

Site: Reading Cold Store, Deacon Way, Reading, RG30 6AZ
Prepared by: Andrew Nock
Approved by: Calum McGoff
Date: 03/12/2022

1.0 Introduction

- 1.1 Motion has prepared this Highways Technical Note on behalf of Craftsman Brothers Ltd., in relation to the development of Reading Cold Store, Deacon Way, RG30 6AZ (the Application Site). The Application Site is located within the administrative boundary of Reading Borough Council (RBC). The Application Sites location is show below in figure 1.1:

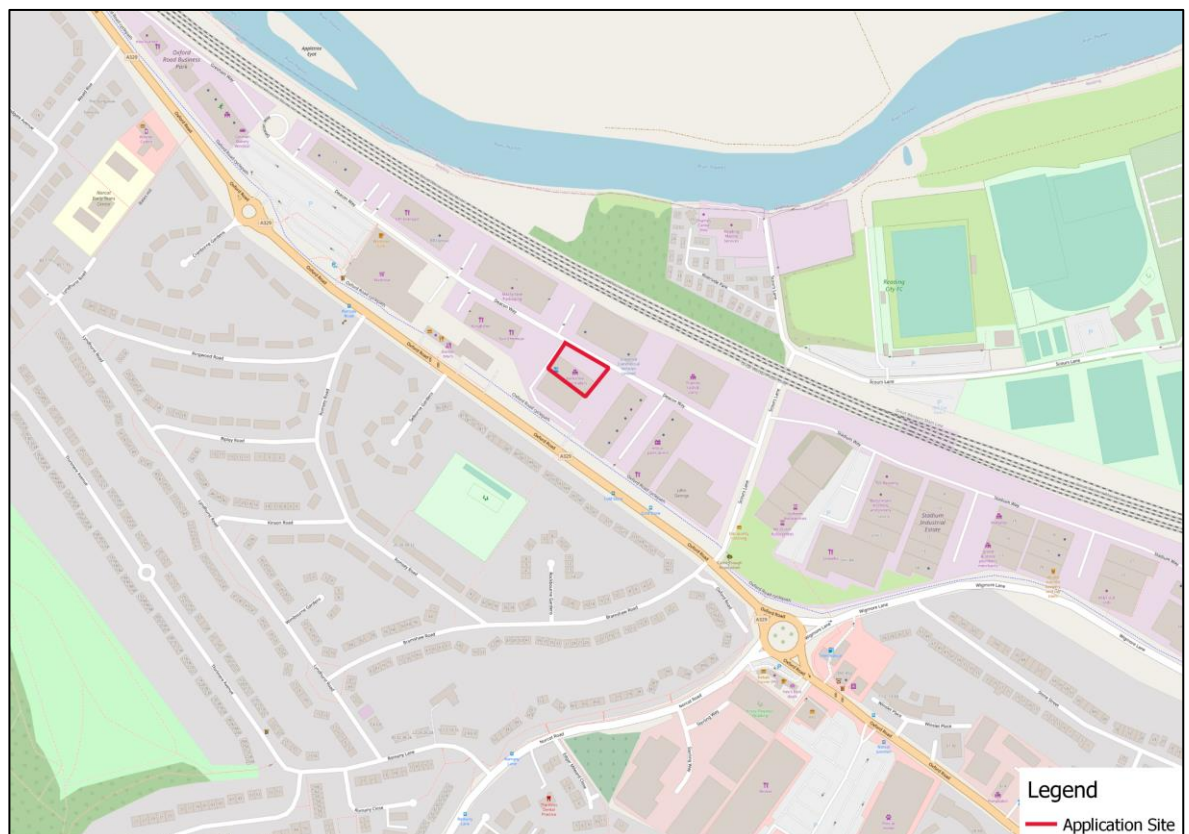


Figure 1.1 – Application Site Location

- 1.2 This Highways Technical Note will address all comments provided by RBC's Transport Development Control team and as such will be structured as follows:
- ▶ Section 2 – Access – This section will detail the proposed access strategy of the development.
 - ▶ Section 3 – Parking – This section will detail the HGV and car parking within the site and demonstrate this can be achieved.
 - ▶ Section 4 – This section will detail the current on street parking on Deacon Way and the proposed plan to reposition the Traffic Regulation Order (TRO).
 - ▶ Section 5 – Summary and Review.

2.0 Access

- 2.1 The Application Site is currently accessed off Deacon Way. This access is located on the eastern side of the Application Site. Visibility of 2.4m by 9 metres to the east and 2.4m by 43m to the west can be achieved. The visibility from the existing access can be seen at [Appendix A](#).
- 2.2 It is proposed that the existing access be closed down and a new access, located centrally, be used for all vehicular access to the Application Site. This maintains one vehicular access point to the site, satisfying the comment raised by RBC, and improves visibility when compared to the existing arrangement. The proposed new access will be 12m wide, with a sliding gate to restrict access and from which visibility of 2.4m by 37.5m to the east and 2.4m by 33.4m to the west can be achieved. This visibility splay can be viewed at [Appendix B](#). It is recognised this visibility is below desirable, however, represents significant improvement when compared to the existing access. A suitable boundary treatment will be installed to allow visibility to be maintained.

3.0 Parking

- 3.1 Currently large rigid vehicles reverse into the loading / unloading bays from the existing access off Deacon Way. Once in the Application Site, they must immediately turn right to park within the loading / unloading bay. This means when vehicles try to leave the Application Site, they are at 45 degrees to the road, so their visibility to the west is restricted. It is proposed that the loading / unloading bays be moved to the centre of the Application Site to improve visibility for drivers.
- 3.2 The Application Site will have two loading / unloading bays. These loading / unloading bays can be accessed by vehicles up to 10m, which is the size of vehicle that RBC requested to be provided. Vehicles will reverse off Deacon Way into the loading / unloading bays and then egress the Application Site in a forward gear. A swept path analysis of this manoeuvre can be seen at [Appendix C](#).
- 3.3 There is currently no parking within the Application Site for cars. In order for the site to be policy compliant with RBC parking SPD, the Application Site requires 7 car parking spaces. It is therefore proposed that 7 parking spaces be provided within the Application Site, in line with adopted standards. The location of these car parking spaces can be viewed at [Appendix D](#). A swept path analysis has been performed for a car entering and egressing from the Application site in a forward gear whilst 10m Rigid vehicles are parked in the loading / unloading area. This swept path analysis can be viewed at [Appendix E](#). This demonstrates that all car parking spaces within the development can be accessed.

