

A C O M M U N I T Y B A S E D P R O J E C T

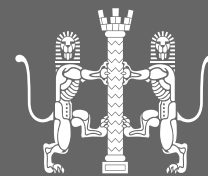


St Paul's Church, Whitley Wood Lane

Application for a Proposed Site Redevelopment

DESIGN AND ACCESS STATEMENT

July 2019



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ARCHITECTS

St Paul's Church, Whitley Wood Lane:

July 2019

Contents

Introduction

The Site

Detail of the Scheme : Church and Surgery

Residential Aspect

Trees and Planting

Access, Parking and Cycles

Pre-Application Enquiry

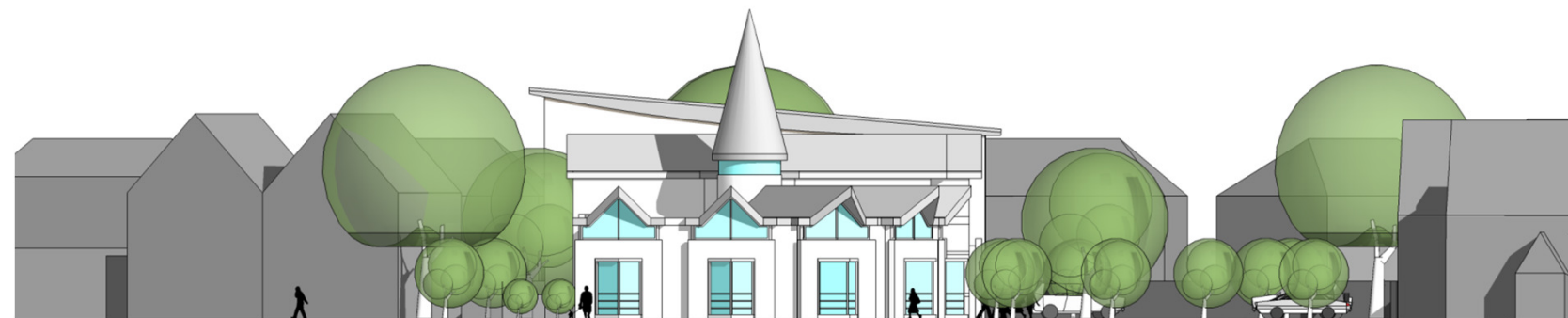
Concluding Comment

Appendix One - Drawings of the Proposals

Appendix Two - 3d model : still views

Appendix Three - Travel Plan

Appendix Four – Tree Survey



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St Paul's Church, Whitley Wood Lane:

July 2019

Introduction



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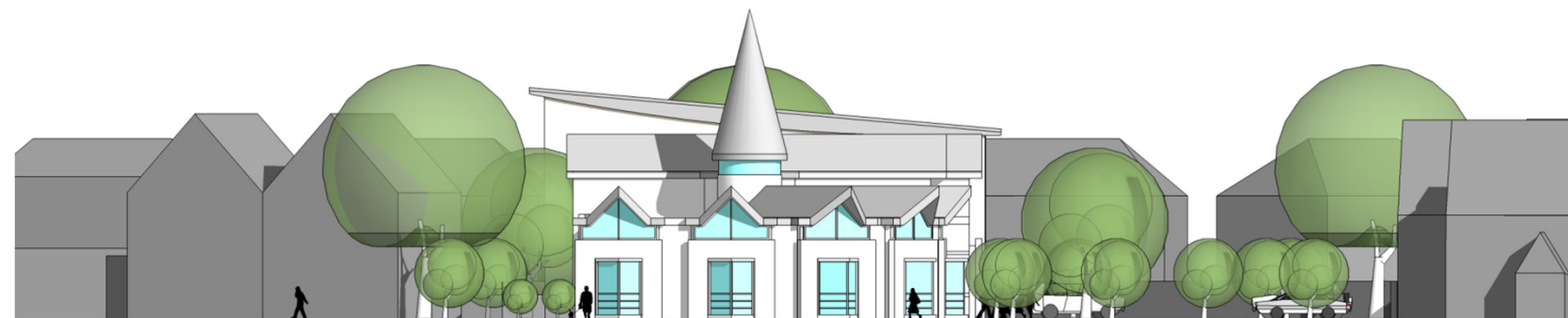
July 2019

