's attractiveness to potential recruits. By 2028, the shortfall has the potential to rise to 38% of all students – the equivalent of over 3,000 first years not being able to secure a bed – an unsustainable position for any institution hoping to succeed.



2017/18 first year accommodation shortfall - >1,000 students

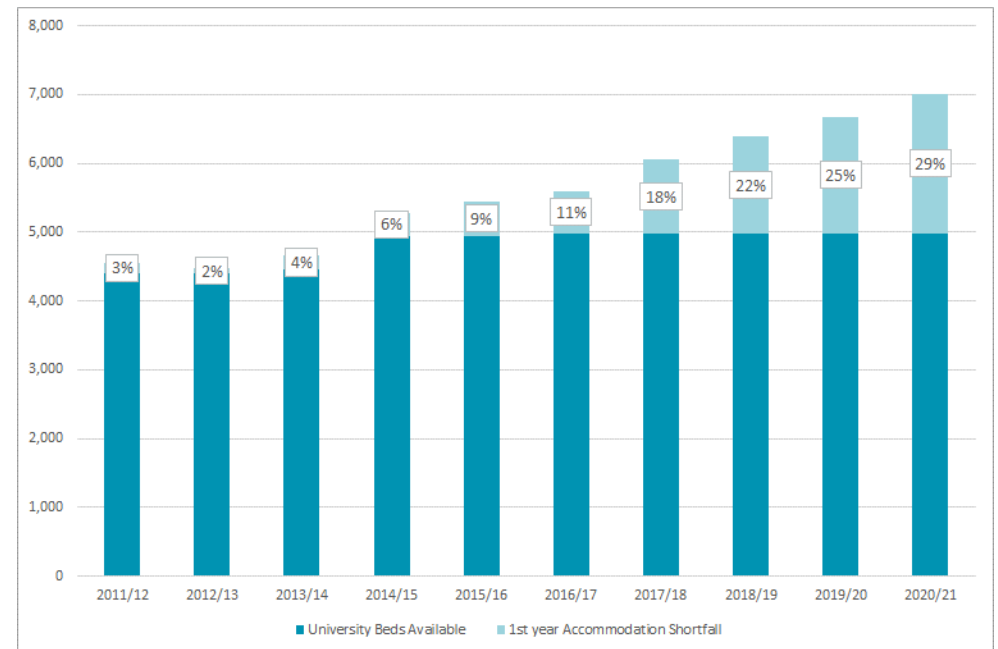


2020/21 projected first year accommodation shortfall - >2,000 students



2028/29 theoretical first year accommodation shortfall - >3,000 students

First Year Demand Pool forecasts vs supply



Source: Cushman & Wakefield/University of Reading

Demand vs Supply

Forecasts

University-wide Shortfall Implications

The chart below shows University of Reading accommodation supply vs the all year demand pool for bed spaces. As can be seen, the University was already in a position (2017/18) where it was unable to offer a bed to 58% of all years requiring a place to stay – meaning just over 5,000 students cannot access purpose-built stock (University and private) – reflecting the numbers currently living in HMO accommodation. By 2020/21, this figure is expected to rise to 6,875 students, all of whom may be forced to live in the private rented sector.

This has the potential to equate to 465 more houses (at four students per household). By 2028, the number of students not being housed in purpose-built stock has the potential to rise to 12,865 students. Therefore, there is an urgent need for additional University development to meet growing levels of demand.



2017/18 5,015 students cannot be housed in PBSA (University and private)

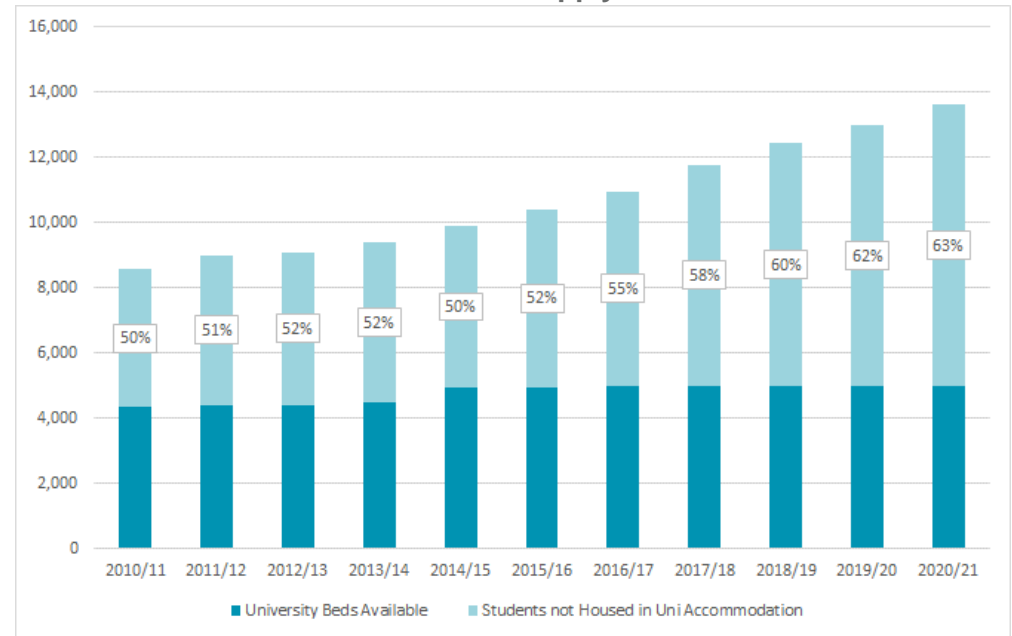


2020/21 projected 6,875 students cannot be housed in PBSA (university and private)



2028/29 theoretical 12,865 students cannot be housed in PBSA (university and private)

All Year Demand Pool forecasts vs supply



Source: Cushman & Wakefield/University of Reading



University of Reading accommodation shortfall



The University has not been able to house over 1,000 first years requiring a bed space



This has the potential to rise to over 2,000 in 2020 and over 3,000 by 2028



Over 5,000 students cannot access PBSA, placing pressure on the housingmarket¹



This is projected to rise to 6,875 in 2020 without further University development



This could equate to 465 more HMOs being required to house students



The current accommodation shortfall is unsustainable for the University & local area



University of
Reading



University of
Reading

Accommodation Requirements

The University accommodation vision

Accommodation Requirements

Forecasts

New Accommodation

The previous pages clearly demonstrate that the University is in urgent need of new bed spaces to maintain its attractiveness in a competitive marketplace; and to reduce its impacts on the local community. Therefore, The University is looking to work with partners in order to address this shortfall.

The student experience and student welfare will continue to be central to our approach. Therefore, below we set out a set of clear requirements as to how we will approach accommodation development and potential partnerships in the future.



Accommodation should be located on or within a short distance to campus or other sustainable locations with good transport links to the campus to reduce transport impacts and tie in with the University Travel Plan



Accommodation should complement existing stock and be as 'affordable' as possible, with both the University and/or partners delivering accommodation that has wide pricing appeal



The University will only support minimal studio only developments. Accommodation should be affordable and encourage interaction and an outstanding student experience



Accommodation should be delivered alongside effective and comprehensive student management plans to minimise negative impacts on the local community



The University wishes to deliver a broad range of room types (and rents) to maximise appeal to its broad and diverse student body



The University wishes to deliver accommodation with social and communal space at its heart



University of
Reading

Appendices: University Reputation & Impact

Strategy, Investment & Rankings

University Performance

University of Reading

League Table Rankings



As a red brick University, The University of Reading is ranked in the top 35 Universities in all three of the major league tables (2018). It has remained consistent in the rankings over the past five years, despite intense levels of competition in the Higher Education sector.

With three campuses based in the UK and one recently established in Malaysia, the University has significantly increased its global presence, and is now recognised as one of the Top 200 Universities in the World (QS World University Rankings 2018).

The University of Reading has strengths in a number of notable areas, particularly in regards to Henley Business School which has triple-accredited status.

It's research is world-leading with 98% of the institutions research rated as of an 'international standard' by the REF 2014



Glossary of terms

En-suite

Room with a bathroom and shared kitchen/communal space

Studio

Room with a bathroom and kitchenette

Standard

Room with shared bathroom and kitchen/communal space

Town house

Room with a bathroom shared between two residents and shared kitchen/communal facilities

Full-time student population

Full-time students are those normally required to attend an institution for at least 24 weeks within a year of study. Sandwich students are those who usually undertake a year in industry as part of their degree course.

Growth rate 2011/12 to 2016/17

Overall growth rate of an institution or city's full-time and sandwich student population between 2011/12 and 2016/17

International students

All students not domiciled in the UK, Guernsey, Jersey and the Isle of Man and EU

Appendix 2

Campus Capacity Study

CAMPUS CAPACITY STUDY

SEPTEMBER 2018



University of
Reading

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Document Status	Final
Revision	P
Author	Gemma Care
Checked by	Nick Paterson-Neild
Authorised by	Nick Paterson-Neild
Issue Date	September 2018

This capacity study provides a high level assessment of the potential capacity to accommodate new academic and residential accommodation space for the University on its two campuses and adjacent landholdings. The potential sites identified have not been discussed with either Reading or Wokingham Borough Councils or with other external stakeholders. Further assessment, analysis and design work would be required in partnership with the respective Local Planning Authorities to consider the planning considerations of any new development proposals. The purpose of this study is to highlight the prospective opportunity areas which exist on the campuses having regard to known constraints. The document includes St Patrick's Hall, the subject of a proposed Local Plan allocation, and which is at a more advanced stage in the planning process, providing an early opportunity to meet rising student accommodation needs. It is subject to an ongoing planning appeal likely to be considered in 2019.

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- 04** INTRODUCTION
- 08** THE CAMPUS TODAY
- 14** WHITEKNIGHTS DEVELOPMENT PLAN
- 16** THE NEED FOR GROWTH
- 22** REVIEW OF OPPORTUNITY AREAS
- 30** POTENTIAL SITES FOR DEVELOPMENT
- 71** RESIDENTIAL OPPORTUNITY AREAS
- 84** CONCLUSION
- 85** APPENDIX

INTRODUCTION

ROLE OF THE DOCUMENT

The University of Reading has undertaken a capacity study of its 'Reading Campuses' (for the purposes of this exercise, this includes the main Whiteknights Campus, London Road Campus and landholdings at Redlands Road) to inform future planning in relation to the accommodation of teaching and learning space, research and enterprise areas, residential accommodation and other facilities needed by a leading University in support of its growth ambitions.

The role of this document, prepared by Barton Willmore on behalf of the University of Reading is to provide clarity in terms of the available developable space. This will inform strategic decisions as to the most appropriate way to manage the University of Reading's growth requirements moving forwards. This includes but is not limited to the delivery of new student accommodation.

The University of Reading's master strategy 'Vision, Ambition, Strategy 2026' (the Vision Strategy) sets out that the University will seek to grow its income by 25% by 2026. This increase in income implies a substantial increase in teaching and research activity, with the potential for student and staff numbers to increase by more than 20% over the next 20 years. Current growth projections suggest by the end of the next decade the student population will grow to more than 20,000 students.

The Vision Strategy sets out how the University of Reading will pursue the interlinked ends of growth, innovation, influence and resilience to become the University it wants to be by 2026. Growth includes but is not limited to growth in students, staff and revenue: linked to this is the expansion and development of the physical academic space. Similarly, the ability to be resilient in a competitive world and to respond collectively to difficult challenges means looking at how the University of Reading can continue to deliver high quality teaching and academic space to maintain its reputation as a leading research university.

ABOUT THE UNIVERSITY OF READING

The University of Reading is a global top 200 UK institution that attracted 14,005 full time students in 2016/17 and has grown in student numbers by 22% over the last five years, far above the national average increase of 5% over the same period.

The University of Reading is a popular student destination and a major employer within the local Reading economy. It generates a significant number of qualified, skilled professionals which the emerging Reading Borough Local Plan recognises make a 'major contribution to its [Reading] economic success'. The University's success depends on having access to appropriate academic space and residential accommodation of an appropriate scale. Growth in student numbers and research activity will quickly outstrip the capacity of the current buildings at Whiteknights and London Road campuses. Despite measures to intensify the use of existing academic space, by the end of the next decade it is possible that an additional area equivalent to 15% of the current academic buildings at Whiteknights will be required.

The Local Plan further acknowledges that 'it is important that sufficient accommodation is provided to enable students to live close to where they study.' The ability to provide student accommodation is key to ensuring that the University maintains its reputation and remains 'a major focus internationally.'

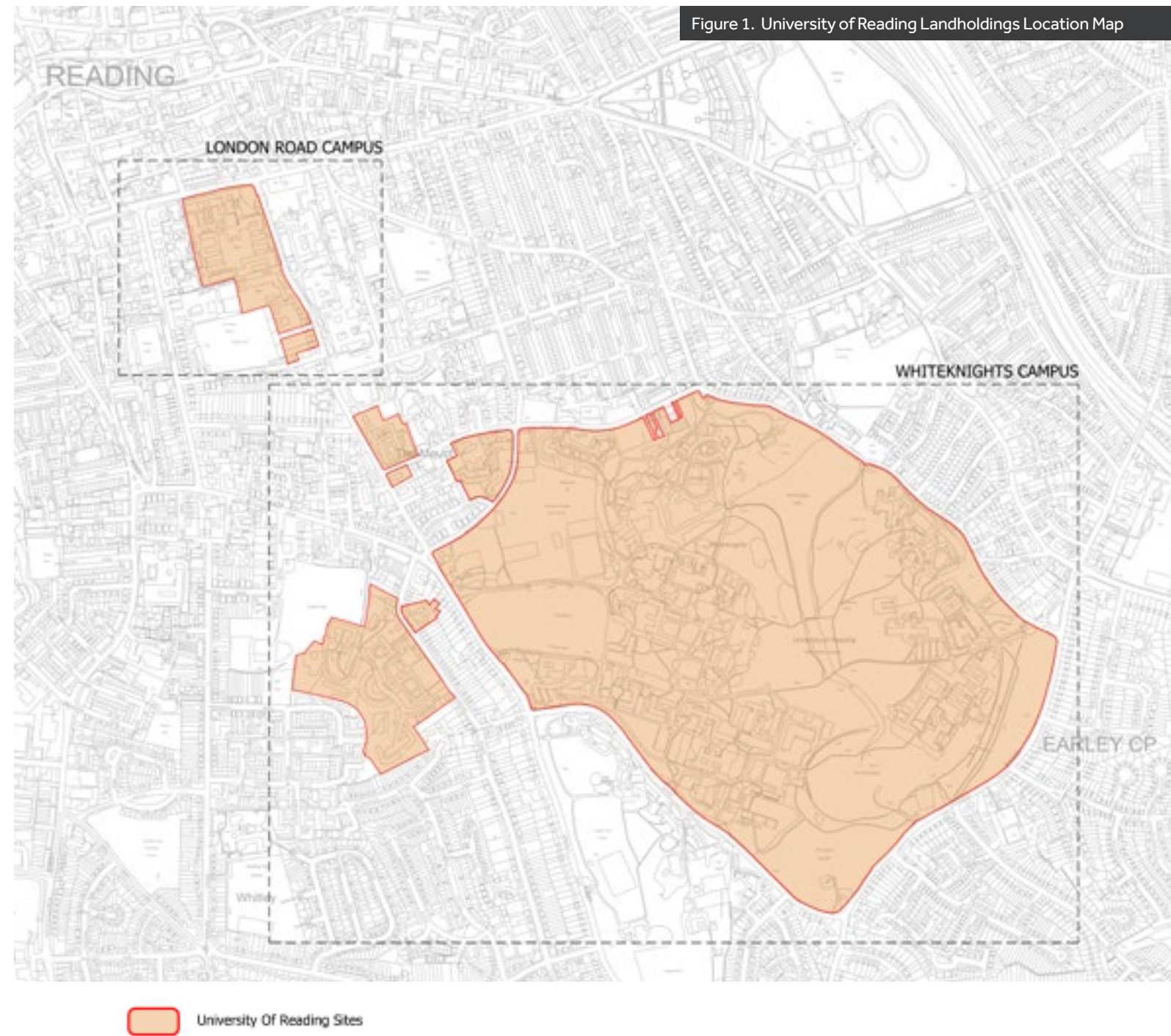
There is a clear and demonstrable current need for student accommodation whilst future predicted trends for the University exhibit a growing need:

- Student numbers could exceed 20,000 by the end of the next decade
- Full time student numbers are growing at a rate over four times the national average, with non-UK students up 41% over the last five years
- Based on University growth projections, the shortfall in accommodation for first years will rise from >1,000 in 2017/18 to >2,000 in 2020/21
- The University offers almost 5,000 beds to students, but it is struggling to meet its accommodation guarantee and has a significant waiting list
- The number of students in Houses of Multiple Occupation (HMOs) is rising faster than the growth in students overall – with numbers up by 750 in the last two years
- 5,000 students needing a bed were unable to secure one in 2017/18, potentially rising to 6,875 in 2020/21 – the equivalent of 465 HMOs without further Purpose-Built Student Accommodation (PBSA) development
- Utilisation of the existing academic estate is rapidly intensifying
- An additional 25000m2 of academic space could be required, equivalent to 15% of the current academic area at Whiteknights and London Road.

This document is prepared in this context and against the backdrop of an advanced draft Local Plan that seeks to direct all new student accommodation to on or close to the existing campuses. The purpose of this exercise is to establish the capacity of the Reading Campuses to fulfil the University's growth requirements by delivering enhanced academic and teaching space and all necessary supporting infrastructure – including additional student accommodation (also hereafter referred to as 'residential space').

It is important to recognise at the outset that this document is not a masterplanning exercise. Its primary purpose is to critically examine the development potential of a series of identified sites with a view to establishing the maximum capacity of those sites and their suitability for development, considering known site constraints and compatibility with existing uses. This will assist in determining the true scope for the delivery of the requisite academic (including support services) and residential space on site and for achieving the aims and objectives of the wider Cushman and Wakefield Accommodation Strategy.

As part of the wider considerations the document will evidence the potential for academic space and student accommodation on site, which can then be compared with the Accommodation Strategy (Cushman and Wakefield, 2018) to establish the extent of further provision beyond the campus and its immediate environs that will be needed.



READING CAMPUSES

THE CAMPUS TODAY

WHITEKNIGHTS CAMPUS

Profile

The Whiteknights campus is located south east of Reading town centre on the A327 Shinfield Road. The former country estate of the Marquis of Blandford, the Whiteknights estate was purchased in 1947 and forms the main University campus, with others at London Road, Reading and Greenlands, Henley-on-Thames. The origins of the University date back to the Schools of Art and Science established in 1860 and 1870, becoming part of an extension college to Christ Church, Oxford in 1892. The University of Reading was created in 1926, receiving the Royal Charter and with it the power to award degrees.

The Whiteknights Campus covers approximately 123 hectares and, reflecting its country estate heritage, is notable for its lake, rare collection of trees, woodland, conservation meadows and several listed buildings, including Foxhill House, built in 1869 by architect Alfred Waterhouse, designer of the Natural History Museum.

Today, the Whiteknights Campus is composed of two distinct groupings of buildings, separated by the Lake and wider areas of parkland. The north east grouping comprises the Northeast Academic District and the Lakeside Residential District. The south west grouping comprises the Southwest Academic District and the Park Residential District. To the northwest lies the Northcourt Residential District which includes St Patricks Hall of Residence (definitions as per the terms of reference within the Whiteknights Development Plan, 2008).

The southwest and northeast academic districts are the primary focus for daytime activity, including library, places to eat and the Student's Union. The Park and Lakeside residential districts are outlying 'dormitory' zones within the Campus, feeding morning and evening activity of the academic districts. The two campus groupings are generally distinguished as individual architectural 'events' through their height, mass and design, contributing to the unique character of the Whiteknights Campus.

In the 2017/18 academic year the University of Reading had in the region of 12,500 undergraduate students, and 4,000 postgraduate students enrolled at its Reading Campuses and employed 3,500 staff, of whom 2,500 are academic or academic-related staff. The academic estate comprises approximately 190,000m² within which 15 academic schools together with supporting functions are accommodated. The University offers just under 5000 bedspaces in 120,000m² of residential accommodation.

Planning Considerations

The Whiteknights Campus straddles the administrative areas of Reading Borough Council and Wokingham Borough Council. The Northeast Academic District and the Lakeside Residential District grouping is wholly within Wokingham Borough, whilst the Southwest Academic District and the Park Residential District grouping is cross-boundary.

The area of parkland separating the two main grouping comprises the lake, areas of grassland and woodland. Parts of these areas are variously identified as: a Local Wildlife Site (LWS) (areas of land that are especially important for their wildlife, selected locally based on robust, scientifically determined criteria and detailed ecological surveys) in the Wokingham Borough Council Proposals Plan; and UK Biodiversity Action Plan (BAP) Priority Habitats (relating to a range of semi-natural habitat types that are identified as being the most threatened and requiring conservation action on the UK BAP list in 2007) by the Joint Nature Conservation Committee¹. Individual pockets of Priority Habitats are also located around the Campus.