4.0 Traffic Regulation Order Plan

- 4.1 There is currently 33.54m of on-street parking on Deacon Way with no parking restrictions adjacent to the location of the proposed new access. This is equivalent to the space needed for 6 cars to be parked. To the west of the area, there are parking restrictions and to the east, where the current access is located are TRO's to prohibit parking on the highway. A plan detailing the current locations of TRO's in relation to the Application Site can be seen at [Appendix F](#).
- 4.2 In order for 10m Rigid vehicles to access the Application Site from the proposed access, the section of road with no parking restrictions requires, TRO to prohibit vehicles from parking there. It is proposed that the current area of Deacon Way, adjacent to the Application Site with no parking restrictions (circa 33.54m long), have a TRO in place to limit vehicular parking. In addition, the section of Deacon Way adjacent to the current access to the east point should have its TRO modified to allow vehicular parking as it is not required to allow access to the Application Site. The new section of Deacon Way with no parking restrictions will be 24m long, enough space to allow 4 cars to park.
- 4.3 When factoring in the above, the Application Site will be provided with 7 car parking spaces compared to the existing 0. Resulting in a net gain of 7 car parking spaces compared to the existing situation. A plan detailing

the location of the proposed TRO and the section of Deacon Way to have its TRO lifted can be seen at **Appendix G**.

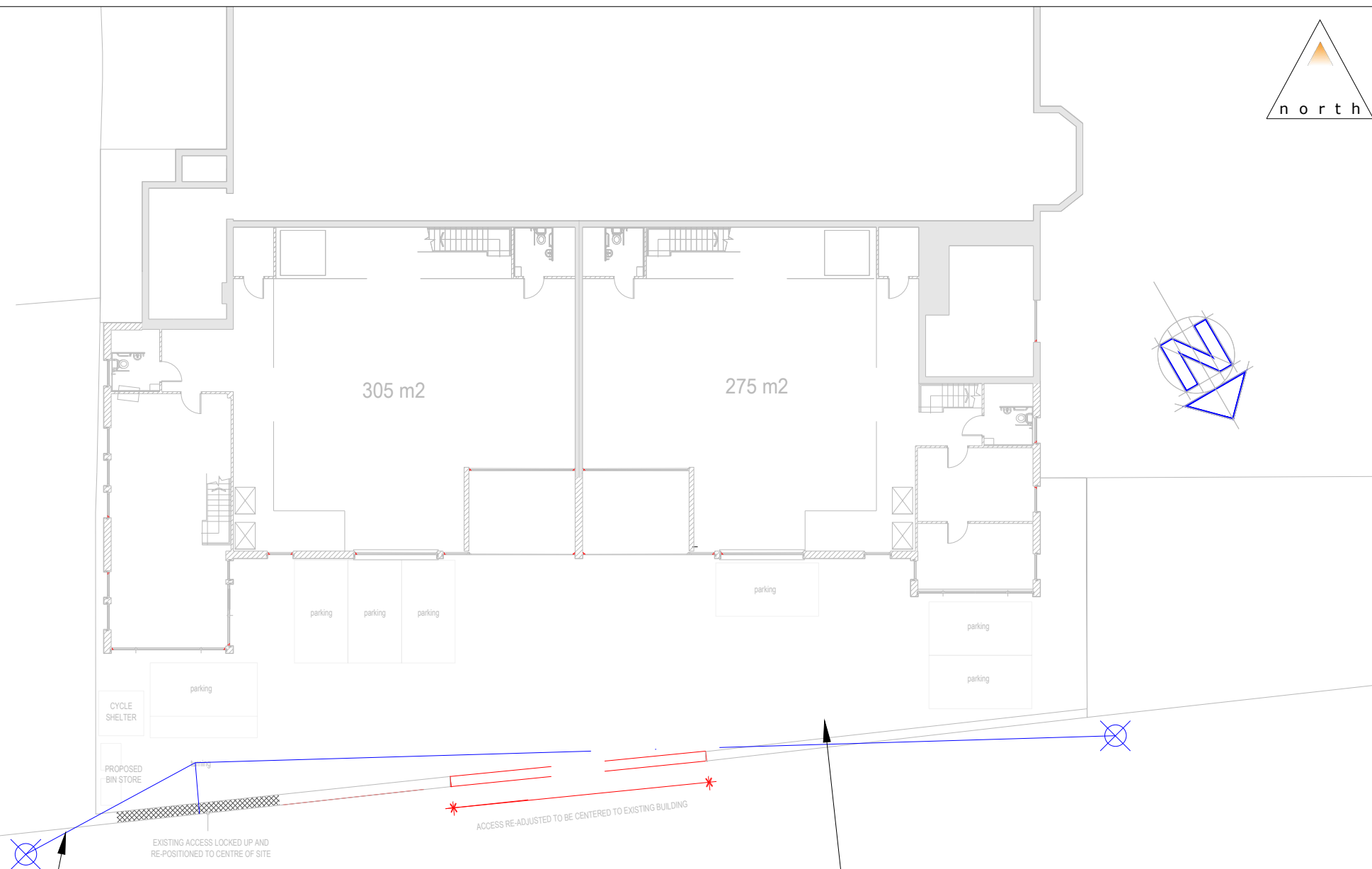
5.0 Summary and Conclusion

5.1 Motion has prepared this Highways Technical Note on behalf of Craftsman Brothers Ltd., in relation to the development of Reading Cold Store, Deacon Way, RG30 6AZ (the Application Site). This Highways Technical Note has addressed all comments received by RBC's Transport Development Control team and demonstrated that:

- ▶ The Proposed Development will result in a significant improvement to visibility when compared to the existing access;
- ▶ The Proposed Development has sufficient manoeuvring space to allow 10m Rigid vehicles to safely access the loading / unloading area;
- ▶ The Proposed Development is policy compliant with RBC's parking SPD and will be provided with 7 car parking spaces and;
- ▶ All car parking spaces can be accessed in a forwards gear and vehicles can exit the Application Site in a forwards gear.

Appendix A

Visibility Splays from the Existing Access



Ground Floor Layout

Ground Floor Layout

TURNING - UNIT 1

2.4m by 43m visibility splay

2.4m by 9m visibility splay



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Project:
Deacon Way, RG30 6AZ

Title:
Existing Visibility Splay

Client:
Craftsman Brothers Ltd.