Introduction

The St Paul's Church site on Whitley Wood Lane has been a spiritual and pastoral centre for the local community since 1911 when a new church was opened. With the later building of a hall on the site, it has been a social centre for clubs, children's parties, brownies etc., for decades. Currently the site accommodates a disabled day care group, a Play Barn (a soft play area for toddlers and their parents/carers) and hosts the St Paul's congregation as well as a Nigerian fellowship. The site also has two houses, one of which is occupied and the other currently unsuitable for habitation.

With land at an absolute premium in Whitley Wood and with a dearth of community facilities and recognised poor health issues, the time is right to redevelop the site for this century and the one that follows. The vision is to realise the potential of the site to be a community hub that will bring well-being to the people of the neighbourhood.

A new multi-purpose church worship space, a café, a GP surgery with ancillary health services, community facilities and some residential accommodation will breathe new life into Whitley Wood.



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The Site



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The Site

The Parish site



Diocesan owned land

The site for the proposed scheme is comprised of the existing site of the St Paul's Parish Church and also land adjacent which is owned within the Oxford Anglican Diocese of the Anglican church of which, St. Paul's is a part.

The Parish-owned portion of the site currently comprises the church building in use, the single-storey hall building to the centre of the site used for rental, church services and general meeting space and also the older and at the time of construction, temporary church building, to the rear which provides a 'Play Barn' : a facility for local young families where children can play safely.

The Diocese-owned portion of the site comprises the two houses at the frontage. These have been used by the Parish at times and have at times been vacant over recent years. Currently one of the properties is vacant and has been for a significant period as it is uninhabitable.

The site as a whole is hedged around from neighbouring residential properties to the right hand side and rear and is a prominent and important site in its locality, and might be considered currently to be under developed. The Parish church is an active group, heavily involved for many years within the local community of Whitley Wood, but is operating from buildings which are sub-standard now.



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Site Photos



View into the site, Hall on the left and the church distant.



View into the NE corner of the site, the Lidl supermarket is in the background



View of the site frontage along Whitley Wood Lane



View of the planted South boundary

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Detail of the Scheme : Church Centre and Health Centre



St Paul's Church, Whitley Wood Lane:

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Detail of the Scheme : Overall Design Matters

The proposal is to redevelop the site, creating a new community building, comprising Cafe, two multi-purpose community/worship areas, Meeting Rooms, two one-bed residential flats for private use and a GP Health Centre.

It is proposed to demolish the two existing houses, single-storey church and church hall, and to remove the TPO tree.

The proposal is to construct a new Church Centre on the Whitley Wood Lane frontage, providing the aforementioned community space, community café and two flats. The gross internal floor area of the new building will be 708sqm, excluding the two one bed flats.

Also proposed is a GP Health Centre to be located behind the proposed Church Centre and adjacent to the North boundary shared with the Lidl supermarket to the north and this building has a gross internal floor area of 1035sqm.

The overall scale of the Church Centre building has been considered carefully in relation to surrounding buildings and especially the Listed building opposite, facing across Whitley Wood Lane. The repeated steep triangle roof outline in our proposal, reflects the design of the Listed building and also breaks up the massing and appearance of the scheme.

Outdoor amenity space for use by the Church and the flats has been provided and is located to the North side and rear of the Church Centre.



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Detail of the Scheme : The Church Building

There are two buildings proposed, the Church Centre and the Health Centre:

The Church Centre Proposal

The Parish have made their own statement describing the building, its variety of uses and intentions for the site :

Statement from the St. Paul's Parish:

Despite a significant and increasing population, Whitley Wood is acknowledged to be desperately short of facilities. The church of St Paul's has a heart for the local people and a track record of welcoming a diversity of people onto the site to create social cohesion and community togetherness. Examples of this are the hugely popular Play Barn (a soft play area for toddlers and their parents/carers) and the annual free community fun day. This redevelopment has at its heart a vision to build on this foundation as follows.

