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Project: Proposed alterations and extension to dental practice

Location: 6 Chapel Hill, Reading

Project No.: P1245

Date: September 2023

1 INTRODUCTION AND SCOPE

1.1 This Technical Note is based upon instructions from Kenneth Macmillan and relates to application Ref. 230762 made to Reading Borough Council (RBC) for extension and alterations to a single storey dental practice building at 6 Chapel Hill, Reading.

1.2 The Transport Development Control (TDC) department at RBC has provided feedback as part of their consultation on highways matters and has stated that the current proposal could not be supported for the following reason:

The proposed layout fails to demonstrate that it complies with the Local Planning Authority's standards in respect of vehicle parking. This could result in on-street parking/reversing movements on Chapel Hill, adversely affecting road safety and the flow of traffic, and in conflict with adversely affecting road safety and the flow of traffic, and in conflict with local plan policies TR1 and TR3 and TR5 of the Reading Local Plan 2019.

1.3 In arriving at this reason, the TDC has also noted the following areas of concern:

- The provision of 14 spaces is insufficient. A total of 18 spaces should be provided.
- No cycle parking has been included.
- No waste storage has been detailed.

1.4 The purpose of this note is to address the highways related comments raised by the TDC to demonstrate that the revised proposal is now in line with the parking and local plan requirements for a project of this nature. A revised site plan is provided in Appendix A.



2 SCHEME AMENDMENTS

Parking layout

- 2.1 The revised layout now provides a total of 18 spaces which includes 4 staff spaces accessed from the southern access and 14 spaces for patients / visitors, accessed from the northern access.
- 2.2 Swept path analysis was undertaken for a selection of spaces to demonstrate that all visitors and staff can enter and exit the site in a forward gear. The parking allocation of 18 spaces is in line with the requirements of the Reading Borough Local Development Framework Revised Parking Standards and Design Supplementary Planning Document.
- 2.3 The drawing in Appendix B details the swept path analysis and also shows that the minimum visibility requirement of 43m (30mph) is also easily achieved in both directions from each of the existing access locations.

Cycle parking

- 2.4 The layout plan in Appendix A also shows the provision of 12 cycle spaces which are provided within an enclosed shelter between the building and the front property boundary.

Refuse storage

- 2.5 The ground floor building layout has been reconfigured to accommodate waste storage at the southern end of the building where external doors lead directly onto the car parking areas as shown on the floor plan in Appendix C.