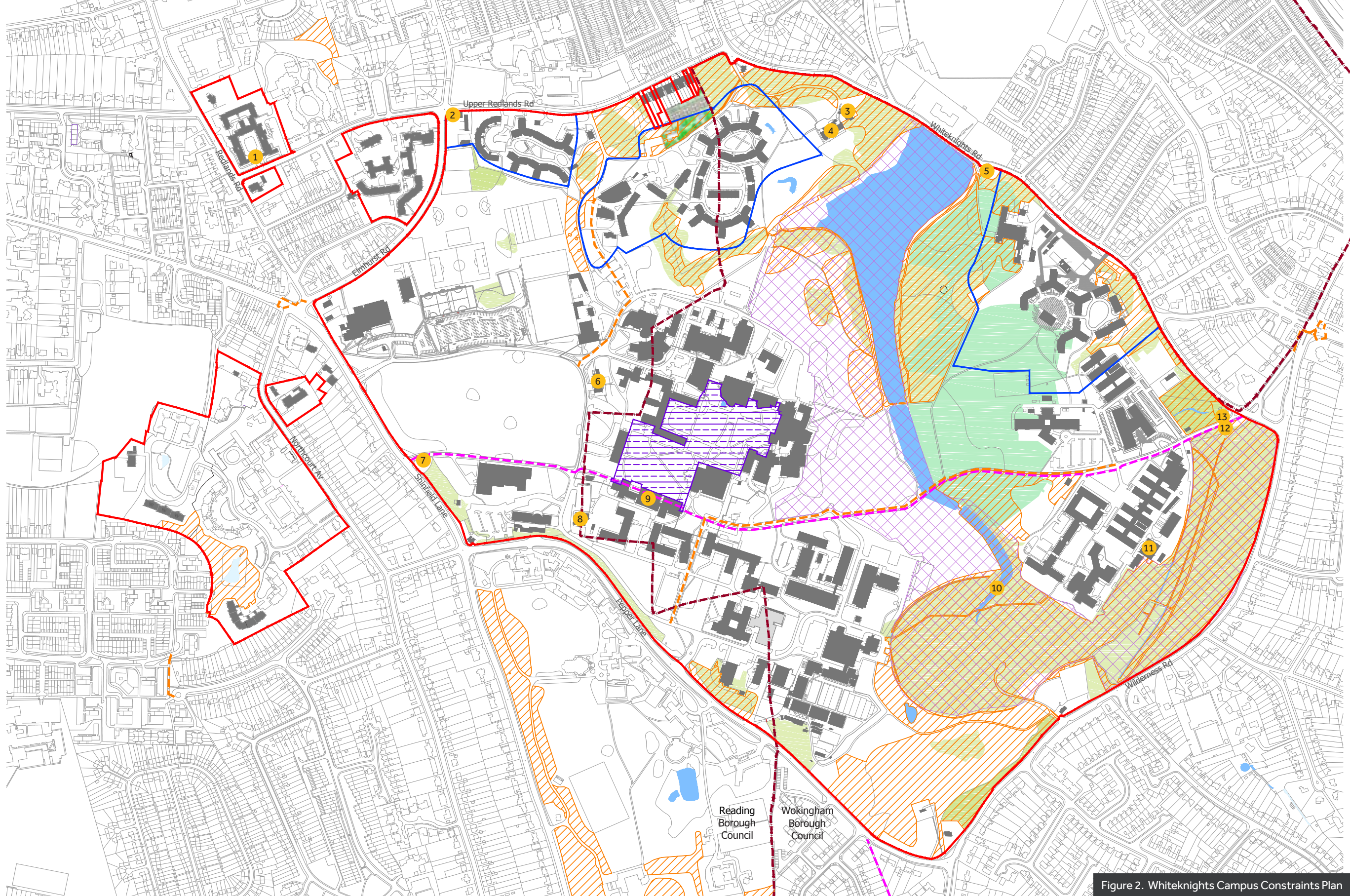


Figure 2. Whiteknights Campus Constraints Plan

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> — Site Boundary — Residential Boundaries
Source: 2008 Whiteknights Campus Development Plan "Zoning Plan" - - - District Boundary
Source: GIS — Public Right of Way
Source: GIS — Cycle Path
Source: GIS | <ul style="list-style-type: none"> ● Listed Building
Source: GIS Existing University Buildings
Source: OS Base Priority Habitat
Source: GIS Local Wildlife
Source: Wokingham Borough Council Proposal Plan Existing Woodland Quad Re-development Area Development Under Construction Existing Watercourse
Source: GIS | <ul style="list-style-type: none"> 1 Grade II – Wantage Hall 2 Grade II – No. 11 (including stables to north west and to north) 3 Grade II – Former Stables and Coach House immediately north east of Foxhill House 4 Grade II* - Foxhill House 5 Grade II – The Lodge 6 Grade II – Whiteknights House Annex 7 Grade II – Lodge to Whiteknights Park House 8 Grade II – Blandford Lodge 9 Grade II – URS Building 10 Grade II – Landscape Garden Feature at NGR 11 Grade II – Reading War Room ('The Citadel') 12 Grade II – South Lodge 13 Grade II – North Lodge |
|--|---|---|

The Whiteknights Campus occupies a Parkland setting, offering a pleasant environment for relaxation and a habitat, including woodland, that offers ecological biodiversity. The grounds of the Campus offer plentiful social interaction opportunities for staff, students and University visitors.¹ The eastern area of the Campus is dominated by 'The Wilderness', a large expanse of densely planted woodland dissected by a series of pedestrian routes.² The Wilderness, the Lake and the surrounding lakeside parkland constitute a significant proportion of the entire site, giving the Campus a pleasing open quality. The WDP sought to retain the overall integrity of this setting and to enhance it during the life of the plan. Mindful of the need to ensure the open, parkland feel of the Campus is preserved, this Capacity study has excluded them from this assessment as areas that are wholly unsuitable for development. This is explained further on page 22.

Although the the University allows permissive access to its campus to the public at most times, a single formal Public Right of Way crosses the site broadly east-west from Whiteknights Road to the Shinfield Road.

Twelve Listed Buildings are located on the main Campus with a further Listed Building located at Wantage on Upper Redlands Road. The Listed Buildings are depicted on the figure opposite.

The rest of the site is not covered by formal planning designations but is largely covered by buildings and curtilages associated with academic and residential uses. These uses, directly associated with the University function, are area illustrated on the Development Plan Zoning Plan. As such, the site is relatively constrained. The further development opportunities are outlined in Section 5 of this study.

Recent key developments

Under 2026 - Transform, the University of Reading's capital investments and campus improvement programme, over £500 million has been invested so far into teaching, student accommodation and research facilities. Significant further new investment is proposed. Key recently completed, current and proposed projects are listed below.

Completed projects

Chancellors Building - To ensure teaching continues as usual whilst some of the major development projects proceed, £8.4 million has been invested in the creation of a purpose-built temporary teaching space. It currently houses the School of Construction Management and Engineering following its relocation from the URS and Engineering buildings.

Palmer and Van Emden Theatre -The University's premier lecture theatres, the capacity, access and technology has been improved as part of a major refurbishment.

Current projects

Library - Over £40 million will be invested into the modernisation of the Library as a focal point of the Whiteknights campus, scheduled for completion late 2019.

Health and Life Sciences Building - Over £55 million will be invested in replacing life expired buildings to produce modern consolidated facilities for Life Science. The School of Biological Sciences is currently scattered across different parts of the University and this project will consolidate the School into a new purpose-built facility. The AMS Tower along with the Engineering, Knight and Harborne Buildings will be demolished over the course of this project. Completion is expected in late 2019.

3Sixty Refurbishment - £2.9 million is being invested in improving the nightclub within the heart of the Student's Union and is due for completion in September 2018.

JJ Thomson Lecture Theatres - £2.9 million is being invested into increasing seating capacity and improving the interior of the Ditchburn and Right-Hand lecture theatres. The refurbished theatres will be ready for use from September 2018.

Proposed projects

Henley Business School Complex - Substantial investment will create additional teaching and learning space, including new lecture theatre, classroom, seminar rooms, MBA suite and specialised offices and support areas.

Quads Landscape and Campus Routes - Comprising a series of improvements to enhance the public spaces at the heart of the Campus, including the quads outside the Palmer building, URS and the Library.

URS Refurbishment - Following Grade II listing of the building by Historic England as an example of Brutalist architecture, the comprehensive refurbishment of the URS is on hold whilst the design team consider the full implications. However, the University of Reading remains committed to the refurbishment of the URS Building as a key component of delivering future academic capacity.

¹ Whiteknights Development Plan, 2008

² ibid

LONDON ROAD CAMPUS

Profile

Located between the Whiteknights Campus and Reading town centre, the London Road campus fronts the London Road and extends south along much of Redlands Road as far as Morgan Road. The Campus extends to approximately 162 hectares and pre-dates the acquisition of the Whiteknights Campus, having been donated by the Palmer family (of Reading biscuit manufactures Huntley and Palmer) in 1904.

The London Road Campus is entirely within a Conservation Area that extends more widely to the west and north. A cluster of listed buildings front the London Road within the Campus with individual Listed Buildings behind associated with the Great Hall, Memorial Clock Tower and the Museum of English Rural Life.

The Campus is characterised by tight arrangement of buildings focused around both a cloistered central green and the original garden to a grand house, The Acacias, on the corner of London Road and Redlands Road.

The London Road Campus is currently home to the Institute of Education and School of Architecture.

Planning Designations

The London Road Campus is wholly within the administrative area of Reading Borough Council. The Campus is also entirely within the extents of the Kendrick Conservation Area. The Conservation Area is designated for a variety of reasons including the following that directly relate to the Campus: notable exemplars of housing from the late 18th century to the early 20th century; architectural and historic interest of the areas buildings, including twelve grade II and two grade II* listed buildings; the early 20th century planned campus of the University of Reading; the open space, trees and garden surrounding The Great Hall; historical associations with the Palmer family of Huntley and Palmer.

The Conservation Area Character Appraisal includes a Townscape Appraisal Map (July 2005), which in addition to the listed buildings within the Campus, identifies most buildings around the quadrangle and buildings fronting Redlands Road as 'buildings of townscape merit'. The Appraisal also identifies the following elements particularly relevant to the London Road Campus:

Area 1: London Road

'London Road is a historic route appearing on a map of 1761 but considerably earlier in origin. Today, between Kendrick Road and Redlands Road, London Road is a wide and spacious three lane highway sparsely lined with mature and growing trees. Buildings of historical significance sit on each side of, and facing, the road not adhering to any strict building line. Though marred by traffic, this area is distinguished by well-preserved 19th century, and earlier, buildings nearly all of which are statutorily listed for their special architectural and historic interest.

This area is not characterised by a single building type but whilst each building, row or terrace in London Road has its own individual character, the cumulative effect of the historic buildings, walls, railings and trees is an area of special historic interest with a distinctive early 19th century appearance.

The Acacias is an early 19th century Bath stone villa set in landscaped grounds and enclosed behind iron railings to the street. It has many fine external and internal features including two ground floor bow windows thought to be alterations designed by Alfred Waterhouse in the late 19th Century. Although the grounds are obscured from public view by a boundary wall, they provide an important and valuable setting to the buildings within the university campus, to the south'

Area 3: Redlands Road

'Redlands Road was known as Rudden Lane in the 16th century, then Red Lane until the 1840s. Its historic origins can be deduced from its non-uniform width, the elevation of the roadside dwellings above the road and the slight curve as it proceeds south beyond St Andrew's Hall. An early O.S. map shows that St Andrew's Hall (1880) was the only significant development on the west side of Redlands Road in 1897. Fifteen years later (O.S. 1912), the west side, between St Andrew's Hall and Allcroft Road, was lined with more than a dozen large brick houses.

The most notable building in Redlands Road is St. Andrews Hall; a grade II listed building designed in 1880 by the architect Alfred Waterhouse as a home for Alfred Palmer. The house, originally called East Thorpe, was given a large extension block for student accommodation in 1911 and then became St. Andrews Hall, one of the University's first halls of residence. It is characterised by many original features including steep gables, prominent chimneys and sash windows with terracotta window detailing. The intricate detailing of the eccentric two and three storey building provides an interesting frontage to Redlands Road.

Land immediately to the rear of St. Andrews Hall has been redeveloped to accommodate the Museum of English Rural Life which has since been extended.

Nos. 8-40 (even) Redlands Road are large early 20th century dwellings slightly elevated from the road, set back behind boundary wall or railings and a small front garden, often containing evergreen shrubs. Built in a characteristic Edwardian style, they complement the Victorian dwellings to be found in Kendrick Road and add to the area's distinctive stock of late Victorian and Edwardian house building.'

Area 4: University London Road Site

'On the acquisition of the London Road site in 1904, Dr.W.M.Childs, Principal of the college from 1900, set out what was then a novel plan for a residential college with halls for students that would recreate the atmosphere of an Oxford college. A plan of 1913 shows that the plan was for two rows of low buildings, housing laboratories and lecture rooms, linked by cloisters around a 'court' or quadrangle. Realising that "beautiful and stately architecture was beyond our reach...", he aspired to "a type of laboratory and studio which would satisfy in use, be within our means, and not be an affront to the site".

By the end of the 1920s this plan was completed as proposed but with the addition of a Jacobean style library (now the School of Architecture) dominating the central court. This plan, and most of the original buildings survive virtually intact, albeit altered. As constructed, the laboratory buildings may lack the architectural pretension of The Great Hall or the former library building but collectively they create a place of notable character with significance to the 20th century development of English universities.

Mature trees, lawn and garden and, to the north, The Great Hall (1905) and War Memorial Clock Tower (1922) enhance the university area and combine to create an area of special architectural and historic interest.'

Nine Listed Buildings are located on the Campus. Six of these buildings address the London Road, two are located within the centre of the Campus (The Great Hall and War Memorial Clock Tower), and one facing Redland Road (St Andrews Hall). The Listed Buildings relate to the following structures:

- 1 Grade II – 16-22 London Road
- 2 Grade II* - St David's Hall
- 3 Grade II – Portland House
- 4 Grade II – Greenbank
- 5 Grade II – No. 44 (The Acacias) and railing to street
- 6 Grade II – Garden Wall to north and east of The Acacias
- 7 Grade II – Great Hall of the University of Reading
- 8 Grade II – University of Reading War Memorial
- 9 Grade II – Front Block of St Andrew's Hall and Stable Lodge to north

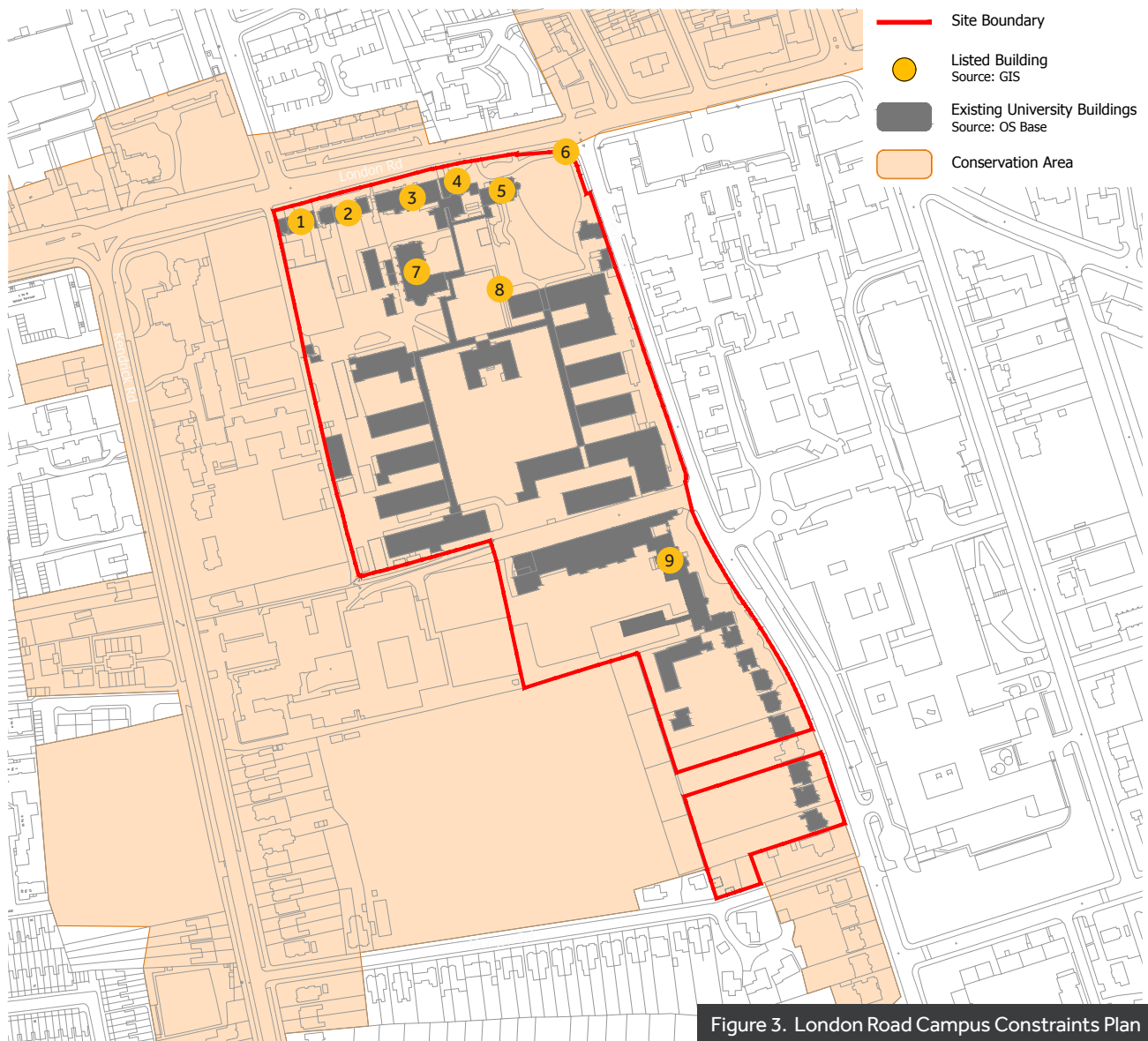


Figure 3. London Road Campus Constraints Plan

The London Road Campus is covered by the Kendrick Conservation Area and contains a number of listed buildings and many more identified as of townscape merit. Their spatial arrangement and relationship to areas of open space around The Great Hall and War Memorial Clock Tower dictate that the Campus is relatively constrained in its ability to accommodate significant new development. The further development opportunities are outlined in Section 5 of this study.

Recent key developments

In 2010, the University of Reading made a substantial investment in the London Road Campus to refurbish existing buildings and spaces and create dedicated spaces for teaching of subjects including music, PE, drama, languages, sciences, ICT and art. Demolition of a hall of residence, Mansfield Hall, has been replaced with private sector student accommodation on London Road. The listed London Road frontage has been converted into private sector residential accommodation preserving and upgrading the heritage asset. The Library has been refurbished for the School of Architecture, and the MERL has been extended.

WHITEKNIGHTS DEVELOPMENT PLAN

ROLE OF THE DEVELOPMENT PLAN

The Whiteknights Development Plan (WDP) was the result of a two-year process and extensive consultation exercise in November 2007. The WDP sets out proposals for several important development projects over a ten-year period. It was submitted to Reading and Wokingham Borough Councils in August 2008 to provide the contextual background to individual planning applications. The document underpinned a planned capital construction programme for the period 2008 – 2018 and identified several potential longer-term projects.

The Whiteknights Campus straddles the boundary of two Local Planning Authorities, Reading Borough Council and Wokingham Borough Council. As such the WDP represents a common land use strategy designed to meet the planning objectives of both Councils at the time and to allow the University to manage the delivery of new buildings and infrastructure projects at Whiteknights, all of which had the aim of meeting the University's academic, welfare, social and research responsibilities as well as long term projects.

The WDP was designed to have a lifespan of around ten years and thus it is coming to the end of its life. This study is the first step towards its replacement.

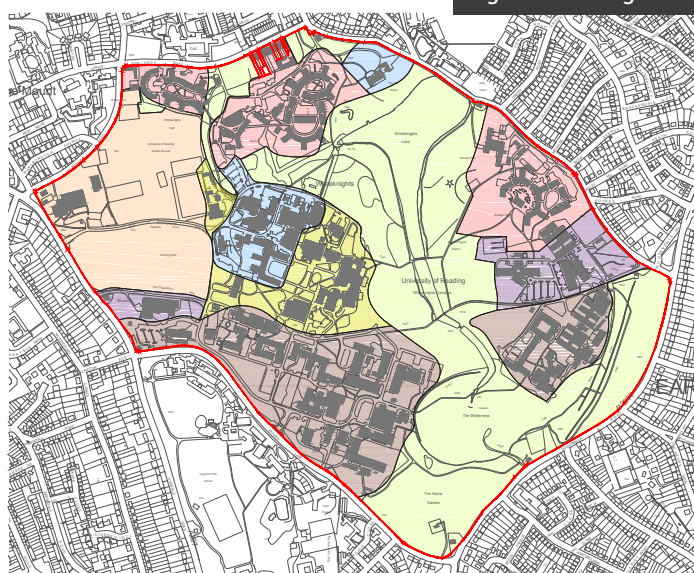
ROLE OF THE PLAN TODAY

The Whiteknights Campus Development Plan July 2008 is still a relevant tool in informing and guiding future development of the Campus. Although many of the themes have been successfully delivered, such as replacing and upgrading halls of residence (Theme 11) and creating a new entry management arrangement for visitors (Theme 5); other themes are still relevant and will continue to be relevant into the future as a means of guiding growth.

The Whiteknights Development Plan comprises 14 key components, or 'themes', which combined, offer a fully integrated and comprehensive framework for the Campus. The table opposite details the key themes within the Campus, with a commentary to highlight how the campus has evolved since 2008. Central among these themes is Theme 13, which articulates a zoning strategy to guide investment and protect environmental assets. The Whiteknights Development Plan 'Zoning Plan' has been reproduced on an Ordnance Survey base of the Campus (see Figure 4). This clearly shows those zones that have the potential to accommodate residential or academic uses, distinct from the amenity zone, which typically corresponds with significant areas of environmental assets.

