

TECHNICAL NOTE

Job Name: Great Brighams Mead – Serviced Apartments
Job No: 332511484
Note No: TR/TN001
Date: 04/10/23
Prepared By: EF
Subject: Response to RBC Highways Comments

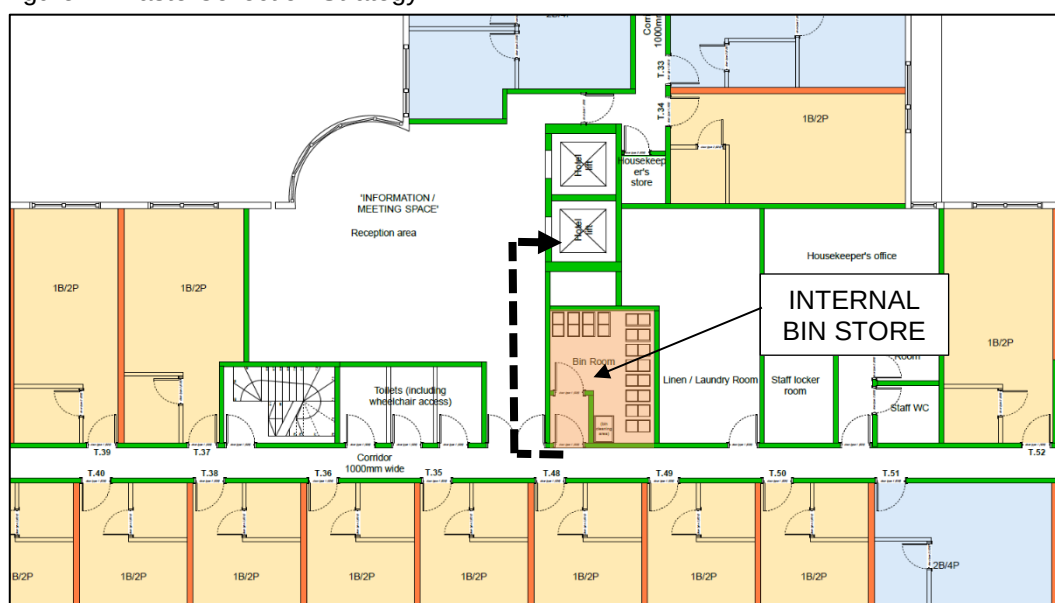
1. Introduction

- 1.1. Stantec have been commissioned by Kings Oak Miami LLP to provide highways and transport support for an application for the extension of the third and fourth floors at Great Brighams Mead, Vastern Road, RG1 8DJ, to provide 100 serviced hotel apartments (C1 Land Use Class) (*Planning App reference: 230745*).
- 1.2. A Transport Statement was prepared to support the application. This Technical Note (TN) responds to the comments received from Reading Borough Council (RBC) dated 8 August 2023 on highways and transport matters in regard to the application. RBCs comments have been included in **Appendix A** for ease of reference.

2. Servicing Arrangements

- 2.1. **RBC Comment:** *“Clarification is required how the C1 use will be serviced as the introduction of the additional C1 facility will intensify the servicing of the site therefore information is required addressing this”*
- 2.2. *“The applicant should ensure that the refuse storage provisions comply with the Council’s Waste Management Guidance. To minimise the potential for delays to collections, the designated collection area should be large enough for all the refuse and recycling bins to be positioned ready for collection at the same time. The space in the collection area must be sufficient to enable operatives to return emptied bins to a position that does not obstruct the manoeuvring of those containers that are yet to be emptied. On site collection is proposed and a refuse pick up point has been identified towards the front of the site, however details of where the bins are stored, and the collections arrangements need to be provided.”*
- 2.3. **Stantec Response:** The bin storage area has been moved since the submitted scheme to rear of building to allow for the retention of the trees to the front of the site. Dedicated storage for the C1 use has been provided adjacent to storage for the C3 units with space to accommodate 14 x 1,100 litre eurobins. The storage is large enough for all the refuse and recycling bins to be situated all in one location ready for collection at the same time. Please refer to the revised drawing provided in **Appendix B**.
- 2.4. It is expected that collection will be undertaken by a private operator with collections being undertaken every other day or as operational needs require. Refuse vehicles will circulate the site in a one-way loop entering and exit the site at the access at Caversham Road/ Vastern Road Roundabout as illustrated on the swept path analysis provided in the TS and accepted by RBC in their response.
- 2.5. There will be an internal bin store adjacent to the lifts on the third floor where waste from the apartments will be stored by hotel staff. This will then be emptied twice a day by staff who will move the waste to the external store via the lifts and the rear entrance as per the diagram below.