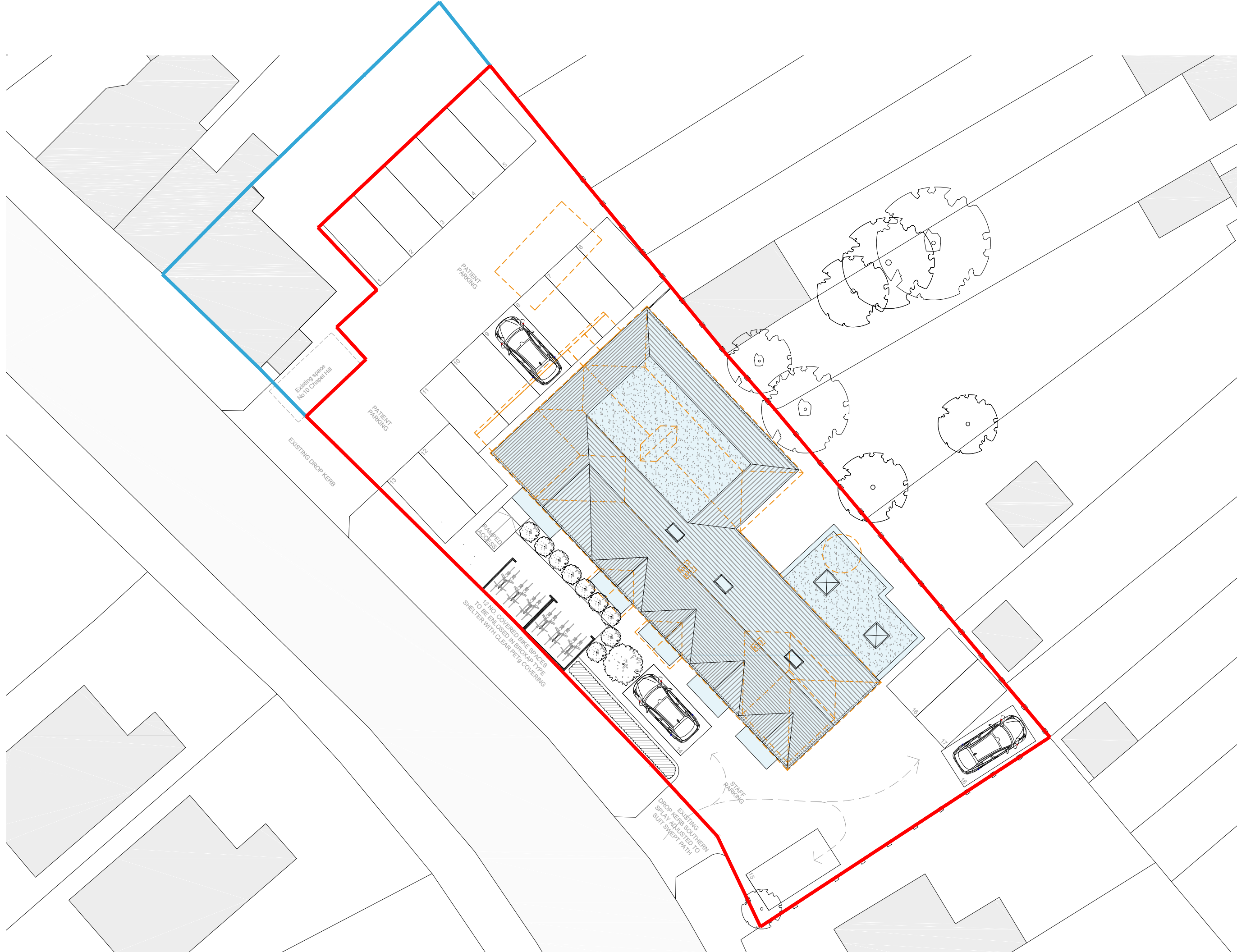
3 SUMMARY

- 3.1 The additional information provided in this Technical Note addresses each of the issues raised by the TDC department of RBC.
- 3.2 The provision of car and cycle parking is in line with the RBC standards and will not result in any displaced parking onto Chapel Hill.
- 3.3 This review has not identified any aspects of this proposal that present any significant increase in risk in terms of highway safety or any residual cumulative impacts on the road network that would be severe. There are therefore no transportation reasons which should prevent the granting of planning consent for development of this site as proposed.



