
**REDEVELOPMENT OF NO.8 RILEY ROAD,
TILEHURST, READING RG30 4JP
(PER105)**

Transport Statement

March 2020

**For
Mr Daniel Stannard
8 Riley Road, Tilehurst
Reading
RG30 4UX**

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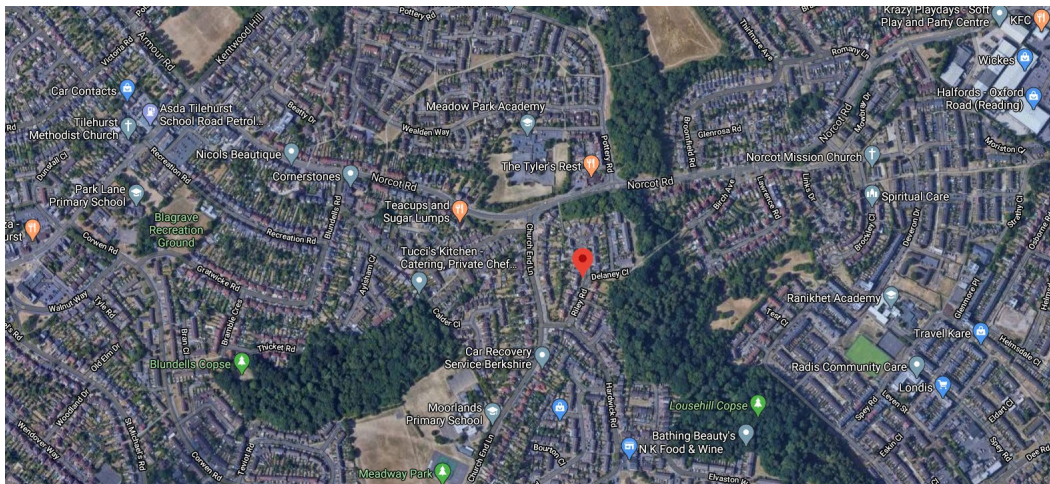
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1. INTRODUCTION

1. This Transport Statement has been prepared by PSP Consulting (PSP) to support the planning application by Mr. Daniel Stannard for the redevelopment of No.8 Riley Road, Tilehurst, Reading to provide 4 new dwellings.

2. The site is located to the south of Norcot Road and to the east of Church End Lane, as marked by the red circle below:



3. A Design and Access Statement has been prepared by D2 Planning.

2. EXISTING CONDITIONS

4. The site (No.8 Riley Road) is located at the corner of Riley Road and Delaney Close. The Drainage and Highway Searches (**Appendix 1**) give OS plans of the area and it can be seen that beyond the site, Riley Road and Delaney Close are relatively short culs de sac.

5. The first of the three search plans at Appendix 1 shows the adopted drainage in the local area and the second shows the position of the public potable water supply pipes. The third search plan shows the publicly maintained highway boundary.

6. A topographical survey of the site has been carried out and this is presented in **Appendix 2**. The topo survey shows the driveway to No.8 joining Riley Road and the wide area of grass verge alongside Delaney Close, which is adjacent to the boundary of No.8. The highway boundary search shows this verge to be publicly maintained highway.

7. RBC have erected a sign on this section of verge saying 'No Ball Games' and RBC have confirmed that the verge, outside of a 2m footway width, is not required to be retained as public highway (see **Appendix 3**).

8. The extract from the local Public Rights of Way Map at **Appendix 6**, shows that there are no public rights of way in the area of Riley Road/Delaney Close. There is a Local Authority maintained footpath from the end of Delaney Close across the woodland to Birch Avenue; the redevelopment of No.8 Riley Road will have no impact on this footpath.

9. The extract from the Crash Map Database at **Appendix 7** shows one slight accident in Riley Road in the last 5 years. This accident in February 2015, which involved 1 vehicle with 1 casualty, was clearly the result of driver error.

10. It was not considered necessary to carry out traffic surveys on Riley Road for a development comprising 4 new dwellings (net 3 dwellings).

3. PROPOSED DEVELOPMENT

11. The proposed development comprises 2 pairs of semi-detached dwellings (ie 4 new houses) replacing the current single detached dwelling. The proposed development is shown on the ji Architects Proposed Layout Plan (**Appendix 4**) and the ji Architects Floor Plans and Elevations (**Appendix 5**) and is explained in more detail in the D2 Planning Design and Access Statement.

12. As shown on the ji Architects Proposed Layout Plan, the four new dwellings would front on to Delaney Close. Car parking access for two of the four dwellings would be from Delaney Close and parking access for the second pair of dwellings would be from Riley Road.

13. The Highways Search plan in **Appendix 1** shows that the wide verge in Delaney Close is publicly maintained highway. As shown on the ji Architects Proposed Layout Plan, the planning application boundary includes part of the publicly maintained highway, but with sufficient land retained as public highway for a new 2 metre wide footway.

