

Job Name: Abattoirs Road Car Park
Job No: 46180
Note No: TN001
Date: 26/11/2019
Prepared By: Marcus Kingman
Subject: Response to RBC on the future servicing of Abattoirs Road, Reading

1. Introduction

This technical note has been prepared in response to RBC Highways Officer letter dated 24th October 2019 on the planning application (Ref No. 191384) for provision of a new public car park with access required from Abattoirs Road, Reading.

The development proposals include the demolition of the existing outbuildings and the provision of a new public car park, with access required from Abattoirs Road with egress onto Great Knollys Street. Access onto Abattoirs Road can be achieved via the A329 Caversham Road.

This response should be read in conjunction with the submitted Transport Statement (TA). RBC Highways officer highlighted the following key issues that required additional supporting information.

- A condition will need to be applied that the proposed car park cannot be put into use until the necessary traffic signage amendments have been made preventing vehicles turning right into and out of Abattoirs Road;
- The car park barriers are being located further east than the existing boundary to the Cattle Market car park as such which would have facilitated the turning movements of smaller vehicles undertaking delivery operations to the adjacent "Gentleman's Club". Confirmation of the existing and proposed servicing arrangements for the "Gentleman's Club" is therefore required.

2. Proposed Car Park Use

The TA was prepared on the basis of the new car park attracting a predominantly long stay demand. RBC have discussed the future payment structure with the applicant and have confirmed that it will be the same as the existing Cattle Market Car Park and therefore a short stay car park. This change has no material impact on the local highway network.

The proposed trip generation was based on the demand recorded at the nearby car parks of Reading Station and Garrard Street. As Garrard Street is listed as a short stay car park the trip assessment provided with the TA is still valid.

3. Proposed Access Signage

As discussed within the TA, a right turn into Abattoirs Road from the A329 Caversham Road is unfavourable and vehicles would typically make use of the roundabouts to the north and south along Caversham Road for the preferred access route.

Access from Abattoirs Road is entry only as such there will be no vehicles leaving the car park via Abattoirs Road onto Caversham in this location. Therefore, the demand for a right turn out of Abattoirs Road will be no different to the existing conditions. We therefore would not provide a new sign in this location.

However, we accept the recommendation for a new sign on Caversham Road for those vehicles travelling southbound to prevent vehicles turning right into Abattoirs Road.

4. Servicing Arrangements

Existing Arrangement

Abattoirs Road is owned by the council, as is the area of hardstanding to the south of the road which currently serves as a storage area for the Gentleman's Club (illustrated in the image below).



Abattoirs Road at present is controlled via a series of gate lines restricting through access to the west. The first of these gates is located approximately 27m from the A329 Caversham Road junction and is prior to the area of hardstanding making Abattoirs Road a short cul-de-sac without a turning facility.

It is expected that this gate is controlled by the club and the opening/closing of the gate is dependent on the club's operating hours. During opening hours, the gate is open, allowing vehicles to serve and deliver to the club. When the club is closed, the gate would then be shut, preventing through access on Abattoirs Road and into Cattle Market Car Park.

When the gate is open and access can be achieved, vehicles are able to enter and use the current space provided on and adjacent Abattoirs Road to make turning manoeuvres and exit the site by the same means in which they entered. PBA Drawing 46180_5501_004 illustrates the existing servicing swept paths with an RBC Refuse vehicle.

Proposed Arrangement

In the future scenario, the proposals sought to formalise access into the hardstanding area where the portacabins and storage units are located. Access to this area will allow the delivery and servicing vehicles to turn and manoeuvre and then exit in the same way in which they entered and can be done so in a manner that does not impact the proposed car park development.

A new height-restrictive barrier (max height 2.1m) on Abattoirs Road will prevent vehicles of a larger size using the road as a through-road and achieving access to the main car park. The new vehicle height restriction barrier is to be located to the west of the hardstanding area access therefore will not prohibit the clubs serving requirements. The existing gates along Abattoirs Road will be removed to enable 24-hour access into the new public car park.

PBA Drawing 46180_5501_005 illustrates the proposed servicing swept path with an RBC Refuse vehicle.