APPENDIX A

Site plan



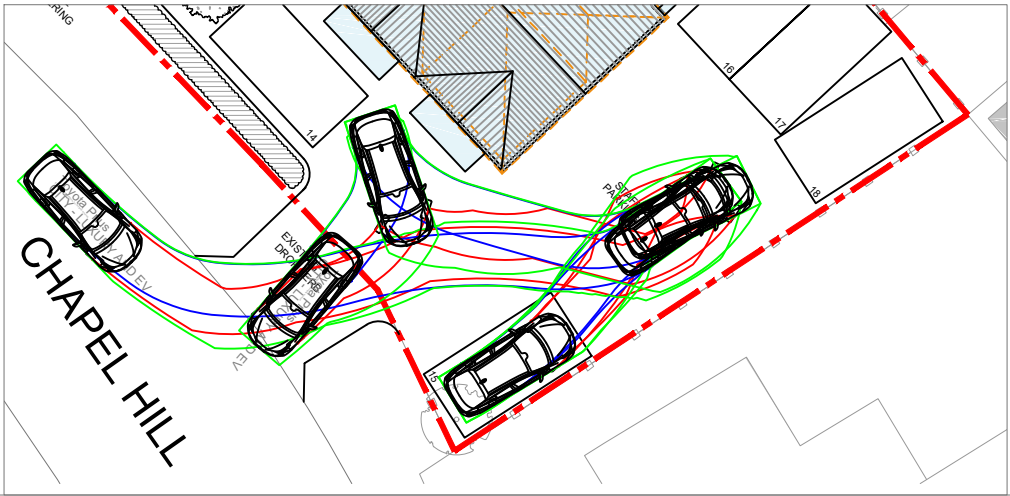