Figure 1: Waste Collection Strategy



3. Cycle Parking

- 3.1. **RBC Comment:** “The Transport statement states that there will be 15 employees per day – comprising 50% full-time staff and 50% cleaners visiting once per day. Cycle parking should be provided as per the Revised Parking Standards and Design SPD which requires covered Sheffield type stands at a ratio of 1 space per 6 staff. Applicant states that eight cycle parking spaces will be provided to the staff which is in excess of current standards. The location of the storage unit has been illustrated on plans but the number of and type of stands have not. Clarification and revised plans required.”
- 3.2. **Stantec Response:** It is expected there will be approximately 15 employees on site per day. 8 Sheffield stands will be provided within a covered store to the west of the site adjacent to the cycle parking for the C3 units. The provision will be sufficient should any guests also travel by cycle. The details of this are illustrated on the revised plan in **Appendix B**.

4. Summary

- 4.1. This Technical Note has sought to address the outstanding queries raised by RBC highways team in their response dated 8 August 2023.
- 4.2. In conclusion, based on the revised layout and additional information submitted there should be no transport or highways reason why the development should not be permitted.

APPENDIX A – RBC RESPONSE

DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Reviewed (Discipline Lead)	Approved (Project Director)
332511484/TR//TN001	-	14/09/23	EF	EF	BT

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Memo

From: Transport Development Control Floor 1 North Rear Civic Offices Bridge Street
Reading RG1 2LU

To: Matthew Burns 0118 9373625 Matthew.Burns@reading.gov.uk

Date: 8 August 2023

Re: Consultation on Planning Application

Application Number: 230745

Application Type: Full Planning Approval

Address: Great Brighams Mead Vastern Road Reading RG1 8DJ

Proposal: Construction of a two-storey roof (third and fourth floor) extension to accommodate 100 apart-hotel rooms (Use Class C1) with associated parking, cycle stores and bin stores.

Previous application for this site:

210567 (Prior Approval 100 Residential Units- Given

220778 (Prior Approval) - Refused

The site is located at junction of A329 Caversham Road and Vastern Road and is located within Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. Reading Station North entrance is located within walking distance of the site.

This application seeks to construct two additional storeys to form a third and fourth floor to accommodate 100 serviced apartments (C1 Use) above the previously approved 110 residential flats (C3 Use) at ground, first and second floors comprising of:

- 64x 1-beds
- 36x 2-beds

Parking:

In accordance with the adopted Parking Standards and Design SPD, the following parking provision should be provided.

Type of Unit	No of units	Zone 1		Zone 2	
C1- Hotel Use		RBC Standard	Required Provision	RBC Standard	Required Provision
1 & 2 Bed Units	100	0.25	25	0.5	50
Visitor Parking	0	0	0	0	0
	100		25		50
Previously permitted application 210567					
1 & 2 Bed Units	108	0.5	54	1	108
3 Bed Units	2	1	2	1.5	3
Visitor Parking		0	0	1 space per 10 units	11
	110		56		122

Total for both applications C1 and C3			81		172
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This application will result in the reduction of the previously agreed level of parking for the C3 use under application 210567, from 158 to 152, to accommodate the additional bins stores.

Parking provision is proposed to be divided in the following way:

Parking for C3 Element

110 x Residential car parking -118 parking spaces (110 standard, eight accessible)

Although this proposal will result in the reduction of parking, it is still sufficient to provide parking for all the proposed 110 units, proposal will result in the reduction of visitor parking, 7 visitor spaces would be provided. However, this is deemed acceptable.

As previously advised for application 210567, given the development site is located in an area designated as a Residents Parking Permit Area. Future occupants of the residential C3 units will not be issued with resident or visitor parking permits. Visitors are able to access parking on street where there are time limited shared user bays and public car parks. As there is no policy requirement for EV charging points given this is existing parking provision, the proposed is acceptable, however the applicant may wish to take this opportunity to provide EV charging points.

Parking for C1 Element

100 x Serviced Apartments - 34 parking spaces; of which 14 are EV charging points and 2 are accessible.

In line with current standards, 50 standards parking spaces should be provided and an additional 3 disabled bays (rounded up from 2.5). Proposed provision of 34 falls short of the Councils current standards. The applicant has undertaken a trip rate assessment. Transport have assessed this for the proposed C1 use only, and not with the previously approved C3 use (210567).

