

Job Name: Mulberry Care Home, 155a Wokingham Road

Job No: 47564

Note No: TN001

Date: October 2019

Prepared By: Adam Humphries

Subject: Transport Supporting Note

1. Introduction

- 1.1. Peter Brett Associates (PBA), now part of Stantec, have been commissioned by Mulberry Care Ltd to prepare a Transport Supporting Note to support the planning application for the proposed extension of Mulberry Care Home, 115a Wokingham Road, Reading, RG6 1LP.
- 1.2. Mulberry House is a residential care home for generally older people and for those with learning difficulties.
- 1.3. Planning consent (Ref 161993) was granted by Reading Borough Council (RBC) on the 7th June 2017 in June for first floor and loft extensions to provide additional bedroom accommodation, residents lounge and storage space. The consented application provided accommodation for 37 residents.
- 1.4. The proposed extension will provide accommodation for an additional two residents (total of 39 residents) to that consented, plus a communal area.



1.5. This technical note discusses the following transport matters of the planning application:

- Site location and access;
- Development proposals;
- Parking provision;
- Trip Generation; and
- Services and delivery.

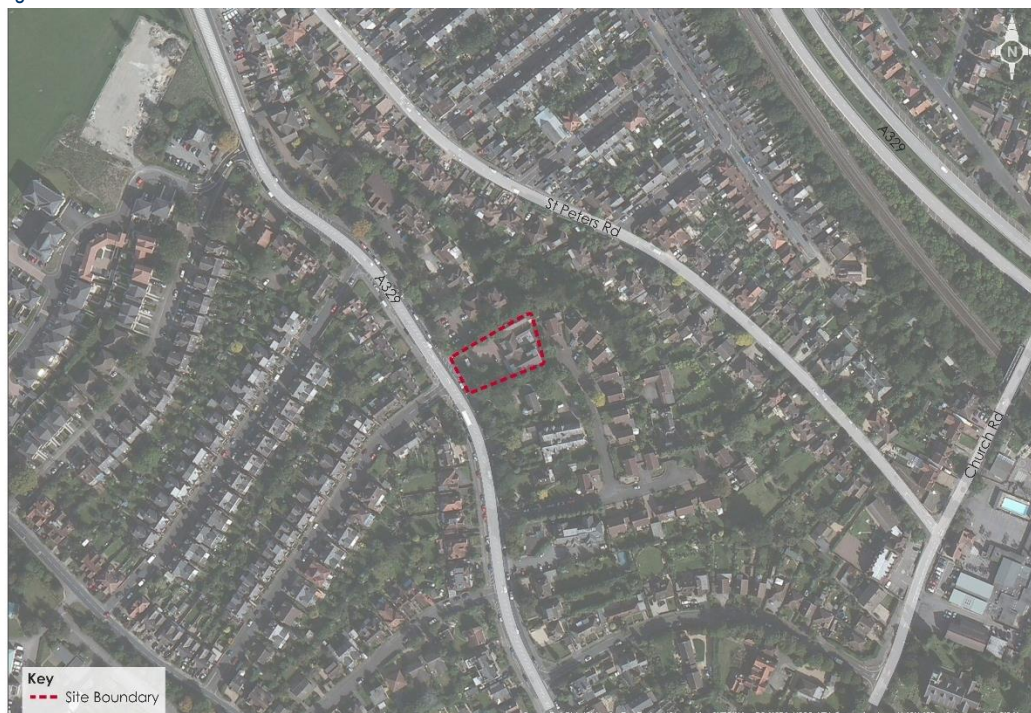
2. Development Proposals

- 2.1. The development proposals at Mulberry Care Home would see a ground and first floor extension to the front of the building, where a communal area and green roof terrace would be located, and a first and second floor extension to accommodate two additional bedrooms to that consented.
- 2.2. The proposals would also see a reconfiguration to the external area of the care home. A new bin store is proposed as well as a new bike store, which will provide storage for up to eight bicycles. The car park will also be reconfigured to extend the level of parking from 9 spaces to 11 and it is proposed to make two of the spaces accessible bays.
- 2.3. The proposed layout of the parking area is compliant with Manual for Streets suggested dimensions for car parking spaces and manoeuvring areas.
- 2.4. The development proposals are illustrated in the plans attached to this Note as **Appendix A**.