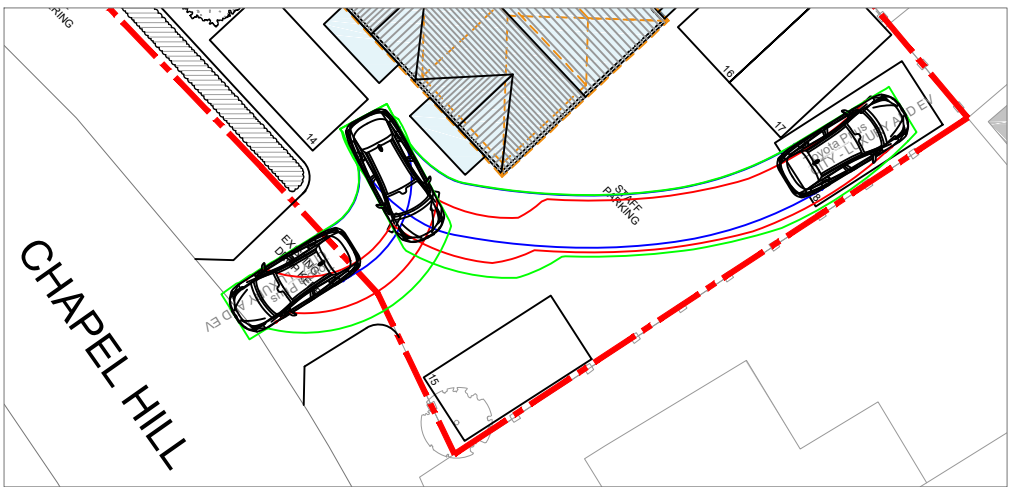
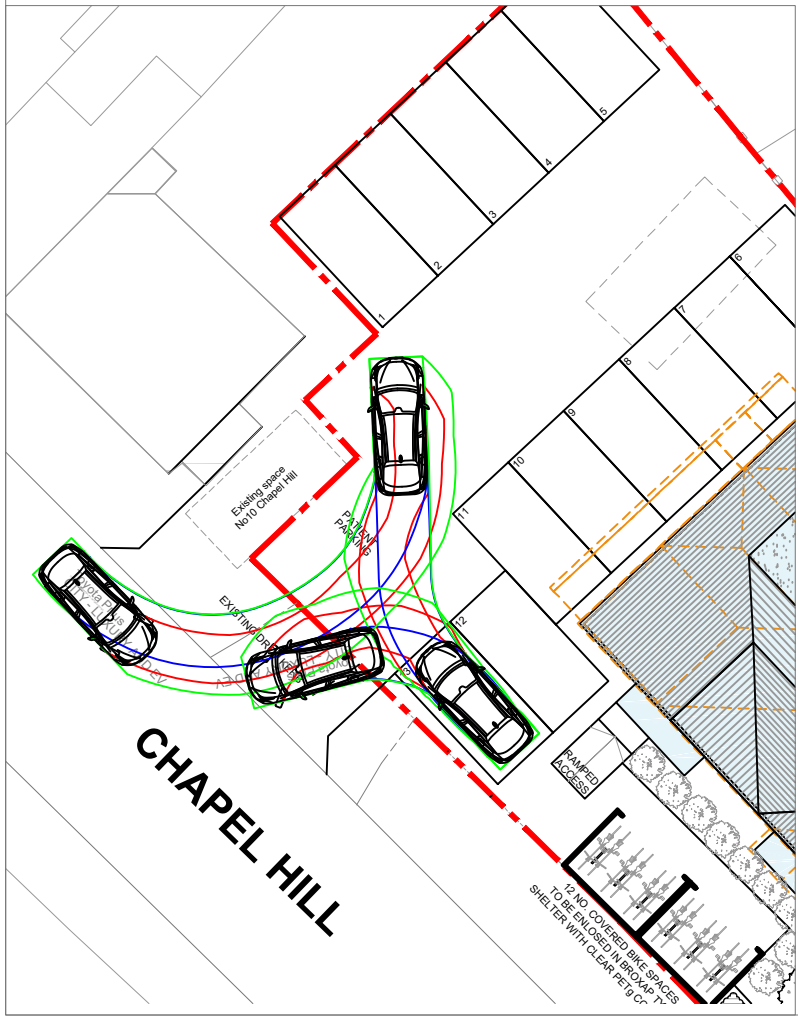