1. Community Spaces & Community Cafe

These spaces will include flexible meeting areas for everything from small informal meetings to larger community events and celebrations. A community café and soft play area will be a key part of making the centre a community hub. Groups that currently use the centre for their events will be given priority but there will be plenty of room for new groups to benefit from this brilliant new resource. The centre will have full disability access and the facilities will also include toilets, family rooms and kitchens.

Cont...



St Paul's Church, Whitley Wood Lane:

July 2019

Detail of the Scheme : The Church Building

2. Voluntary & Community Organisations

A suite of flexible rooms will be available for meetings, office facilities and one-to-one counselling. The 'whole person' ethos of the partnership will extend to these services providing information, advice and support on a wide range of personal issues such as debt management, housing, relationship problems and bereavement. The Centre is designed to enable one hall/kitchenette area to be separately accessed and isolated from the remainder, to support activities involving local groups.

3. Church Multi-Purpose Worship Space

St Paul's will continue to provide a peaceful, inclusive and prayerful place for individuals, and for families and groups to come together as a community. The new site will provide a warm, welcoming and supportive environment for all those visiting the Centre. This space will be available for community hire and will be flexible and affordable with modern access and facilities for meetings, group activities and celebrations of all kinds. Additionally a dedicated small chapel/prayer room will be provided.

4. Business Opportunities

The hall space can be used independently from the cafe, church and meeting rooms and could be suitable for a nursery or other commercial care providers. The first-floor rooms could be used for small social enterprises and support could be available for small business start-up.

5. Housing

There will be two single flats on the site, which could be let at a subsidised rent to people who undertake to work within the centre itself and the wider community.



Reverend Leon Collyer
3 July 2019

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Detail of the Scheme : The Health Centre Building

The Health Centre Proposal

The GPs have made their own statement describing the facility:

1

USE AND CONTEXT

The proposed Health Centre will replace South Reading surgery on Whitley Wood Road. The site is less than 0.4 mile from the surgery. It will also provide services for Whitley Wood Lane surgery, which has closed.

The current practice has a list size of 7500 patients this will increase by around 5000 patients over the next 6 – 12 months as residential developments within the catchment area are completed.

The catchment area extends from southern suburbs of Reading south to Swallowfield to the west beyond Grazeley Green to the east beyond Sonning and up to the outskirts of Winnersh and Wokingham.

The Health Centre will provide the following services: the usual General Medical services including full GP and Nursing Services, Minor Ops, Joint injections, Patient Group Consultations, Physio, Counselling, Out-patient type Clinics, USS, Blood Tests, training for Junior Doctors and
Cont...



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Detail of the Scheme : The Health Centre Building

medical students, Paramedics, Pharmacists, etc. The newer improved facilities will permit a broader range of services and improved access. The Outpatient services reduce the demand for these services at the hospital.

The new Health Centre will be able to provide individual consultation rooms and group therapy spaces.

The Health Centre has to be designed to permit equal access to all services regardless of the infirmity or disability.

The new GP Contract will require Hub practices to open 08.00 to 20.00 Monday to Friday, Saturday morning and also some Sunday mornings. They will be on a rota so that not every surgery will open until 20.00 throughout the week or on the weekend. The Health Centre normal working hours will be 08.00 to 18.30 Monday to Friday.

2

AMOUNT AND SCALE

The total floor area of the new building will be 1035m² GIA.

The Health Centre room sizes are specified by the NHS in their HBN. Failure to comply with these sizes will affect the services that can be offered and in the rental that will be approved by the District Valuer and the NHS.

The number of Consulting Rooms and Treatment Rooms are agreed with the NHS based on the number of patients the Health Centre has to serve, they will not support rooms which are not required to serve the patient population.

The rooms must be adequate in size, and circulation spaces and support facilities need to comply with the NHS guidelines and Building Regulation requirements. The lift has to be a stretcher-length lift car because there are clinical rooms on the first floor.

