



SUPPORTING DESIGN STATEMENT

FOR NON-MATERIAL AMENDMENT TO PLANNING APPLICATION 180691

GREEN PARK VILLAGE PRIMARY SCHOOL - ALTERATIONS TO CAR PARK LAYOUT

1028-SS-22.01.19
VERSION 1.1

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Table of Contents

1. Purpose	3
2. Car Park Layout	4
3. Amended Car Park Layout.....	5
4. Cycle and Scooter Parking	6
5. Summary	6
Appendix 1 (drawing 27310-A-2FE-02-100-P03).....	7
Appendix 2 (drawing 1028-MAC-00-XX-DR-L-114 Landscape – Car Park Layout)	8
Appendix 3 (Vehicle Tracking)	9
Appendix 4 (drawing 1028-MAC-00-XX-DR-L-100 Landscape - General Arrangement).....	10

1. Purpose

This purpose of this document is to explain the design considerations and rationale for alterations to the layout of the staff car park associated to the new 2FE school at Green Park Village, Reading associated with planning application no **180691**.

The alterations to the car park layout seek to address operational considerations as well as matters raised in the planning committee report dated 27th June 2018:

6.12 There would be a total of 41FTE staff members, with an assumption that a couple of these would live within GPV. The proposed parking provision is below the requirements of the current parking standards (once fully occupied) (41 requirement against 20 proposed). A Travel Plan will therefore be required to minimise car use and encourage sustainable travel to the site. This is included as a recommended S106 obligation.

6.14 Vehicular access to the car park would be restricted to staff at all times. Transport has advised that although the layout of the spaces would comply with standards, the full 6m turning space could not be achieved. The applicant's proposal of managing the car park, so that each space could be fully utilised, e.g. a specific order that the spaces should be filled up, appears unnecessarily complicated. An amended layout could be achieved, which removes this conflict, by shifting the spaces south towards the sports pitch. An amended layout has been requested and will be reported in an update.

6.15 The staff car park is also proposed to be used for servicing, delivery and refuse vehicles. Relevant swept path analyses have been included and Transport has confirmed that the arrangement would be acceptable. However, a condition is recommended for the submission and approval of a delivery and servicing plan.

2. Car Park Layout

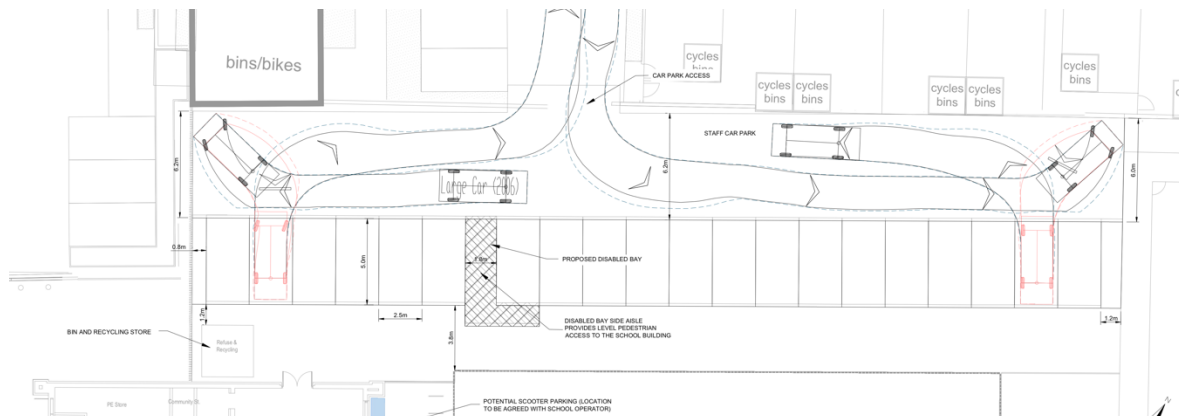


Figure 1. Original Car Park Layout

The staff car parking layout submitted with the application on 25th April 2018 (drawing 27310-A-2FE-02-100-P03, see appendix 1) provided 20 no bays measuring 5.0m x 2.5m (including one disabled bay), see figure 1. The 20 bays were originally laid out side by side in a linear arrangement with no gaps or spaces between bays. This presented a number of constraints not least in terms of access for deliveries and maintenance vehicles to both the school and grounds once all the bays were fully occupied (ie the only access would be between parked cars).

