

Welcome

Additional student accommodation is a key part of our future development proposals as set out in the outline planning application which was approved in January 2015 and illustrated in the 'masterplan'.

The outline planning application sets out the vision for our historic estate as we seek to develop it to meet the needs of today's modern student.

A key element of our vision is to address the existing shortfall in accommodation that we have available for students.

New student housing will be developed in phases. The first phase is to be on land between Harvest Road and Chestnut Drive (including the site of 1 Harvest Road and adjoining land).

A pre-application submission has been made to Runnymede Borough Council and we now seek the views of the local community on the emerging proposals, so that we can consider these before finalising our proposals.

Comments received in response to our outline planning application submission have been taken into account in drawing up the plans you can see today. The form of development differs significantly from that illustrated in the plan (below). We are proposing a development in the form of 'town houses' for students, rather than larger blocks of flats.

The scale of buildings will be three storeys fronting Harvest Road and four storeys elsewhere, set out as pairs or short terraces. A new building is proposed on the site of Elm Lodge Cottages for management and social purposes.

In total around 607 places for students are proposed in this development. We are bringing these forward now so that the first rooms will be ready for occupation in September 2016, with the remainder becoming available during the 2016/17 academic year (bringing the total to 607 places).



Stride Treglown

Illustrative plan

Additional Accommodation for Royal Holloway students

Our intention is that by increasing the student accommodation that we have to offer, between now and 2031, we can reduce the need for students to live in houses in multiple occupation (HMOs) in Englefield Green and Egham.

The plan below shows the potential phasing of the additional student accommodation we are proposing to provide on our campus.

Additionally, we can expect student accommodation proposals to come forward from private developers, independent of the university. These will not be on the campus. For example, on the former Brunel University site there is an existing planning permission for 528 student bedspaces and a further 100 studios will become available for students at the College in September 2015, when phase 2 of 'the Pad' is completed.

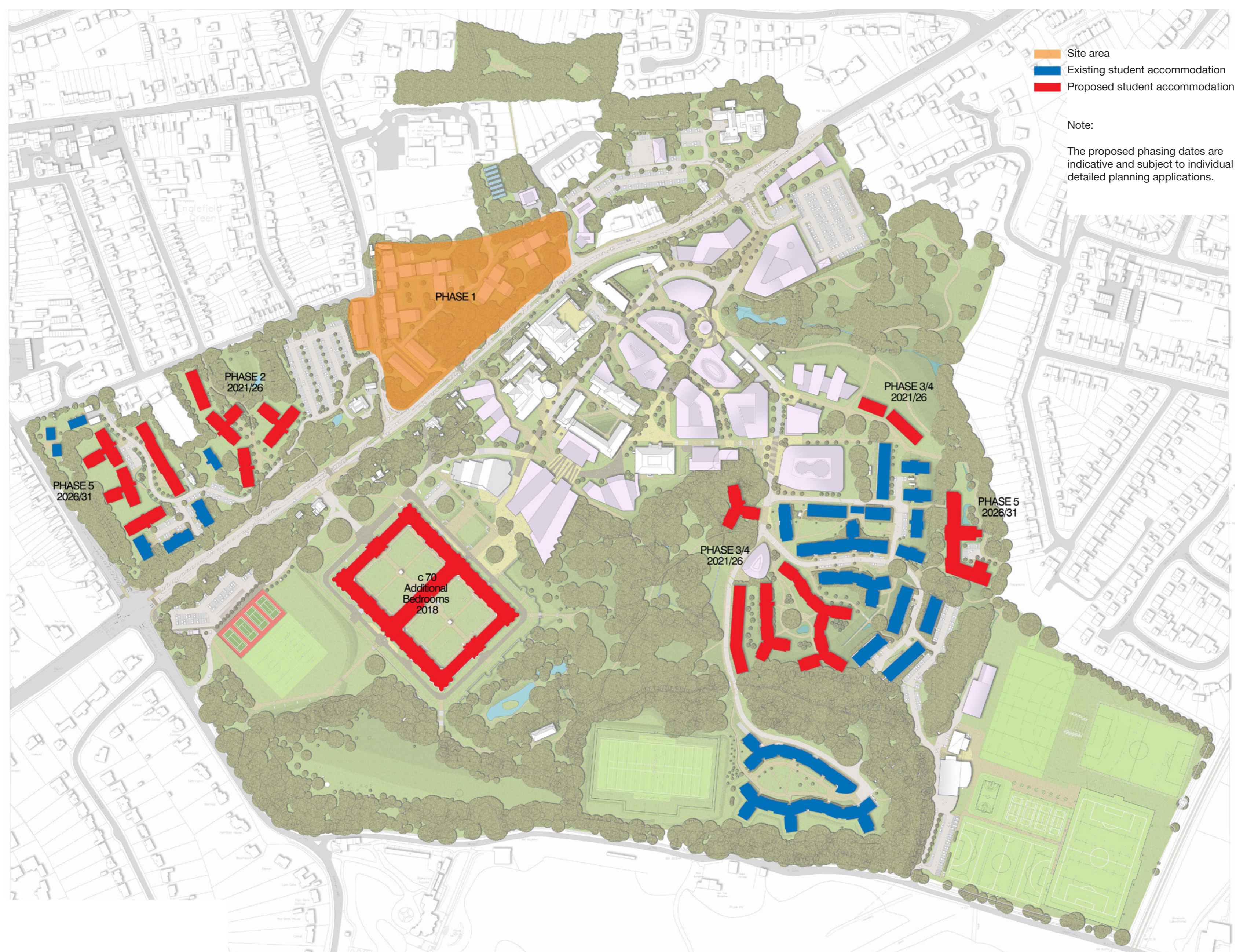
Other student accommodation developments proposed within our overall vision for our estate are:

On Main campus:

- Converting offices back to bedrooms in Founder's building
- Building on land around the 'Hub'
- Developing an area north of Reid Hall
- Redeveloping the University of London Library Depository site

In addition we propose to:

- Redevelop Penrose Court and the Wetton's Terrace area, off Highfield Road



Likely phasing of the additional student accommodation

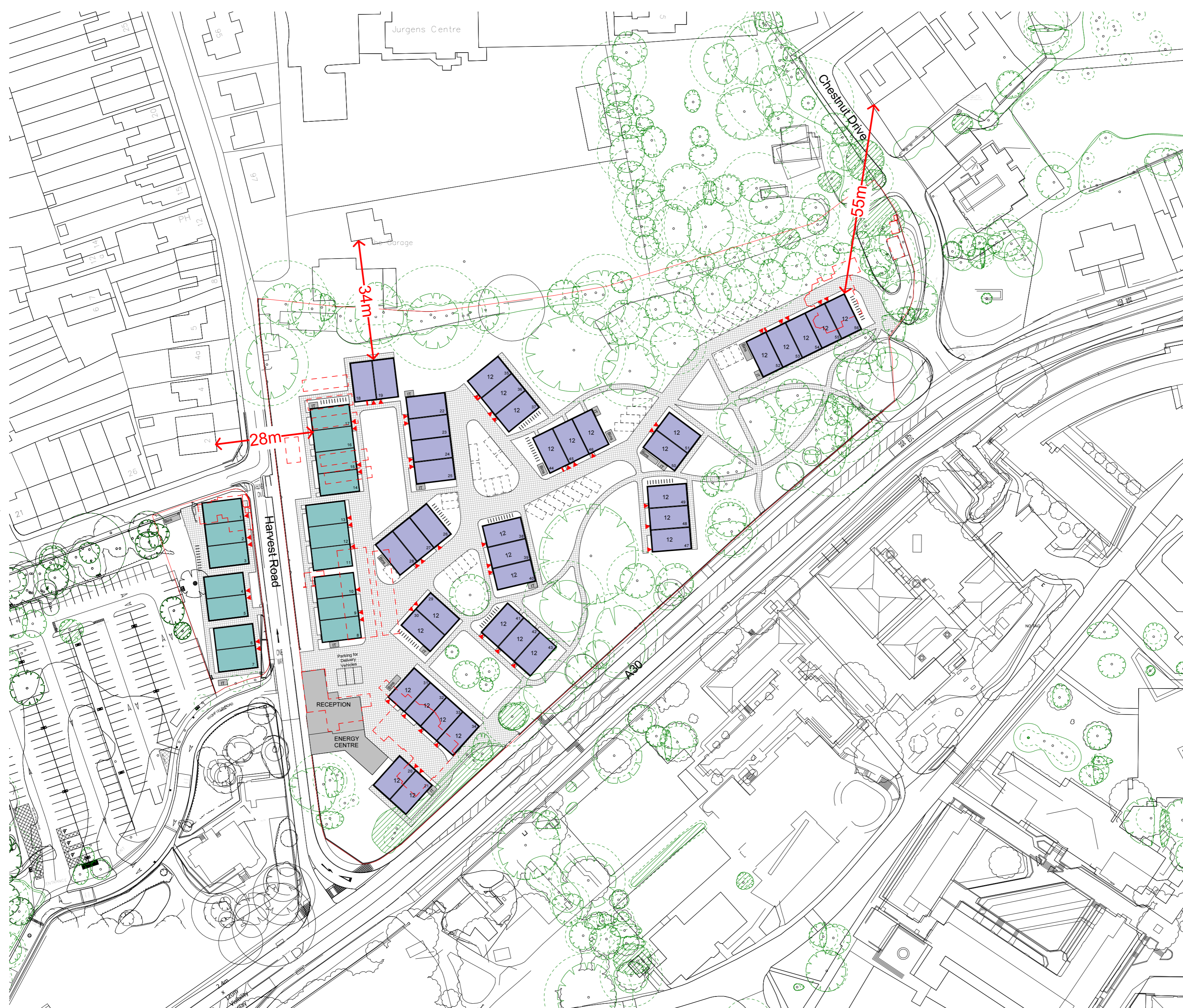
Site Layout

The layout has been planned around three key considerations:

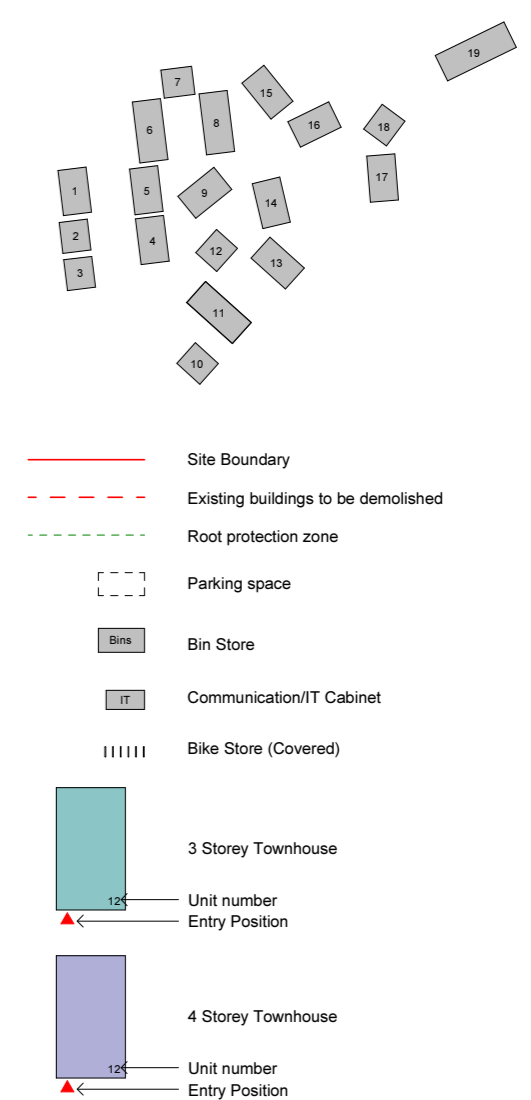
- Retention of all the highest quality trees and wooded perimeter.
- Relationship to neighbouring dwellings.
- Impact on Harvest Road.

All trees have been surveyed for their arboricultural value and all of the high quality trees are being retained. There are 20 trees of highest arboricultural value within the site, all of which will be protected from impact by the development.

- The layout provides generous separation distances between the proposed buildings and neighbouring properties.
- The houses fronting Harvest Road are set out in pairs and short terraces reflecting the nature of nearby houses.
- The energy centre building will provide both heat and electricity for the buildings, which will considerably reduce carbon emissions from the development.



Key



Proposed site layout

Access and Parking

Vehicular access will be from Harvest Road using the existing entrance. We are proposing that Harvest Road becomes two way from the A30 (Egham Hill) up to the entrance to the residences, reducing the need to exit towards Englefield Green.