Cont...

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Detail of the Scheme : The Health Centre Building

The Waiting Room has been split between the two floors so that there is a reduced walking distance to the Clinical rooms when the appointment becomes available.

3.

LAYOUT

The building is a compact deep-plan form, with the habitable rooms (consulting rooms and Offices) arranged around the perimeter of the plan and the Waiting Room and service spaces within the centre of the plan to reduce travel distances.

Above ground floor the rooms have been arranged so that those closest to the boundaries can be obscure glazed or fixed lights.

Patients enter at the south west corner of the plan travelling through the Waiting Room past the centre of the plan and either directly to the lift and stairs or into the corridor to the clinical rooms.

At first-floor level the lift and stairs discharges directly adjacent to the Waiting Room; the Waiting Room is monitored by an office on this level.

The rear entrance would be used as a Staff entrance and the side entrance would be used for out of hours access to the health promotion / multi-purpose room.

Parking is arranged close to the main entrance with Disabled parking closest to the entrance.

4.

LANDSCAPING

There will be 1.8m close-boarded fence, where there isn't an existing wall, around the perimeter of the site to maintain privacy and security for the property.

Cont...

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Detail of the Scheme : The Health Centre Building

The existing lower trees and shrubs will be maintained wherever possible.

There will be a path around the property leading from the south west corner to the rear and side entrances. These will be a smooth surface to allow wheelchair access to all of these entrances.

The areas beyond the paths will be planted with grass or shrub planting.

All of the entrances will have level access.

5.

APPEARANCE

The building is a commercial-scale building punctuated with domestic scale openings. The mass has been broken down using panels of brick and self coloured render. The sweeping curves in the brickwork and fascia create movement within these planes.

The roof slopes from north to south so that it could be used to house solar photovoltaic panels for future energy requirements. The shallow slope keeps the building height down whilst still being tall enough to house the lift over-run and any loft contained services.

The main entrance is marked with a suspended canopy with a sweeping panel of brickwork above creating a background to the building name.

The front elevation is almost symmetrical whilst the sides and rear have irregularly arranged windows in a render surface.

The brick and render colours would be picked to harmonize with the surrounding buildings.

Cont...

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Detail of the Scheme : The Health Centre Building

6.

MOVEMENT AND ACCESS

Vehicular and Transport Links

These premises are accessible to all members of the public; emergency vehicles, pedestrians and cyclists.

Currently the area is served by a bus service along Whitley Wood Lane and Basingstoke Road with bus stops for the 6, 6a, 7, 9, 66 and 154 with buses up to 6 times per hour. These are a short walk from the Health Centre.

The main vehicle and pedestrian entrance is off Whitley Wood Lane.

The site is within easy walking distance of local shops. It is also within easy walking distance of public open spaces.

Inclusive Access

It is essential that all members of the public have easy access to property.

The building has level access to all entrances. The public entrance will have an automated door to ease access.

There are Disabled WCs on every floor and the corridors and doors are wide enough for easy wheelchair access. .

The habitable rooms in the building will be well lit by natural light and the corridors have good artificial lighting for clear orientation. The Reception is well lit for lip reading and a portable hearing aid loop system available on the front desk. The desk will be dual height for able bodied and wheelchair users.

Cont...

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July 2019

Detail of the Scheme : The Health Centre Building

7.

ENVIROMENTAL SUSTAINABILITY

The new building will be insulated in accordance with the current Building Regulations which will reduce the building carbon footprint compared to the current property. The simple outline and the use of self coloured materials will minimise the maintenance of the building.

Wherever possible the habitable rooms will be naturally lit and ventilated.

Heating is provided by a gas fired boiler providing heat through a radiator system.

The property will be constructed with low-e double glazing, draught stripped to control air infiltration. The wet areas and inner spaces will be mechanically ventilated to control air movement and reduce condensation. Habitable inner rooms will be mechanically ventilated through a heat recovery system to minimise the energy use.

The waste collection areas will be provided with separate areas for recycling waste.