Should this car park arrangement be maintained a further reduction in the number of bays or a complicated arrangement of how bays are managed would be required to maintain access to the school and grounds via this access. It therefore seemed logical to investigate an alternate arrangement that may overcome the above noted operational issues whilst maintaining the same number of parking bays.

3. Amended Car Park Layout

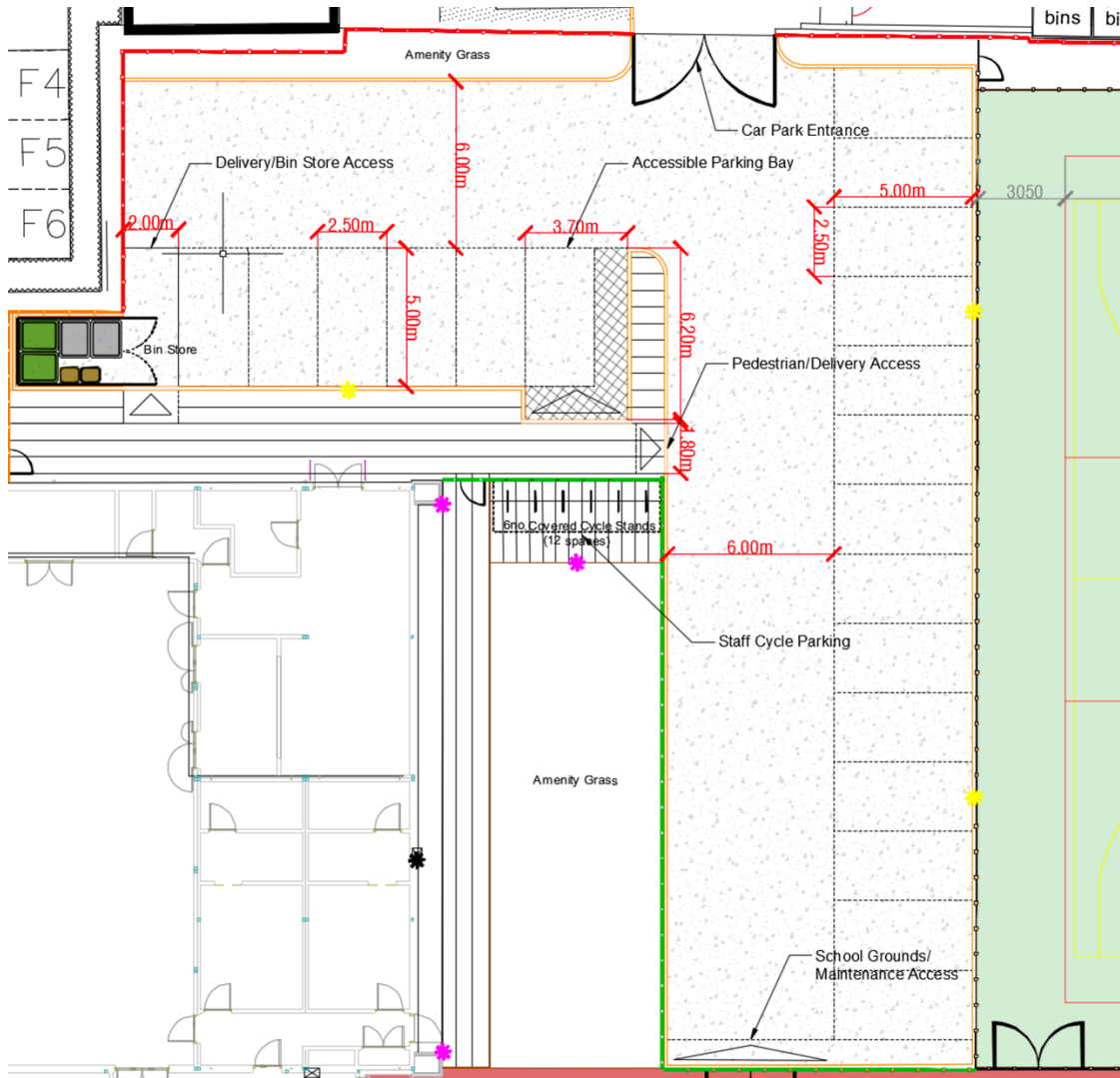


Figure 2. Amended Car Park Layout

Figure 2 above shows the amended car park layout which has been achieved by re-orientating the MUGA sports area to allow two blocks of parking bays perpendicular to one another. The parking bays measure 5.0m x 2.5m with one block of six spaces (including disabled bay) adjacent to the school building and a further block of 14 spaces adjacent to the MUGA sports area (a ball stop fence will protect cars from the adjacent sports activities).