14. RBC have confirmed that the verge, outside of a 2m footway width, is not required to be retained as public highway and a Stopping Up Order is being promoted (see **Appendix 3**) to stop up the publicly maintained highway in this area.

15. New light duty footway cross-overs would be constructed for the proposed two new driveways on Delaney Close and the existing footway cross-over to No.8 on Riley Road would be extended, all as shown on the ji Architects Proposed Layout Plan (**Appendix 4**).

16. As shown on the Highways Search plan in **Appendix 1**, good visibility is available and normal 30mph visibility splays of 2.4m by 43m can be achieved within publicly maintained highway and without the need for any site clearance.

17. For non-car modes of travel, the site is within 5 minutes walk of local bus stops/routes including the No.17 Flagship Service which runs every 7 minutes through the Town centre, to Reading Station, Reading College and up to the Three Tuns in Early. The site is also 10-15 minutes walk from local facilities, schools and shops. Wider facilities in Tilehurst including the railway station, can be accessed by bicycle, with a short drive for normal weekly household shopping requirements.

18. The traffic generated by the net increase of 3 dwellings, around 20 additional trips per day, will be within the daily traffic flow variations on Church End Lane and Norcot Road and will not be noticeable on the existing highway network.

19. As explained in the D2 Planning Design and Access Statement, car parking can be provided on-plot in accordance with RBC Zone 3 Standards at 2 spaces for each dwelling and garages will comply with the internal measurements required by RBC. The provision of 2 cycle parking spaces for each dwelling, in secure, covered facilities, can also be provided on-plot in accordance with RBC Standards.

20. Local Authority refuse and recycling collection will be at the roadside, as at present, for properties in Riley Road and Delaney Close.

21. As mentioned under 'Existing Conditions' above, the extract from the local Public Rights of Way Map at **Appendix 6**, shows that there are no public rights of way in the area and the local authority maintained footpath from the end of Delaney Close to Birch Avenue will not be affected by the proposed development.

22. The extract from the Crash Map Database at **Appendix 7** shows one slight accident in Riley Road in the last 5 years. This accident in February 2015, which involved 1 vehicle with 1 casualty, was clearly the result of driver error. There is nothing to suggest that the low level of traffic generation from the proposed 3 net additional dwellings will increase the propensity for accidents to occur.

4. SUMMARY AND CONCLUSIONS

23. This Transport Statement has been prepared by PSP Consulting (PSP) to support the planning application by Mr. Daniel Stannard for the redevelopment of No.8 Riley Road, Tilehurst, to provide 2 pairs of semi-detached dwellings (ie 4 new houses) replacing the current single detached dwelling.

24. The four new dwellings would front on to Delaney Close, with car parking access for two properties from Delaney Close and for two properties from Riley Road. A new 2m wide footway would be provided on Delaney Close and the wide verge, which is publicly maintained highway, would, subject to planning, be the subject of a stopping-up order.

25. Highway boundary and public rights of way information has been obtained from RBC and a site topographic survey has been carried out. Pre-application discussions have taken place.

26. The site is within the wider urban area of Reading and the proposed net 3 additional dwellings will be able to access local facilities on foot and by bicycle, with a short drive to wider facilities for normal weekly household shopping requirements. Bus services, including the No.17 Flagship Service, are available locally and the Tilehurst railway station is within cycling distance.

27. Car parking can be provided on-plot in accordance with RBC Standards at 2 spaces for each dwelling and secure, covered cycle parking facilities can also be provided on-plot in accordance with RBC Standards.

28. The proposed development is consistent with current Highways and Transport Policy guidance, appropriate access can be provided, and the highways and traffic impact of the proposed development will not be severe.