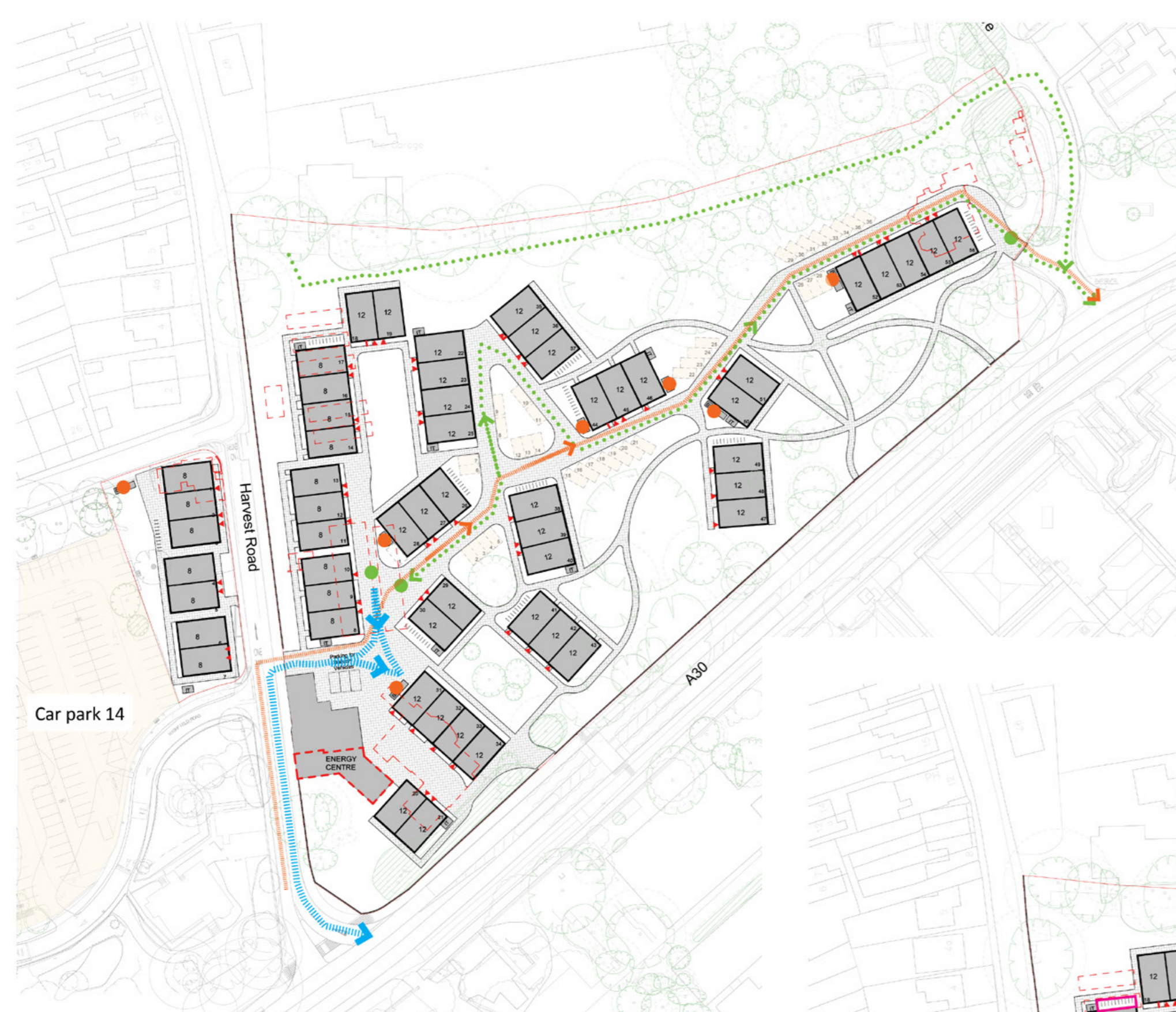
Parking is proposed for about 36 cars on site. Additional car parking will be available in car park 14, which is to be enlarged as part of a separate proposal.

Only emergency, refuse and College service vehicles will be permitted to exit the site onto Chestnut Drive. Bollards or similar barriers will prevent through traffic.





At the beginning of term students will be allotted a time to arrive, so that arrivals and parking on site can be managed. Vehicles arriving outside the time slot will be directed to car park 14 until space is available to unload.

Car parking permits to enable students to park at the residences will not normally be available. As part of their tenancy agreement, students will not be allowed to bring cars and park them on streets in the area. The College will monitor off site parking, as set out in the Travel Plan recently agreed with Surrey County Council.