The relevant themes from the Campus Development Plan have informed this Capacity Study to ensure a logical, co-ordinated and consistent approach to managing change at the Whiteknights Campus over the long term.

Figure 4. Zoning Plan



- Residential
- Amenity Open Space
- Science Zone
- Sports and Recreational Zone
- Arts, Humanities and Social Science Zone
- Student and Staff Services Zone
- Enterprise Development Zone
- Existing University Buildings

Source: 2008 Whiteknights Campus Development Plan "Zoning Plan"

Theme	Response
To rationalise the number of peripheral vehicle entry/exit points.	The restriction of the entry/ exit points to Queen's Drive, Chancellor's Way, Pepper Lane and Earley Gate is complete, discouraging car use whilst not compromising the ability of staff and students to arrive by foot and cycle. Delivery of the internal vehicular link through the site, reducing internal vehicular movements on the wider surrounding road network has been de-prioritised.
To revitalise the internal movement and parking strategy.	The recently approved Campus Routes strategy provides a framework to improve and rationalise the internal movement arrangements in accordance with the objectives of this Theme. Additional car parking provisions have been completed at CP1a (Visitor Car Park adjacent to the Shinfield Road entrance), CP2 and CP4 providing opportunities to improve or redevelop those car parks located more centrally.
To enhance the connection between the two districts.	The Campus Routes strategy highlighted as part of delivering Theme 2 above will also provide the framework for enhancing connections between the two districts in the longer term.
To reinforce Campus Square as the hub of student facilities.	'Campus Square' is known as the Palmer Quad. The recently approved Campus Routes strategy includes major design work on this and other Quads, which will reinforce the objective of Theme 4. This also includes focusing the Student Services building (Carrington) next to the Student Union and main teaching building (Palmer) and establishing an entrance to the expanded and refurbished Library Café onto the Palmer Quad.
To create a new entry management arrangement for visitors.	The entry management system has been evolved with security booths and manned entrances removed and a much-increased Visitor Car Park (CP1a) significantly improving visitor parking arrangements. Installation of Automatic Number Plate Recognition (ANPR) has also enabled the University to better manage parking.
To improve the exterior public realm, strengthening legibility and identity.	The new Campus Design Code will ensure that a consistent design approach will be applied to the public realm as development and renewal opportunities come forward.
To provide for a new Film, Theatre and Television (FT&T) Department Building within the Academic Heart.	The Minghella Studio has been completed.
To facilitate the efficient collection, sorting and disposal of waste and recyclables.	Sustainability Services has a rolling programme of upgrading recycling facilities within key buildings to help achieve the University's ambitious recycling target of 60% by 2021. Phases 1 and 2 are complete, with Phase 3 being undertaken in 2017/18. This approach has been adopted in preference to the provision of a Waste Transfer Station originally envisaged in the Development Plan.
To deliver an integrated Catering Strategy.	The delivery of an integrated Catering Strategy is complete, with a Central Kitchen built and catering provision refurbished and extended.
To facilitate a stronger Academic, Research and Business Quarter at Earley Gate.	The Enterprise Centre is complete and current feasibility is being developed with the European Centre for Medium-Range Weather Forecasts (ECMWF) for Earley Gate, which would provide a world leading academic Meteorology hub.
To replace and upgrade the Halls of Residence	The Whiteknights Development Plan only envisaged the completion of Park Group. The University of Reading has achieved this and demolished, replaced and extended Bridges Hall.
To enhance and extend Sports and Recreation provision and facilities within the Campus.	Significant investment has taken place in increasing the capacity and quality of the sports and recreation offer, including delivery of the SportsPark extension and completion of the Pavilion, All Weather Pitch, Bulmershe Pavilion and TennisPark.
To create a Zoning Strategy to guide investment and protect environmental assets.	The Whiteknights Development Zoning Plan is in place, providing a framework to guide ongoing growth and evolution of the Campus.
To deliver physical development projects using sustainable construction techniques in order to maximise energy efficiencies.	The University is very proud of its Sustainability credentials, having won multiple national energy efficiency awards and is a sector leader in reducing carbon emissions. A 35% carbon reduction target (base on the 2008/09 academic year) was achieved in 2016, and the University is progressing towards 45% by 2021. This has been achieved through a significant programme of investment in energy saving initiatives, with sustainability being a key criteria in capital projects. The University is currently installing additional solar panels on some of our largest (south facing) buildings.

THE NEED FOR GROWTH

The University of Reading's master strategy 'Vision, Ambition, Strategy 2026' sets out that the University will seek to grow its income by 25% by 2026.

This increase in income implies a substantial increase in teaching and research activity, with the potential for student and staff numbers to increase by more than 20% over the next twenty years.

INDICATIVE STUDENT NUMBERS

Year	Student	Staff	Rounded Total
2017/18	16500	3500	20000
2026/27	20000	4100	24000
2036/37	20-22000	4500	24-26000

The past three years have seen sustained growth in student and staff numbers. To a large degree this growth has filled the excess capacity that existed across the estate. Opportunities to optimise the current estate remain, but the forecast growth numbers imply requirements for substantial additional teaching, residential accommodation and office space. There are also implications for services such as Catering and the SportsPark.

The impact of the growth needs to be considered at a portfolio level for both the academic and residential portfolios.

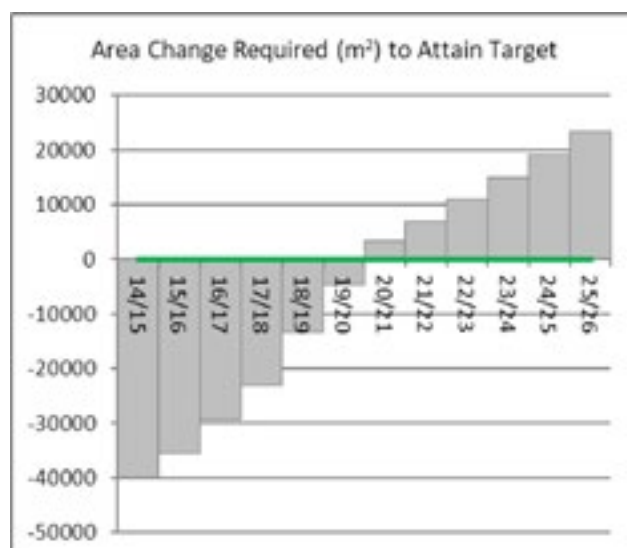
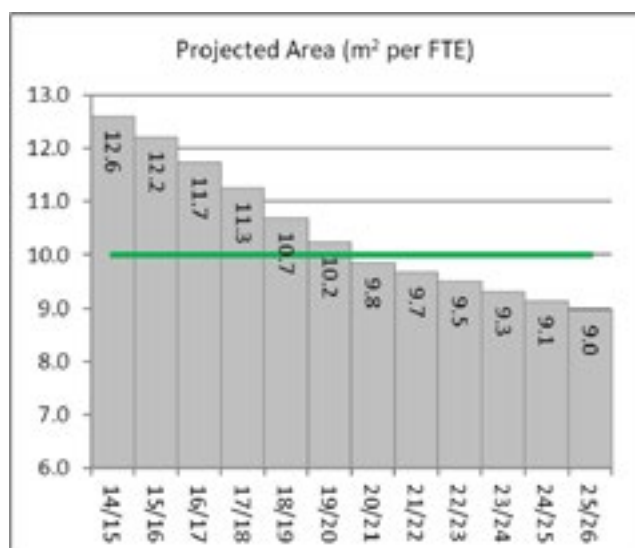
Academic Estate Capacity and Needs

The University's 2014 Estate Strategy set a target of 10m² Gross Internal Area (GIA) per student and staff FTE across the academic estate. This is a stretch target implying full utilisation of space and more efficient ways of working.

The charts show the trend and impact of growth projections against this target:

Substantial progress has been made to date in meeting this target. Much work has been undertaken to increase the intensity of utilisation across the estate. However, clearly growth in space demand will outstrip supply.

Maintaining this target relies on several factors. Most importantly, changes to ways of working supported by a reconfigured built environment are key to facilitating higher density occupation. Supporting these ways of working with flexible, highly functional, multi-use space are core to delivery. These highly functional spaces are a significant change from the spaces which the University has traditionally operated. Redevelopment and refurbishment of existing buildings is a key dimension of delivering academic capacity, but nonetheless there is the potential need for around 25,000m² additional academic capacity by the end of the next decade.



ACCOMMODATION STRATEGY FINDINGS

The University of Reading Accommodation Strategy (Cushman and Wakefield, 2018) is clear that the University has grown significantly over recent years and is operating in a fast changing and highly competitive sector. Growth means that demand for accommodation bed spaces is fast outstripping supply, a problem that is likely to become more acute as the University continues to grow; growth at the University has accelerated since changes to the tuition fee system and the removal of Student Number Controls (SNCs) created a true market in Higher Education. Since 2011/12, full time student numbers at the University have increased by 22% – over four times the national average rate of growth by 5%.³

The UK Higher Education system has undergone a period of significant change over recent years, with the sector opened to market forces which are intensifying levels of competition. UK universities are now competing openly in a free market, with those able to offer the best educational and career outcomes, alongside an outstanding student experience, best placed to grow and succeed in the future.⁴

It is against this backdrop that the University's Vision Ambition Strategy (2026) looks to **"enhance our standing as a leader in research and higher education that defines and responds to the needs of individuals and societies, and, by so doing, to be counted among the very best universities in the UK and internationally."**⁵ The delivery of high quality teaching and learning space, research and enterprise areas, residential accommodation and other facilities is fundamental to a leading University achieving its growth ambitions.

The provision of student accommodation is a critical component of the University of Reading's growth plans. The Accommodation Strategy demonstrates that the University of Reading is a **"growing and attractive institution that has performed extremely well in the face of intense competition on the Higher Education sector... growth at the University has been strong, with the institution growing in full time student numbers by 22% between 2011/12 and 2016/17 – a rate over four times faster than the national average of 5%."** It concludes that growth in the one year between 2015/16 and 2016/17 was 7% **"...and this has placed considerable pressure on an accommodation holding that is already stretched."**

The Accommodation Strategy details how the University of Reading is already in a position (2017/18) where it is unable to offer a bed to 18% of first years requiring a place to stay – over 1,000 students – reflected by a long waiting list for University beds and increased pressure on the local housing market. **Based on the University's projected levels of growth, this shortfall has the potential to rise to 29% of all first-year students without further development by 2020/21 – the equivalent of over 2,000 students.** As the Strategy outlines, this has significant implications for the University's ability to fulfil an accommodation guarantee to students likely to be studying away from home for the first time, "...impacting on levels of student satisfaction, pastoral care and the University's attractiveness to potential recruits. By 2028, **the shortfall has the potential to rise to 38% of all students – the equivalent of over 3,000 first years not being able to secure a bed – an unsustainable position for any institution hoping to succeed."**

³ University of Reading Accommodation Strategy, 2018

⁴ *ibid*

⁵ University of Reading Vision Ambition Strategy 2026

UNDERSTANDING CAPACITY

The Accommodation Strategy provides substantive detail in relation to the forecast levels of growth in the student population. This document has been prepared in this context but also in the context of a need to deliver the requisite academic, teaching and support space necessary to support an ambitious and high-quality research institution. Fundamentally it seeks to establish the true level of available capacity across the Reading Campuses to accommodate academic and residential development, to inform the University of Reading's future planning and strategic decisions regarding the management of growth requirements.

The following sections of this document explore the Opportunity Areas across the site before moving on to a detailed review of individual Potential Development Sites. This exercise enables conclusions to then be drawn regarding the available space for identified uses.

The following paragraphs provide, for context, a review of the adopted and emerging planning policy considerations: all of which are relevant when examining the scope for expansion and growth and the extent to which planning and design constraints impact the degree to which individual sites can come forward. It is also relevant in the context of the approach adopted by the local planning authorities (Wokingham and Reading Borough Councils) in terms of the spatial distribution of accommodation across each Borough.

PLANNING POLICY

Wokingham Local Plan - Managing Development Delivery DPD (Adopted 2014)

The MDD DPD contains Policy TB14 for the Whiteknights campus. It states that "The Whiteknights Campus as defined on the Policies Map will continue to be a focus for development associated with the University of Reading. Such development may include additional student, staff, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities among other uses. There will also be improvements to access, including rationalisation of vehicle entrances and exits.

Development proposals will accord with the following criteria:

- a) They respect the historic landscape, open areas and listed buildings and their settings and the character of the area
- b) Areas of wildlife significance (including Local Wildlife Sites) and current or potential green infrastructure networks will be retained and enhanced
- c) The safety of those using the campus (including highway safety issues and designing out crime) will be maintained and enhanced;
- d) There are no significant detrimental impacts on neighbouring residential properties from the development, including from noise or parking; and
- e) The loss of undeveloped areas on the site will be weighed against the benefits of development to the wider community.

The Local Plan states that The University of Reading is a national and international educational establishment of strategic importance which will continue to adapt over the plan period. The University operates from a number of sites within Wokingham Borough, including Whiteknights Campus (circa 119 hectares) of which approximately one third lies within Reading Borough. The policy aims to ensure that the Whiteknights Campus continues to develop as the focus for the University of Reading and contributes to the area as a whole and the wider national interest. This policy helps to achieve objective xiii of paragraph 2.68 of the Core Strategy in that it maintains and enhances the Borough's knowledge and skills base.

Paragraph 3.60 notes that **“There are a number of constraints and complexities affecting the site. Parts of the site have significant wildlife importance, and the area is a prominent part of the local landscape, adjoining part of the East Reading wooded ridgeline Major Landscape Feature, with large tracts of open space. A number of listed buildings are on site, and university uses have a potential effect on surrounding residential areas.”**

Reading Borough Core Strategy (Altered January 2015)

The Reading Borough Core Strategy was adopted in January 2008 and altered in January 2015. The document identifies the University of Reading, along with others, as a key partner with whom it should continue to work to keep the need for community facilities, including health, education and training under review. The Core Strategy will be replaced by the new Local Plan for Reading.

Reading Borough Sites and Detailed Policies Document (Adopted October 2012) (SDPD)

The SDPD addresses the University of Reading at paragraph 14.3.1, recognising that it contains several sites within and around the Reading urban area, many of which are outside the Borough boundaries. It identifies the Whiteknights campus as the focus of future development associated with the University of Reading but acknowledges that there will continue to be development at the University of Reading's secondary, but original campus on London Road. The SDPD contains policy SA6: Whiteknights Campus, University of Reading which emphasises that the site will continue to be the focus for development associated with the University of Reading, including additional student, staff, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities among other uses.

Policy SA6 recognises that there are several constraints and complexities affecting the site and explains that the Whiteknights Campus Development Plan informed the policy. Explanatory text SA6 notes that any development proposed on the site will need to consider matters such as parking, biodiversity, historic environment, residential amenity and landscape.

New Reading Borough Local Plan (2018)

The Submission Plan recognises the benefits that the student population brings to the Borough, by supporting services and facilities, with many of the qualified people from the University remaining in the Borough following graduation and making a "major contribution to its economic success" (paragraph 4.4.95 of the Draft Plan). The Council further recognises, within the same paragraph that **"it is important that sufficient accommodation is provided to enable students to live close to where they study"**.

The Submission Plan contains a new Policy H12: Student Accommodation. As drafted, the policy states that new student accommodation will be provided 'on or adjacent' to existing further or higher education campuses, or as an extension or reconfiguration of existing student accommodation. The policy states that there is a presumption against proposals for new student accommodation on other sites unless it can be clearly demonstrated how the proposal meets a need that cannot be met on the above sites. The University of Reading is engaged in the Local Plan process and has submitted representations in relation to the wording of H12 and the appropriateness of the approach taken by the Council in this respect.

In addition to H12 the Submission Plan contains commentary on the role of the University of Reading as a major focus of higher education with an international reputation, noting that East Reading's population '...is boosted by thousands of students.' The strategy for East Reading as outlined within the Submission Plan contains some key principles for the area: (a) the Whiteknights Campus will continue to develop to support the economy and function of the town, subject to the constraints of the site (b) the areas of tension between the University of Reading and the surrounding areas will be carefully managed, and purpose built student accommodation (PBSA) on established university sites will be supported.

The Submission Plan offers support for development of the main Whiteknights Campus as well as the 'secondary' campus at London Road, where it does not result in significant adverse effects. The Submission Plan recognises that an increase in PBSA is needed but that 'this should preferably be on the existing university sites....so that key sites elsewhere deliver much needed general housing rather than student accommodation.'

The Submission Plan contains policy ER2: Whiteknights Campus, University of Reading. The policy reemphasises the strategic importance of the University of Reading and the role of Whiteknights as the focus for development for additional staff, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities among others. The policy provides support for the delivery of new student accommodation at Whiteknights and stipulates that development will be subject to consideration of areas of wildlife significance; current or potential green links; safety of campus users; amenity of neighbouring residential properties; the loss of undeveloped areas of the site and the extent to which this is outweighed by benefits of development to the wider community.

REVIEW OF OPPORTUNITY AREAS

This section of the document establishes the key opportunity areas across the Reading Campuses to accommodate either academic, Academic/Residential or residential development. This is the first step in establishing which specific parts of the wider site have potential to deliver new development, having first had regard to significant environmental and landscape constraints that would prohibit development in principle. This is discussed further in the following paragraphs.

ASSESSMENT METHODOLOGY

The analysis undertaken as part 'The Campus Today' section earlier in this document establishes the baseline position for the Reading Campuses. This includes a comprehensive review of the planning designations, constraints, current and proposed projects for these sites. For the Whiteknights Campus, this information was overlaid with pertinent sections from the Whiteknights Campus Development Plan (July 2008), including the Zoning Plan and Development Plot Analysis Plan, providing a general strategic framework for managing change.

From this starting position, a series of site visits were undertaken on each Campus. This involved walking around the existing built and natural assets to assess the potential for spaces to accommodate 'major' development opportunities, with an associated photographic record. The focus of these site visits was on areas of obvious 'white' land, devoid of designations, associated constraints and where land is related to favourable areas from the Zoning Plan.

For comprehensiveness, other areas of each Campus were also reviewed at a higher level of detail. Opportunities for small scale extensions or additions were discounted where these did not have the ability to make a material difference to the academic or residential provision on either campus. The provisional significant development opportunities were then reviewed with the University of Reading, who were able to advise on intended strategic 'moves' within the institution, not currently within the public domain. This provided an important filter, ensuring that there was no obvious impediment

to change within the areas identified. As part of this review process, the University of Reading in conjunction with a review of the Whiteknights Campus Development Plan, were able to indicate the potential for each of the opportunity areas to accommodate academic, residential or academic/residential opportunities.

The terms academic, residential and Academic/Residential should be taken to mean the following:

Academic:	Staff, teaching, research and enterprise accommodation; infrastructure and services; sports and leisure facilities; estate management and support services accommodation.
Residential:	Student accommodation
Academic/Residential:	A combination of residential and academic uses as defined above.

Inevitably, the opportunity areas are of various sizes and, in some instances, cover not insignificant areas. Therefore, within some of the opportunity areas there are various constraints that will influence the potential development solution, including existing trees, ecology, topography and adjacencies with existing buildings. These factors have not precluded areas being designated but it is recognised that due consideration must be given in the design solutions to ensuring these features are respected and the influence that this will have on the capacity of each.

It must also be noted that parts of the site are covered by a Wildlife Heritage designation within the Whiteknights Development Plan. This is a local non-statutory designation extending to include the lake, surrounding vegetation, 'the Wilderness' (an area of mature woodland on the eastern perimeter and Whiteknights Lake) and two smaller areas in the northern part of the campus. The site also includes meadows and a renowned collection of trees. The Whiteknights Campus contains important environmental assets with a distinct landscape character zoning that underlines its historical development from the 18th Century⁶.