Drawing Status:

Scale: 1:250 (@ A3) Date: 28/11/2022

Drawn: AN	Checked: CM	Approved: CM
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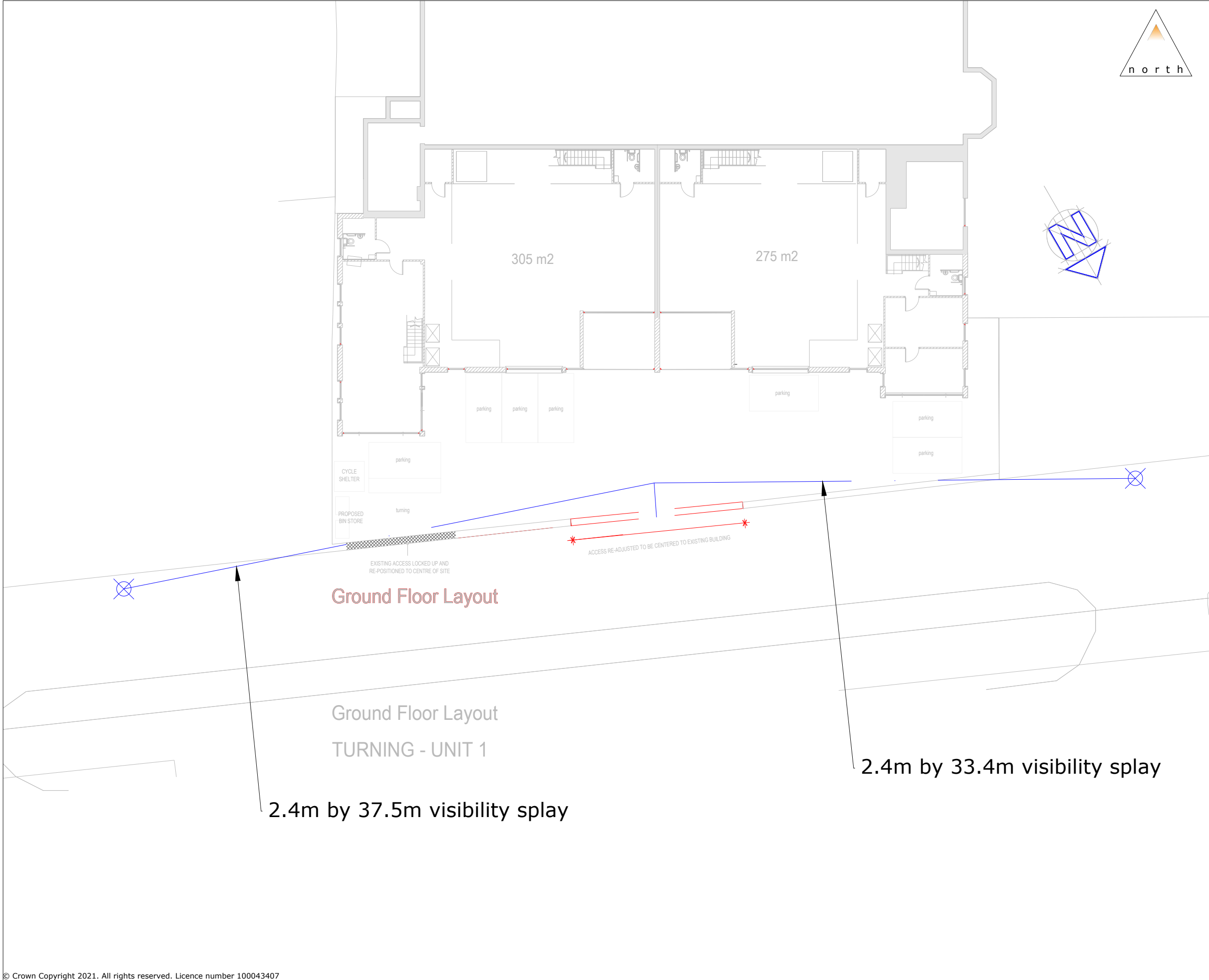
Drawing:	Revision:
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2211031 - 02

Appendix B

Visibility Splays from the Proposed Access

C:\Users\Danny.Roddy\Motion\StaffSite - Cbread 2211031\Drawings\2211031 - 01 Proposed Vis V1.1.dwg

