

THE OLD POWER STATION

VASTERN ROAD, READING
Condition 42 - Accessible Parking
Spaces
Revision A



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Introduction

This report has been prepared to discharge the below condition in full:

Condition 42:

"No development (barring demolition) shall commence on site until a plan showing a dedicated DDA compliant pedestrian route to and from the accessible parking bays located along the west of the spine road is submitted to and been approved in writing by the Local Planning Authority. This pedestrian route shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details at all times"

Strategy

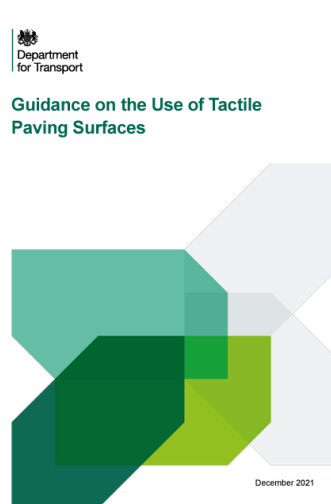
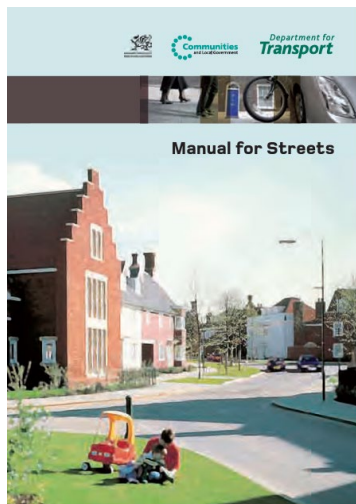
The location of the 3 accessible spaces are located below



DDA Compliance

See within Appendix A. The accessible parking space plan with all information required to explain the access of these spaces and their compliance to DDA Requirements.

Both Manual for Streets, 2007 and Guidance on the use of Tactile paving, 2021 have been referred to when designing the crossings and spaces.



Phasing

As set out within the Demolition & Construction Method Statement the site is to be delivered in 2 phases. The first phase shall include Blocks A & B and all external areas associated with these blocks up to Vastern Road. Once this first phase is completed, it shall be occupied whilst the second phase is under construction including Blocks C, D, E, F & G.

The second phase shall be completed and occupied together completing the site. As such due to this phasing, 2 of the 3 accessible spaces shall be delivered prior to the first occupation of Phase 1, with the third and final space being delivered prior to the occupation of Phase 2.

See Below plan for phasing areas.



2 Phasing Plan



Accessible Parking Movement

- NOTES
1. THIS DRAWING IS BASED ON BERKELEY HOMES LAYOUT: 448.PL.SL.001
 2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE DRAWINGS AND DOCUMENTS
 3. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION
 4. DO NOT SCALE FROM THIS DRAWING
 5. ANY DISCREPANCIES WITHIN THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER INFORMATION IS TO BE REPORTED TO BERKELEY HOMES OXFORD CHARTERS FOR CLARIFICATION

KEY

APPLICATION AREAS & CONTOURS

EARTHWORKS CONTOURS

PROPOSED LEVELS

EXISTING LEVELS

DIMENSIONS

ACCESSIBLE ROUTE

SOFT LANDSCAPE

EXISTING TREES RETAINED

PROPOSED TREES

SOFT LANDSCAPE AREAS

PROPOSED HARD LANDSCAPE & BOUNDARY TREATMENTS

ASPHALT ROAD SURFACE

CONCRETE BLOCK PAVING 1

CONCRETE BLOCK PAVING 2

CONCRETE BLOCK PAVING 3

CONCRETE FLAG PAVING 1

CAFE TERRACE DECKING

RESIN BOUND GRAVEL SURFACE

DROP KERBS

25MM KERBS

BESPOKE IN-LAY PAVING DETAIL

BENCH SEATING

METAL / TIMBER BOLLARDS

METAL BOLLARDS

CAFE TERRACE RAILING

CAFE TERRACE RAILING

CAFE TERRACE RAILING

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- B 170423 TN Tactile Removed from Raised Tables in response to LPA comments
- A 120423 TN Parking Spaces Amended - Drop Kerbs and Tactile Paving Added

revision	date	prepared	description

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project
VASTERN ROAD

drawing
ACCESSIBLE PARKING MOVEMENT

date
November 2022

scale @ a1 (A3)
1:250 (1:500)

drawn
TN

drawing number
448.LA.105

revision
B



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