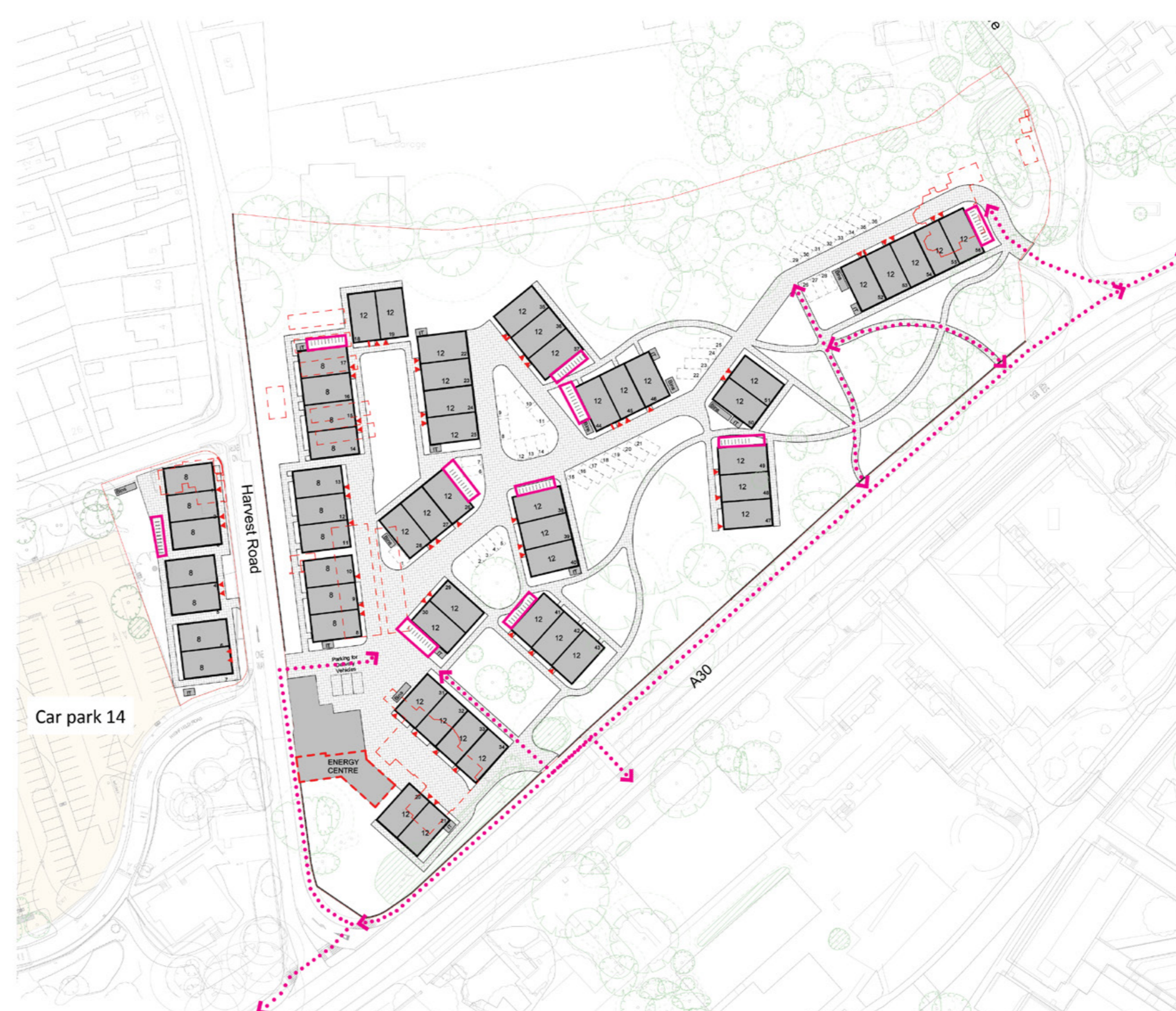
New pedestrian/ cyclist only entrances are proposed onto the A30 linking to a new pedestrian/ cycle crossing on the A30, to be provided as part of the development.



Vehicle Strategy

- Parking 
- Vehicular Access 
- University Service Vehicles 
- Restricted Access 
- Refuse vehicle access route 
- Bin stores 

Cycling and pedestrian routes



Cycling and Pedestrian Routes

- Cycle / Pedestrian Route 
- Bike Storage 

Vehicle strategy

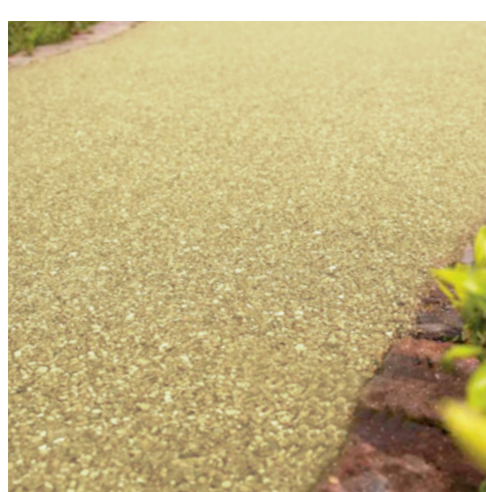
Landscape Proposals

The site contains a rich mixture of trees. The landscape strategy is based around retaining many of the existing trees, especially the most significant ones and planting new trees and understorey vegetation to complement the existing trees and enhance biodiversity.

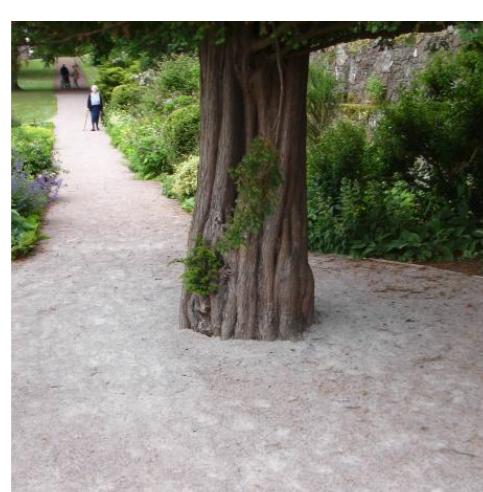
The landscape plan proposes to create a series of outdoor social spaces with seating, recreation and possible outdoor study areas. A series of informal paths are proposed around the site.