3. Site Location and Access

- 3.1. Mulberry Care Home is located in Earley, Reading. The location of the site can be seen in **Figure 3-1**. Mulberry Care Home is located along Wokingham Road (A329), in Reading Borough Council's (RBC's) boundary.

Figure 3-1: Site Location Plan



- 3.2. The vehicular access to Mulberry Care Home is via Wokingham Road (A329). The visibility from the site access to the left and right are shown in **Figure 3-2** and **3-3** respectively.

Figure 3-2: Visibility from Site Access towards the Left



Figure 3-3: Visibility from Site Access towards the Right



- 3.3. It is proposed that the site access is to be unchanged as part of the proposals.

4. Parking Provisions

Car Parking

- 4.1. RBC's parking standards for (C2) care homes is as follows: one space per FTE staff member and one space per four residents. The client has confirmed there will be no increase in FTW after the development has occurred. The parking allocation can be seen in **Table 4-1**.

Table 4-1: Mulberry Care Home Parking Provision

		Parking Standard	Number	Parking Provision
Consented	Staff	1 per FTE	20 FTE	20
	Residents	1 per 4 residents	37 residents	9
	Total			29
Proposed	Staff	1 per FTE	20 FTE	20
	Residents	1 per 4 residents	39 residents	10
	Total			30

- 4.2. It can be seen in Table 4.1 that the uplift of two residents will increase the permitted parking provision by one space. The development proposals would see an increase by two parking spaces to a total of 11 spaces, which would still be considerably lower than the 30 permitted spaces. The existing car park can be seen in **Figure 4.1**.

Figure 4-1: Current Car Park on Site



Cycle Parking

- 4.3. A new bike store is proposed as part of the development which will provide an additional eight cycle spaces through the installation of a Bikedock Walldock shelter. RBC's cycle parking standards state that one cycle space per three members of staff should be provided at C2 nursing home developments. This means a minimum of seven storage spaces should be provided; therefore, the proposed cycle parking provision is above the minimum standards.

5. Servicing and Delivery

- 5.1. Servicing and deliveries to the site are currently undertaken on-site, accessed via Wokingham Road (A329). The proposed servicing and delivery arrangement are to be retained as existing.

6. Trip Generation

- 6.1. The previously agreed vehicle trip rates have utilised to predict the impacts of the proposed additional accommodation for three residents.
- 6.2. The previously agreed vehicle trip rates have been used to calculate an estimated trip rate for the site, which has been summarised within **Table 6-1**.