The two blocks of parking bays are separated by a revised internal road layout leading to the school grounds which is 6.0m wide. This provides improved access and turning for cars, HGVs, Fire Appliances and Refuse vehicles. Vehicle tracking is shown in Appendix 3.

Clear uninterrupted access is now available to the school grounds, to the school building and to the bin store without a reduction in the number of parking bays.

4. Cycle and Scooter Parking

A total of 50 spaces for cycle and scooter parking are provided as per the travel plan. Immediately adjacent to the staff car park is a cycle shelter providing 12 no spaces for staff bicycles. A further 38 spaces are provided at the south end of the school adjacent to the pedestrian access for pupil's bicycles and scooter parking, see appendix 4 for site layout.

5. Summary

The proposed amendment to the car park layout for the new 2FE school at Green Park Village significantly improves access for staff and visitors to the school building and grounds.

The proposed amendment maintains 20 parking spaces as per the original application through a re-orientation of the MUGA sports pitch (which is also maintained at the same size). The requirement for managing parking spaces and the order in which they are allocated has also been designed out.

It is therefore considered that the proposed alterations to the car park layout are non-material and do not significantly alter the character or acceptability of the development.

Appendix 1 (drawing 27310-A-2FE-02-100-P03)



Contractors are not to scale dimensions from this drawing

P3	For planning	SG	26/03/18
P2	Red line amended for planning	SG	21/03/18
P1	Staff car park and internal layout amended	SG	12/03/18
Rev	Description	By	Date



BroadwayMalyan^{BM}

Architecture Urbanism Design

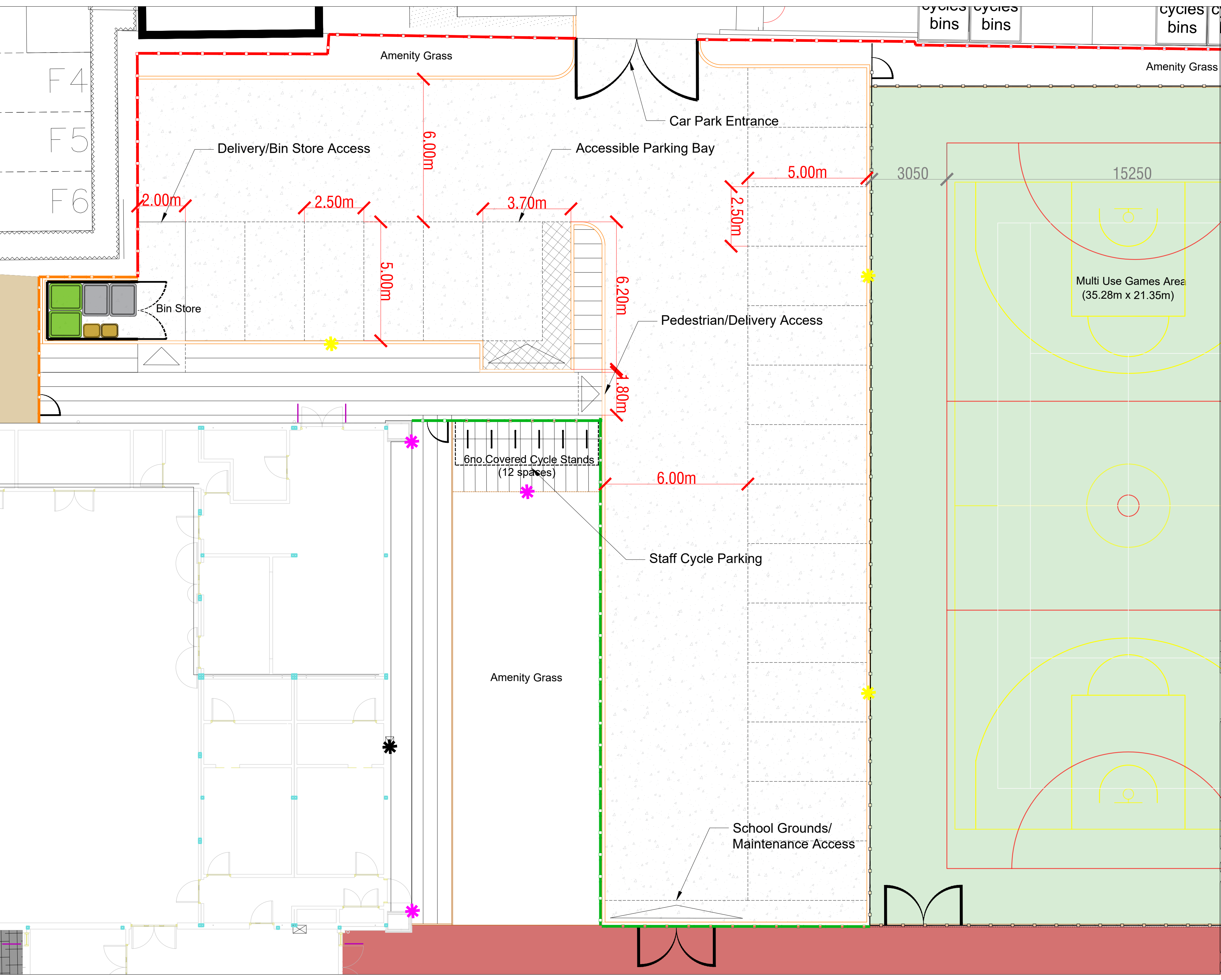
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Client
St Edward Homes
Project
Green Park Village School
Two Form of Entry
Description
Proposed Site layout