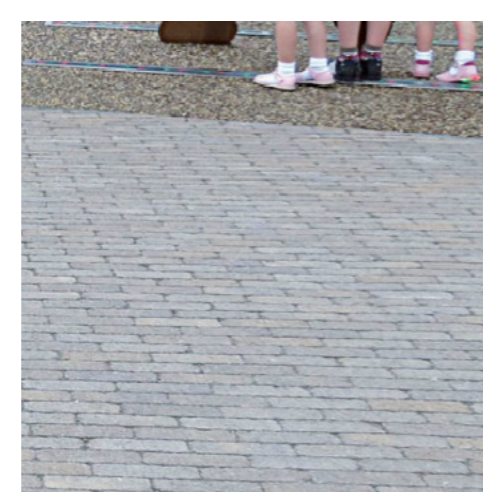
Landscape plan



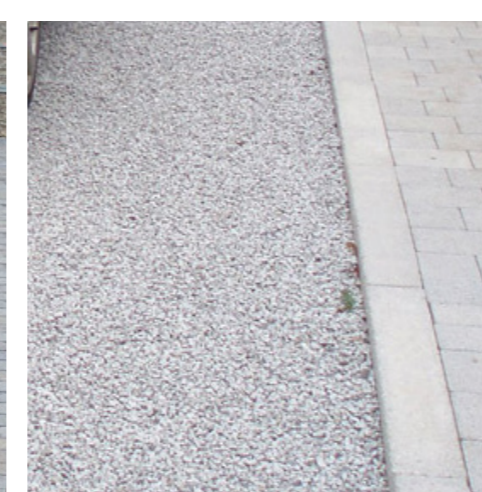
Primary circulation
- Shared surface, coloured asphalt



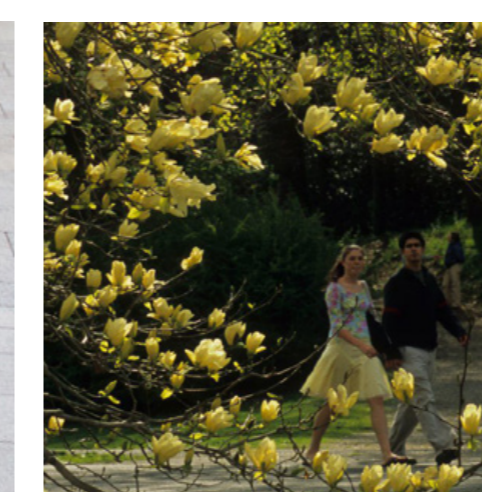
Secondary circulation
- "No-dig" approach under existing trees, including pedestrian areas, parking bays and access for university service vehicles



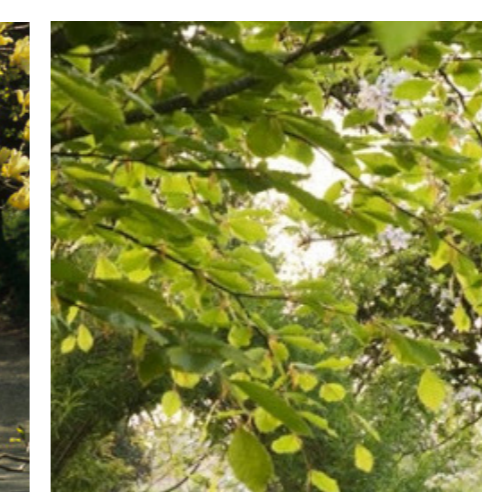
Secondary circulation
- High quality block paving for pedestrian areas to building entrances



Building perimeter
- Gravel surface



Proposed trees
- Continuing the collection of native and exotic tree specimens



Boundary planting
- Native under-storey planting



Woodland glade seating
- Contemporary wooden benches



Woodland grass area
- A mix of woodland grass and native bulb planting

Details of the Accommodation

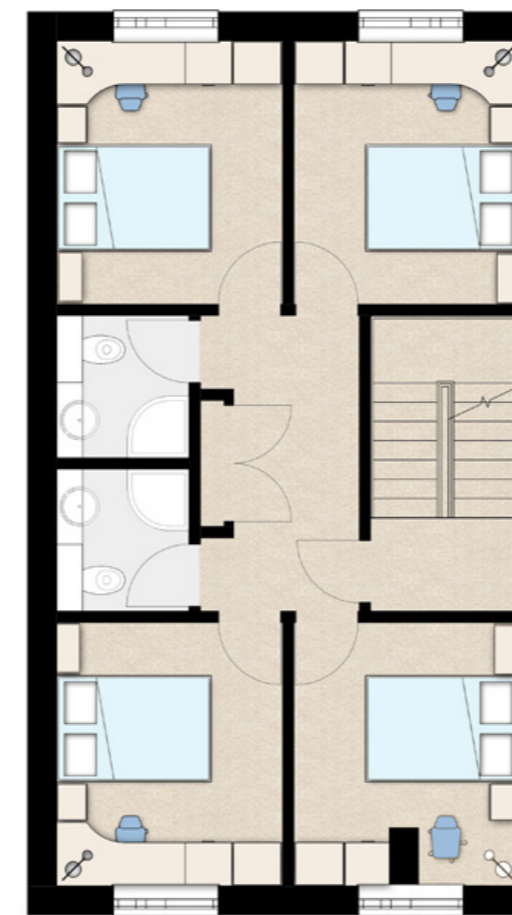
These drawings show the type of accommodation that we propose.