⁶ Whiteknights Development Plan, 2018

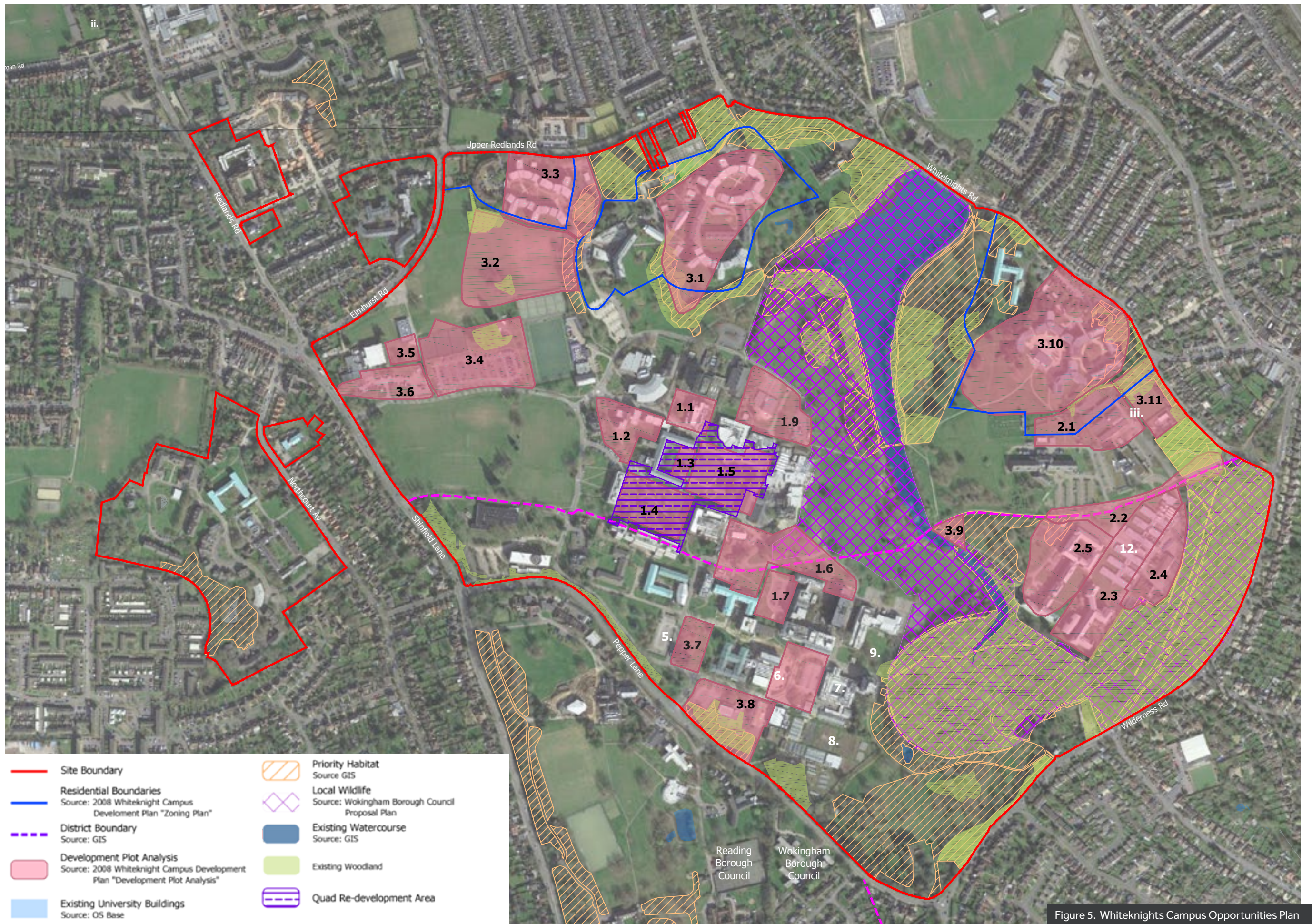


Figure 5. Whiteknights Campus Opportunities Plan

SITE SELECTION

Table 1 below summarises all the sites identified within the Whiteknights Development Plan of 2008 along with commentary as to why any given site has been included/not included as part of the Capacity Study work. Sites highlighted in green were pursued as part of the Capacity Study work. Sites in grey were not.

Table 1. Sites identified within the Whiteknights Development Plan

WDP Site Reference	Site	Capacity Site Reference	Comments
1.1	FT & T		Minghella Studios now constructed.
1.2	Old Wks. House/HUMSS		Small scale development opportunity only – limited ability to contribute to strategic provision of academic or student accommodation space. Scope limited by impact on setting of adjacent listed building.
1.3	HUMSS Quadrangle		Small scale development opportunity only – limited ability to contribute to strategic provision of academic or student accommodation space. Proposed use for external teaching/leisure activities as part of Quad redevelopment
1.4	URS Quadrangle		Key landscape feature limited by trees.
1.5	Palmer Quad		Key landscape feature.
1.6	Whiteknights Crossways		Key landscape feature limited by trees.
1.7	Chemistry Car Park		Requires loss of car parking.
1.8	Science Square		Energy Centre now constructed in this area.
1.9	Student Services Parking		Reduced by Student Union nursery. Partial site adjacent Palmer may be available. Proposed for car parking.
2.1	Enterprise Hub Phase II and Catering Hub		Site V
2.2	Earley Gate Street		Green corridor. Access route.
2.3	Earley Gate Academic Avenue		Allocated for ECMWF or alternative research development
2.4	Citadel Car Park		Allocated in masterplan for increased car parking – now part of ECMWF allocation
2.5	Meteorology/Psychology Extension		Allocated for ECMWF or alternative research development
3.1	New Childs Hall Redevelopment		Park Group halls complete
3.2	All Weather Sports Pitch		Sports provision
3.3	New Whiteknights Hall		Park Group halls complete
3.4	Porters Lodge/Visitors Car Park and Sports Pavilion		Pavilion and car park complete. Development on car park unlikely due to planning constraints and loss of parking provision.
3.5	Sports Centre Expansion		Site 1 : Allocated for Sports Hall in 10-year Capital Plan
3.6	Sports Centre Parking/Extension to Reception		Café complete
3.7	Pepper Lane Car Park		Designated for car parking, possible development area
3.8	Pepper Lane Sports Cluster		CPU Catering complete
3.9	Lakeside Meeting Place		Small scale open structure proposed – substantial development unlikely due to planning constraints
3.10	New Bridges Hall		Bridges Hall complete
3.11	Bowling Green Area		Site V

CONSTRAINTS TO DEVELOPMENT

The Whiteknights Development Plan identifies several constraints to development across the site that are referenced in the Site templates that comprise Section 6 of this document. It is important to differentiate between the constraints evident in the Whiteknights Development Plan, and planning constraints as defined by the local planning authority or by statute. The following constraints are those identified in the Whiteknights Development Plan; and are relevant in the context of the masterplanning of the site, zoning and the overarching Wildlife Heritage of the campus as a whole:

- Residential Boundaries
- Woodland Habitat
- Area of Grassland Suitable for Invertebrates, Reptiles and Amphibians
- Priority Habitat
- Existing Watercourse.

In addition, the following designations are embedded in planning policy and carry more weight:

- Public Right of Way
- Listed Buildings.

SIGNIFICANT AREAS OF LANDSCAPE AND RECREATION

There are several specific areas within the site that do not lend themselves to any form of new development given their significance in terms of the way in which they shape, screen and soften the Campus; maintain its unique open parkland setting; and provide valuable facilities for sporting activity. In broad terms these areas can be identified as:

- South of Queens Drive, west of Shinfield Road and north of Chancellor's Way:** this area is actively used for sporting activity associated with the SportsPark. The loss of this area would be detrimental to on site sporting provision and for this reason it has been discounted at the outset as a developable area and viewed in this respect as a constraint to development. In addition, the tree groups that are present on the sports field site are an exceptional landscape feature: mixtures of lime, oak, sweet and horse chestnut form tight groups of 20m+ trees amongst manicured pitches. A significant Wellingtonia also lies within this area; at 34m it is considered quite a landmark.⁷ Furthermore, an avenue of English Oaks was planted along Queen's Drive in 2002 to commemorate the Queen's Golden Jubilee following a substantial grant by the Friends of the University.⁸
- Peripheral woodland to the south of Upper Redlands Road/north west of Childs Hall and south of Whiteknights Road/north of Whiteknights Lake:** this heavily wooded area contains mature trees and provides important boundary screening. As indicated above much of this area is viewed within the Whiteknights Development Plan as Wildlife Heritage. Given the value of these areas in arboricultural and likely ecological terms they are considered unavailable for development and have been precluded from any further assessment, on the basis that their retention and protection is considered to carry significant weight.
- Whiteknights Lake and adjacent woodland/meadowland:** Whiteknights Lake sits at the heart of the Campus and represents a key landscape feature within the site. This area and the surrounding trees and open space is considered unsuitable for development given the focal role this area plays in the context of the wider site.

⁷ University of Reading Grounds Tree Walk Brochure, www.reading.ac.uk

⁸ Welcome to Whiteknights Brochure, www.reading.ac.uk

d. Seasonal meadowland east of Palmer Building:

This area provides a transitional space between the built-up academic space and Whiteknights Lake. The area is rich in species of wildflowers which provide habitat and food for wildlife. The area has been excluded from further assessment given its significance in landscape and biodiversity terms.

e. The Wilderness: This area is located to the south east of the Campus and is a designated Wildlife Heritage site within the Whiteknights Development Plan. It was originally one of the most ornamental areas of the Marquis of Blandford's garden and contains veteran trees over 200 years. This area is considered unsuitable for development given its importance in heritage, landscape, ecological and experiential terms.

f. Harris Garden: The Harris Garden is considered an important amenity space within the Campus, with access granted to all who wish to visit. It is run by the Friends of the Harris Garden, a charitable organisation founded in 1987 to support the development of the garden in partnership with the University. The garden is set in an area which contains a number of rare and unusual trees and shrubs from around the world, some dating from the original 18th and 19th century gardens, including veteran Turkey Oaks. In addition, the garden contains a stream, native wild flowers, and a Formal Garden with herbaceous borders. Development of this site is highly likely to be met with much resistance from the local community and would represent the loss of a valuable amenity space within the Campus.

PARKING

It is current University policy that students are not permitted to bring cars on to Campus. Permits are issued to staff on the basis that they can park subject to availability. This capacity study seeks to ensure that any parking lost because of new development proposals is replaced like for like elsewhere; the potential delivery of a decked car park on Car Park site 1a would assist in addressing this issue. As academic buildings do not have static resident populations, to assess parking on a building by building basis is not effective: rather, consideration would need to be given to the level of additional staff forecast and how this translates into parking needs over and above the current level of provision. Parking would then necessarily need to be accommodated within the Campus to meet this growth, but not necessarily be located adjacent or near to the building within which any given member of staff is typically based. It is considered that parking issues associated with individual development proposals would be assessed on a site by site basis through the development management process.

OPPORTUNITY AREAS

The following plans outline the Opportunity areas for the Whiteknights Campus and London Road Campus respectively; collectively, the 'Reading Campuses'.

	Opportunity Sites	Page
ACADEMIC		
1	Elmhurst Road (land adjacent to SportsPark)	32
2	Chancellors Way	34
3	Whiteknights House	36
4	URS Building	38
5	Pepper Lane	40
6	Health and Life Sciences Building	42
7	Harborne Building	44
8	Land to Rear of Harborne Building	46
9	Lord Zuckerman Centre	48
10	Temporary Office Building	50
11	Redlands Road	52
12	HBS Extension	54
ACADEMIC/RESIDENTIAL		
I	Redlands Road	58
II	Redlands Road	60
III	Estates Compound	62
IV	AMS/Knight site	64
V	Earley Gate	66
VI	Child's Hall	68
VII	Car Park 1a	70
RESIDENTIAL OPPORTUNITY AREAS		
A	Northcourt Avenue	74
B	Redlands Road	76
C	New Road	78
D	Mackinder Hall	80
E	Land adjacent Windsor Hall	82
F	Bridges Hall	84



Figure 6. Whiteknights Campus Opportunities Plan

LONDON ROAD CAMPUS

The London Road campus is not considered to present any strategic sites for redevelopment. This broad area is covered by several listed buildings and is also within a Conservation Area; heritage constraints are therefore significant and present a notable planning constraint. In addition, the area has already been redeveloped quite intensely over recent years (including but not limited to the new residential development facing London Road) and it is felt that this area has reached its potential in terms of ability to comfortably assimilate new development. While there may be scope for incidental redevelopment/replacement and refurbishment the scope to do so is limited and would not deliver strategic development of any meaningful scale (in the context of the University of Reading's growth requirements). Notwithstanding this, this report does detail development opportunities to the rear of Redlands Road.





- Site Boundary
- ▭ Opportunity Areas - Academic / Other
- ▭ Opportunity Areas - Mixed Use
- ▭ Existing University Buildings Source: OS Base
- Potential Access

Rectlands Rd

11.

i.

ii.

Morgan Rd

Figure 7. London Road Campus Opportunities Plan

POTENTIAL SITES FOR DEVELOPMENT

ASSESSMENT METHODOLOGY

Each site has been assessed with regards to its development capacity. The study has used standardised development blocks for the different typologies. Proposals have been developed with a view to utilising efficient building forms, with high level consideration for parking solutions related to proposals.

The sites have been assessed and proposals developed with consideration for the following constraints:

- Existing mature trees on or nearby identified sites,
- access and circulation to the buildings,
- Daylight/sunlight relationships to neighbouring and nearby built form,
- Visual privacy considerations in relation to neighbouring buildings,
- Bulk, height, massing and significant building lines in relation to adjacent existing buildings,
- Consideration for relationships to listed buildings and structures,
- Building orientation.

This is a high-level capacity study and more detailed investigation would be needed with regards to all these criteria to establish the viability of proposals.

In addition, the following constraints have not been assessed as part of this exercise:

- Ecology
- Below ground services
- Viability
- Phasing
- Construction management

For the Academic typology, the model is flexible floorplate buildings of between 18m to 22m depth, naturally lit on both facades and potentially natural ventilated, and with floor to floor heights of a nominal 4m.

For the student housing typology, we are using two versions of student cluster flats, allowing for both en-suites and shared bathroom accommodation. Further detail on the typology can be found in the Appendix.

ACADEMIC OPPORTUNITY AREAS

SITE 1 - ELMHURST ROAD (ACADEMIC/OTHER)

Planning considerations:

- Site is not affected by any known planning designations, constituting 'white land'.
- Some significant trees on site which would require further consideration in terms of appropriateness of removal.
- Forms part of the existing SportsPark complex and would result in the loss of existing open space – would require further exploration regarding Sport England requirements.
- Likely to be used for SportsPark extension/sport related use.
- Existing car park to be retained however additional parking likely to be necessary. Need to consider access arrangements.
- Scale and massing to be considered in context of surrounding buildings and existing residential development on opposite side of Elmhurst Road.
- Not used as a playing field

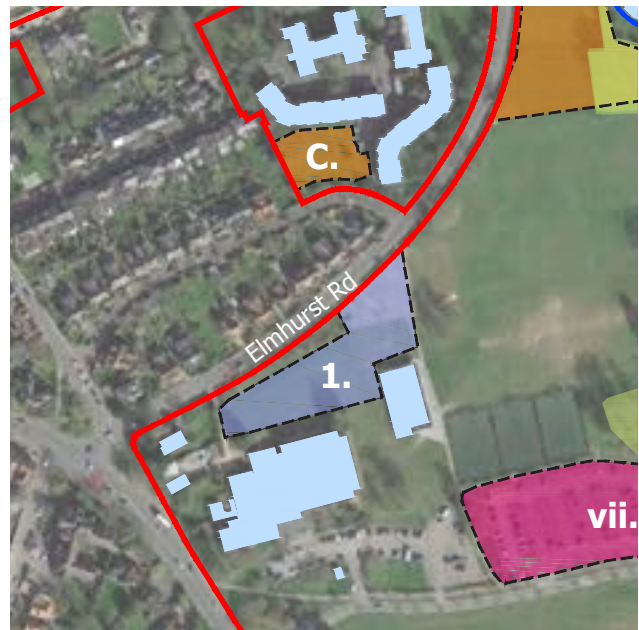


Figure 8. Site 1 identified on extract of Whiteknights Development Plan

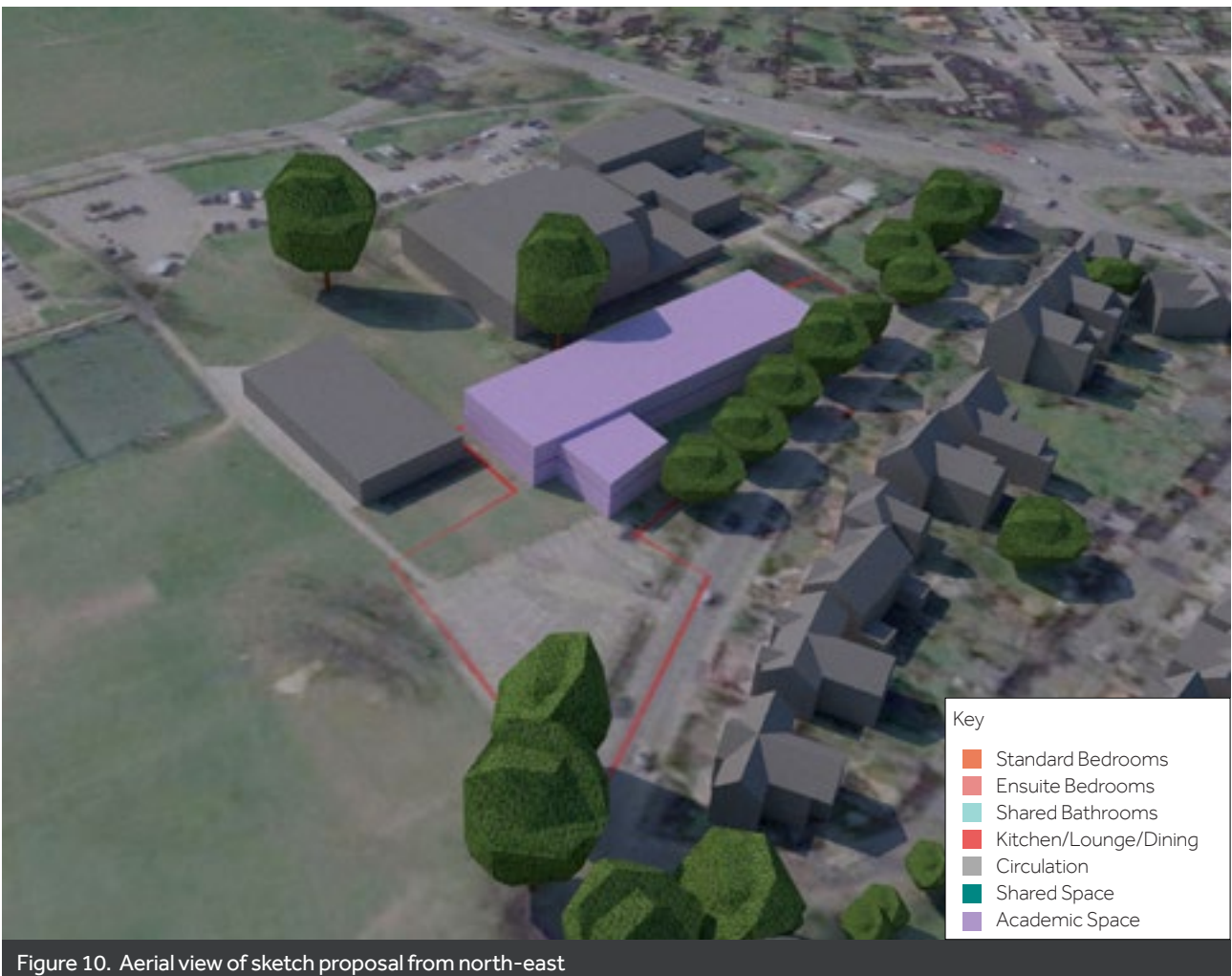


Figure 9. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Existing car park maintained with potential to expand to provide additional parking
- New building formed parallel to existing sports park building
- Potential for connection to existing gym

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	n/a
Proposed academic facilities	3100m ²
Increase in area	3100m ²



SITE 2 - CHANCELLOR'S WAY (ACADEMIC/OTHER)

Planning considerations:

- Site is bounded by a Public Right of Way to the north and Woodland Habitat to the east, immediately abutting Shinfield Road.
- Playing fields lie to the north of the site.
- Proposal requires demolition of existing Chancellor's Building and relocation of existing operations. The Chancellors Building is a purpose-built temporary building designed to house the School of Construction Management and Engineering while the University of Reading makes investment in redeveloping the Urban and Regional Studies (URS) building.
- Some significant trees on site which would require further consideration in terms of appropriateness of removal.
- Existing car park to be retained; need to ascertain whether any additional parking required.
- Need to consider impact on Russell Building to the south in terms of amenity and operations however proposed use compatible.



Figure 11. Site 2 identified on extract of Whiteknights Development Plan

- Precedent for redevelopment potential set by the grant of planning permission 07/00785/OUT & 10/01162/EXT for a new 151 bed hotel and conference centre.



Figure 12. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Building height at three storeys to relate to adjacent three storey building
- Occupying the existing building footprint and increasing the footprint whilst avoiding existing mature trees on site
- Existing parking retained
- Strong building form facing onto playing fields opposite

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	3473m ²
Proposed academic facilities	7600m ²
Increase in area	4127m ²



Figure 13. Aerial view of sketch proposal from south-west

SITE 3 - WHITEKNIGHTS HOUSE (ACADEMIC/OTHER)

Planning considerations:

- Quad Redevelopment Area lies immediately to the rear of existing Whiteknights House.
- No other known planning constraints.
- Site lies within Wokingham Borough, immediately abutting the boundary line between the two authorities of Reading and Wokingham.
- Development would result in the loss of open frontage to Whiteknights House and would impact on existing footpath routes.
- Some existing trees to the front of Whiteknights House would require removal to accommodate proposed scheme.
- Concerns may arise in respect of proposed bulk, massing and prominence.
- Consideration to be given to relocation of operational activity within Whiteknights House during construction phase.
- Affected by the setting of three listed buildings – Old Whiteknights House, Archway Lodge and URS.