Status	For Planning	Date	Feb 18
Scale	1:250@A1	Drawn	SG
Job number	27310	Drawing number	A-2FE-02-100
		Revision	P3

Original size 100mm @ A1 Copyright Broadway Malyan Limited

**Appendix 2 (drawing 1028-MAC-00-XX-DR-L-114 Landscape – Car
Park Layout)**



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Bin Layout Key

- General Waste
- Recycling
- Compost
- Cycle stands
- Exterior Lighting (Bollard)
- Exterior Lighting (Column)
- Water tap & Drinking Fountain

C02	Viewpoint updated to allow access from entrance gate	MC	21.01.19
C01	Construction Issue	MC	29.07.18
Rev	Revision Description	By	Date

REDS10

Project
NEW PRIMARY SCHOOL
GREEN PARK VILLAGE
READING

For
REDS10

Drawing Title
Landscape - Car Park Arrangement

FOR PLANNING

File No.
2018/1028/GPV

Scale
1:100 @ A2

Drawn MC	Date JAN 2019	Reviewed By MS	Date JAN 2019
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Project 1028	Drawing Number 1028-MAC-00-XX-DR-L-114	Revision C01
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Appendix 3 (Vehicle Tracking)

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002	Planning Issue	MC	28.01.19
001	Layout Updated	MC	28.07.18
Rev	Revision Description	By	Date



Project	NEW PRIMARY SCHOOL		
	GREEN PARK VILLAGE		
	READING		
For	REDS10		
Drawing Title	Landscape - Vehicle Tracking - Car FOR PLANNING		
File No.	2018/1028/GPV	Scale	1:250 @ A2
Drawn	MC	Date	JAN 2019
Reviewed By	MS	Date	JAN 2019

Project	1028	Drawing Number	1028-MAC-00-XX-DR-L-115	Revision	C02
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C02	Planning Issue	MC	28.01.19
C01	Layout Updated	MC	28.07.18
Rev	Revision Description	By	Date