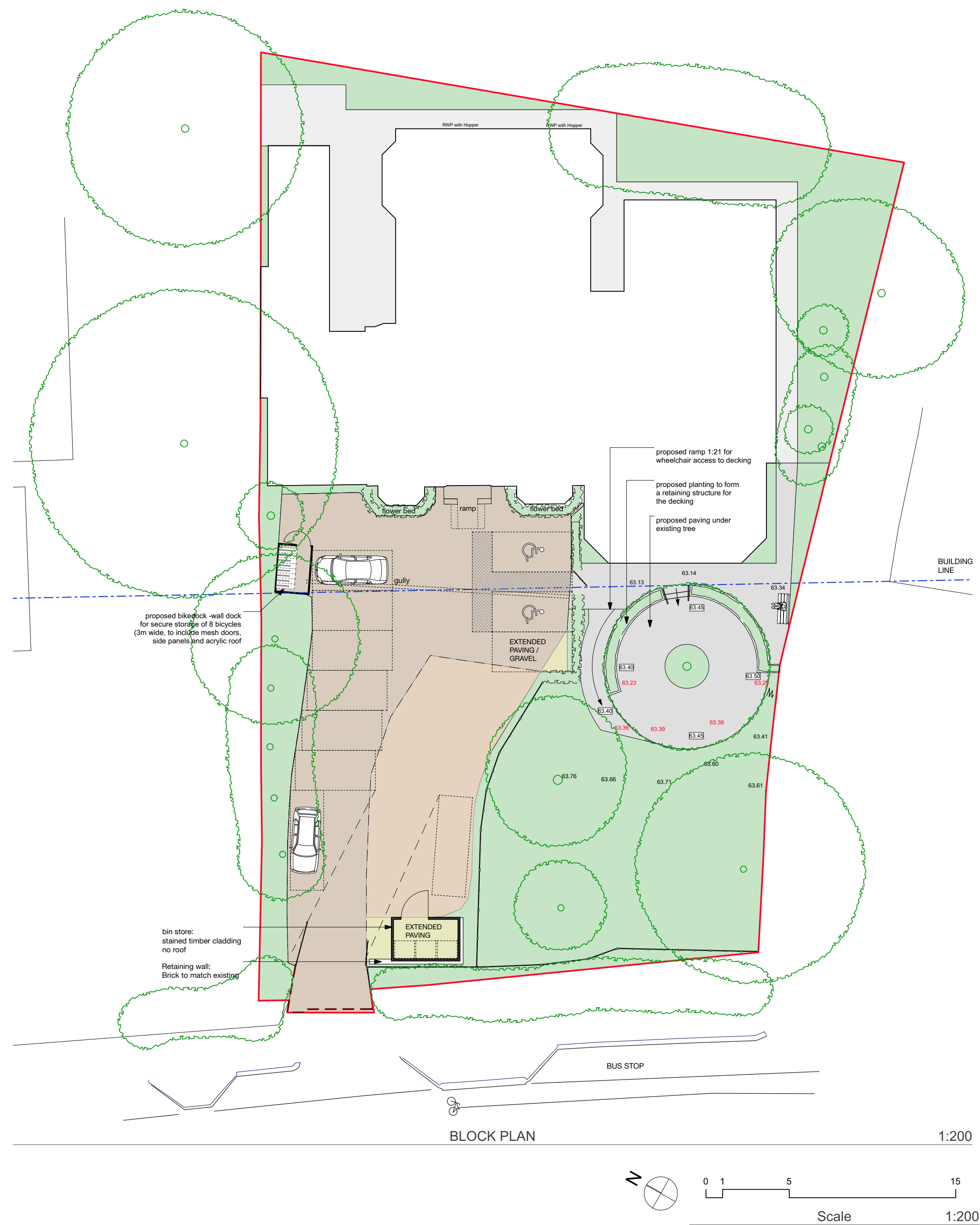
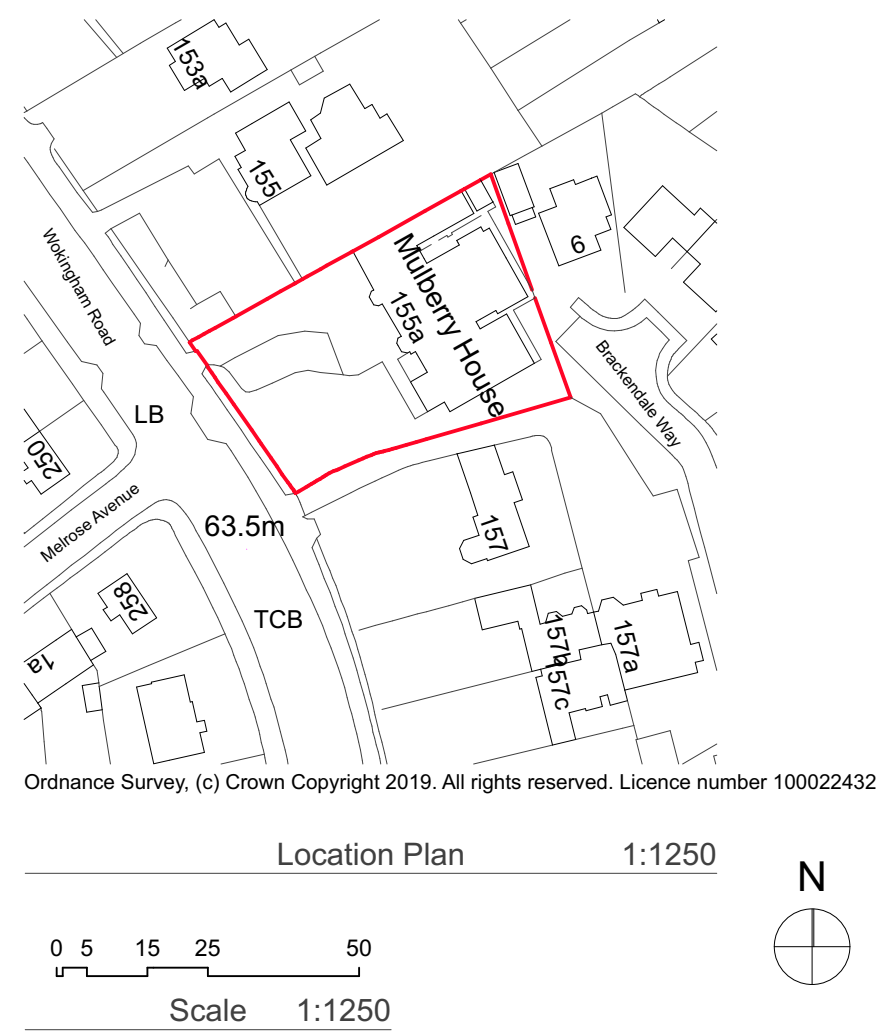
Table 6-1: Mulberry Care Home Trip Generation