PER25/March 2020

APPENDICES

Appendix 1 - Highways and Drainage Searches

Appendix 2 - Topographic Site Survey

Appendix 3 - RBC Stopping Up Notice

Appendix 4 - ji Architects Proposed Layout Plan

Appendix 5 - ji Architects Floor Plans and Elevations

Appendix 6 - Public Rights of Way

Appendix 7 - Extract from Crash Map Database



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 467797,173662
 The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.
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The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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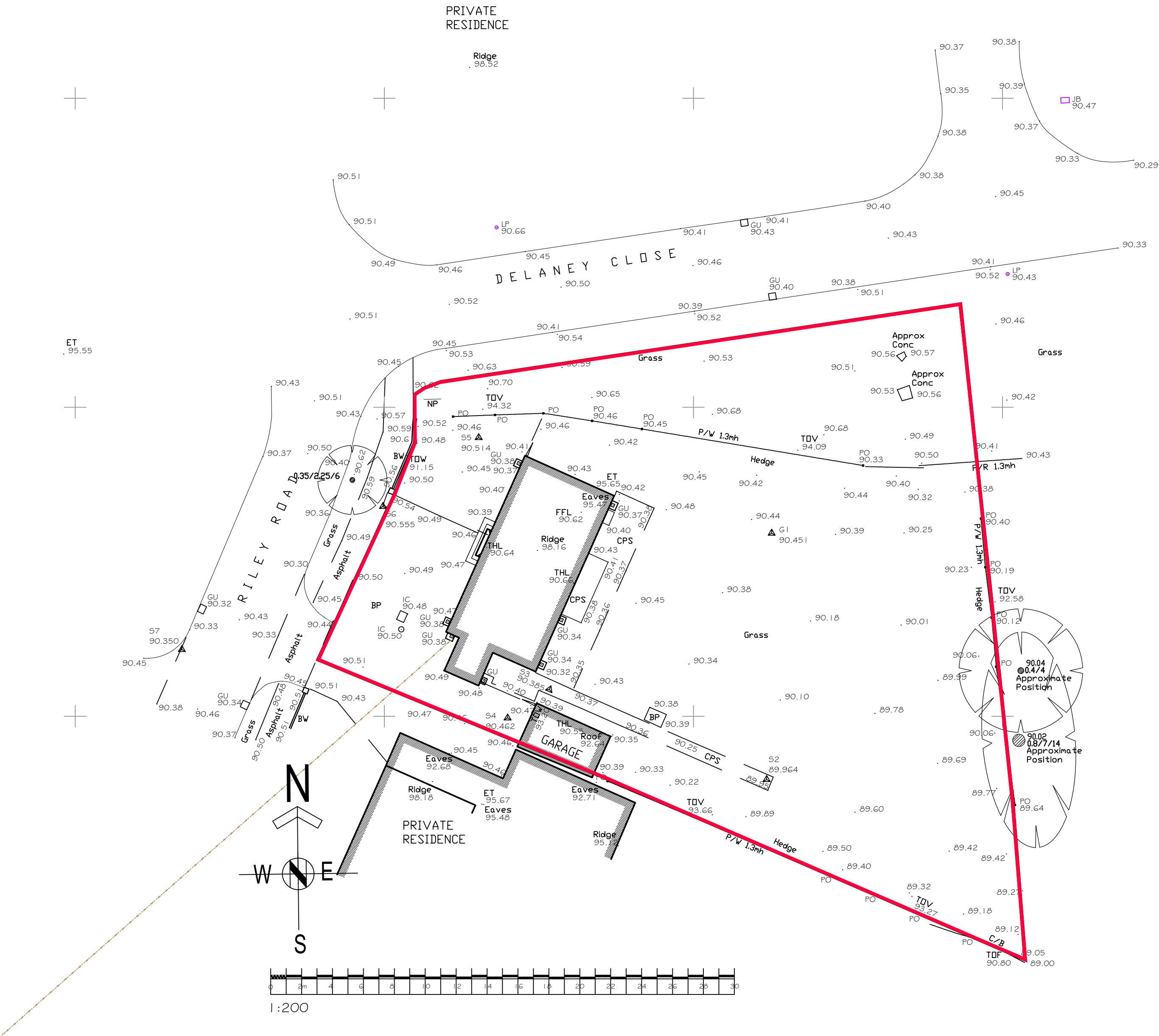
Highway



APPENDIX 2

Topographic Site Survey

Notes.
All dimensions and levels on site are to be checked prior to commencement of work.
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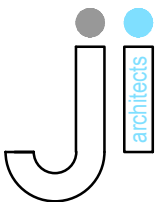


PROPOSED REDEVELOPMENT OF
8 RILEY ROAD
READING
BERKS

D STANNARD

RED LINE TOPO

SCALE 1:200 DATE 12.02.20



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PROJECT 0000 DWG. SK.04

APPENDIX 3

RBC Stopping Up Notice



Reading
BOROUGH COUNCIL

HIGHWAYS ACT 1980 - SECTION 116

**STOPPING UP OF HIGHWAY RIGHTS OVER LAND ADJOINING
8 RILEY ROAD, TILEHURST, READING**

NOTICE that on 3rd April 2020 an Application will be made by the Highway Authority, to the Reading and West Berkshire Magistrates Court at Reading at 2.00 p.m. for an Order authorising the STOPPING UP of a Highway Rights over land adjoining 8 Riley Road Tilehurst Reading and shown outlined in black on the plan referenced 54008\5:\JeanJea\Mapinfo2\818a1.wor on the ground that the area of highway rights is not required for the proper use of the land.

NOTICE that the plan referenced 54008\5:\JeanJea\Mapinfo2\818a1.wor to which the Application relates can be inspected without charge at the Reading Main Public Library up to and including 3rd April 2020.