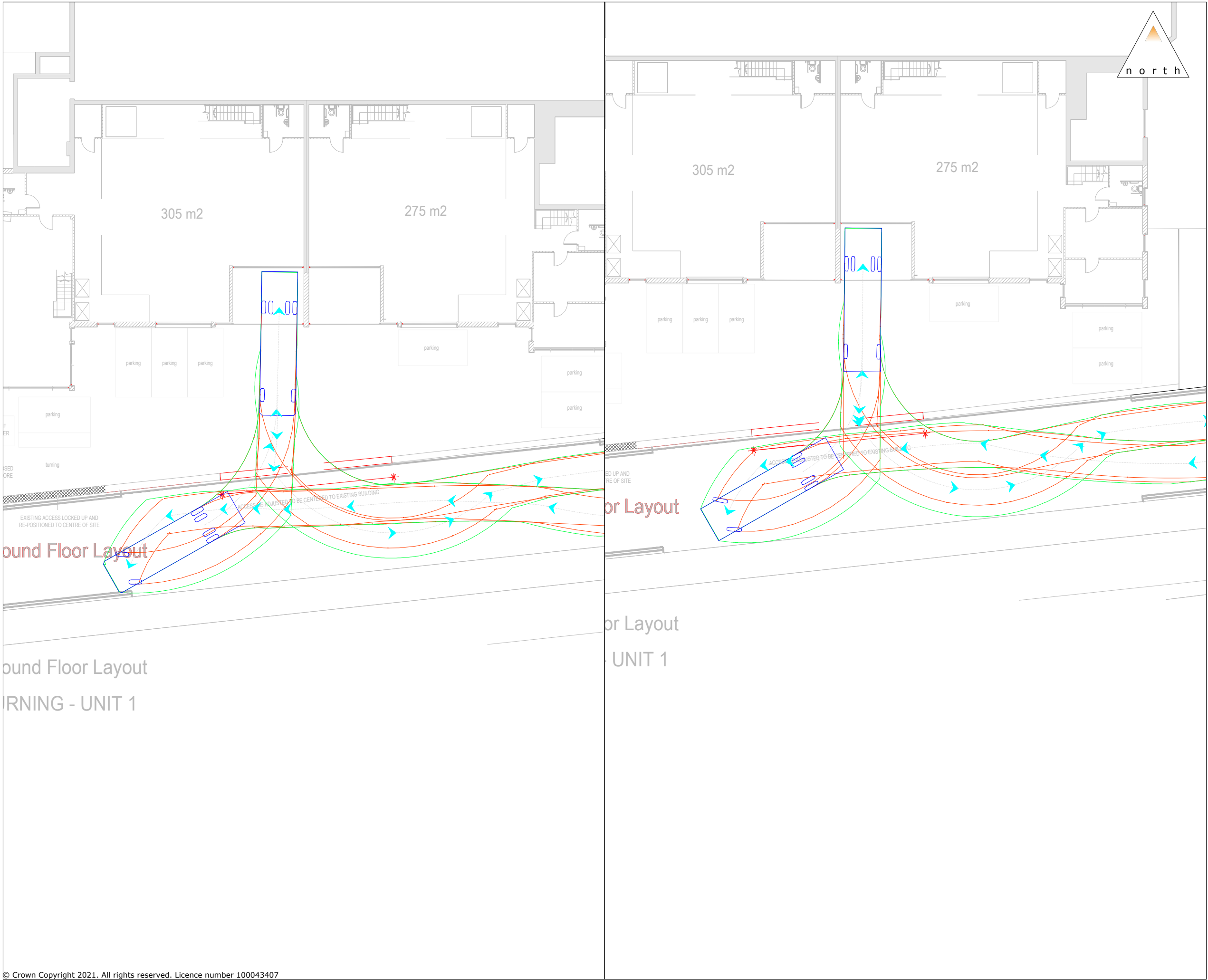


Rev:	Description:	Date:	Rev By:	Chk'd:
 9 Greyfriars, Reading, Berkshire, RG1 1NU T: 0118 206 2930 Guildford - London - Reading www.motion.co.uk				
Project: Deacon Way, RG30 6AZ				
Title: Visibility Splay				
Client: Craftsman Brothers Ltd.				
Drawing Status:				
Scale: 1:250 (@ A3) Date:28/11/2022				
Drawn: AN Checked: CM Approved: CM				
Drawing: Revision:				
2211031 - 01				

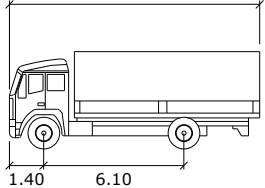
Appendix C

Swept Path Analysis – 10m Rigid

C:\Users\Danny.Roddy\Motion\StaffSite - Cbread 2211031\Drawings\2211031 - TK02B 10m Rigid V1.1.dwg



Rev:	Description:	Date:	Rev By:	Chk'd:
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10.00
1.40 6.10

Large Truck

Width	: 2.55
Track	: 2.55
Lock to Lock Time	: 6.0
Steering Angle	: 37.7

meters

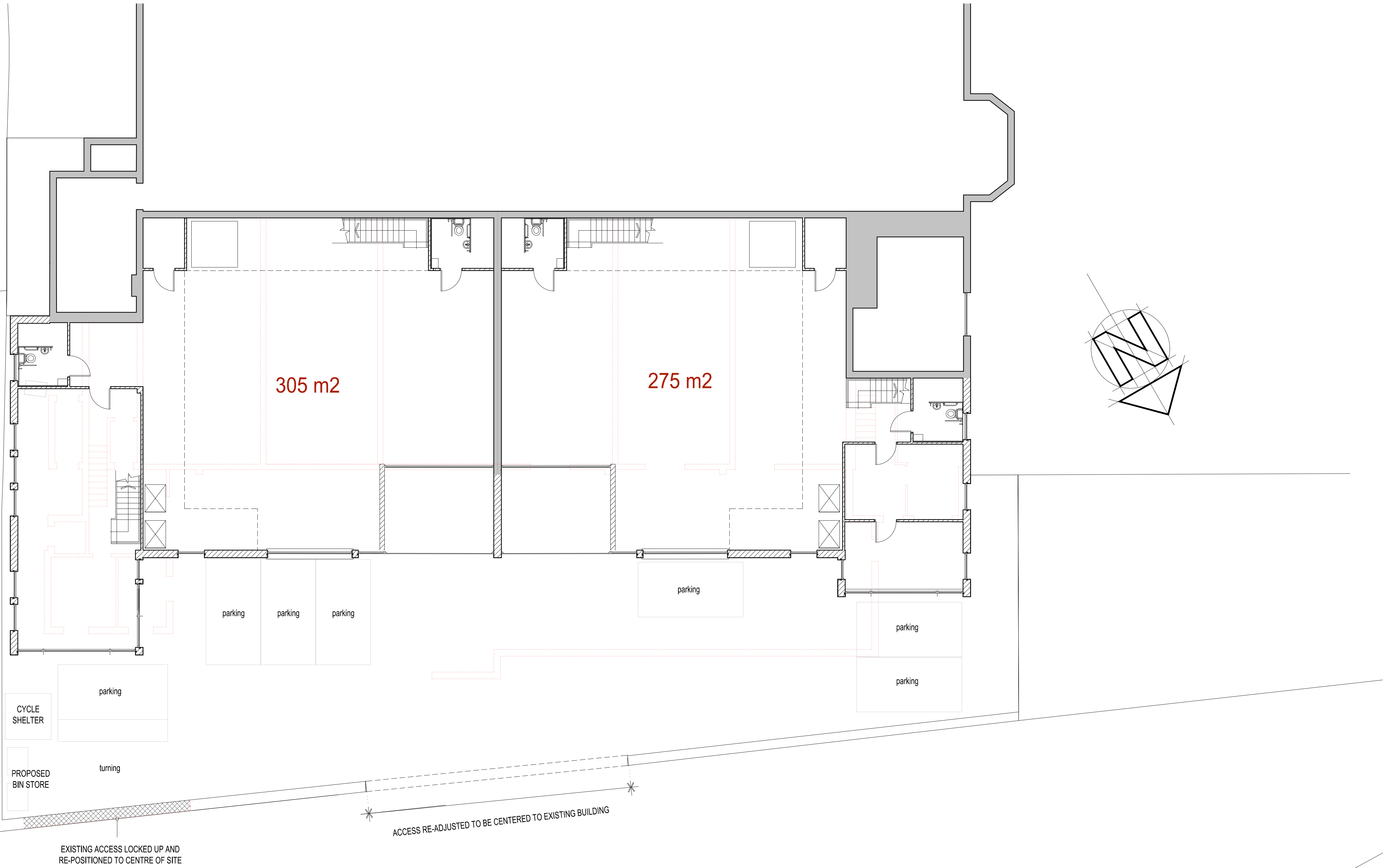


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Project: Deacon Way, RG30 6AZ	
Title: Swept Path Analysis 10m Rigid	
Client: Craftsman Brothers Ltd.	
Drawing Status:	
Scale: 1:250 (@ A3)	Date: 30/11/2022
Drawn: AN	Checked: CM
Approved: CM	
Drawing: 2211031 - TK02	Revision: B

Appendix D

Site Layout



Ground Floor Layout

1:100 scale Bar
This Drawing has been produced for printing onto A1 size paper.
If printing on A3 please use the scale below for reference.