Houses will normally accommodate 8 or 12 students. The ground floor will comprise living room and kitchen/ dining area. Upper floors will be bedrooms, wcs and shower rooms.

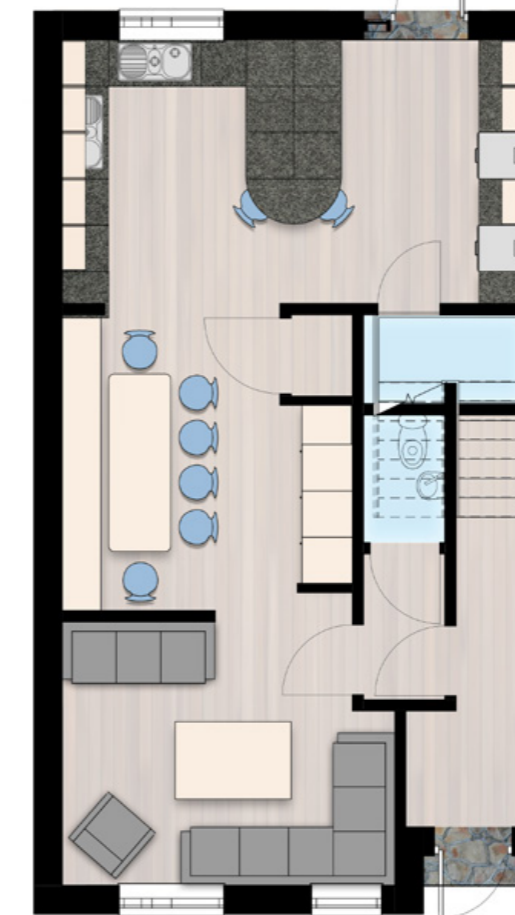
Accessible accommodation for disabled students will be provided in selected buildings.

We are proposing either a traditional tiled or a metal mansard roof with dormers which will keep the roof heights down.

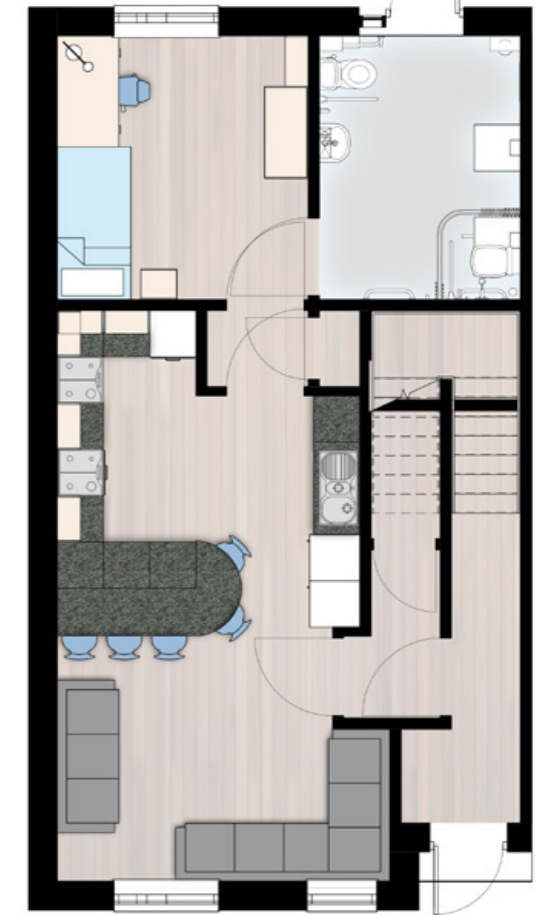
We particularly welcome comments on the appearance of the buildings. The type of brick and other facing materials has not been chosen and you are invited to state your preferences.



Typical upper floor



Typical ground floor



Adapted ground floor



Option A

- Buff brick
- Seamed metal roof
- Mansard dormers



Option B

- Seamed metal roof
- Mansard dormers
- Polyester powder coated enamel panels between windows to College colour palette



Option C

- Red brick
- Seamed metal roof
- Mansard dormers
- Polyester powder coated enamel panels between windows to College colour palette



Option D

- Buff brick
- Tiled roof
- Seamed metal dormers



Option E

- Buff brick
- Tiled roof
- Seamed metal dormers
- Frame to upper storey windows reconstituted stone or similar



Option F

- Red brick
- Tiled roof
- Seamed metal dormers
- Polyester powder coated enamel panels between windows to College colour palette
- Frame to upper storey windows seamed metal to match dormers