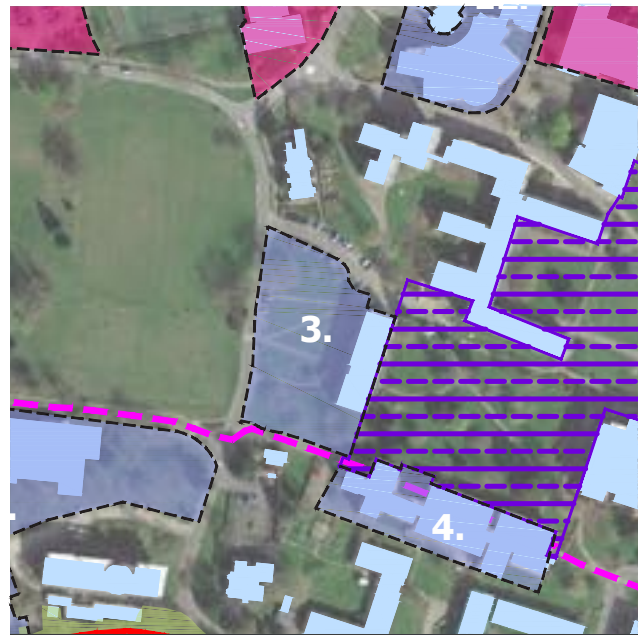


Figure 14. Site 3 identified on extract of Whiteknights Development Plan

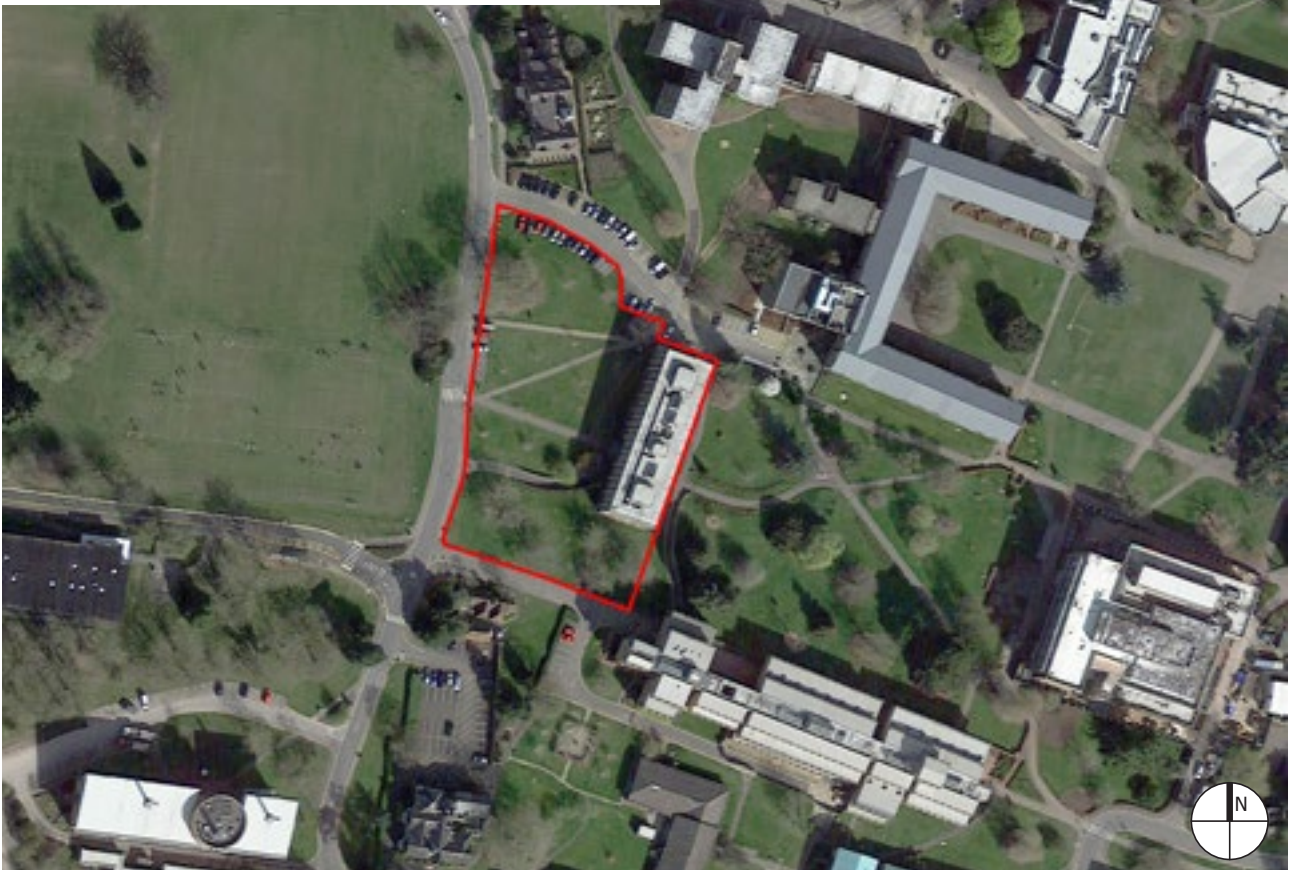


Figure 15. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Existing building retained and parallel block to create internal courtyard with low level link
- Strong building form facing onto playing fields opposite
- Building height at four storeys to match existing building
- Clear separation between buildings to neighbouring buildings for privacy, daylight and sunlight considerations

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	3469m ²
Proposed academic facilities	8629m ²
Increase in area	5160m ²

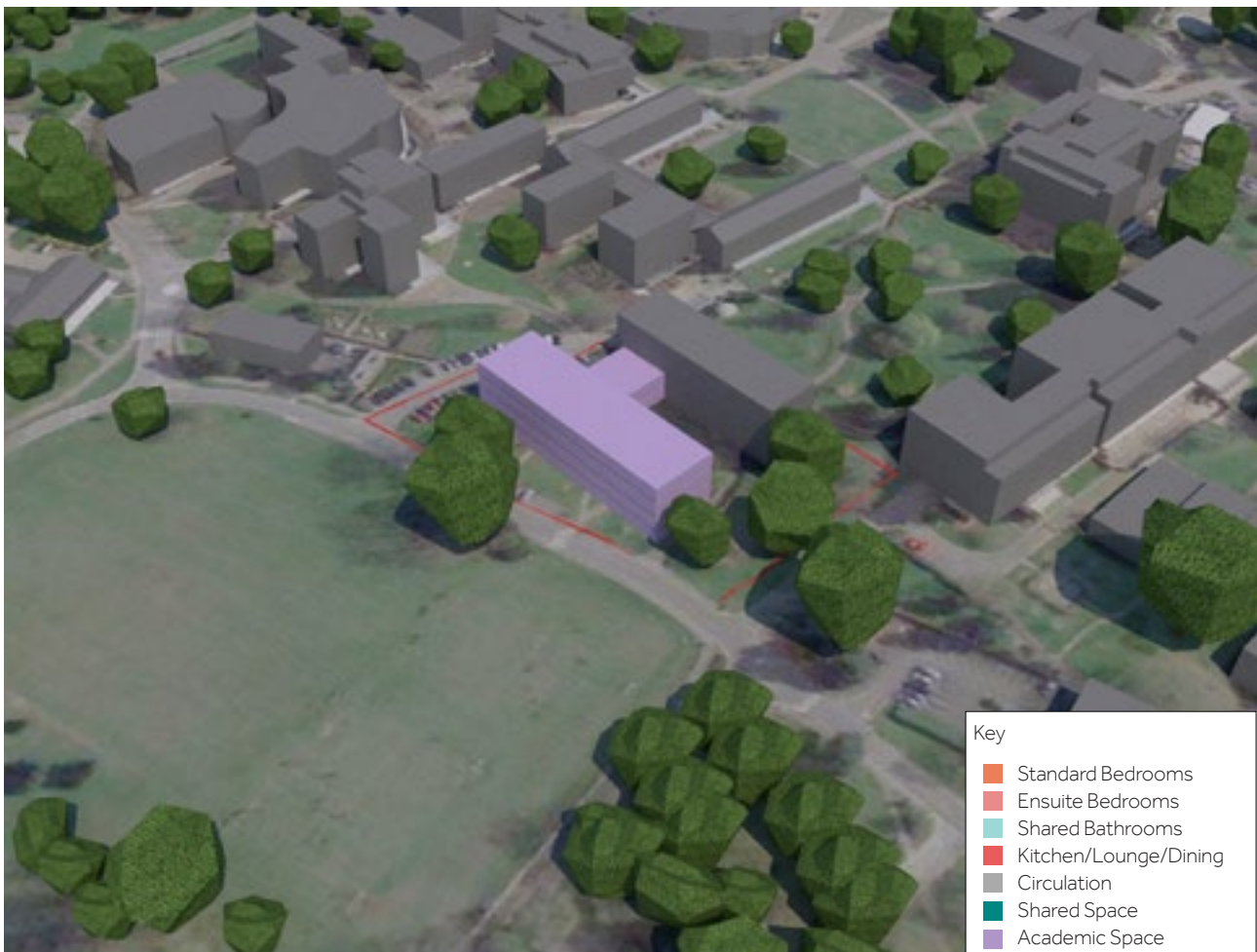


Figure 16. Aerial view of sketch proposal from south-west

SITE 4 - URS BUILDING (ACADEMIC/OTHER)

Major refurbishment work proposed on existing listed building.



Figure 17. Site 3 identified on extract of Whiteknights Development Plan

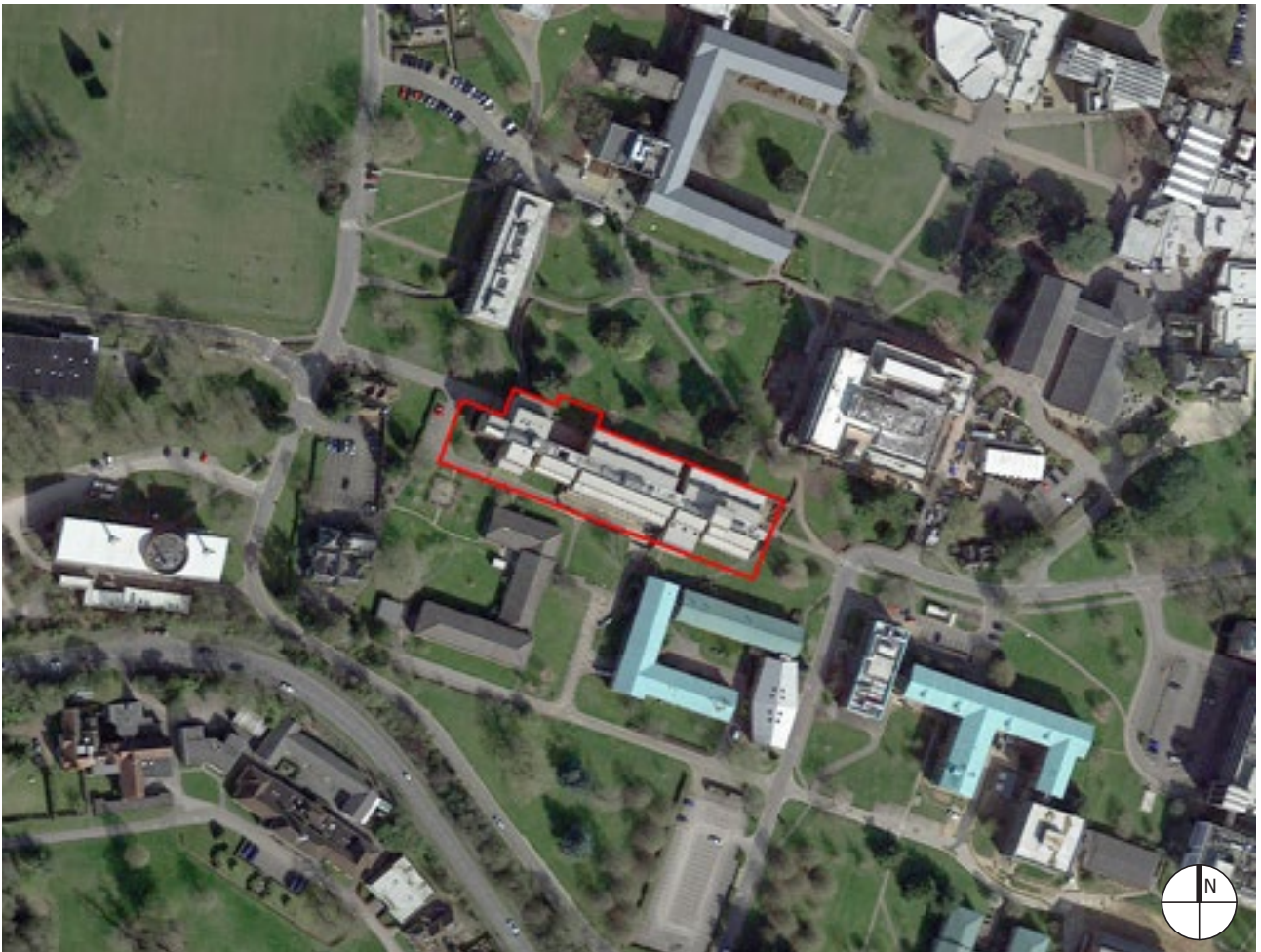


Figure 18. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)



Figure 19. View of Grade II Listed URS Building

SITE 5 - PEPPER LANE (ACADEMIC/OTHER)

Planning considerations:

- Site is not covered by any known planning designations but immediately abuts the boundary line between Reading and Wokingham. Most of the site is within the Wokingham Borough however a very small portion appears to fall within Reading Borough jurisdiction which may necessitate a cross boundary planning application.
- Some significant trees on the site would require further consideration.
- Height, bulk and massing would need to be considered in the context of existing built development.
- Loss of existing parking; need to consider how parking requirements accommodated.



Figure 20. Site 5 identified on extract of Whiteknights Development Plan

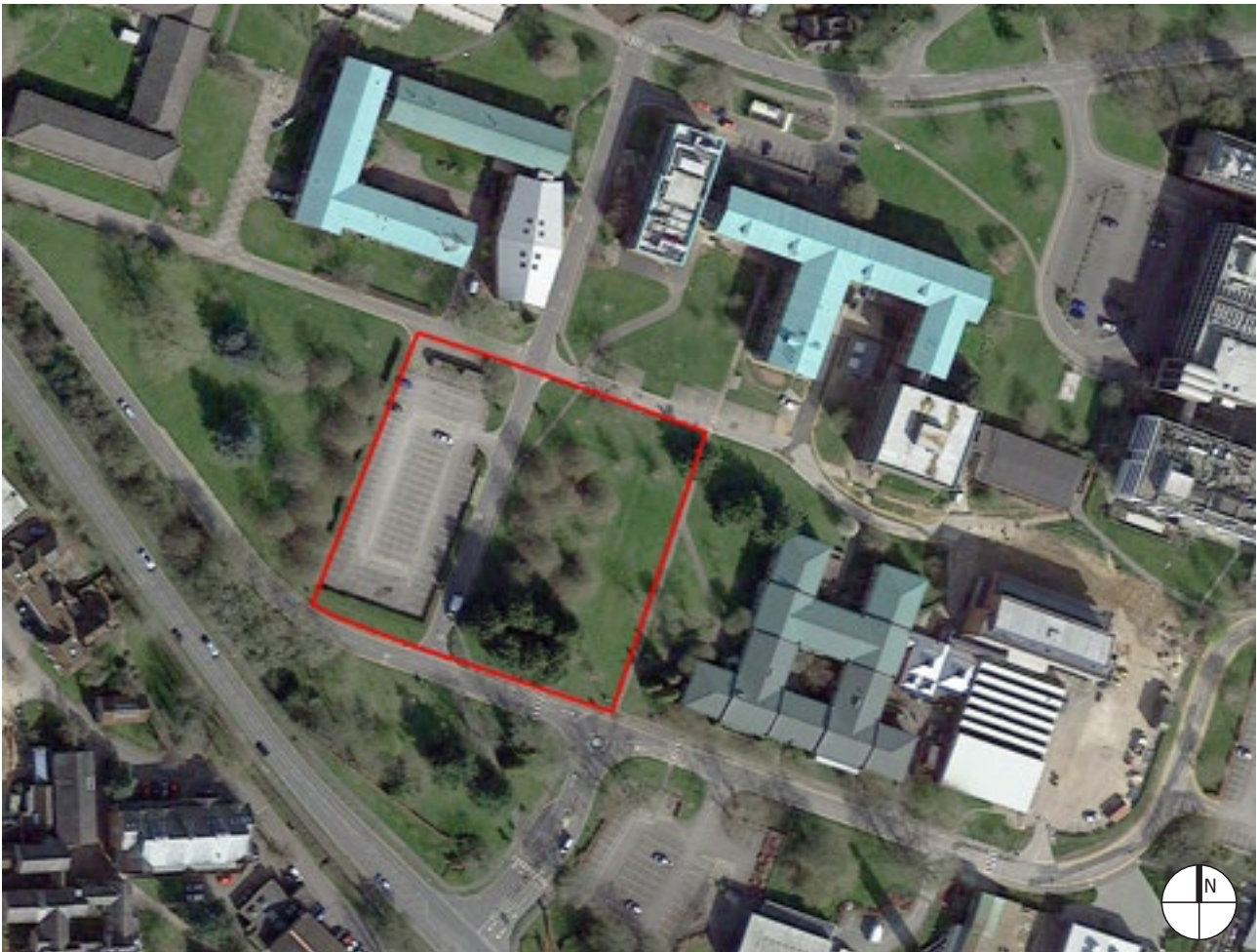


Figure 21. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Building height at three storeys taking reference from adjacent building heights
- Parking relocated to east of site around existing mature trees
- Proposed building accessed via main road through centre of site

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	n/a
Proposed academic facilities	5800m ²
Increase in area	5800m ²



Figure 22. Aerial view of sketch proposal from south

**SITE 6 - HEALTH AND LIFE SCIENCES
(ACADEMIC/OTHER)**

Subject to an existing planning permission (Ref: 162219).

Currently under construction.



Figure 23. Site 6 identified on extract of Whiteknights Development Plan

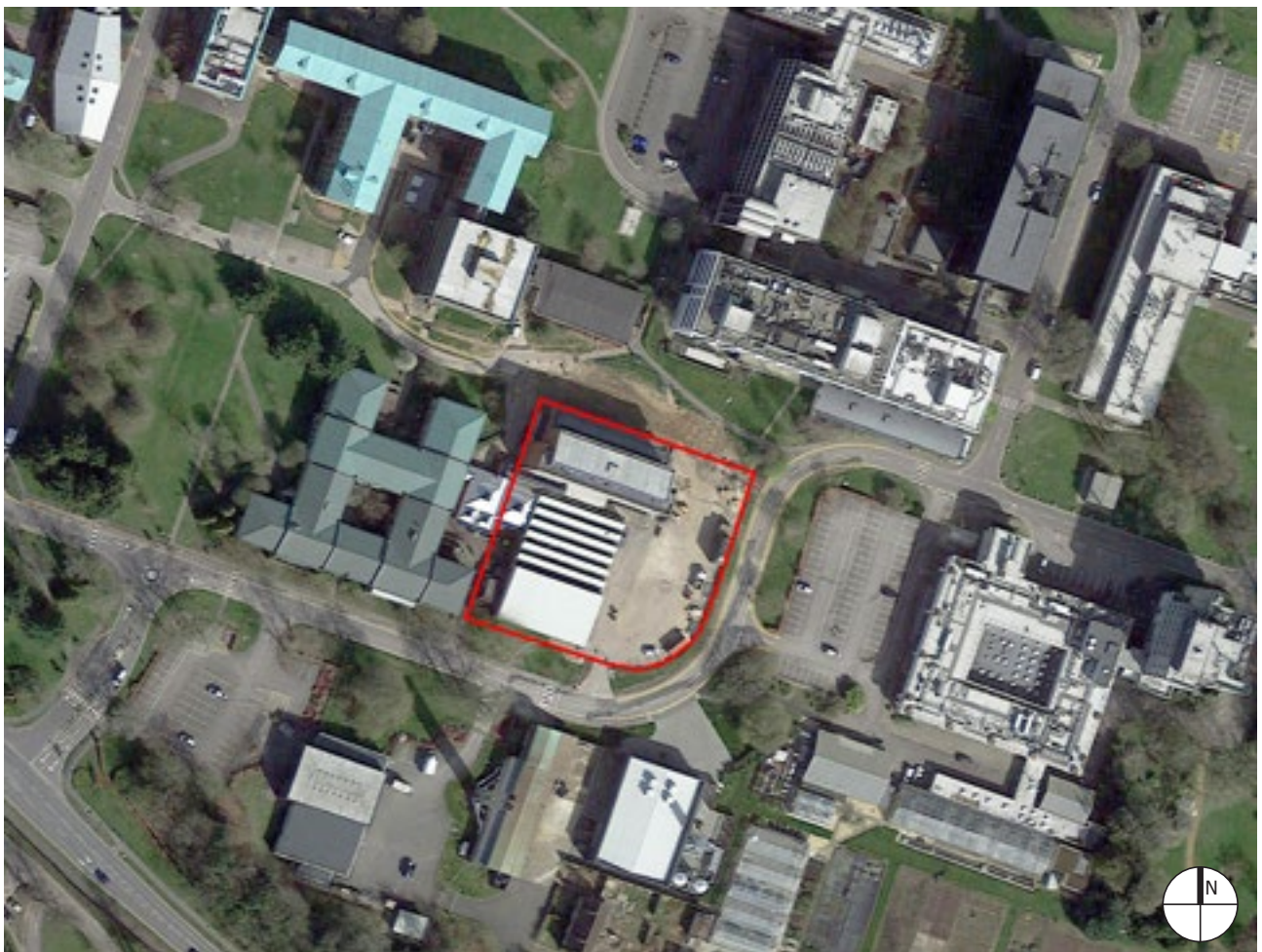


Figure 24. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Space Category	Type of Rooms	Area (m2)
Laboratory	Teaching Lab	862
	Research Labs	2103
	Computer Lab	102
Offices		669
Study spaces	Seminar, study space, break out space	465
Central	Atrium, Cole Collection, Café servery and seating	230
Loading and Delivery		135
Plant		1287
Balance	WC, stores etc	163
Circulation	Lifts, stairwells, corridors	1350
Shell and Core	Internal walls, structure	191

Accommodation schedule by Stride Treglown (Planning Ref: 162219)



Figure 25. External CGI of proposed Health and Life Sciences building by Stride Treglown (Planning Ref: 162219)

SITE 7 - HARBORNE BUILDING (ACADEMIC/OTHER)

Planning considerations:

- Site not covered by any known planning designations or constraints.
- Proposal would require demolition of existing building.
- Could come forward as part of holistic redevelopment with HLS building (already under construction).
- Some trees on site that would require further investigation.