The following sites were removed from the assessment: BH -06 A -01 (Brighton) GM-06-A-08 (Manchester) as they were not comparable and should not have been included. However, the data we have collated is not dissimilar and therefore I am happy to accept the Trics Data as it is only generating in the region of 20 to 30 trips over the course of an hour and therefore this deemed an acceptable increase in movements.

It should be noted that this has been assessed on the proposed C1 additional use only and have not taken into account or reassessed the existing use on site given this has been dealt with through a different application. Proposed 34 spaces can be accepted on this instance.

Servicing:

Clarification is required how the C1 use will be serviced as the introduction of the additional C1 facility will intensify the servicing of the site therefore information is required addressing this.

Access

The Great Brighams Mead site is served by a single vehicle access via the Caversham Road / Vastern Road roundabout to the south of the site. As per the previous application the existing site access off the Caversham Road / Vastern Road roundabout will form the only vehicular access to the site, per the existing arrangements, a taxi pick up / drop off bay is to be provided located near the entrance of the site to provide suitable provision for taxis dropping/collecting guests from the serviced apartments. This is deemed acceptable.

The submitted swept path analysis provided with in the Transport Statement suggests that vehicles including refuse vehicles will circumvent the site i.e. a one way system in to and around the site and exiting from the existing access which is deemed acceptable.

The applicant should ensure that the refuse storage provisions comply with the Council's Waste Management Guidance. To minimise the potential for delays to collections, the designated collection area should be large enough for all the refuse and recycling bins to be positioned ready for collection at the same time. The space in the collection area must be sufficient to enable operatives to return emptied bins to a position that does not obstruct the manoeuvring of those containers that are yet to be emptied. On site collection is proposed and a refuse pick up point has been identified towards the front of the site, however details of where the bins are stored, and the collections arrangements need to be provided. The Councils Waste Management Team should be contacted to confirm they are happy with the arrangements. Confirmation required.

Cycle Storage

The Transport statement states that there will be 15 employees per day - comprising 50% full-time staff and 50% cleaners visiting once per day. Cycle parking should be provided as per the Revised Parking Standards and Design SPD which requires covered Sheffield type stands at a ratio of 1 space per 6 staff. Applicant states that eight cycle parking spaces will be provided to the staff which is in excess of current standards. The location of the storage unit has been illustrated on plans but the number of and type of stands have not. Clarification and revised plans required.

Given the developments location, a CMS would be required. Any works affecting the highway would have to comply with the Borough's Guidance Notes for Activities on the Public Highway and works would need to be scheduled with the Council's Streetworks team prior to commencement on site.

Please ask the applicant to address the comments above so that the application can be fully determined.

N.Hussain
Transport Development Control Advisor

APPENDIX B – REVISED LAYOUT PLAN

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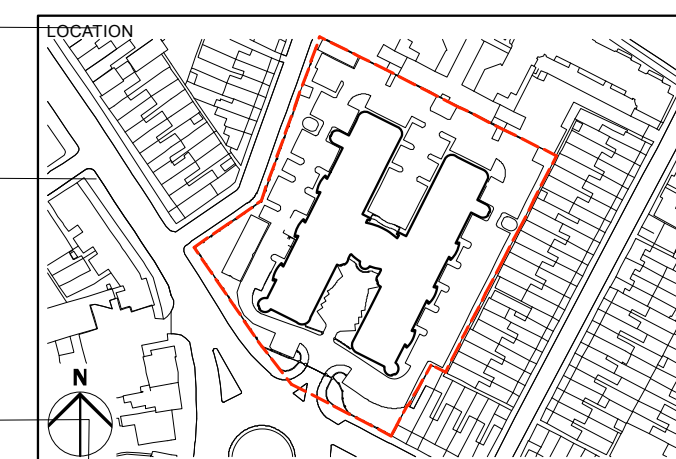
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Redline property line as shown on HM Land Registry sheet SU7174SW, title no BK73390

Exterior of building not altered, outline on plan as per survey

Landscape not altered, layout shown as per topographical survey

[illegible]

DRAWING NAME:
PROPOSED GROUND PLAN

PEEK | Architecture
+ Design Ltd

Address: 12-13 Poland Street, London, W1F 8QB
Web: www.peakarchitecture.co.uk | Email: georgina@peakarchitecture.co.uk | Tel: 0207 734 3094

