

Technical Note

Project No: ITB17485
Project Title: Dee Road Fire Station
Title: Revised Layout and Parking Note
Ref: ITB17485-002
Date: 9 December 2022

Former Dee Road Fire Station, Reading

Overview

An application for a residential development at the former Dee Road Royal Berkshire Fire and Rescue Station, located off Dee Road, was submitted in August 2022 (*RBC Ref: 221130*). The planning application sought approval for 63 dwellings at the site and was supported by a Transport Statement (i-Transport report no. ITB17485-001A).

Following the submission of the application, the layout has been revised to address comments made by the Case Officer. The revised development proposals see a reduction in the number of dwellings (to 54) and an associated reduction in the number of car parking spaces. No changes to the access strategy are proposed.

Revised Development

The revised development proposal comprises 54 residential dwellings, consisting of 31 houses and 23 apartments. The revised layout is contained at **Appendix A**. The proposed schedule of accommodation for the revised 54 dwelling scheme is summarised in **Table 1**.

Table 1: Revised Schedule of Accommodation

Type	Mix
Private	
One-bedroom apartment	7
Two-bedroom apartment	3
Three-bedroom apartment	3
Three-bedroom house	17
Four-bedroom house	8
Affordable	
One-bedroom apartment	6
Two-bedroom apartment	4
Three-bedroom house	6
Total	54

Parking Provision

The revised development consists of 23 apartments (13 one bedroom, 7 two bedroom and 3 three bedroom) and 31 houses for a total of 54 dwellings. The proposed accommodation schedule, set against RBC's 'Zone 2' parking requirements, is summarised in **Table 2**.

Table 2: RBC Parking Requirements – Revised Proposals

Dwelling Type	RBC Parking Standard	No. of Units	RBC Parking Requirement
1/2 Bedroom Flat	1	20	20
3 Bedroom Flat	1.5	3	5
3 Bedroom House	2	23	46
4 Bedroom House	2	8	16
<i>Sub-total</i>	-	54	87
Visitor Parking	1 per 10 flats	-	3
Total	-	54	90

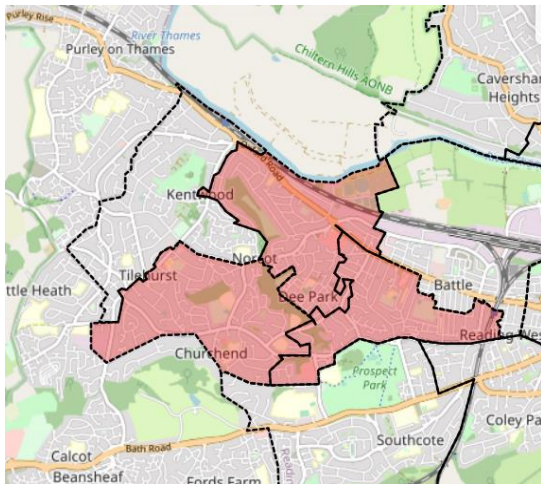
A total of 87 parking spaces are proposed across the revised development, which is broken down as follows:

- Two allocated parking spaces are proposed for each of the private 3 and 4 bedroom houses at the western extent of the site – totalling **50 parking spaces**;
- One allocated parking space is proposed for each of the apartments – totalling **23 parking spaces**;
- One allocated parking space is proposed for each of the affordable 3-bedroom houses at the eastern extent of the site – totalling **6 parking spaces**; and
- The remaining parking spaces are to be visitor and unallocated – **8 parking spaces**. These parking spaces are located at the eastern extent of the site, and are intended to be shared between the proposed apartments and affordable three-bedroom houses.

Overall, the total number of parking spaces proposed across the development falls slightly below RBC's maximum standards. However, in line with the standards, further evidence has been provided as to why a parking provision below the maximum standard is acceptable.

A review of local Census data within the Reading 006, 008 and 009 super output areas, as summarised as Image 1.1. has been undertaken to understand historic car ownership levels.

Image 1.1: Extent of Reading 006, 008 and 009 Areas



The Census data, suggests the following historic car ownership values per household:

- An average of 28% of dwellings do not own a car – however this percentage ranges from 25% to 31%;
- An average of 1.06 vehicles are owned per dwelling, which is broken down as:
 - 1.19 vehicles per house on average (ranging from 1.15 to 1.27); and
 - 0.64 vehicles per apartment on average (ranging from 0.47 to 0.73).

These car ownership values are significantly lower than the standards (which are maximums).

On this basis, the proposed level of parking provision is generally in line with the standards, and is in excess of the historic car ownership in the local area. The total provision should therefore meet the anticipated demand, and there is unlikely to be any material demand on the surrounding area.

Appendix A – Site Layout

DEE ROAD FIRE STATION, READING					
SCHEDULE OF ACCOMMODATION					
House type	Description	Qty	Floor Area - structure *		Floor Area - finish #
Private Houses			Sq FT	Total	Sq FT Total
CR	The Cobbler - 3 Bed House - 3BP - M4(2)	8	1028	8208	1011 8088
LD	The Lardner - 3 Bed House - 3BP (3 Storey) - M4(2)	7	1153	8071	1133 7931
WL	The Walker - 3 Bed House - 3BP (3 Storey) - M4(2)	2	1153	2306	1133 2269
RE	The Reedmaker - 4 Bed House - 4BP - M4(2)	8	1309	10472	1292 10336
Private Houses Total		25		28057	28621
Private Apartments - BLOCK 2			Floor Area - structure *		Floor Area - finish #
			Sq FT	Total	Sq FT Total
1BA1	1 Bed Apartment - 1BP - M4(2)	2	559	1118	551 1102
1BA2	1 Bed Apartment - 1BP - M4(2)	3	545	1634	540 1620
1BA3	1 Bed Apartment - 1BP - M4(2)	2	555	1110	557 1114
2BA1	2 Bed Apartment - 2BP - M4(2)	3	659	2007	661 1983
3BA1	3 Bed Apartment - 3BP - M4(2)	3	800	2400	791 2373
Private Apartments Total		13		8299	8192
Affordable Houses			Floor Area - structure *		Floor Area - finish #
			Sq FT	Total	Sq FT Total
F1	The Fisher - 3 Bed House - 3BP - (2.5 Storey) M4(2)	2	1107	2214	1090 2180
LD	The Lardner - 3 Bed House - 3BP (3 Storey) - M4(2)	4	1153	4612	1133 4532
Affordable Houses Total		6		6826	6712
Affordable Apartments - BLOCK 1			Floor Area - structure *		Floor Area - finish #
			Sq FT	Total	Sq FT Total
1BF1	1 Bed Apartment - 1BP - M4(2) Direct Access	1	565	565	557 557
1BF2	1 Bed Apartment - 1BP - M4(2)	3	597	1791	559 1677
1B-WCH	1 Bed Apartment - 1BP - M4(3)	2	656	1336	659 1318
2BF1	2 Bed Apartment - 2BP - M4(2)	4	666	2672	659 2636
Affordable Apartments Total		10		6274	6168
Overall Total		54		50456	49713

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* Floor Areas measured from structure to structure

Floor Areas measured from notional plaster to plaster

Note - 30% Affordable (16 units)