For further information contact the Council's Democratic Services
Reading Borough Council, Civic Offices, Bridge Street, Reading RG1 2LU



APPENDIX 4

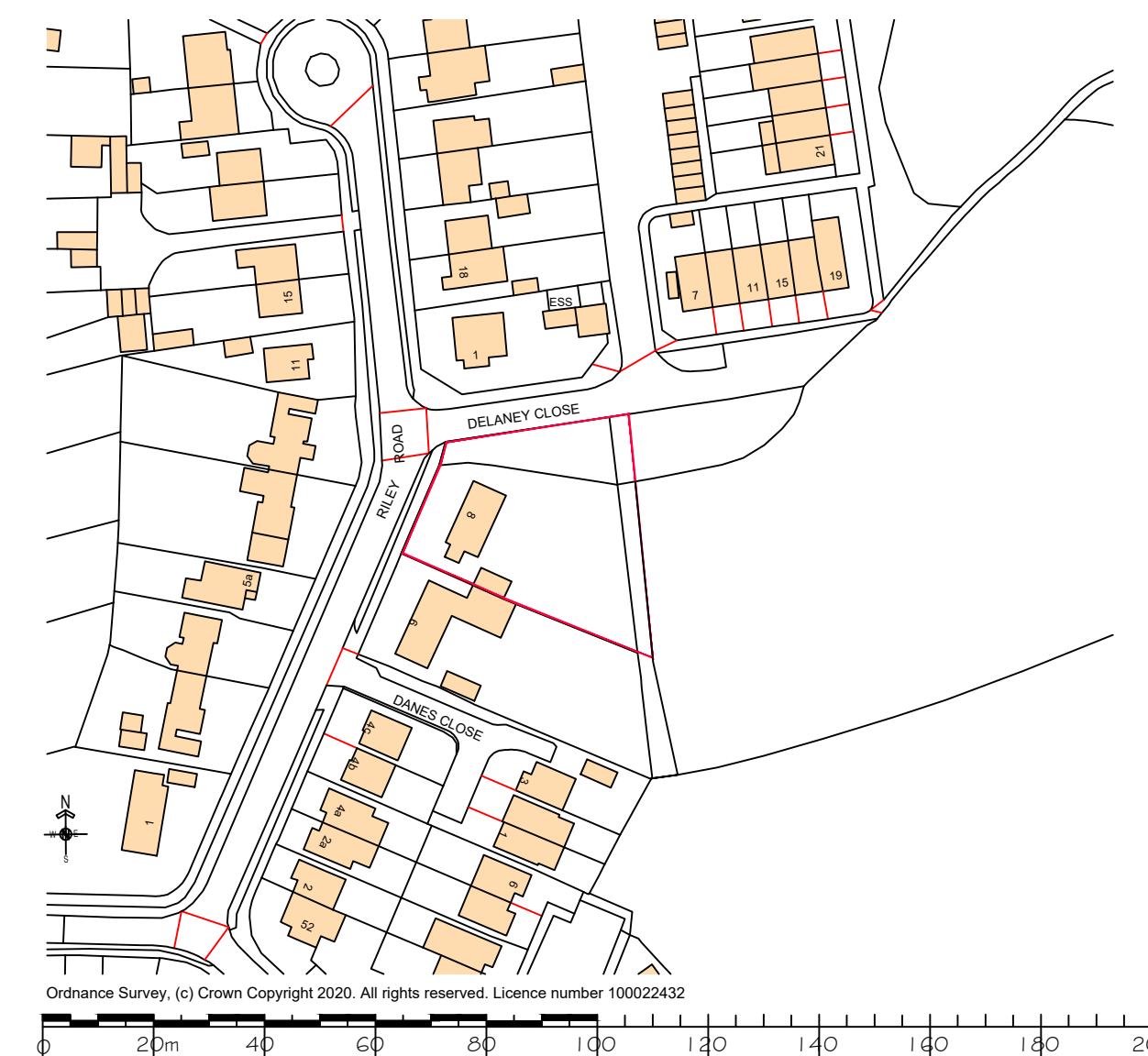
ji Architects Proposed Layout Plan



1:1250
CONTEXT PLAN PLAN

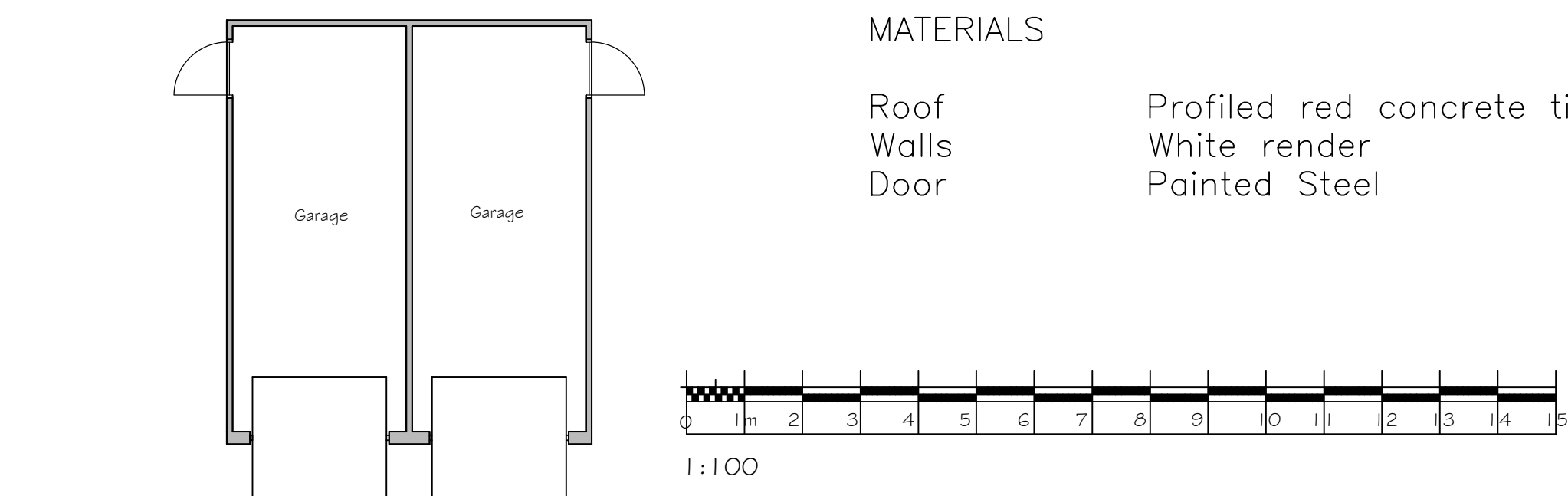


1:200
SITE PLAN 1:200

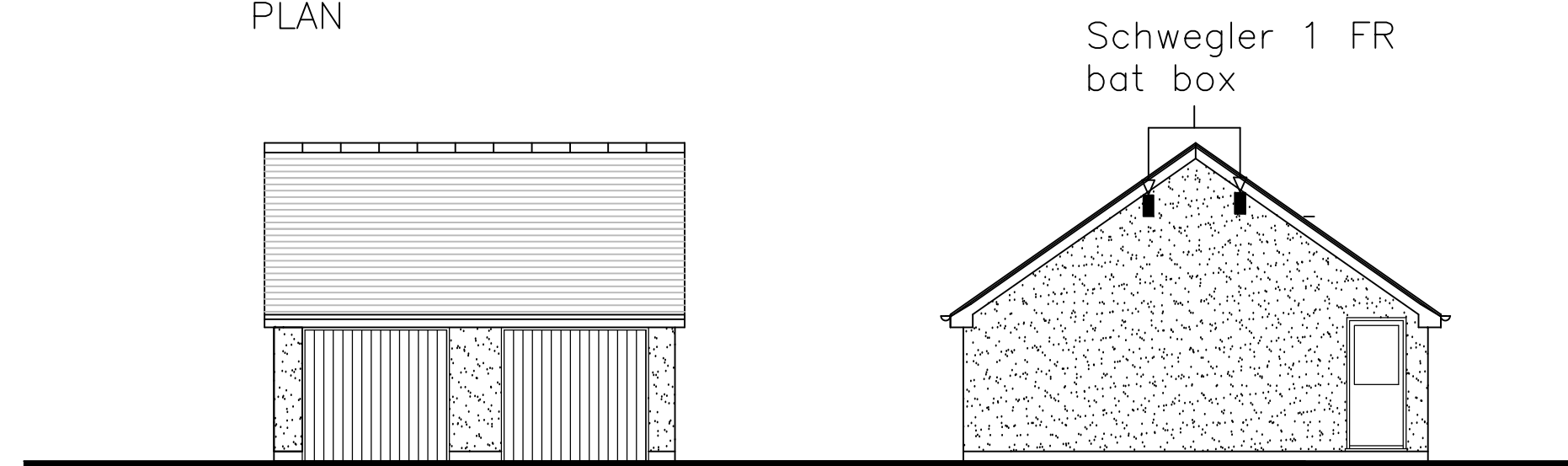


1:1250
LOCATION PLAN

Notes.
All dimensions and levels on site are to be checked prior to commencement of work.
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PLAN



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

GARAGE DETAILS 1:100

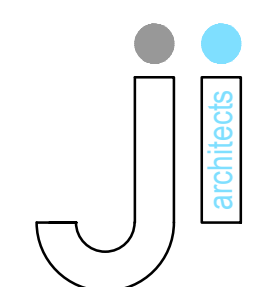
REV B BAT BOX REF CHANGED 26.03.20
REV A BAT TUBES ADDED 23.03.20

PROPOSED REDEVELOPMENT OF
8 RILEY ROAD
TILEHURST
READING RG30 4UX

MR D STANNARD

SITE PLAN, GARAGES AND
LOCATION PLAN

SCALE various DATE 03.03.20



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APPENDIX 5

ji Architects Floor Plans and Elevations

Notes.
All dimensions and levels on site are to be checked prior to commencement of work.
This drawing is the copyright of J I Architects RIBA.