The new facilities will become gradually 'paper-light', so that Records Storage area can be adapted to other uses in the distant future.

Cont...

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Detail of the Scheme : The Health Centre Building

8.

ECOLOGY

The new building will remove a few trees on site and new trees will need to be planted to mitigate their loss.

9.

COMMUNITY SAFETY

The proposed development improves community safety through natural surveillance of the area.

The building can be monitored from all sides by the surrounding properties and by passers-by. The new entrance can be seen from the highway.

*Nigel Patterson
Niblett architecture*



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Residential Aspect



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Residential Aspects



Diocesan owned
houses

There is a residential aspect in the scheme.

The Diocesan land which is being transferred post-planning to the Parish to enable the development to take place, currently comprises two dwellings as already noted, albeit that only one is or has been occupied in recent times.

The use of the Diocesan land in the scheme does mean that these two houses would be lost and this has been a point of discussion with Reading Council in previous Pre Application exchanges.

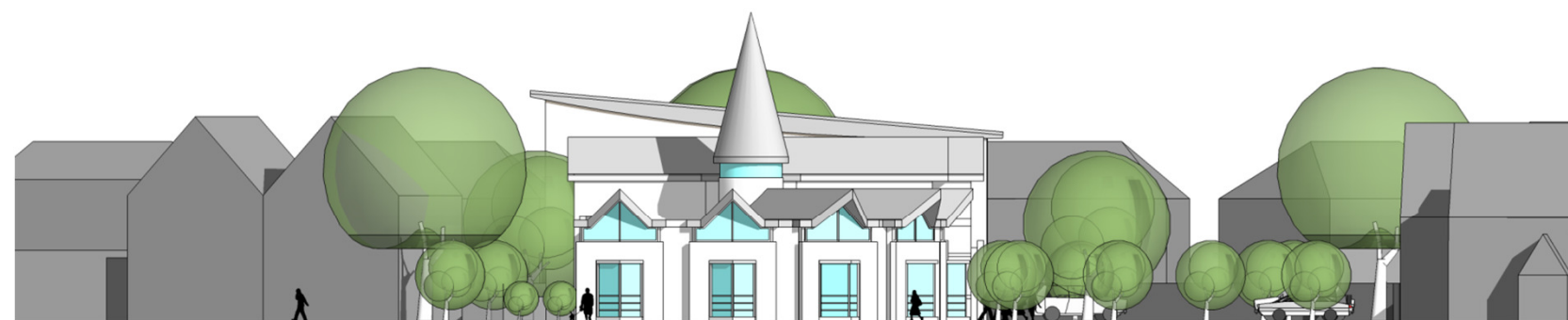
In the recent pre-application enquiry response we received from RBC, the loss of these two dwellings was not considered to be a significant planning issue, against the background of the overall benefit to the local community of the new development proposed as a whole.

Notwithstanding this, the Parish are still proposing to incorporate two dwellings into their scheme, in fact as flats which are positioned over the new hall proposed as part of their new building.

These may be rented out to support the running costs of the centre.

Another opportunity is for the accommodation to be used by a centre manager or by persons of need in the Parish or locally.

The nett result is that the two existing dwellings proposed to be lost, will be replaced with two new dwellings to serve the local area.



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Trees and Planting



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Trees and Planting



There is a single tree on the site, an Ash tree, that has been covered by a TPO.

The proposal is to replace this tree with two new trees on the frontage of the site by way of mitigation planting.

A tree survey has been commissioned which is appended to this Pre Application submission and this has noted that the tree is a category B in terms of value and health. The tree is central on the site but is not realistically appreciated from the surrounding land uses, or properties, being mainly hidden behind the hall building on the site. The tree can only really be seen on entering deeply into the site.

There are concerns about the health of the tree, the species is subject to disease now in the UK and there is no guarantee of long term survival. Many similar trees have died back.

Whilst the value of a preserved tree is appreciated by the applicants, in the interest of providing a very significant improvement to the local provision of community buildings we are proposing to fell the Ash to release the site for proper development.