ARCHITECTURE AND
TECHNICAL SERVICES



CLIENT **Craftsman Ltd**

JOB **READING COLD STORE,
Deacon Way, Reading RG30 6AZ**

DRG **PROPOSED GROUND FLOOR**

D//ARCH
272 London Road
Earley
Reading
RG6 1AJ
0750 779 1187
dnarchitecture@yahoo.com

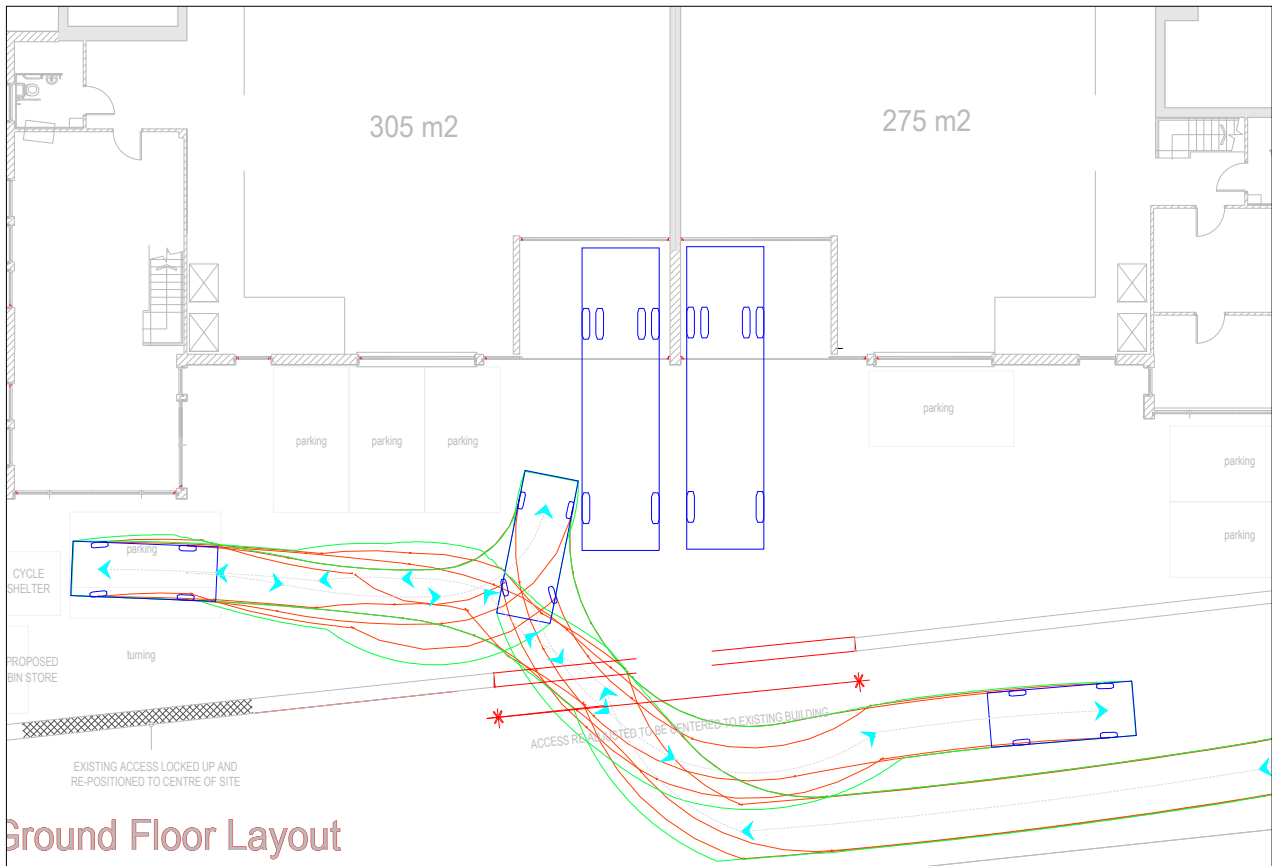
SCALE 1:100(A1) DRAWN D.NORVAISA DATE APR 2022