FRONT ELEVATION

SIDE ELEVATION

MATERIALS PLOTS 1 and 2

Roof	Profiled red concrete tiles
Walls	White render
Door	Painted soft wood
Windows	White PVC

MATERIALS PLOTS 3 and 4

Roof	Profiled brown concrete tiles
Walls	Red Brick
Door	Painted soft wood
Windows	White PVC



REAR ELEVATION

SIDE ELEVATION

SECTION THROUGH PLOT 4

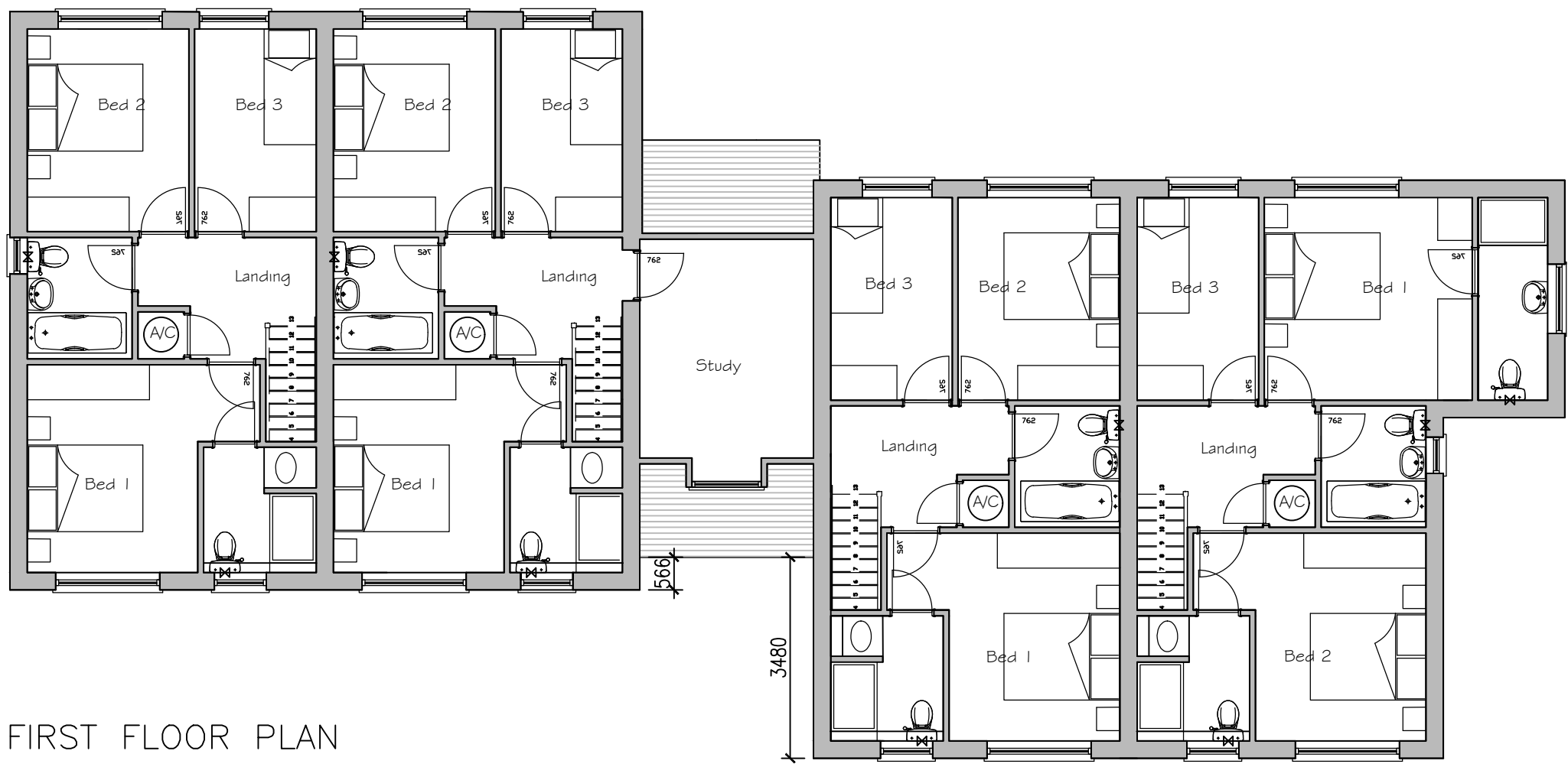
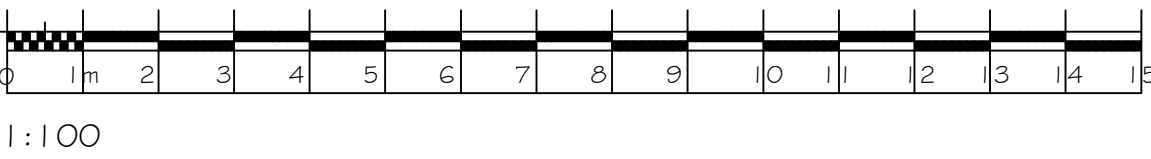
REV C BAT BOX REF CHANGED 26.03.20
REV B BAT TUBES ADDED 23.03.20
REV A ATTIC SECTION ADDED TO PLOT 4
23.03.20