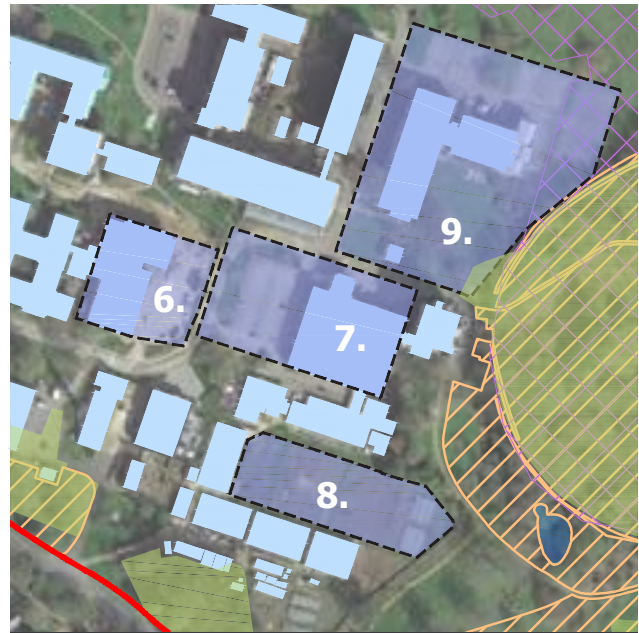


Figure 26. Site 7 identified on extract of Whiteknights Development Plan

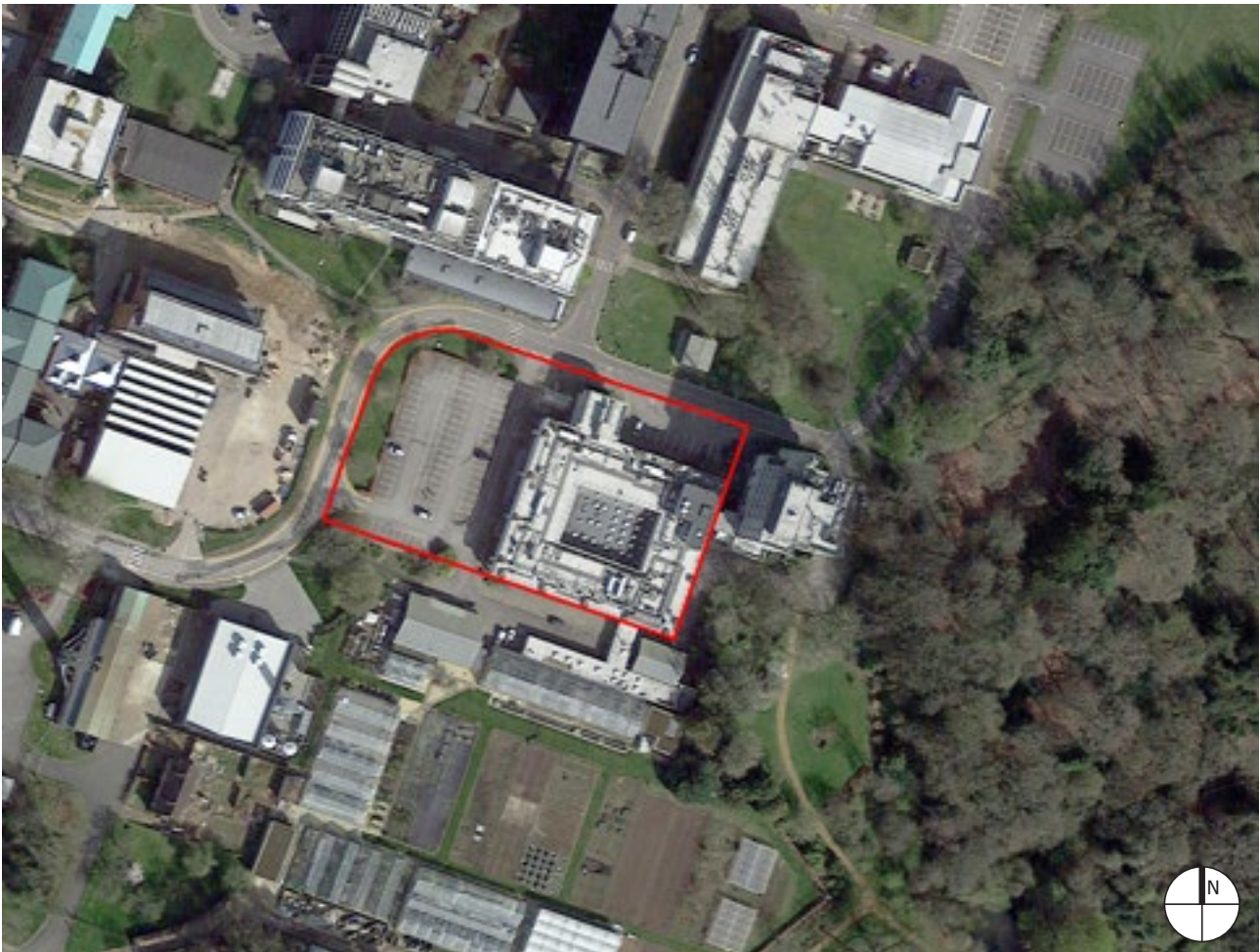


Figure 27. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Building height at five storeys taking reference from adjacent buildings which are four and six storeys
- Parking relocated along central route through site and at ground floor as required
- Building forms used to create internal courtyard spaces

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	4848m ²
Proposed academic facilities	15350m ²
Increase in area	10502m ²

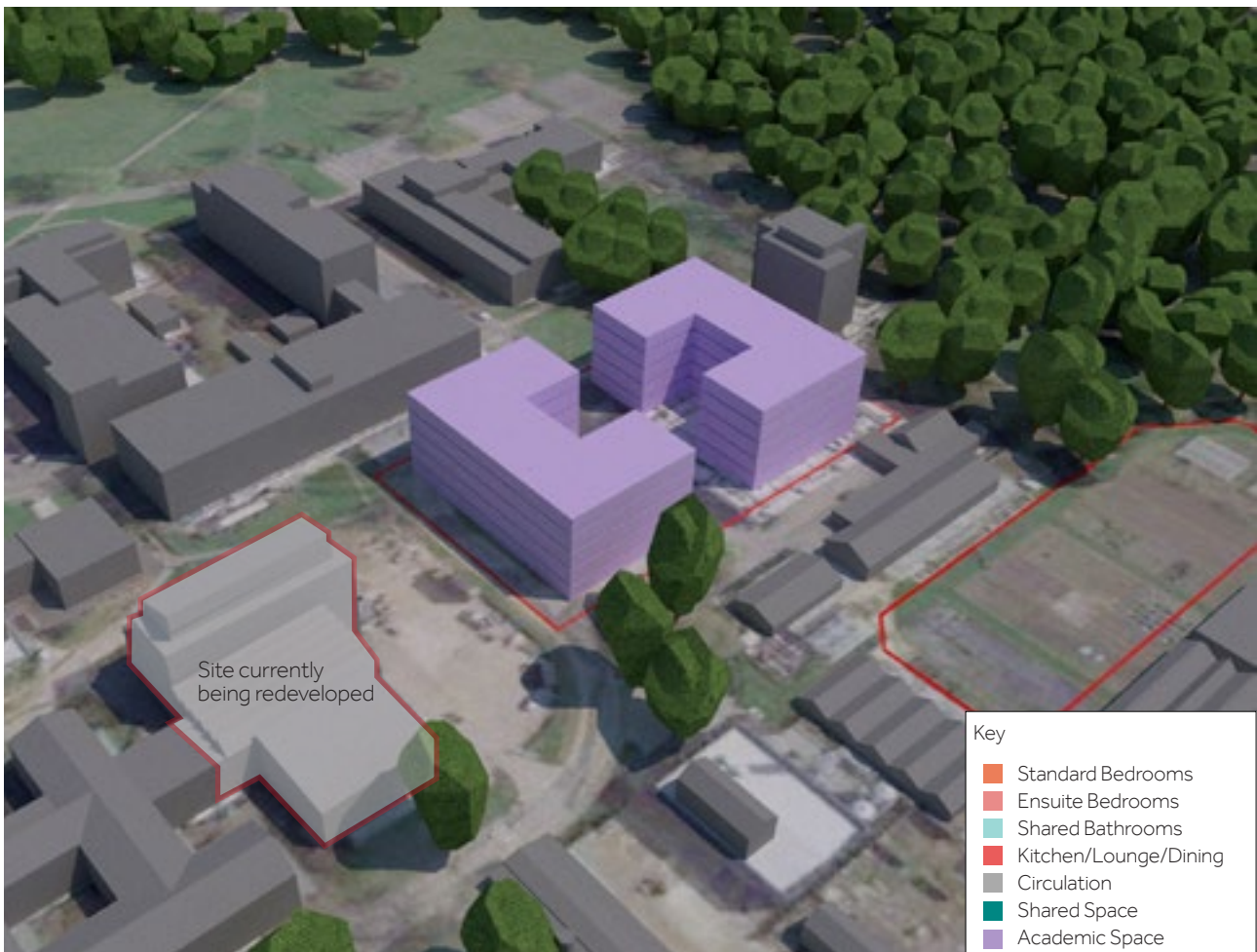


Figure 28. Aerial view of sketch proposal from south-west

SITE 8 - LAND TO REAR OF HARBORNE (ACADEMIC/OTHER)

Planning considerations:

- Currently forms part of School of Biological Sciences.
- Potential scope for additional facilities, e.g. greenhouses to service the department.
- No known site constraints, site appears to be flat and devoid of trees.
- Site is not considered suitable for redevelopment.



Figure 29. Site 8 identified on extract of Whiteknights Development Plan



Figure 30. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)



Figure 31. Aerial view of potential development site from south

SITE 9 - LORD ZUCKERMAN CENTRE (INVESTMENT/OTHER)

Planning considerations:

- Immediately adjacent to Local Wildlife, Priority Habitat and Woodland Habitat. Biodiversity/ ecological issues would need to be understood and mitigated appropriately.
- Potential loss of significant trees.
- Scope for extension to existing building, or a new building on the site subject to appropriate height, bulk and massing and resolution of biodiversity and arboricultural considerations.
- Site leased to tenant; University development not available on this site



Figure 32. Site 9 identified on extract of Whiteknights Development Plan



Figure 33. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Extension to existing building to provide additional commercial accommodation over two storeys
- Length of extension limited to length of existing building to avoid existing mature trees
- No additional parking provided within red line but potential to expand existing car park if required

COMMERCIAL ACCOMMODATION	
	Area (GIA)
Existing commercial facilities	4065m ²
Proposed commercial facilities	5575m ²
Increase in area	1510m ²

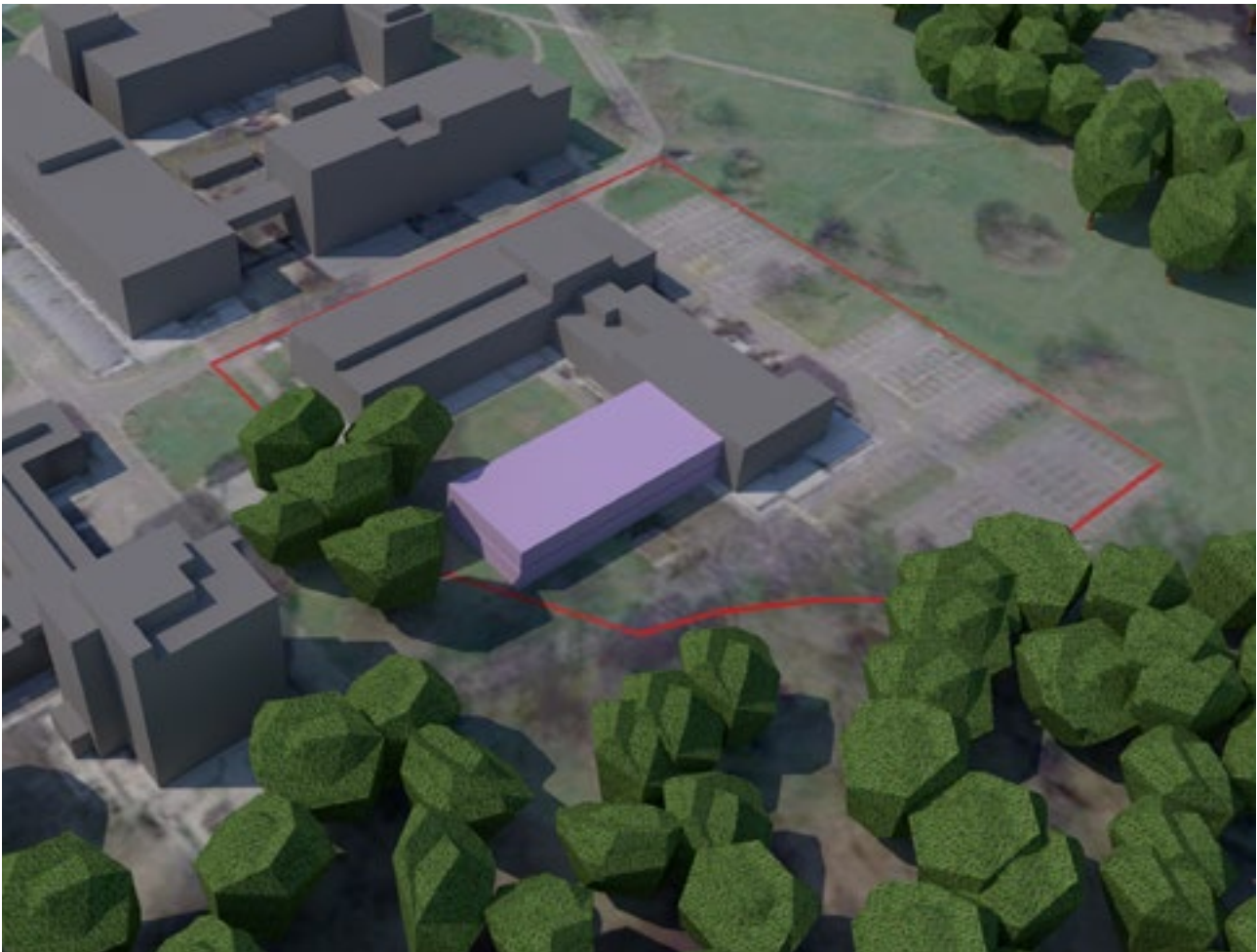


Figure 34. Aerial view of sketch proposal from south-east

SITE 10 - TOB (ACADEMIC/OTHER)

- Site at feasibility stage in respect of proposal for relocation of European Centre for Medium Range Weather Forecasts (ECMWF) headquarters.



Figure 35. Site 10 identified on extract of Whiteknights Development Plan



Figure 36. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)



Figure 37. Proposed Design for ECMWF by Scott Brownrigg

**SITE 11 - REDLANDS ROAD
(ACADEMIC/OTHER)**

- Within Conservation Area
- Site contains tree cover
- Development would need to make a positive contribution to the Conservation Area and setting of adjacent listed building (MERL)
- Potential for Archaeological Significance



Figure 38. Site 11 identified on extract of London Road Development Plan



Figure 39. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Proposed building footprint positioned to minimise impact on existing trees
- Proposals shown at two storeys taking reference from adjacent buildings around the central courtyard space
- Access via Acacia Road

PROPOSED STUDENT ACCOMMODATION	
	No.
Standard bedrooms	n/a
Ensuite bedrooms	n/a
Total number of bedrooms	n/a
Shared space	n/a

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	n/a
Proposed academic facilities	400m ²



Figure 40. Aerial view of sketch proposal from north east

SITE 12 - HBS EXTENSION (ACADEMIC/OTHER)

Proposed extension to Henley Business School – currently at feasibility stage.

The need was identified due to the three main reasons given below:

- Significant increase in student and staff growth forecast
- Space and quality standards required by the Henley Business School; and
- Provision of improved standards for new teaching space throughout the wider university.

This accommodation to include Reception, welcome, event and social space including café, Specialist Teaching, Dealing Rooms, MBA, Study Space (semi-formal, informal), Academic and Support Staff Offices.

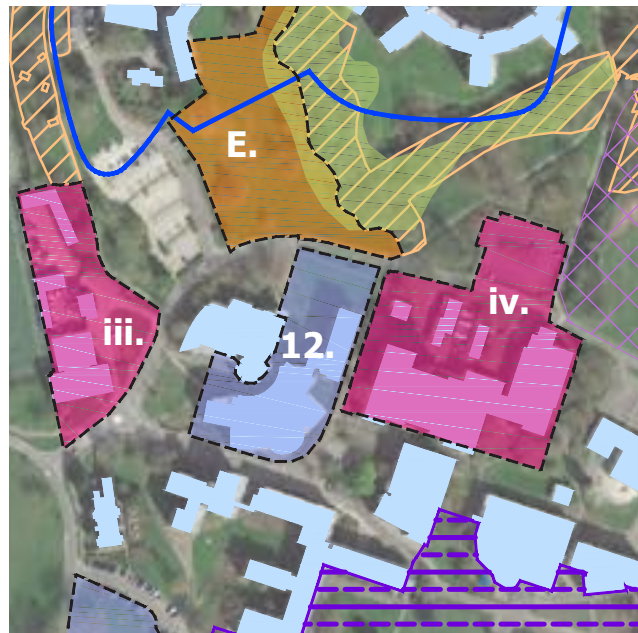


Figure 41. Site 12 identified on extract of Whiteknights Development Plan

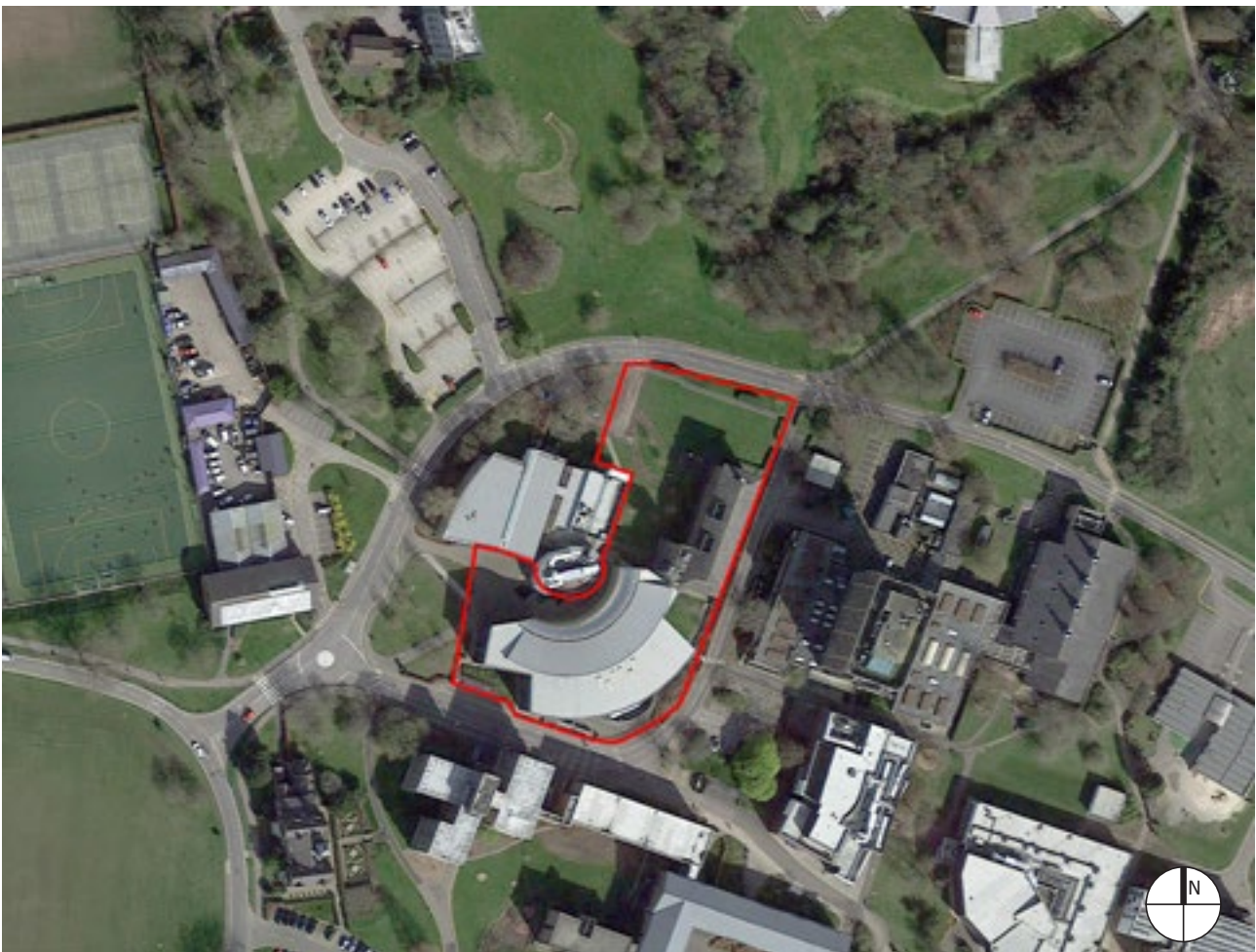


Figure 42. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	n/a
Proposed academic facilities	6015m ²



Figure 43. Proposed Design for HBS Extension

ACADEMIC/RESIDENTIAL/OTHER OPPORTUNITY AREAS

SITE I & II - REDLANDS ROAD - OPTION 1 (ACADEMIC/RESIDENTIAL)

Planning considerations:

- Within Conservation Area
- Site contains dense tree cover
- Identified as a draft housing allocation in Reading Borough Submission Plan (Policy ER1c, Land to Rear of 8-26 Redlands Road) (12-18 dwellings)
- Development would need to make a positive contribution to Conservation Area and setting of adjacent listed building (MERL)
- Potential for Archaeological Significance
- Need to retain wall fronting Morgan Road
- Need to retain mature trees on site and provide for north-south green link



Design Principles

- Proposed building footprints positioned to minimise impact on existing trees
- Height of two/three storeys aims to step aims to step between three storey building to the north and two and a half storey housing to the east
- Strong frontage onto existing car park space, assuming access would be via car park.