REDS10

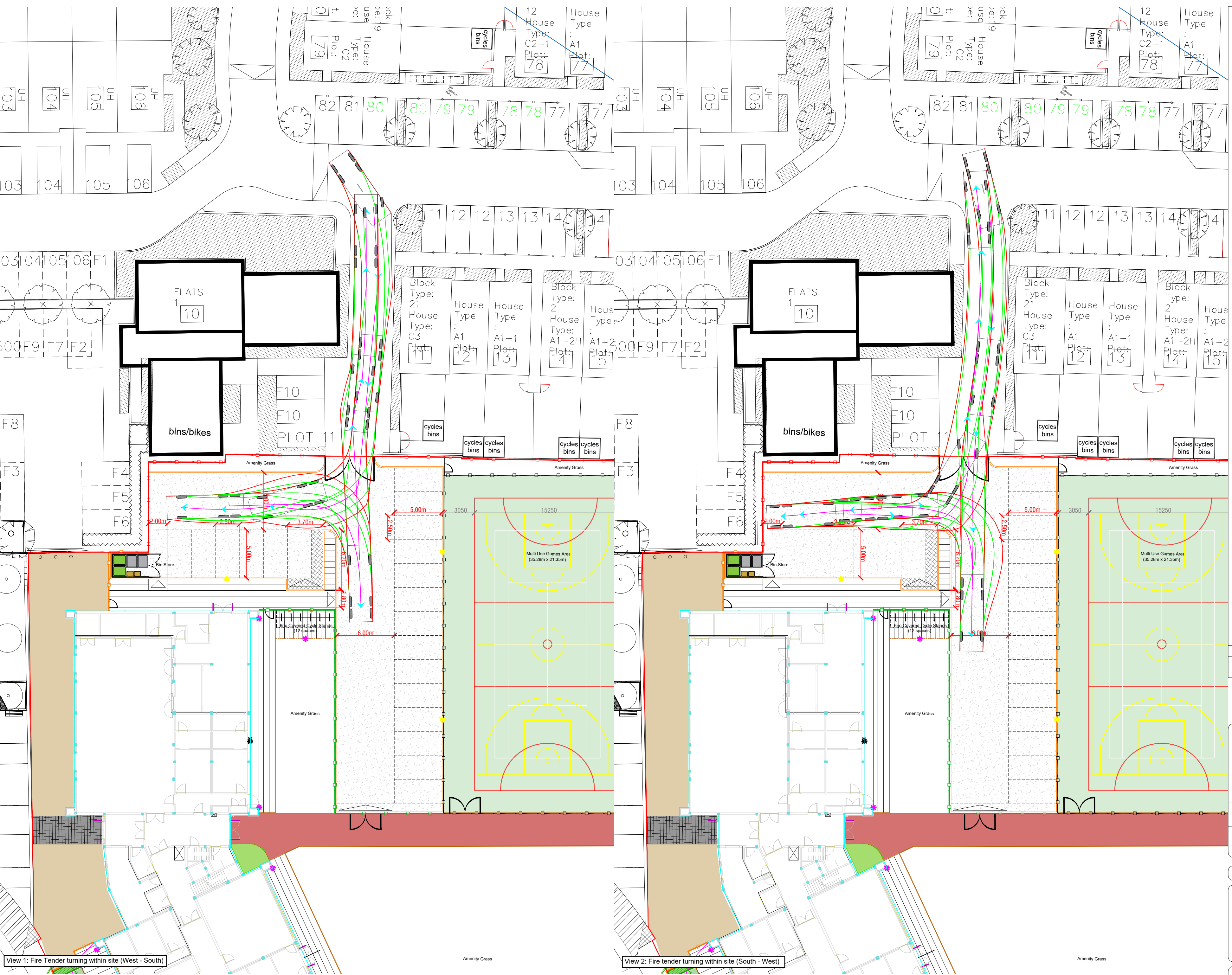
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	GREEN PARK VILLAGE		
	READING		
For	REDS10		
Drawing Title	Landscape - Vehicle Tracking - Fire		Status FOR PLANNING
File No.	2018/1028/GPV	Scale	1:250 @ A2
Drawn	MC	Date	JAN 2019
Reviewed By	MS	Date	JAN 2019

Project	1028	Drawing Number	1028-MAC-00-XX-DR-L-116	Revision	C02
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C01	Layout Updated	MC	28.07.18
Rev	Revision Description	By	Date

