



Project Name: Wensley Road, Phase 1

Date: 21st April 2020

Planning Application Number: 200122

Revised: 27th July 2020

Reponses to Reading Borough Council Access Officer comments

Author: HTA

1. Shared surface:

In all instances where raised table/level hard landscaped areas are proposed, designated footpaths and crossing points are included in addition to the roadway. These will be clearly defined using contrasting surface materials. Footpaths and crossing points have been annotated on the proposed site plans RBC-WLR-HTA-A_XX_00_DR_0100, RBC-WLR-HTA-A_XX_00_DR_0109, RBC-WLR-HTA-A_XX_00_DR_0110. Further information will also be provided in response to the Transport comments.

27th July 2020 revision:

All areas where a raised table was previously indicated have been omitted. To retain the articulation of these key areas it is proposed that these 'threshold' areas will be flush with the carriageway but will have a contrasting material finish.

Footpaths to the perimeter of these spaces will be raised from the road level and drop kerb crossing in these areas will be clearly demarcated. Please refer to updated drawings, RBC-WLR-HTA-A_XX_00_DR_0100, RBC-WLR-HTA-A_XX_00_DR_0109, RBC-WLR-HTA-A_XX_00_DR_0110 and RBC-WLR-HTA-L_XX_XX_DR_0900.

2. Play Equipment- Accessible for all

We will look to make the play equipment accessible for all, including disabled people. The precise types of play equipment have not been chosen yet, and we would welcome a discussion with yourself and your colleagues in the parks department in relation to the selection of specific items of play.

3. Mulch

To clarify, we are not proposing loose mulch in the play areas for the reasons you mention. In the DAS, we have stated the use of 'Tiger Mulch' which is a rubberised bound product providing a stable surface that does not migrate. As above, we would be happy to discuss this with you during the detailed design stage.



4. Hard Landscaping Easily navigable by all

We would concur with all of your points here, and would be keen to seek your input on this during the detailed design stage.

5. Variety of seating heights & types

Agreed – this will be specified at the detailed design stage.

6. Wheelchair Accessible Flats

All four of the ground floor flats have been designed and sized so that they can be adapted to wheelchair accessible dwellings. The bathrooms allow for either a shower over bath or a large shower to be installed depending on the requirements of the occupant.

7. Disabled Parking Bays

A total of 17 disabled parking bays are proposed across the site. These have been situated in close proximity to the entrances of the existing blocks of flats and the proposed ground floor wheelchair adaptable flats. These are shown on RBC-WLR-HTA-A_XX_00_DR_0100, RBC-WLR-HTA-A_XX_00_DR_0109, RBC-WLR-HTA-A_XX_00_DR_0110.

8. Clear Pedestrian Routes

Reading Borough Council will be responsible for the ongoing long-term maintenance of the site and will ensure that pathways are kept clear by pruning neighbouring planting as required.

9. Routes be as flat as possible

The scheme has been designed to provide a network of coherent and easily navigable routes across the site providing access for all. Proposed crossing points will either be raised in line with the level of the footpath or a drop kerb will be incorporated.

10. Access to Block B

Level access is proposed to all the dwellings across the site, including the ground floor wheelchair adaptable dwellings within block B apartment building. The proposed finished floor levels, external ground levels and the locations of the entrances in this area have been designed to ensure that level access is provided to these dwellings and the incline of the footpaths from the parking and amenities spaces have been kept to a minimum.

11. Intercom system

An intercom system will be provided at the entrance to the block B apartment building, this will be designed to be useable for all.

12. Doors

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All proposed exterior and interior doors will be sized in accordance with building regulations approved document part M.