PROPOSED DWELLINGS	
	No.
One bed flat	10
Two bed flat	8
Total number of units	18

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	n/a
Proposed academic facilities	850m ²



Figure 46. Aerial view of sketch proposal from south

SITE I & II - REDLANDS ROAD - OPTION 2 (ACADEMIC/RESIDENTIAL)

Planning considerations:

- Within Conservation Area
- Site contains dense tree cover
- Identified as draft housing allocation in Reading Borough Submission Local Plan (Policy ER1c, Land to Rear of 8-26 Redlands Road) (12-18 dwellings)
- Development would need to make a positive contribution to the Conservation Area and setting of adjacent listed building (MERL)
- Potential for Archaeological Significance
- Need to retain wall fronting Morgan Road
- Need to retain mature trees on site and provide for north-south green link



Design Principles

- Proposed building footprints positioned to minimise impact on existing trees
- Height of two/three storeys aims to step aims to step between three storey building to the north and two and a half storey housing to the east
- Strong frontage onto existing car park space, assuming access would be via car park.
- Includes the redevelopment of existing Martindale Court for student accommodation.

PROPOSED DWELLINGS	
	No.
One bed flat	16
Two bed flat	2
Total number of units	18

STUDENT ACCOMMODATION	
	No.
Existing bedrooms	45
Proposed Standard bedrooms	62
Proposed Ensuite bedrooms	0
Total number proposed bedrooms	62
Increase in number of bedrooms	17
Shared space	n/a

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	n/a
Proposed academic facilities	650m ²



Figure 49. Aerial view of sketch proposal from south

SITE III - ESTATES COMPOUND (ACADEMIC/RESIDENTIAL)

Planning considerations:

- Site is immediately adjacent to sports pitches.
- Currently houses Estates department.
- No known planning constraints but there are some significant mature trees in the immediate vicinity.
- Parking provision would need to be incorporated as appropriate.
- Scope for redevelopment proposal subject to a suitable design proposal with appropriate height, bulk and massing.
- Sports pitches in use until 10pm – noise issues to be considered.

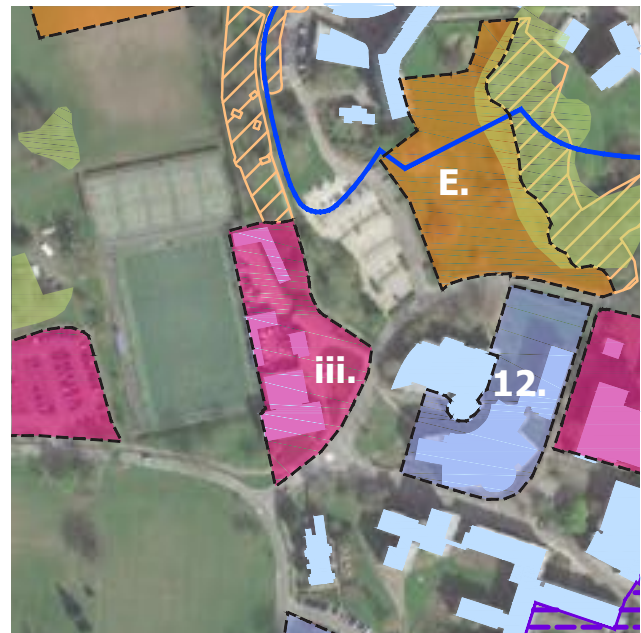


Figure 50. Site I identified on extract of Whiteknights Development Plan

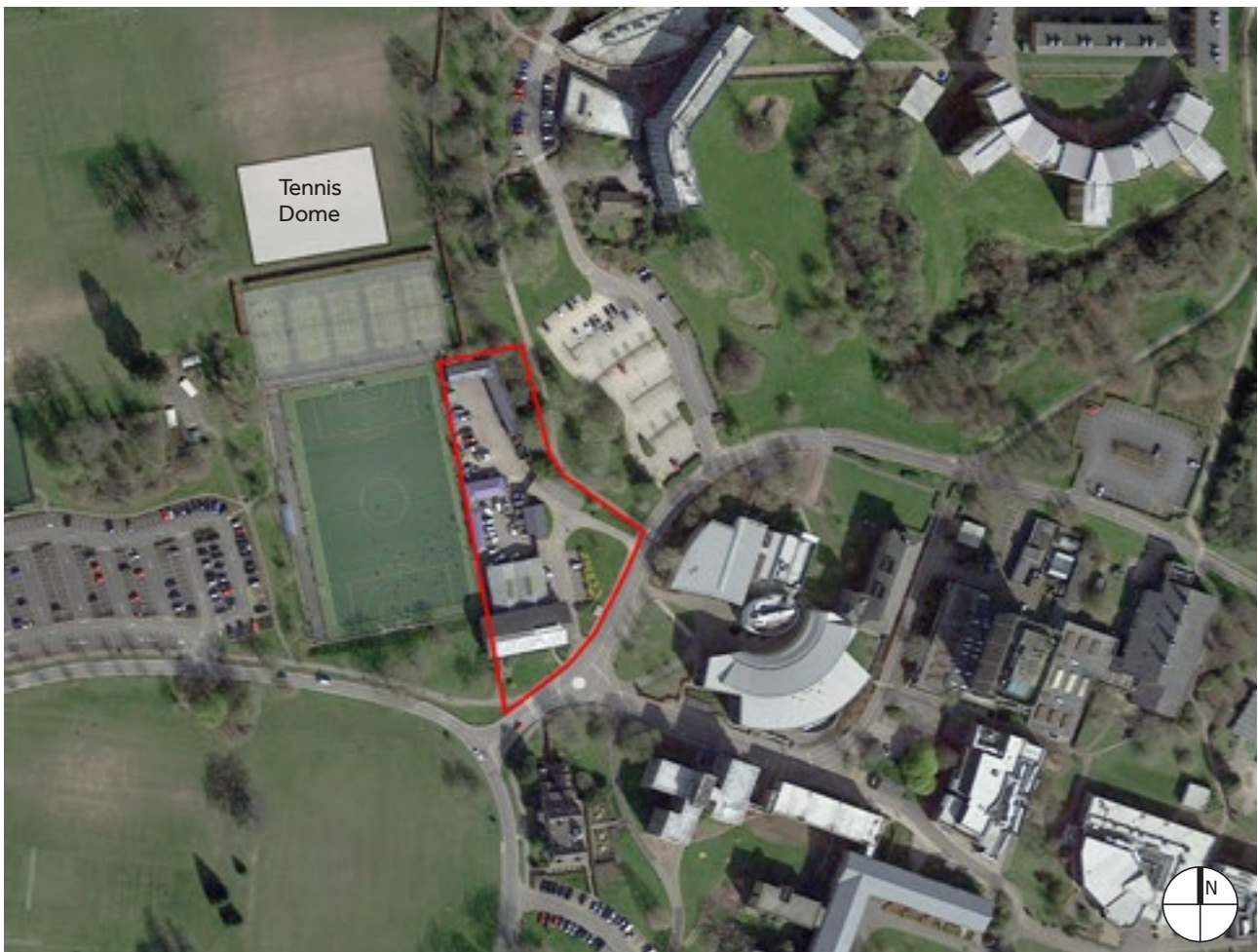


Figure 51. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Proposals within the footprint of existing development and hardstanding to minimize impact on site and mature trees to east of site
- Existing access route and parking maintained
- Proposed building at four storeys taking reference from adjacent buildings

PROPOSED STUDENT ACCOMMODATION	
	No.
Standard bedrooms	0
Ensuite bedrooms	96
Total number of bedrooms	96
Shared space	n/a

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	1569m ²
Proposed academic facilities	3200m ²
Increase in area	1631m ²



Figure 52. Aerial view of sketch proposal from south-west

**SITE IV - AMS/KNIGHT SITE POTENTIAL
ACADEMIC FACILITY & STUDENT HOUSING
(ACADEMIC/RESIDENTIAL)**

Planning considerations:

- Site currently houses the Cole Museum of Zoology.
- Falls within the Wokingham Borough.
- Proximity to designated Local Wildlife Site and the boundary with Reading Borough Council.
- Existing height precedent in immediate surrounds suggests some scope for a tall building but this will need to be designed to complement surroundings, and be of an appropriate scale, height, bulk and massing so as not to appear over dominant and/or monolithic in appearance.
- Potential loss of parking which would need to be accommodated in surrounding area.

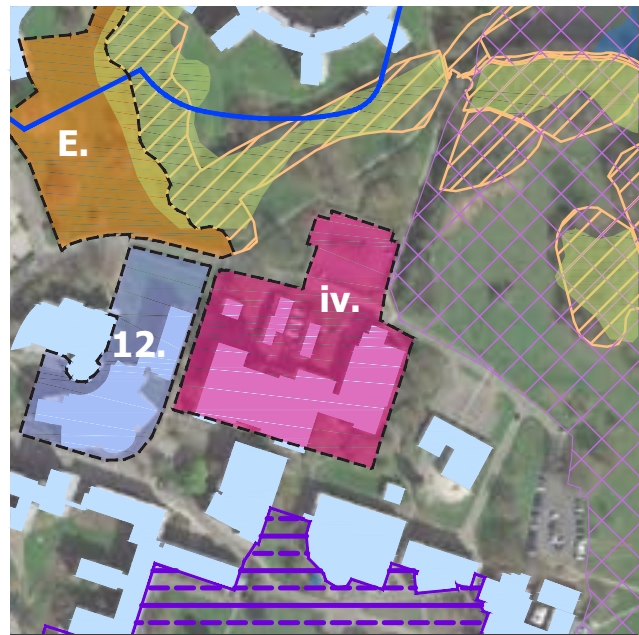


Figure 53. Site II identified on extract of Whiteknights Development Plan



Figure 54. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Building height takes reference from the existing nine storey building on site. The cluster of building step between nine and five storeys to relate to the built context.
- Building footprint responds to existing mature trees on site
- Appropriate separation to neighbouring buildings for privacy, daylight and sunlight considerations

PROPOSED STUDENT ACCOMMODATION	
	No.
Standard bedrooms	0
Ensuite bedrooms	282
Total number of bedrooms	282
Shared space	480m ²

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	10301m ²
Proposed academic facilities	14400m ²
Increase in area	4099m ²



Figure 55. Aerial view of sketch proposal from north-west

SITE V - EARLEY GATE (ACADEMIC/RESIDENTIAL)

Planning considerations:

- Currently houses Typography and Graphic Communication department.
- Site also incorporates the Reading University Bowls Club.
- Site falls within Wokingham Borough and in part lies immediately adjacent to Woodland Habitat and Priority Habitat. Accordingly, any redevelopment proposal would need to have due regard to biodiversity considerations.
- Loss of bowling green could give rise to Sport England objection which would need to be addressed as necessary with regard to the relevant Exception Test(s) if applicable or the relocation of the facility.
- Site appears to contain some notable trees which would need to be given due consideration.
- Design, bulk, height, scale and massing would need to be dealt with sensitively to assimilate into the wider surroundings and to complement existing built form.
- Parking considerations would apply

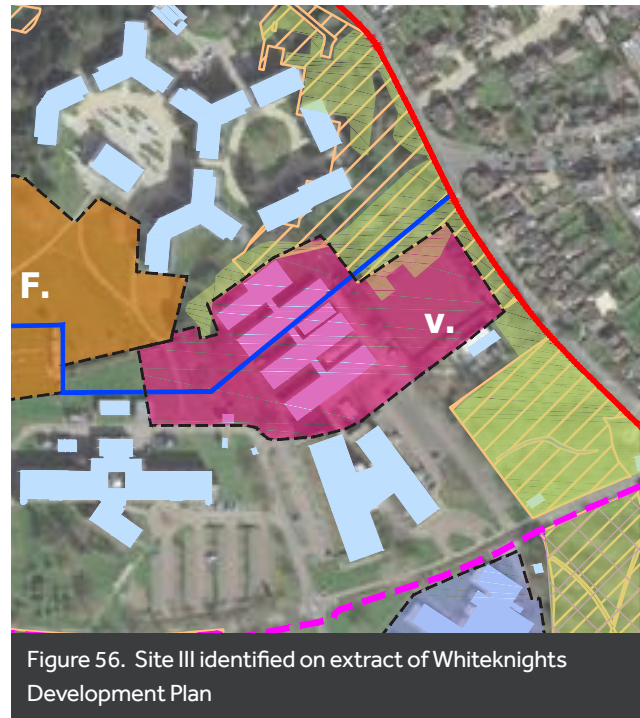


Figure 56. Site III identified on extract of Whiteknights Development Plan

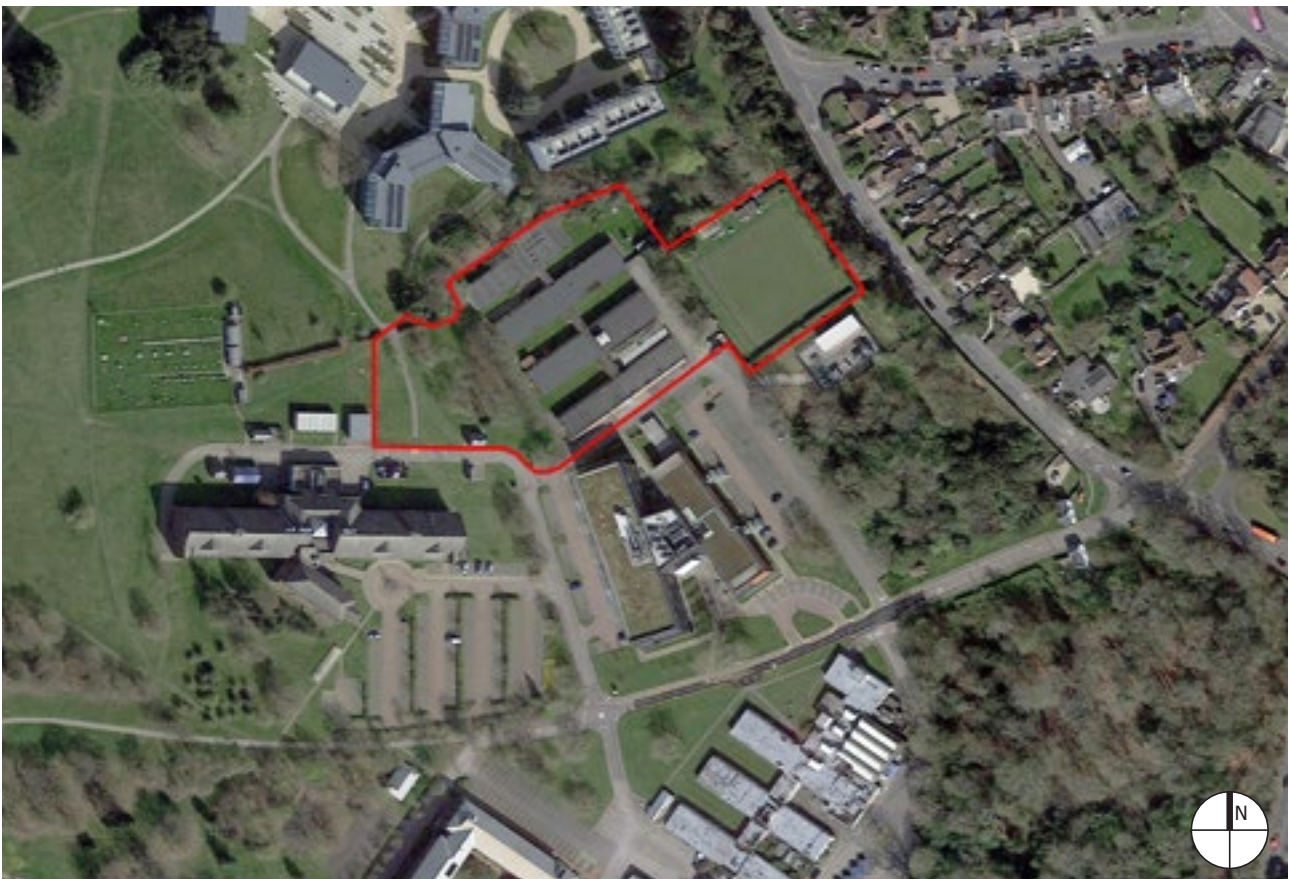


Figure 57. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Line of existing mature trees creates a natural separation of the site between residential and academic used
- Student accommodation positioned at the edge of the site following pattern if development of campus with residential at perimeter
- Academic block of similar form to adjacent buildings with appropriate separation to provide privacy, daylight and sunlight considerations
- Buildings at four storeys stepping between four storeys to the north and three storeys to the south

PROPOSED STUDENT ACCOMMODATION	
	No.
Standard bedrooms	0
Ensuite bedrooms	166
Total number of bedrooms	166
Shared space	330m ²

ACADEMIC FACILITIES	
	Area (GIA)
Existing academic facilities	2775m ²
Proposed academic facilities	11700m ²
Increase in area	8925m ²



Figure 58. Aerial view of sketch proposal from south

SITE VI - CHILDS HALL (RESIDENTIAL/ACADEMIC)

Planning Considerations:

- Site lies within Wokingham Borough and is outside the scope of policy SA6.
- Largely unconstrained by restrictive planning designations and is within the established residential boundary zone of the Whiteknights Development Plan.
- Site bounded by Woodland Habitat and Priority Habitat as such ecological restrictions would apply.
- Some mature trees appear present on site which would need to be addressed.
- Listed buildings Foxhill House (Grade II*) and Former Stables and Coach House immediately north of Foxhill House (Grade II) near potential development site. The presence of these buildings could prove problematic by impact on the buildings themselves and their wider setting. Currently there is a degree of separation between the buildings and Child's Hall, but this would be affected by the introduction of further built form in the available space.



Figure 59. Site VI identified on extract of Whiteknights Development Plan

- **Site considered to be undevelopable due to the setting of the proposed development proximate to Grade 2* listed Foxhill House.**



Figure 60. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

SITE VII - CAR PARK 1A (OTHER)

Potential location for decked car park to accommodate additional parking requirements associated with university growth.

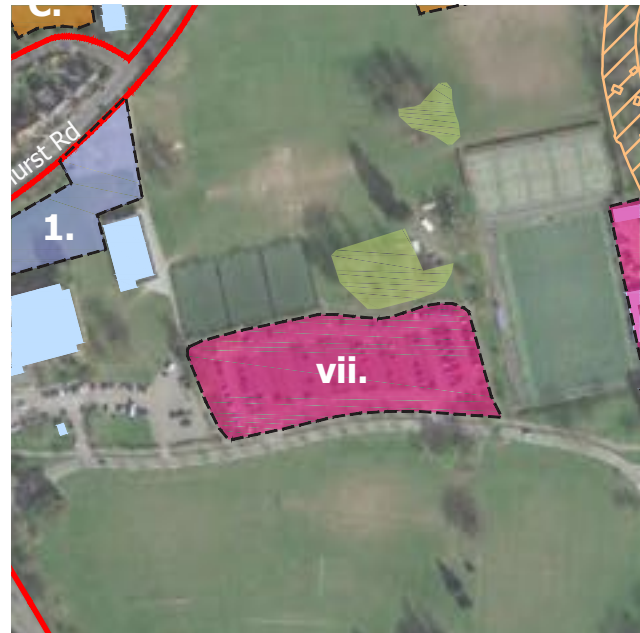


Figure 61. Site VII identified on extract of Whiteknights Development Plan



Figure 62. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

RESIDENTIAL OPPORTUNITY AREAS

SITE A - NORTHCOURT AVENUE (RESIDENTIAL)

Planning Considerations:

- Recently the subject of revised planning application 172045 (Reading Borough Council) for the redevelopment of the site to provide student accommodation and associated ancillary uses. Application followed the withdrawal of previous application 161182, which followed the local listing of Pearson's Court within the site.
- Site is situated to the west of the main Whiteknights Campus, comprising a cluster of existing halls of residence (St Patrick's Hall, Benyon Hall, Sherfield Hall and various other smaller residential buildings).
- Site contains the Grade II listed Whitley Park Farmhouse.
- Site is predominantly flat but contains many trees and a substantial tree belt that limits views to the Newcastle Road housing area to the south and west and Cintra Park to the north west. A significant proportion of trees on site are the result of planting following development.