DN1200/201F

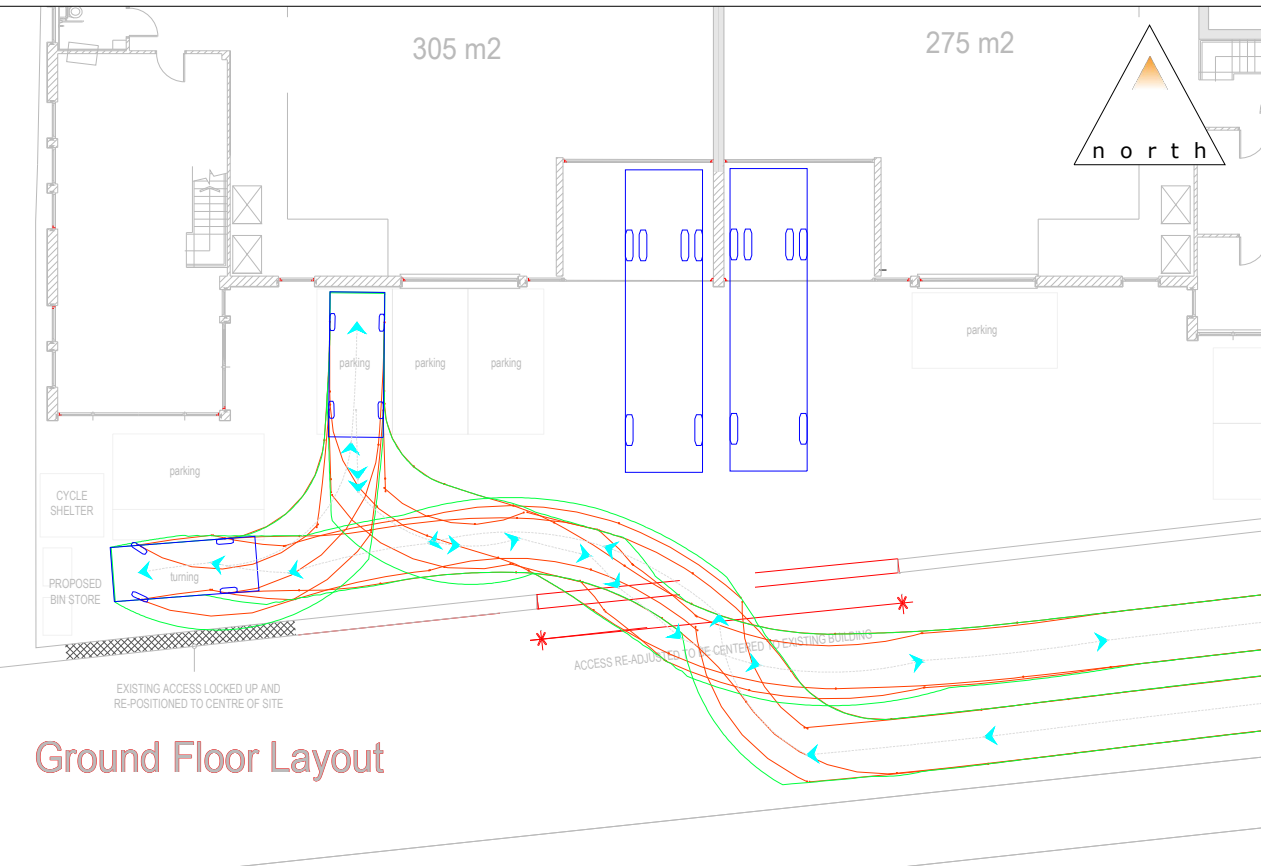
Appendix E

Swept Path Analysis – Car Parking

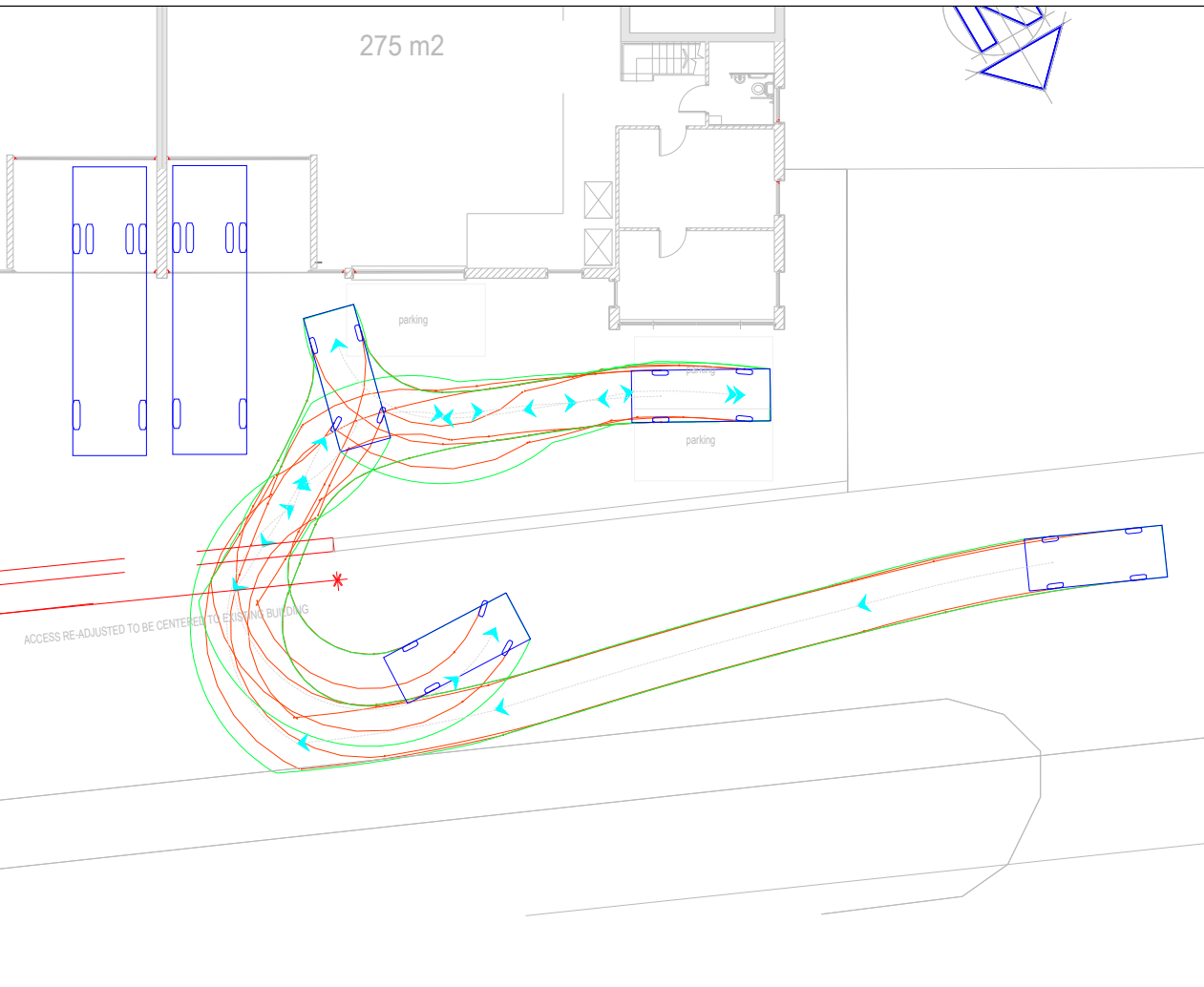