PBA Drawings

46180/5501/004

46180/5501/005

DOCUMENT ISSUE RECORD

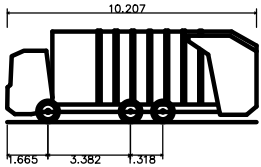
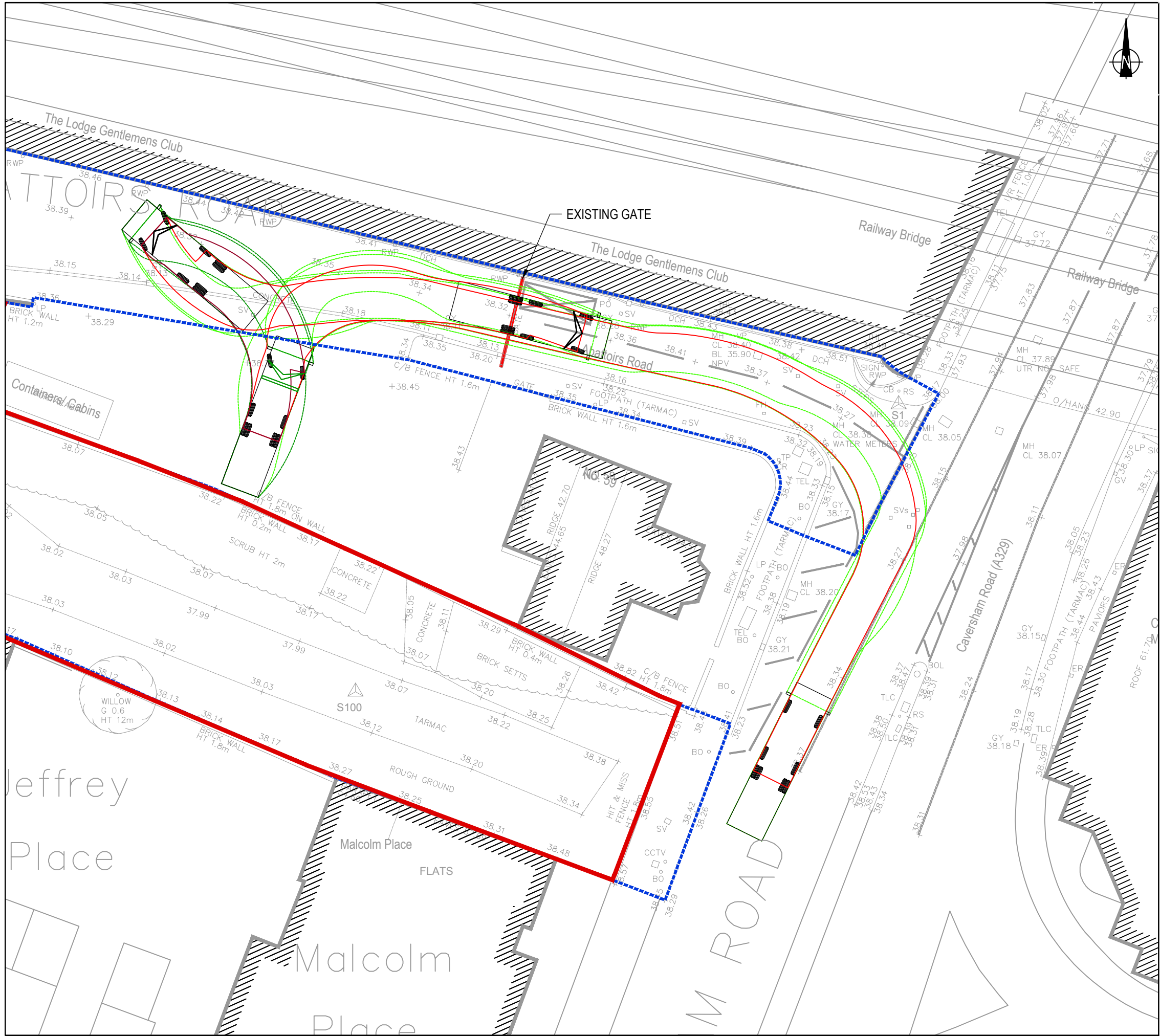
Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
46180/5501/TN001	-	02.12.19	MK	JH	DT	

Peter Brett Associates LLP disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate ACE Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Peter Brett Associates LLP 2019

Peter Brett Associates LLP Caversham Bridge House Waterman Place, Reading Berkshire RG1 8DN

T: +44 (0)118 950 0761 E: reading@peterbrett.com



RBC Refuse Vehicle (3 axle) Wide
Overall Length 10.207m
Overall Width 2.530m
Overall Body Height 0.748m
Min Body Ground Clearance 0.300m
Track Width 2.480m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 8.600m

Mark	Revision	Date	Drawn	Chkd	Appd
------	----------	------	-------	------	------