REDS10

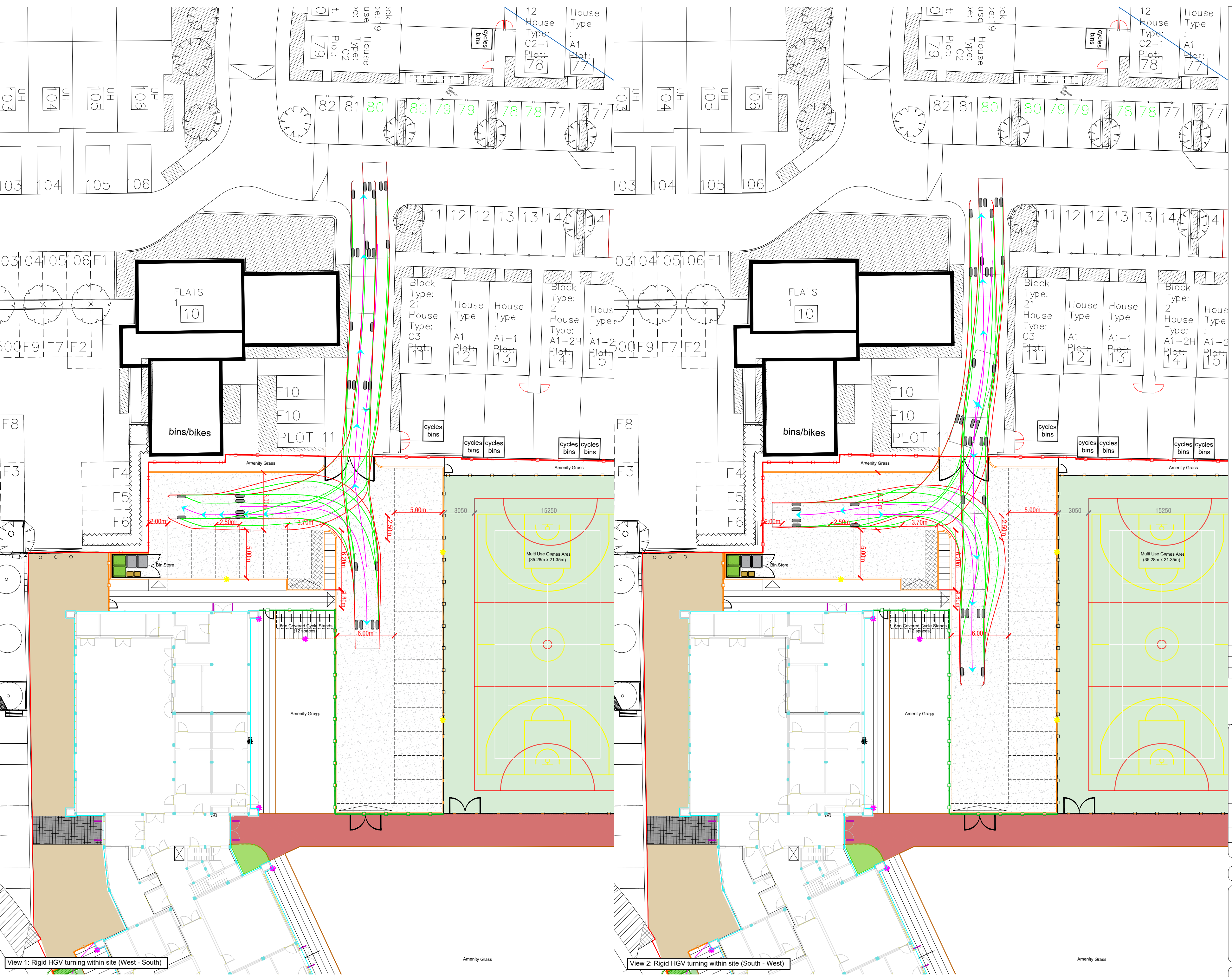
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	READING		
For	REDS10		
Drawing Title	Landscape - Vehicle Track - Rigid HGV		Status FOR PLANNING
File No.	2018/1028/GPV	Scale	1:250 @ A2
Drawn	MC	Date	JAN 2019
Reviewed By	MS	Date	JAN 2019

Project	1028	Drawing Number	1028-MAC-00-XX-DR-L-117	Revision	C02
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View 1: Rigid HGV turning within site (West - South)

View 2: Rigid HGV turning within site (South - West)

Amenity Grass

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C02	Planning Issue	MC	28.01.19
C01	Layout Updated	MC	28.07.18
Rev	Revision Description	By	Date

