

# Royal Holloway, University of London

## Rusham Park student village

### Summary

The university purchased the Procter & Gamble Research Facility in 2016. Procter & Gamble currently lease and occupy the site, although they are scheduled to vacate by 2021. The university has considered its options and now wishes to proceed with an alternative-use redevelopment strategy for this major developed site in the Green Belt.

Since the grant of outline planning permission for the main campus in April 2015, the pressure placed upon the academic estate as the result of slight changes in course development, projections and external factors beyond the direct control of the university, have influenced the ability to deliver student accommodation across its main campus. The university maintains the underlying Estate Plan objective of consolidating student accommodation on or around its main campus.

The acquisition of Rusham Park helps to address a number of key issues:

- The sale of Kingswood Halls (c.500 beds off-site) which is currently isolated from the Main Campus.
- It is no longer the intention to develop the Library Depository site for student accommodation as per the Estate Plan, but potentially to deliver an academic and study space better suited to the needs of students.
- Recognising the views of the local Englefield Green community by not seeking to redevelop the Highfield and Penrose halls.



The university considers that it would be appropriate to relocate those net increases in student accommodation proposed in Highfield and Penrose and the Library Depository to Rusham Park, thereby enabling areas abutting the residential areas of Englefield Green to be redeveloped for academic uses over time. Together with the sale of Kingswood Halls, this would result in a reduction of around 1,400 student study bedrooms when compared with the end state of the 2015 Estate Plan.

The intent is to seek outline planning permission to redevelop the Rusham Park site as a new Student Village in the period after the vacation of Procter & Gamble in 2021. Phase 1 will compensate for the loss of the study bedrooms elsewhere across the campus.

### Detail of Rusham Park as it currently looks