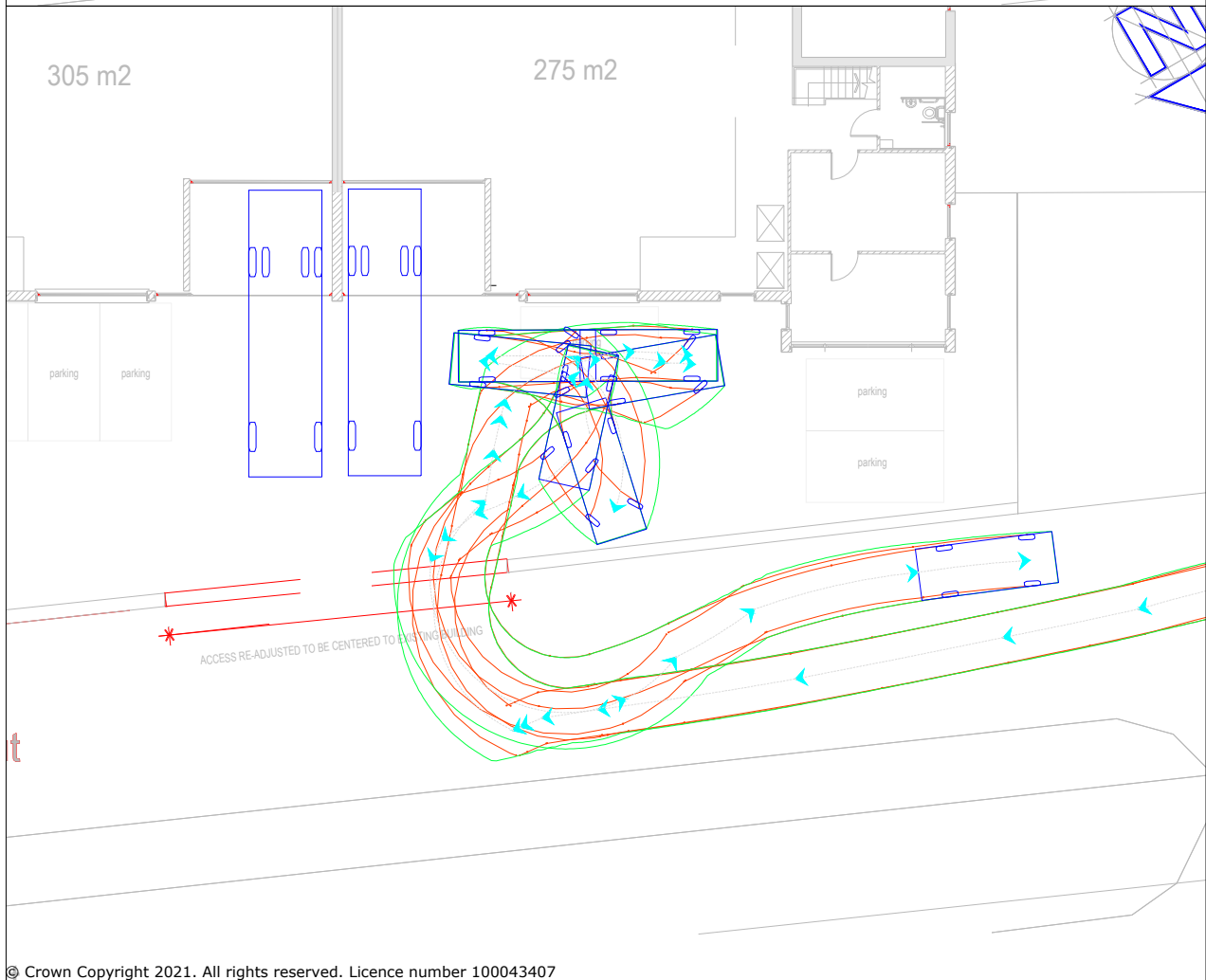
C:\Users\Danny.Roddy\Motion\StaffSite - Cbread 2211031\Drawings\2211031 - TK01B Car Parking V1.1.dwg