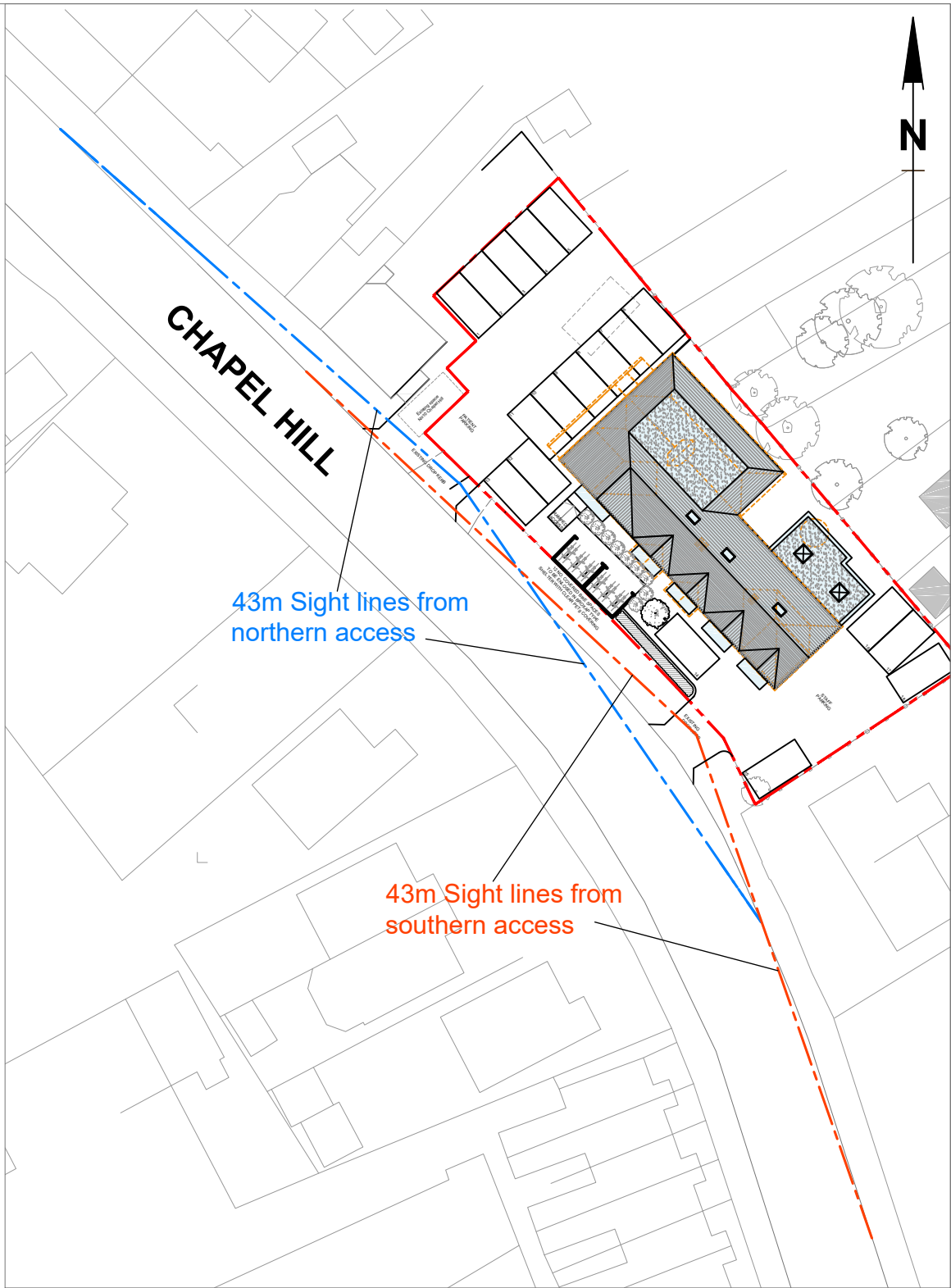
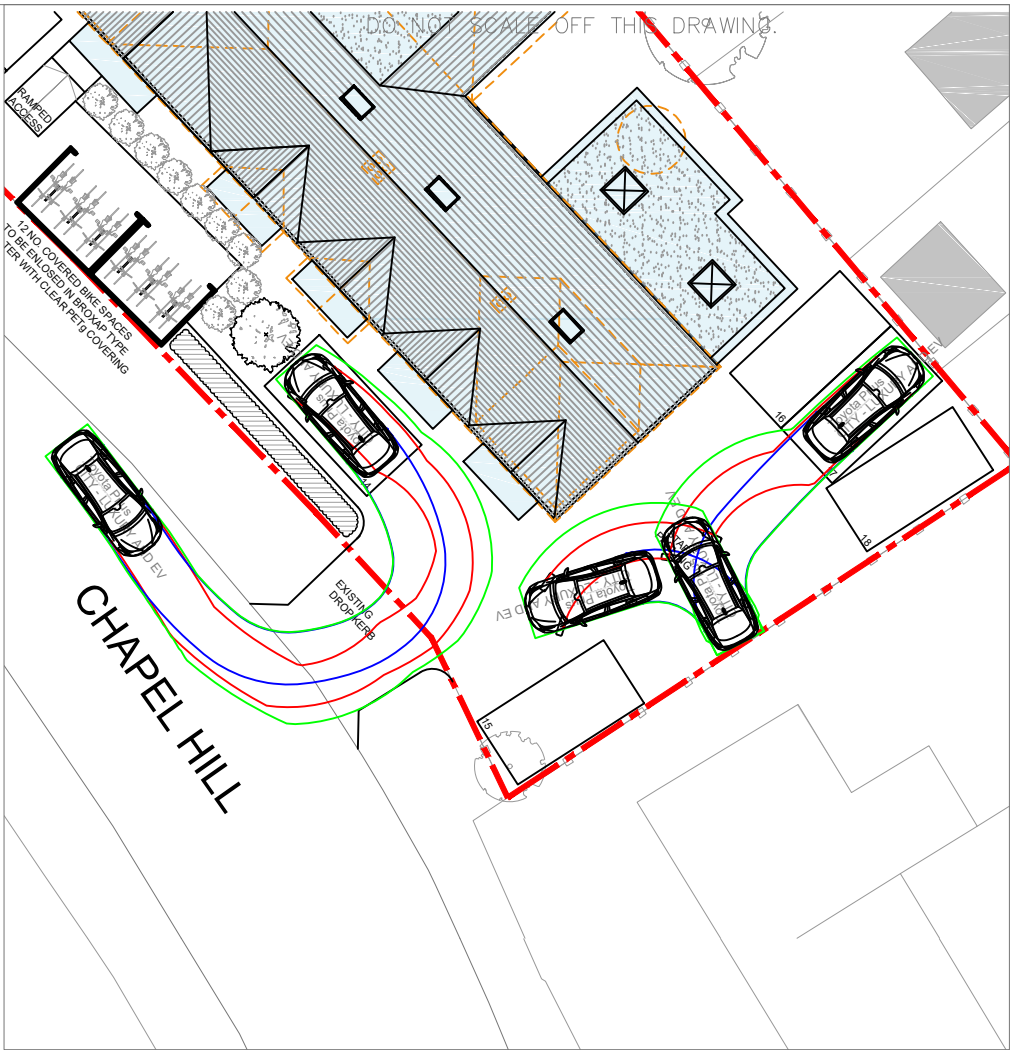