REDS10

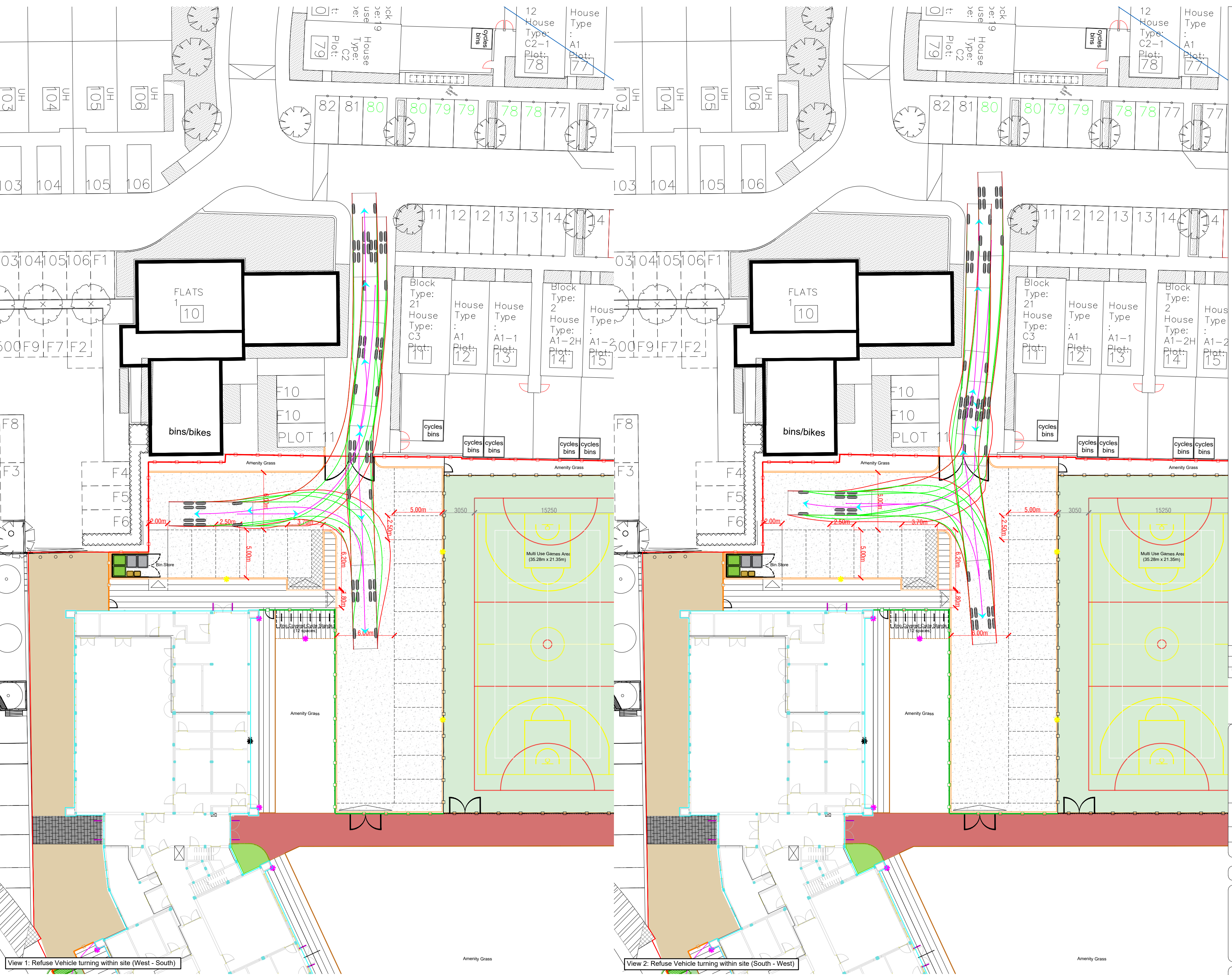
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For	REDS10		
Drawing Title	Landscape - Vehicle Track - Refuse		Status FOR PLANNING
File No.	2018/1028/GPV	Scale	1:250 @ A2
Drawn	MC	Date	JAN 2019
Reviewed By	MS	Date	JAN 2019