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

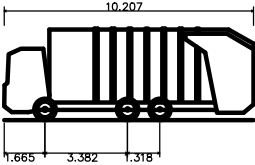
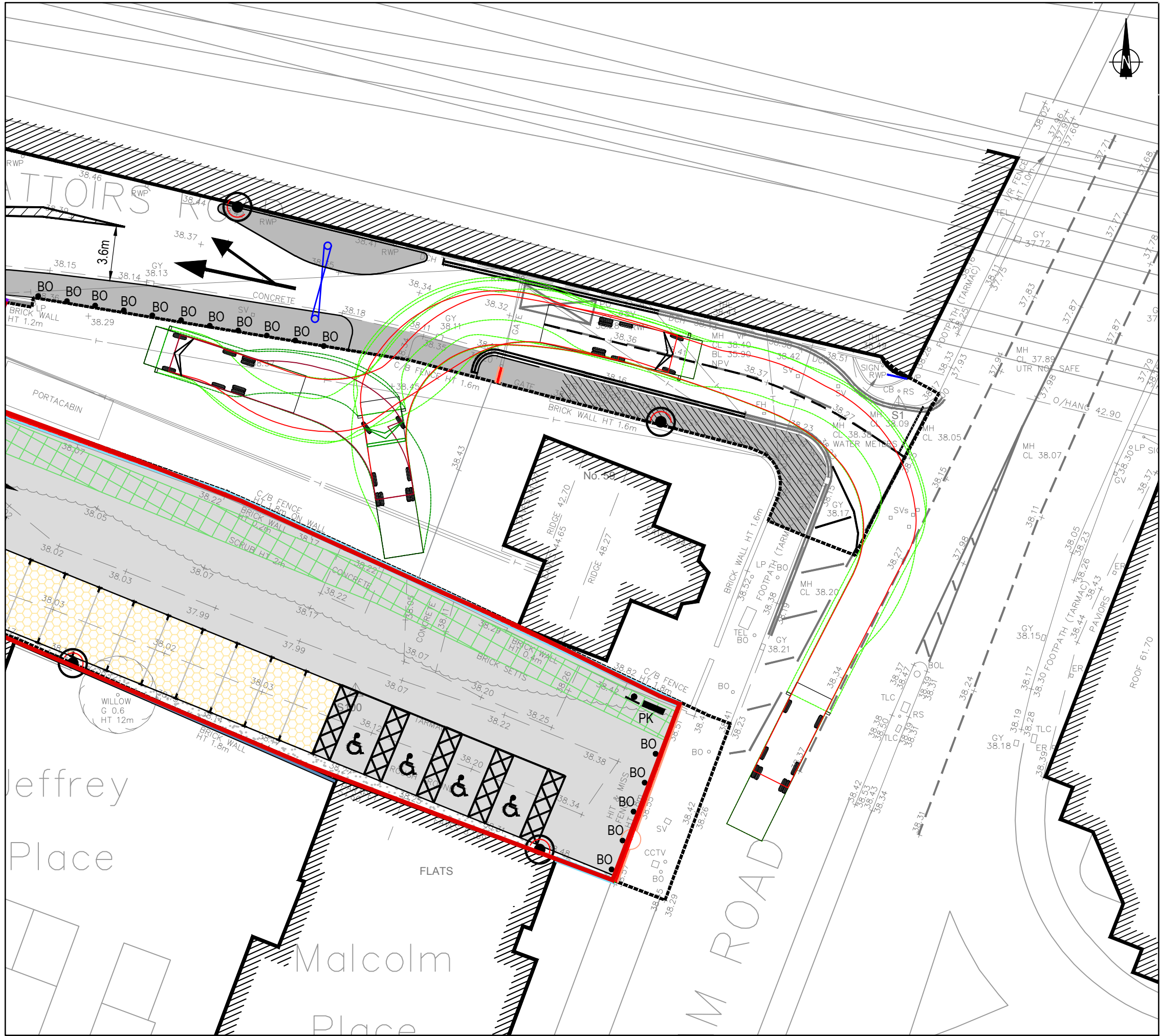
Drawing Issue Status
FOR INFORMATION

**STATION WEST CAR PARK
GREAT KNOLLYS STREET, READING
EXISTING ABATTOIRS ROAD SERVICING**

Reading
Borough Council
Working better with you

Offices throughout
the UK and Europe
www.peterbrett.com
© Peter Brett Associates LLP
READING
Tel: 01189 500 761

Date of 1st Issue	Designed	Drawn
26.11.19	-	AC
A3 Scale	Checked	Approved
1:250	JH	DT
Drawing Number	Revision	
46180/5501/004	-	



RBC Refuse Vehicle (3 axle) Wide
Overall Length 10.207m
Overall Width 2.530m
Overall Body Height 0.748m
Min Body Ground Clearance 0.300m
Track Width 2.480m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 8.600m

Mark	Revision	Date	Drawn	Chkd	Appd
------	----------	------	-------	------	------

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.
UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status
FOR INFORMATION

**STATION WEST CAR PARK
GREAT KNOLLYS STREET, READING
PROPOSED ABATTOIRS ROAD SERVICING**

Client Reading Borough Council Working better with you		
Date of 1st Issue 26.11.19	Designed -	Drawn AC
A3 Scale 1:250	Checked JH	Approved DT
Drawing Number 46180/5501/005	Revision -	

pba
peterbrett
Offices throughout
the UK and Europe
www.peterbrett.com
© Peter Brett Associates LLP
READING
Tel: 01189 500 761