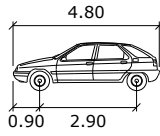
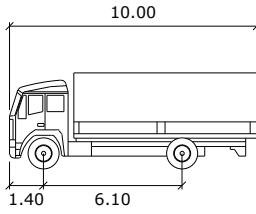
Ground Floor Layout



Ground Floor Layout



Ground Floor Layout

Rev:	Description:	Date:	Rev By:	Chk'd:								
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Width	: 1.80											
Track	: 1.80											
Lock to Lock Time	: 6.0											
Steering Angle	: 37.8											
 Large Truck <table><tr><td>Width</td><td>: 2.55</td></tr><tr><td>Track</td><td>: 2.55</td></tr><tr><td>Lock to Lock Time</td><td>: 6.0</td></tr><tr><td>Steering Angle</td><td>: 37.7</td></tr></table>					Width	: 2.55	Track	: 2.55	Lock to Lock Time	: 6.0	Steering Angle	: 37.7
Width	: 2.55											
Track	: 2.55											
Lock to Lock Time	: 6.0											
Steering Angle	: 37.7											



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Project:
Deacon Way, RG30 6AZ

Title:
**Swept Path Analysis
Car**

Client:
Craftsman Brothers Ltd.

Drawing Status:

Scale: 1:250 (@ A3) Date: 30/11/2022

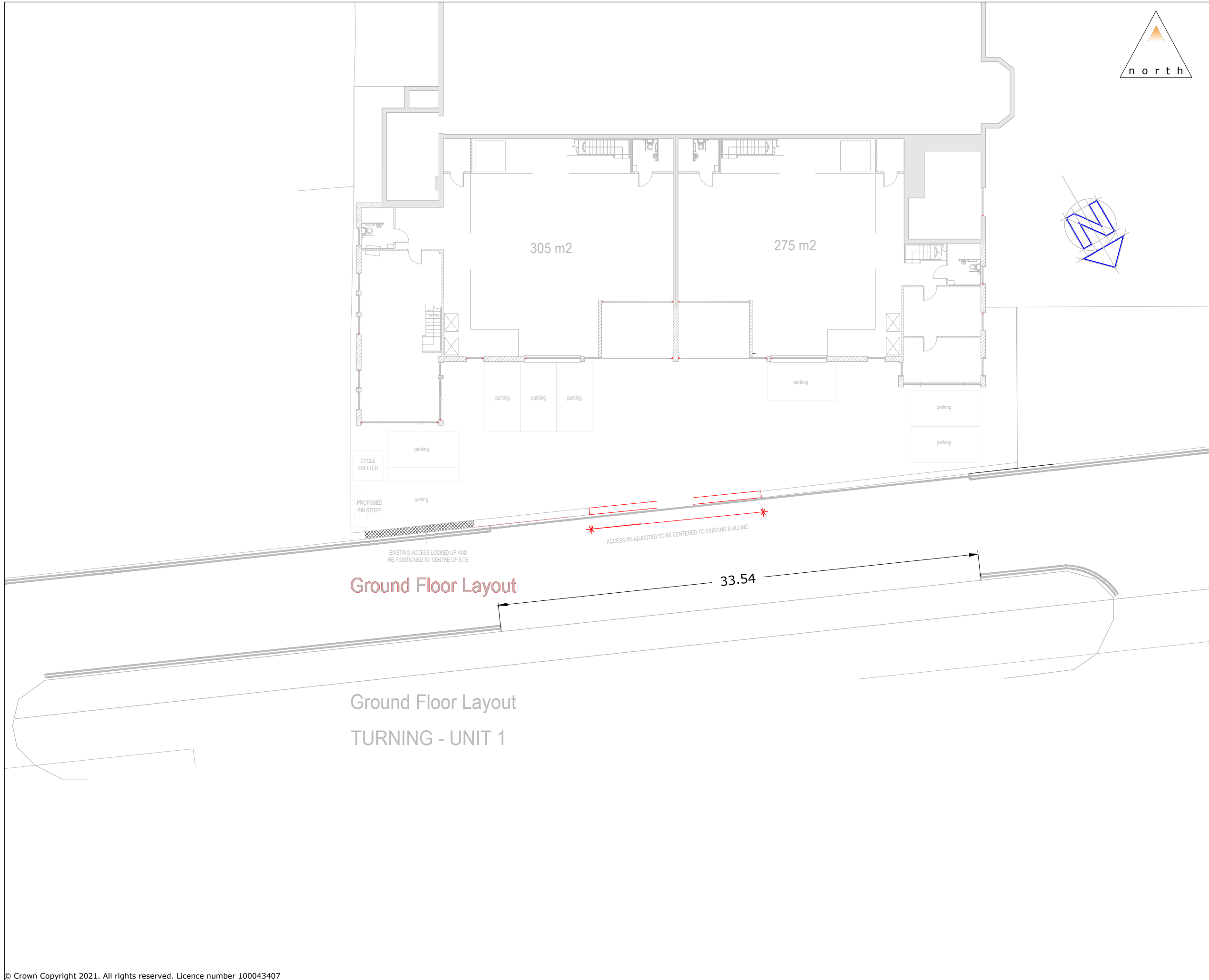
Drawn: AN Checked: CM Approved: CM

Drawing: 2211031 - TK01 Revision: B

Appendix F

Existing TROs

C:\Users\Danny.Roddy\Motion\StaffSite - Cbread 2211031\Drawings\2211031 - TK03 Existing Parking Restrictions V1.1.dwg

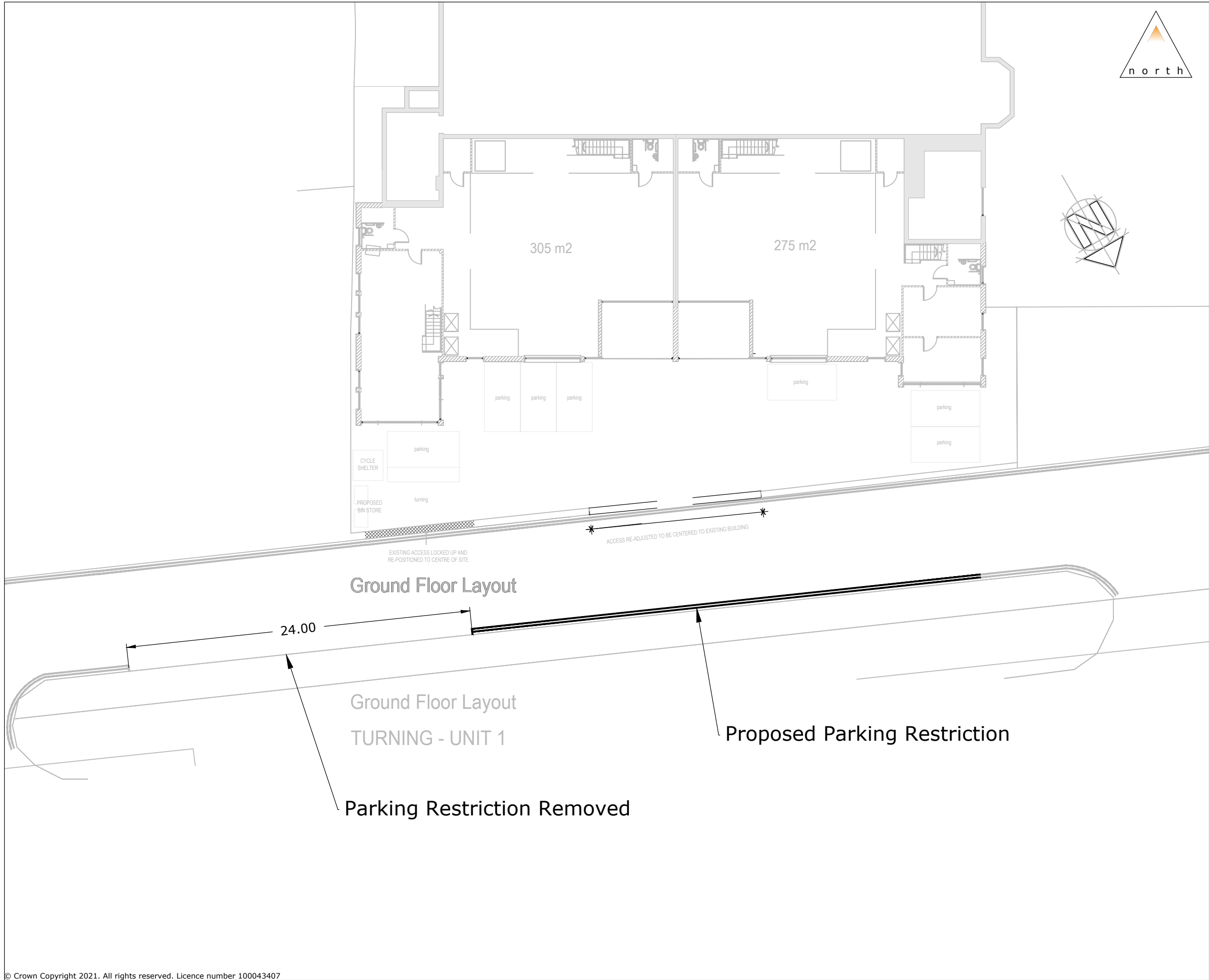


Rev:	Description:	Date:	Rev By:	Chk'd:
Notes:				
Existing on street parking = 33.54m or 6 car parking spaces				
				
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Project:				
Deacon Way, RG30 6AZ				
Title:				
Existing Parking Restrictions				
Client:				
Craftsman Brothers Ltd.				
Drawing Status:				
Scale: 1:250 (@ A3) Date:30/11/2022				
Drawn: AN Checked: CM Approved: CM				
Drawing: Revision:				
2211031 - 03				

Appendix G

Proposed TROs

C:\Users\andrewnack\Motion\StaffSite - Cbread 2211031\Drawings\2211031 - 04 Proposed Parking Restrictions V1.1.dwg



Notes:

Parking Restriction to be moved east to accommodate new access. Area of on street parking to be reduced from 33.54m to 24m. 7 internal parking spaces are provided resulting in a net gain of 5 car parking spaces.



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Project:	Deacon Way, RG30 6AZ		
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Client:	Craftsman Brothers Ltd.		
Drawing Status:			
Scale:	1:250 (@ A3)	Date:	30/11/2022
Drawn:	AN	Checked:	CM
		Approved:	CM
Drawing:			Revision:
2211031 - 04			