Project	1028	Drawing Number	1028-MAC-00-XX-DR-L-118	Revision	C02
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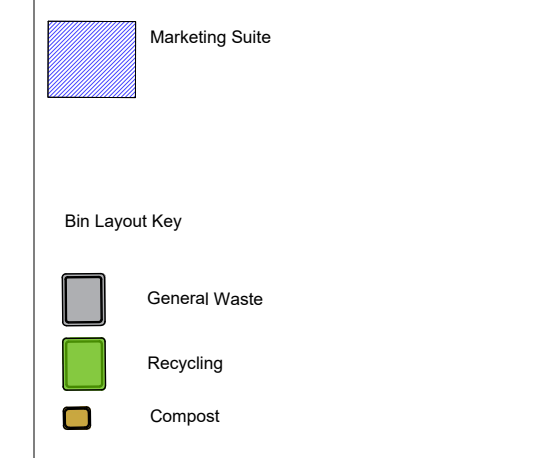
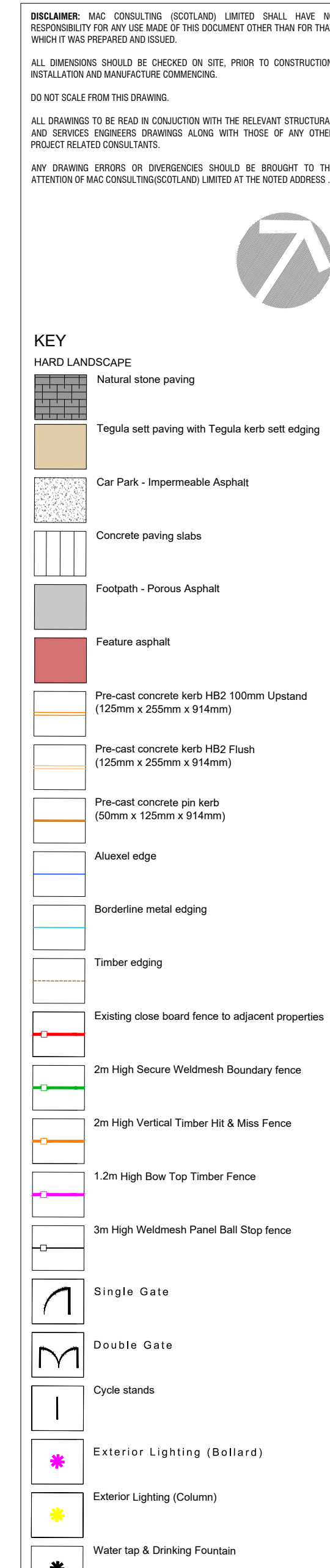
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**Appendix 4 (drawing 1028-MAC-00-XX-DR-L-100 Landscape -
General Arrangement)**

[illegible]

Boundary Planting (For Habitat Gardens)
Plants:
 Excavate 600mm deep, continuous planting bed, remove all material against and dispose of offsite. Break up bottom of bed to a further depth of 100mm. Backfill bed with 100mm deep fine-mixing granular material, install with 30mm depth of sandy subsoil material against and 100mm depth of through material against top and F&D concrete, handfilled 150mm layers, wet compacted.
 Irrigation planting area to be 1.0 x 4.0 x 4.0 m deep and 30mm deep in the pot.

Planting:

Reef Flat Daggerhead (Mussouri)	21 pot, 30-40mm height
Yellowtail Surgehead (Comptosia)	21 pot, 40-60mm height
Bushy Dwarf Terns-head	21 pot, 40-60mm height
Sandstone spire	21 pot, 40-60mm height
Leavedale equidistant (Browne)	21 pot, 20-30mm, full pot, bushy, min 2 breaks
Leavedale equidistant (Mannum)	21 pot, 20-30mm, full pot, bushy, min 2 breaks
Polypodium white (Tennant Limestone)	21 pot, 20-30mm, full pot, bushy, min 2 breaks
Polypodium Elizabeth	21 pot, 20-30mm height

Notes:
 Back-mulch bed to minimum depth of 50mm over full extent of planting area.

General Annuality Green Areas
 All annuality and grassy areas must supply by Generalist T2 (002) 888274, seven of 500mm² cut collected 100mm depth topsoil overlaid on sandy subsoil material to make a week as required.

[illegible]