PROPOSED REDEVELOPMENT OF
8 RILEY ROAD
TILEHURST
READING RG30 4UX

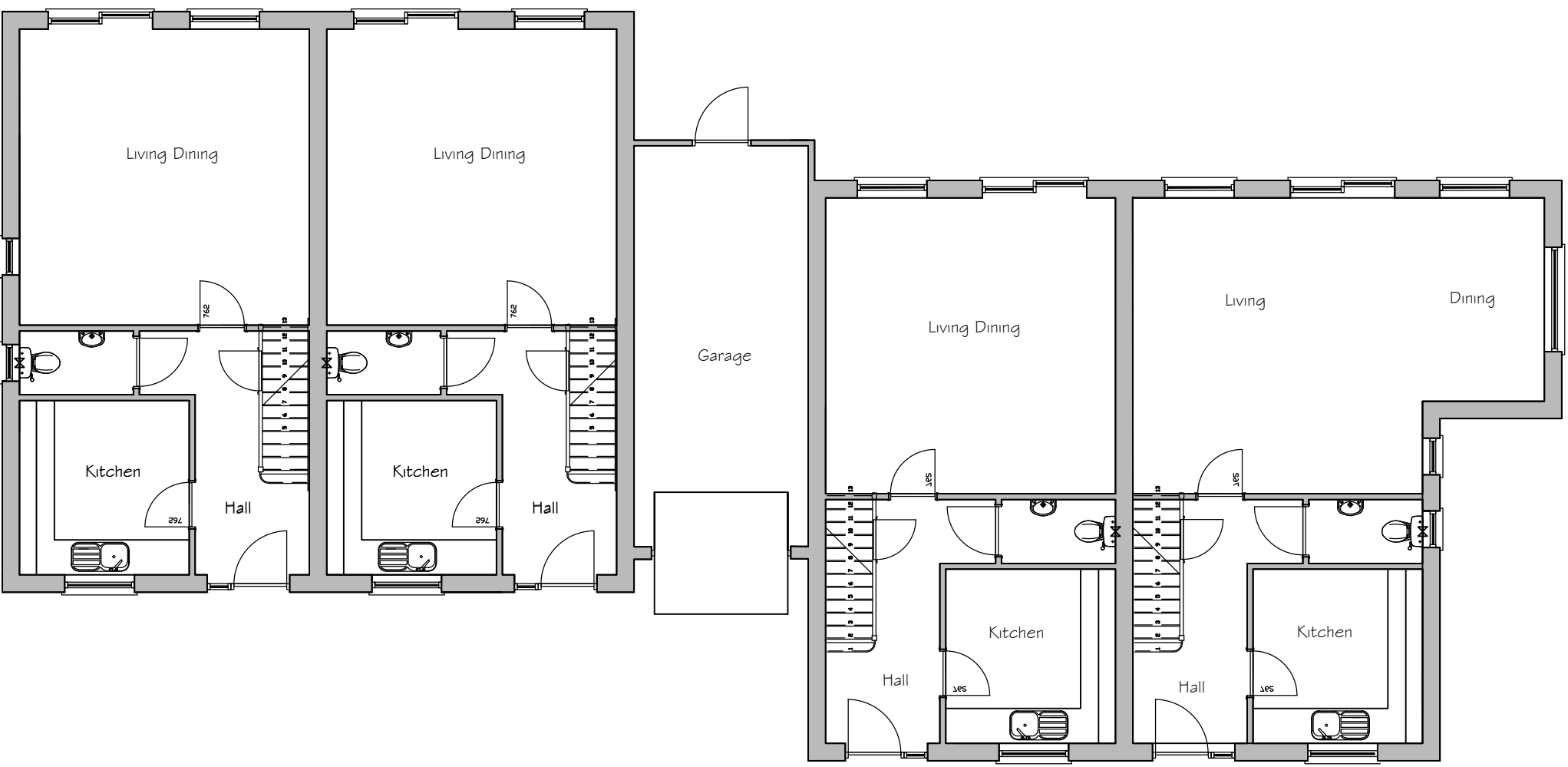
MR D STANNARD

FLOOR PLANS AND ELEVATIONS
PLOTS 1 TO 4

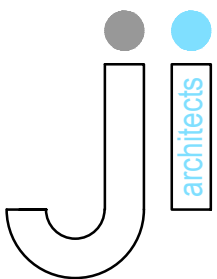
SCALE 1:100 DATE 28.02.20



FIRST FLOOR PLAN



GROUND FLOOR PLAN



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APPENDIX 6

Public Rights of Way

PUBLIC RIGHTS OF WAY



rowmaps

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Barry Cornelius

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The rights of way using an Ordnance Survey map

This web page is from www.rowmaps.com, a project to show rights of way on maps. The underlying map on this web page is an Ordnance Survey map.