Vehicle Trips	AM Peak Hour (08:00 – 09:00)			PM Peak Hour (17:00 – 18:00)		
	Arrive	Depart	2-Way	Arrive	Depart	2-Way
Trip Rates (Per resident)	0.075	0.083	0.158	0.083	0.113	0.196
Consented 37 residents	3	3	6	3	4	7
Proposed 39 residents	3	3	6	3	4	8

7. Conclusion

- 7.1. The development proposals at Mulberry Care Home would create an additional five residential rooms that will increase the resident numbers from the consented 37 to 39. There will be no increase in members of staff employed at the site in comparison to the consented scheme.
- 7.2. There will be no change to the existing vehicle access or delivery and servicing arrangements.
- 7.3. A new bike store will provide sufficient cycle parking to comply with RBC's cycle parking standards of one space per three members of staff.
- 7.4. Using RBC's parking standards, the development would create two additional parking space which means the parking provision would still be considerably lower than the maximum parking standards, and therefore compliant.
- 7.5. It is considered the uplift in resident's accommodation will not result in a significant impact in accordance with the NPPF.

Appendix A Proposed Development Layout



NOTES
Survey by Terrain Geomatics

This drawing is issued for planning only
Subject to further detailed design development

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LEGEND

LVL Existing Lvl unchanged
LVL Existing Lvl amended
LVL New/ Proposed Lvl

RevP9 11/11/19 Post client meeting amendments.
RevP8 05/11/19 For Client Review
RevP7 31/10/19 Parking amended - Decking added
RevP6 28/10/19 Parking amended - trees omitted for clarity

Revision History P-Preliminary C-Construction R-Record
Client:

Mulberry Care Group

Job title
Mulberry Care, 155a Wokingham Road, Earley, Reading RG6 1LP

Drawing title
Location Plan + Block Plan

Scale @ Drawing Size Date Drawn Checked
1:1250 @ A2 03/17 CD HW
1:200 @ A2

Status
PLANNING

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Project Drawing Revision
2698 011 P9