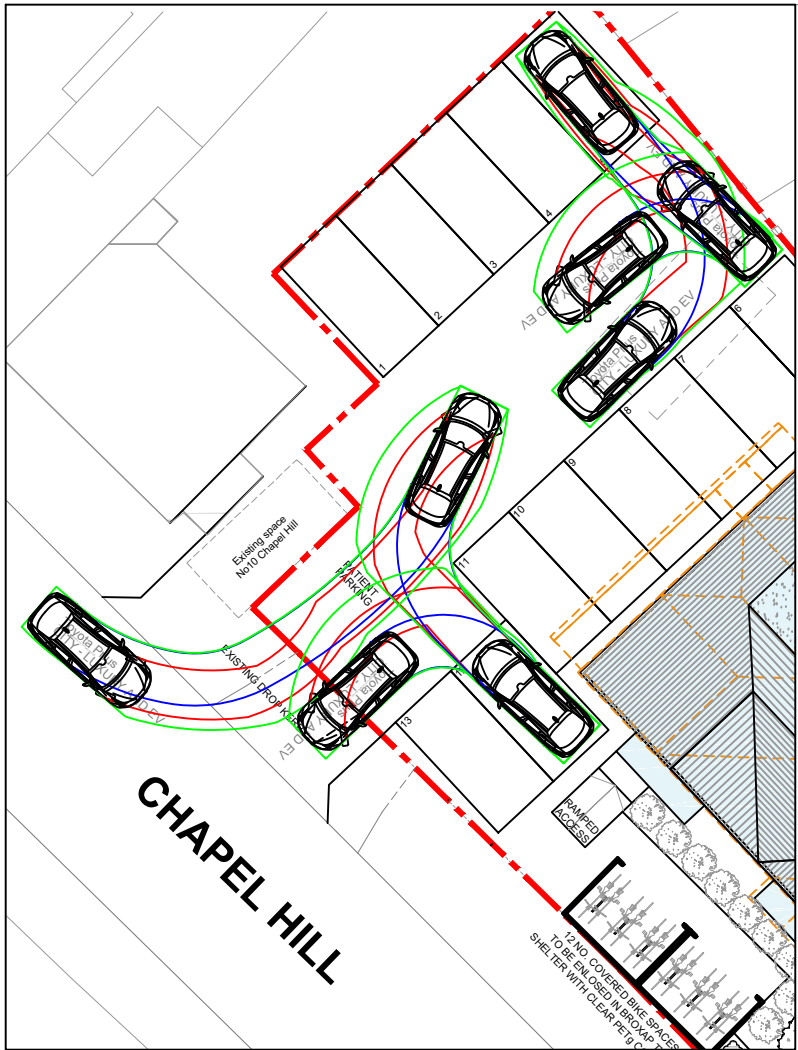
Proposed Site Plan
1:200 @ A3