Option G

- Timber effect, or coloured panel cladding.
- Seamed metal roof
- Mansard dormers



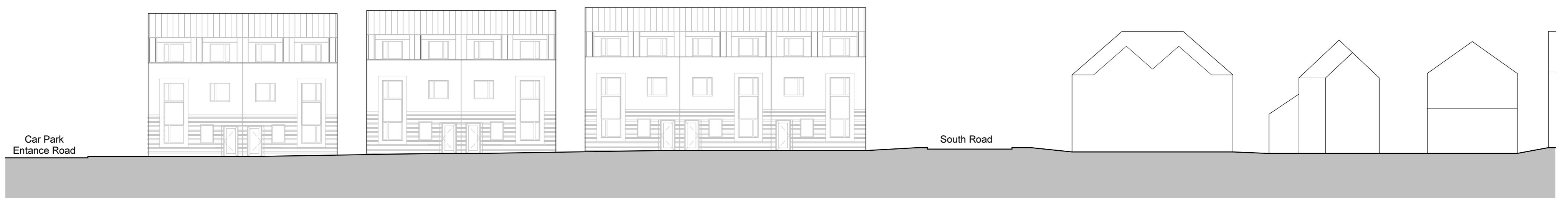
Option H

- Buff brick
- Tiled roof
- Seamed metal dormers
- Polyester powder coated enamel panels between windows to College colour palette

Typical town house elevation

External Appearance

The buildings fronting Harvest Road will be three storey and built of traditional brick. The preliminary designs show a variety of options. Your views on these are welcomed.



Harvest Road west elevation



Harvest Road east showing the boundary wall



Harvest Road cross section

Management of the Accommodation

Management

The accommodation will be owned and managed by Royal Holloway. Our Housekeeping staff will be present daily. During the evening our Security Team will look after the site.

We will have a team of 4-6 Residential Support Assistants (RSAs), who will work alongside the Security Team in the evenings and weekends. RSAs act as mediators, provide support in emergency situations, encourage residents to follow the rules and live safely together.

The Community Liaison Team will investigate if residents are disturbed by noise or disruption.

Programme

We will review the comments received from Runnymede Borough Council and local residents and then finalise our proposals. Our aim is to submit our planning application by Easter to enable development to start in the summer, so that the first phase can be ready for occupation in September 2016.

We ask that your comments are received by **Friday 6th March 2015**.

We have provided comments forms which can be filled in and posted in the box at the exhibition or you can visit the College website where you will find a form that you can email us.

www.rhul.ac.uk



How to report noise nuisance

To help us address noise complaint issues the following procedures should be followed:

Noise from domestic or commercial premises:

- During normal office hours (9.00am – 5.00pm), contact Environmental Health on **01892 425330** or environmentalhealth@runnymede.gov.uk
- Outside normal office hours, contact Safer Runnymede on **01892 893883**. The call will be logged and appropriate action taken depending on the severity and nature of the call.

Crime including Public Order:

Contact Surrey Police by calling:

- 999** in an emergency, for example a crime is in progress or someone's life is in danger.
- 101** for all other police matters.

If you believe any issues involve students from Royal Holloway, University of London please also report it to the Community Wellbeing team on **01784 443294** or by email community@royalholloway.ac.uk

Safer Runnymede:

Anti-social behaviour issues can be reported to Safer Runnymede online via the report it page on www.runnymede.gov.uk

If anti-social behaviour is occurring in sight of a CCTV camera Safer Runnymede can be alerted by texting the location and description of the problem to **67746 333488**. The text service can also be used to contact us by any hearing-impaired member of the community. The text number should **NOT** be used for 999 services.

During office hours call **01892 425045** to discuss anti-social behaviour issues.

Noise Nuisance

Dear resident

As a continuation of the joint working between Runnymede Borough Council Environmental Health, Surrey Police and Royal Holloway, University of London during recent academic years we would like to take this opportunity to remind residents of what each organisation can tackle and of how we will continue to work together throughout the year.

When a crime is suspected to have taken place the complaint should be made to the Police.

If noise nuisance is coming from domestic or commercial premises the enforcement responsibilities lie with Runnymede Borough Council Environmental Health.

Once again a number of joint patrols will be carried out to help address issues of anti-social behaviour and noise nuisance.





The Residential Support Team

- Welfare:** Support & advice on a variety of issues e.g. homesickness, living as a community, emergency problems
- Hall discipline:** Ensuring residents follow the rules & regulations
- Social events:** BBQs, quizzes, karaoke, games, themed parties, movies, international food nights
- Student experience:** Promoting a happy hall experience
- Hall living tips:** Consideration, compromise, communication
- Join us on facebook **Royal Holloway students living in halls of residence**
- Follow us on twitter **@ResSupp**
- Email us **residentialsupport@royalholloway.ac.uk**