The coloured lines that have been superimposed on this map show rights of way.

The following colours have been used for the coloured lines:

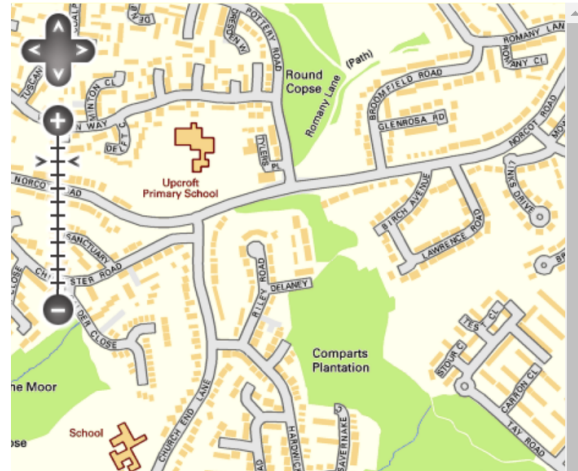
- solid red line:** footpath;
- solid fuchsia line:** bridleway;
- solid green line:** restricted byway;
- solid blue line:** byway open to all traffic.

If you click on a coloured line, a popup will appear giving some details about that right of way.

The popup has a button labelled *add to your route* enabling you to build a route of rights of way for a walk, run, etc. Once you've established your route you can ask for the route to be output in KML or GPX.

Credits and small print

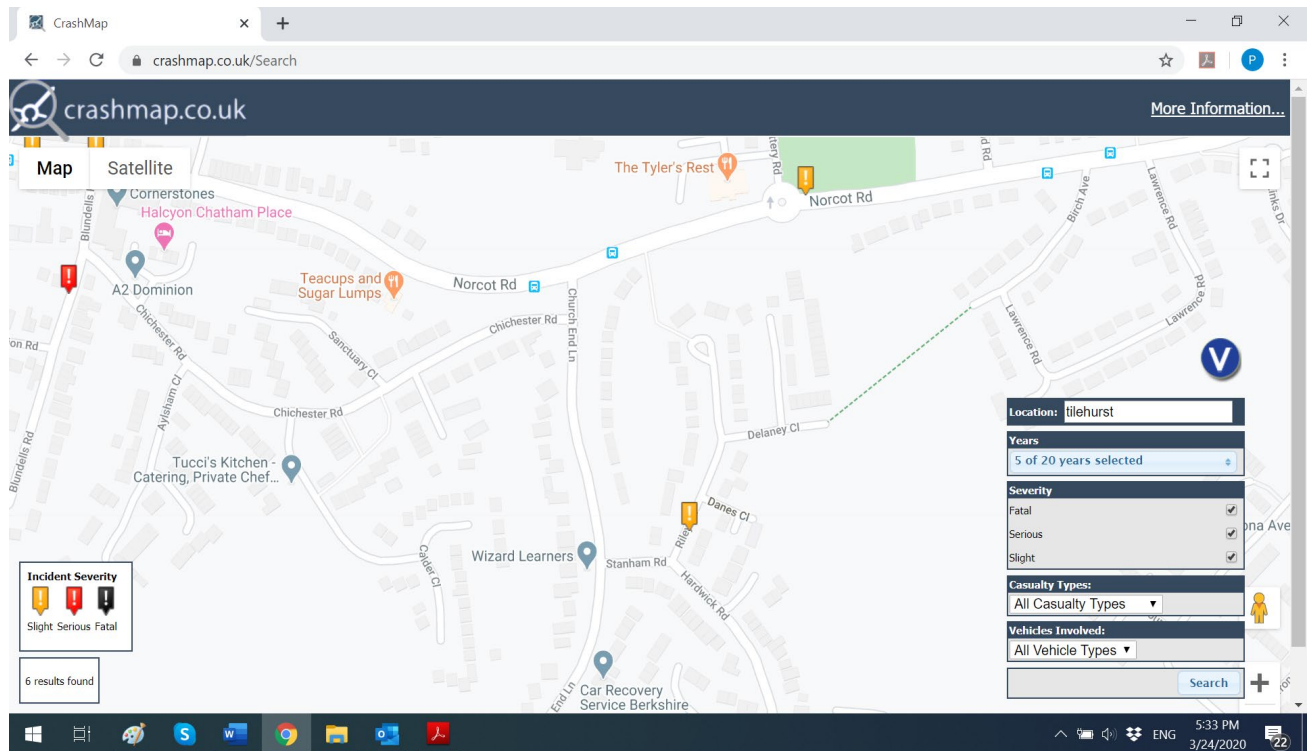
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APPENDIX 7

Extract from Crash Map Database

CRASH MAP DATABASE



SLIGHT ACCIDENT IN RILEY ROAD:

Incident Details

Date: 27/02/2015

Severity: Slight

Number of Vehicles Involved: 1

Number of Casualties Involved: 1