Figure 63. Site A identified on extract of Whiteknights Development Plan



Figure 64. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

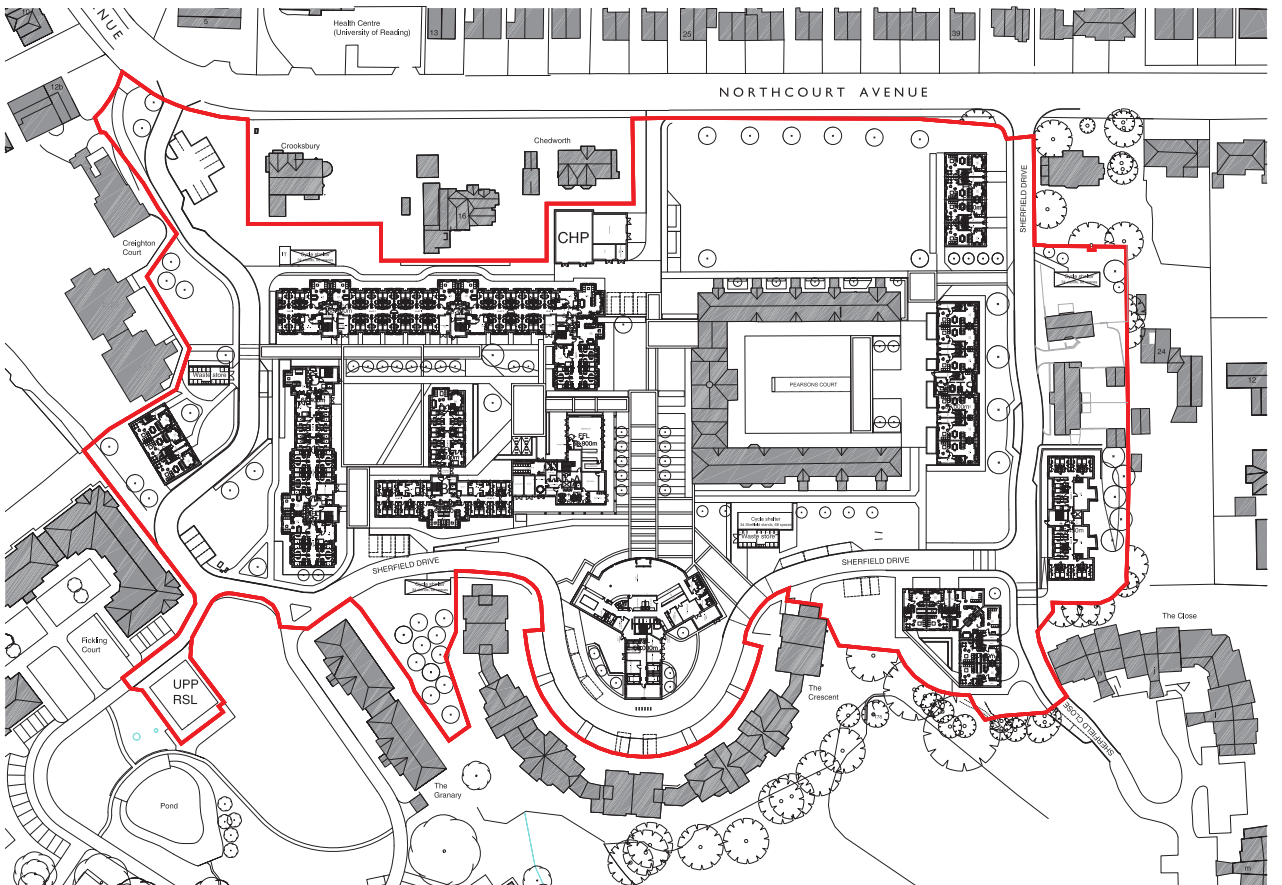


Figure 65. Proposed access plan by UPP Projects Ltd. Planning reference: 172045



Accommodation Schedule	
Type of Accommodation	Number
Existing rooms demolished	182
Standard bedrooms	342
Ensuite bedrooms	261
Townhouse bedrooms	224
Accessible bedrooms	9
Net Total number of rooms	654

Figure 66. Proposed massing by UPP Projects Ltd. Planning reference: 172045

SITE B - REDLANDS ROAD (RESIDENTIAL)

Planning Considerations:

- Site lies within Reading Borough, immediately adjacent to the existing Grade II listed Wantage Hall which lies to the south.
- To the north is existing residential development.
- Site appears densely populated with trees and contains one large detached building that is obscured from view by the mature boundary screening to the front.
- Site borders the Conservation Area.
- Site appears to offer some scope for limited redevelopment subject to consideration of heritage constraints, parking, access, design, layout and impact on amenities of neighbouring buildings.



Figure 67. Site B identified on extract of Whiteknights Development Plan



Figure 68. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Maintaining existing building line
- Building height at four storeys to relate to adjacent buildings which are a mix of three/four storeys
- Building footprint responds to existing mature trees on site
- Appropriate separation to neighbouring buildings for privacy, daylight and sunlight considerations.

PROPOSED STUDENT ACCOMMODATION	
	No.
Standard bedrooms	32
Ensuite bedrooms	0
Total number of bedrooms	32
Shared space	n/a

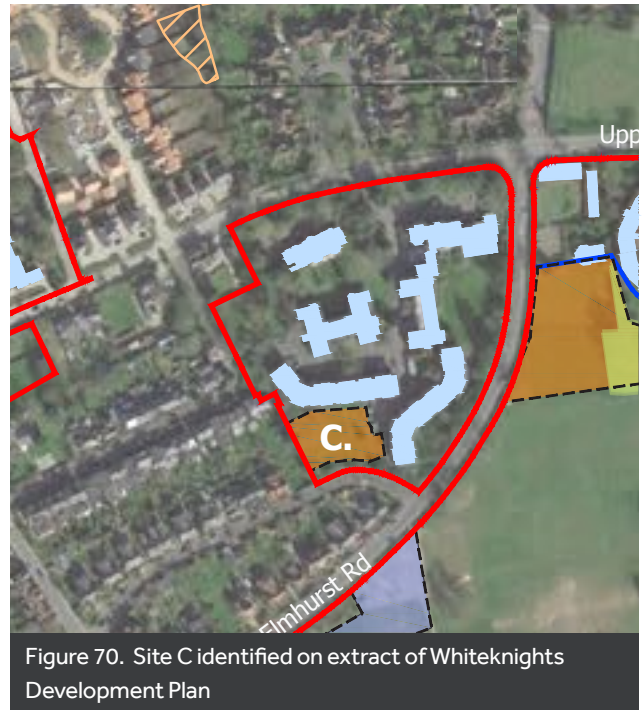


Figure 69. Aerial view of sketch proposal from south

SITE C - LAND OFF MARLBOROUGH AVENUE (RESIDENTIAL)

Planning Considerations:

- Site lies to the rear of the existing new development (Limehouse Building) which forms part of a cluster of student accommodation around the older St. George's Hall.
- Site is largely unaffected by restrictive planning designations.
- Key considerations relate to access and parking and trees.
- Impact on neighbouring dwellings on Marlborough Avenue and New Road will need to be considered carefully given resultant intensification of use, and perceived impact on residential amenity.



Design Principles

- Forming cluster of student accommodation with street frontage
- Building heights at four storeys relating to adjacent buildings four storey halls
- Building footprint responds to existing mature trees on adjacent site
- Proposed massing offset from existing buildings by 20m to provide appropriate separation to neighbouring buildings for privacy, daylight and sunlight considerations

PROPOSED STUDENT ACCOMMODATION	
	No.
Standard bedrooms	32
Ensuite bedrooms	0
Total number of bedrooms	32
Shared space	n/a



SITE D - MACKINDER HALL (RESIDENTIAL)

Planning Considerations:

- Site lies within the Reading Borough and is covered by existing policy SA6 (Whiteknights Campus)
- Proposed site for redevelopment falls just outside previously established residential boundary zone (Whiteknights Development Plan)
- Site currently forms part of the sporting facilities/pitches associated with the University Athletics Pavilion: potential for Sport England objections that will need to be addressed as necessary.
- Site (and existing Mackinder Hall) lies immediately adjacent to Woodland Habitat and Priority Habitat, giving rise to a need to consider biodiversity implications.
- Site offers some scope for redevelopment subject to appropriate design and layout and ability to address constraints posed by Sport England.

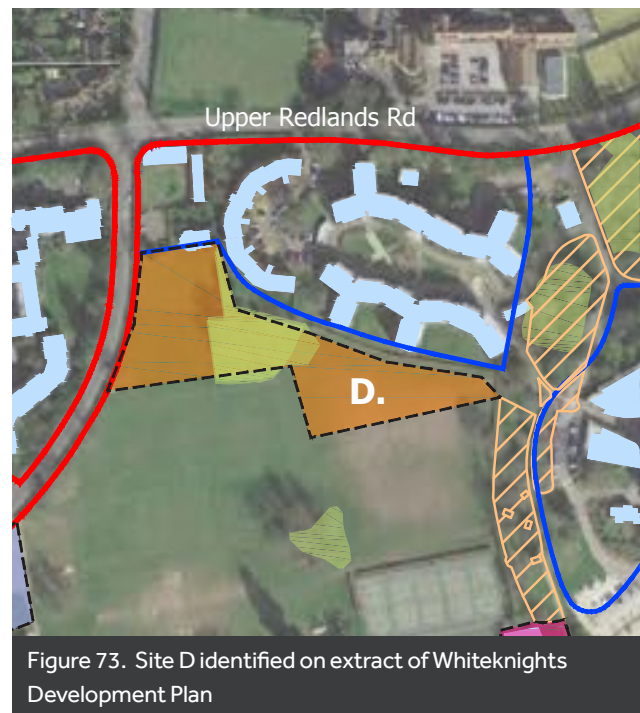


Figure 73. Site D identified on extract of Whiteknights Development Plan



Figure 74. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Forming connection with existing student housing to the North and creating amenity space in between.
- Maximising views over adjacent park and proposed amenity spaces
- Building heights at four storeys to step down between five storey halls to the North.

PROPOSED STUDENT ACCOMMODATION	
	No.
Standard bedrooms	152
Ensuite bedrooms	0
Postgraduate Studios	24
Total number of bedrooms	176
Shared space	247m ²



Figure 75. Aerial view of sketch proposal from south-east

SITE E - LAND ADJACENT WINDSOR HALL (RESIDENTIAL)

Planning Considerations:

- Site lies within Reading Borough and is covered by existing policy SA6
- Largely unconstrained by restrictive planning designations and is within the established residential boundary zone of the Whiteknights Development Plan.
- Bounded on both sides by Woodland Habitat and Priority Habitat as such ecological restrictions would apply.
- Some mature trees appear present on site which would need to be addressed.
- Site offers some scope for redevelopment subject to appropriate design and layout.

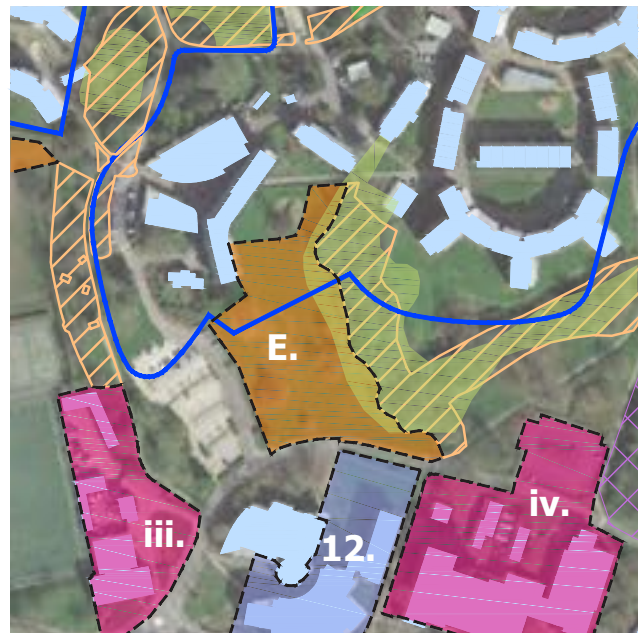


Figure 76. Site E identified on extract of Whiteknights Development Plan



Figure 77. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Proposals shown at six storeys taking reference from seven storey Windsor Hall to North and six storey student accommodation to North.
- Building arrangement seeks to relate to existing Windsor Hall and provide a shared central landscaped amenity space.
- Significant trees retained and landscaped corner adjacent to circulation road maintained with potential for enhancement.
- Site entrance from corner of P2 car park provides vehicular access to central parking and servicing area
- Proposals require reconfiguration of underground stormwater tank which may affect viability.

PROPOSED STUDENT ACCOMMODATION	
	No.
Standard bedrooms	0
Ensuite bedrooms	264
Total number of bedrooms	264
Shared space	322m ²



Figure 78. Aerial view of sketch proposal from south-west

SITE F - BRIDGES HALL (RESIDENTIAL)

Planning Considerations:

- Site lies within Wokingham Borough and is outside the scope of policy SA6.
- Entire site is identified as an Area of Grassland Suitable for Invertebrates, Reptiles and Amphibians in the Whiteknights Campus Development Plan Environmental Overview. Ecological input would be required to understand significance of this area and whether development is feasible from this point of view.
- Site houses the Department of Meteorology weather instrumentation station which would have to be relocated to accommodate development on this site which poses a number of technical constraints to development in terms of appropriate buffers and distances.
- Site also appears to accommodate an area of hardstanding, believed to be an existing car park.
- A number of mature trees are present on site.

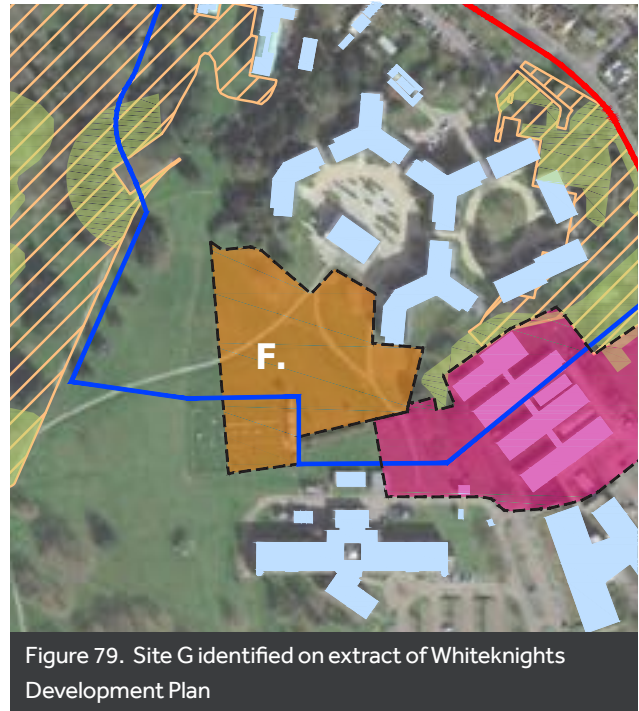


Figure 79. Site G identified on extract of Whiteknights Development Plan

- Site is considered to have some redevelopment potential pending relocation of the meteorology facility and subject to better understanding of ecological issues and the role of the site in providing mitigation measures for the earlier masterplan.



Figure 80. Aerial view of site with extents indicated (Image from Google Earth dated 25/03/2017)

Design Principles

- Forming connection with existing student housing to the North and creating landscaped amenity space in between
- Building heights at four storeys to relate to existing student housing
- Maintaining key routes through the site and existing mature trees
- Access to the site provided by road to Science and Technology Centre

PROPOSED STUDENT ACCOMMODATION	
	No.
Standard bedrooms	184
Ensuite bedrooms	0
Total number of bedrooms	184
Shared space	247m ²

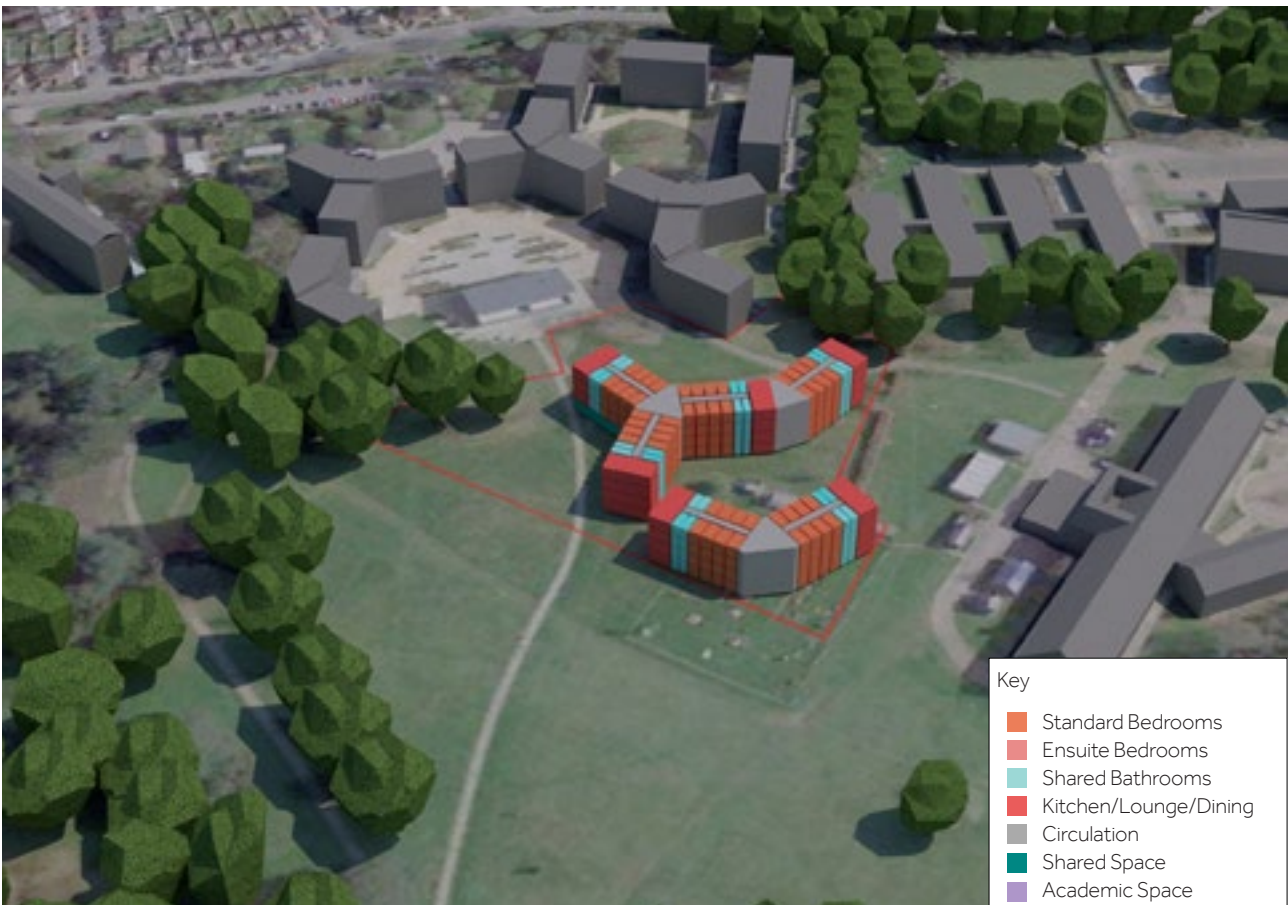


Figure 81. Aerial view of sketch proposal from south-east

CONCLUSION

The capacity study undertaken by Barton Willmore on behalf of the University of Reading demonstrates that there is scope to accommodate a maximum of 50,609 sqm of academic space across the Campus and peripheral sites that are within University of Reading control.

The findings reveal that:

It is possible, subject to detailed design and layout to achieve 50,609sqm of additional academic space (excluding space for tenants (sites 9 and 10) developments under construction and in the context of the need for 25,000sqm of additional space over the next 10 years) and 1,935 new student bedrooms on campus and University owned land

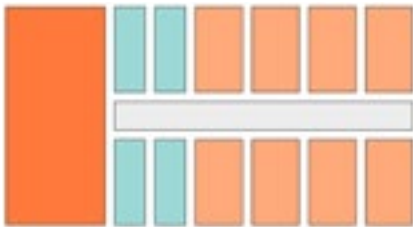
Based on the findings of the Cushman and Wakefield study the current shortfall of PBSA is expected to rise to 6,875 by 2021. Therefore, it is evident that development on and immediately adjacent to the campuses alone will not address the extent of need arising to accommodate first year students let alone the broader needs of the student population and therefore all sustainable locations which are accessible to the campuses will need to be considered to address the extent of need arising.

APPENDIX

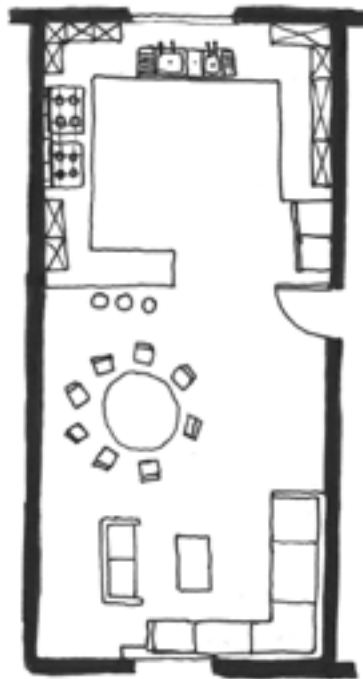
STUDENT ACCOMODATION TYPOLOGIES

The study has used standardised development blocks for the different typologies. Proposals have been developed with a view to utilising efficient building forms, high level consideration for parking solutions related to proposals.

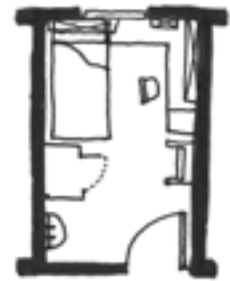
For the student housing typology, we are using two versions of student cluster flats, allowing for both ensembles and shared bathroom accommodation.



8 Bed Shared Bathroom Flat



Shared Kitchen/Living/Dining



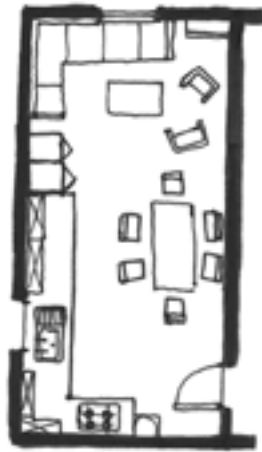
Standard room



Shared Shower room



6 Bed Ensuite Flat



Shared Kitchen/Living/Dining



Ensuite room

**BARTON
WILLMORE**