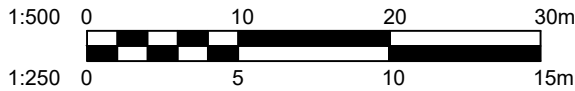
APPENDIX B

Swept path analysis and sightlines



Vehicle tracking

- Front wheels
- Rear wheels
- Vehicle body



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scale
1:500, 1:250 @ A3
drawn
JSW
check
HVJ
date
September 2023

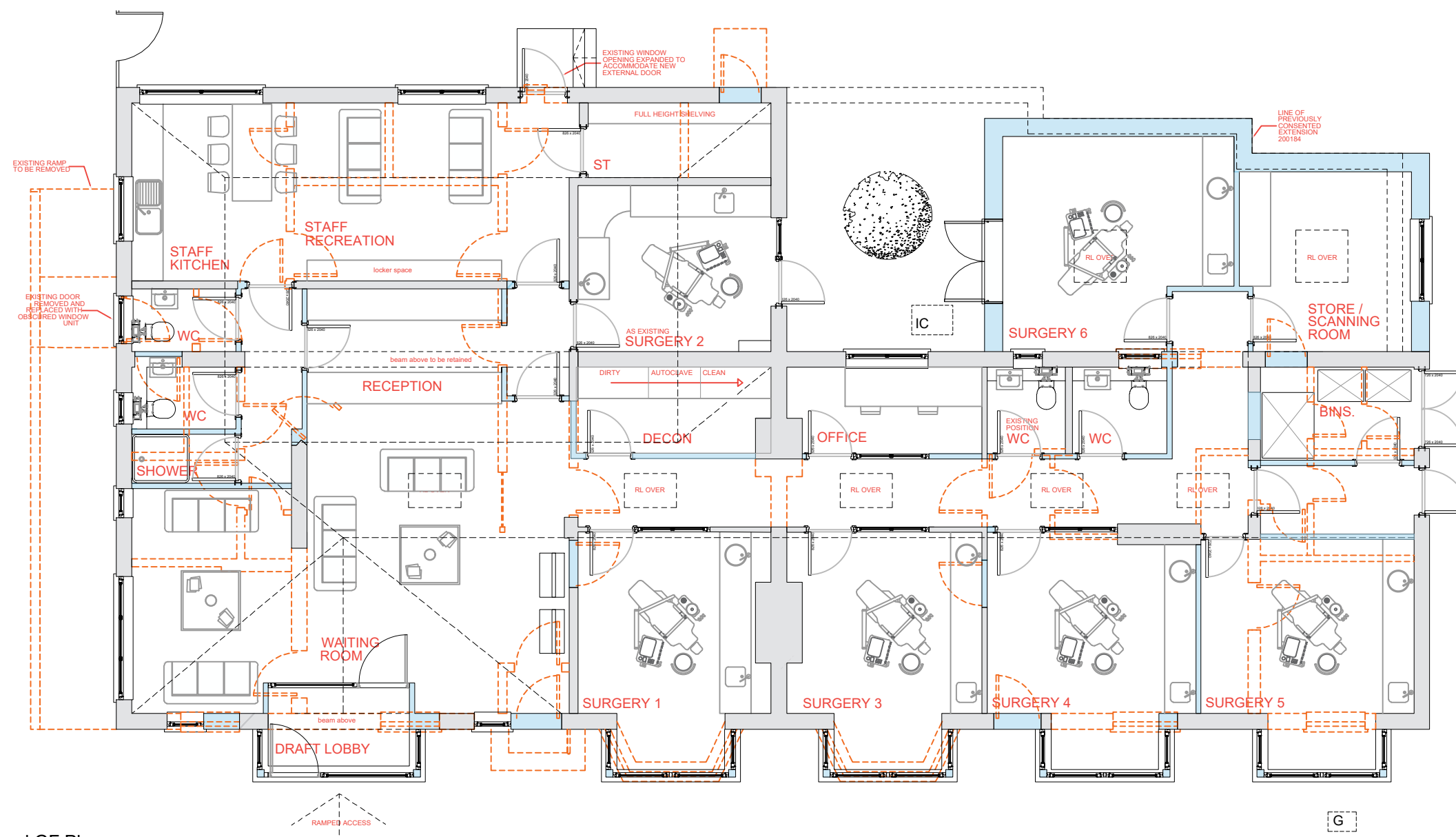
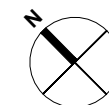
project
Proposed dental surgery alterations
6 Chapel Hill, Reading
drawing title
Swept path analysis
and visibility splays
drawing no.
P1245-01

rev



APPENDIX C

Building floorplan



Proposed GF Plan
1:100 @ A3