By way of replacement and mitigation planting, two good and prominent trees will be provided on the site frontage in addition to other secondary planting on the site, which can be readily appreciated by the community outside the plot. The species of these trees is still to be confirmed but they will not be Ash trees.

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Access, Parking and Cycles



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Access, Parking and Cycles



A total of 47 parking spaces are proposed in the development in an area incorporating planting beds.

Four disabled bays have been indicated as part of this provision.

The site will now accommodate three access points along Whitley Wood Lane. The existing vehicle access point into the site is essentially being retained in principle, proposed to be moved slightly away from the Southern, right hand side site boundary to create parking bays within the site.

There is to be a second pedestrian access and also a separate cycle park access point as detailed.

An underlining principle of the scheme is to support the overall well-being of the community, in the facilities provided in both of the buildings. Whilst these are separate buildings, and are independent, there is this aspect of shared provision.

The parking areas are to be shared across both buildings; peak uses for the Church Centre and Health Centre are at different times of the day and different days of the week.

A sound barrier will be provided at the boundaries shared with neighbouring residential properties, comprising a solid timber boundary fence fronted with hedge planting on the site side.

Secure and covered cycle storage will be provided on the site for both buildings separately.

A Travel Statement detailing Travel Access Options to the site and Proposed Site Access and Parking has been prepared and is appended to this Planning Application.

St Paul's Church, Whitley Wood Lane:

July 2019

Pre-Application Enquiry



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St Paul's Church, Whitley Wood Lane:

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Pre-Application

There has been a considered approach to the development of proposals for the development of the site over a significant period of time.

We had previously made pre-application enquiries, prior to submitting this Planning Application for more than one scheme version over the years.

The most recent and relevant enquiry was made in August 2017 for a similar but larger scheme than the current application. The proposal was for a new church building and surgery, similar to the current application, but the buildings were larger than currently proposed.

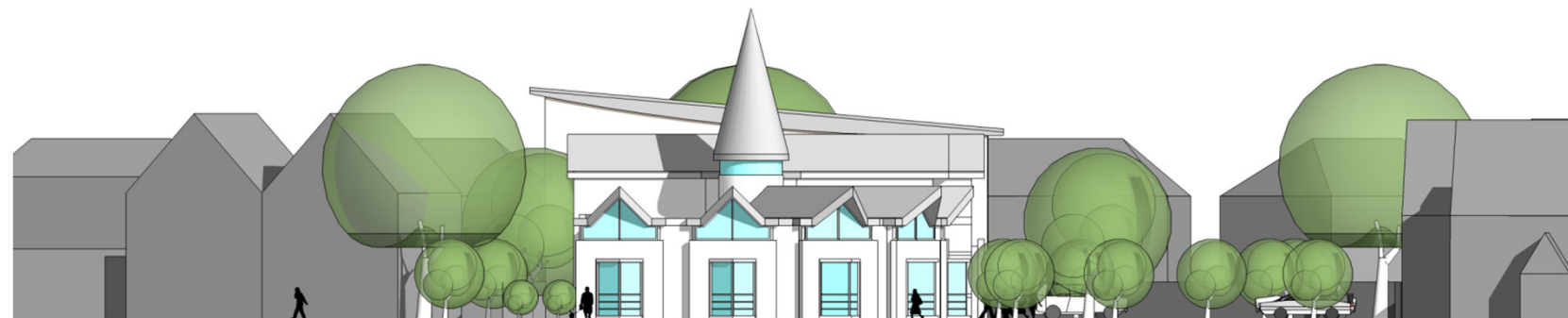
The Enquiry Reference was: 171443

(Proposal: Pre-application for proposed redevelopment of site, creating a new community building, comprising cafe/worship space, meeting rooms, nursery and residential accommodation and a new GP practice facility).

The enquiry was received by Reading Borough Council on 17th August 2017.

We received good written responses from the Planning officer Alison Amoah dated 12 October 2017; we subsequently met with her at the Planning office with the applicants involved at the time, and discussed the enquiry in detail.

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St Paul's Church, Whitley Wood Lane:

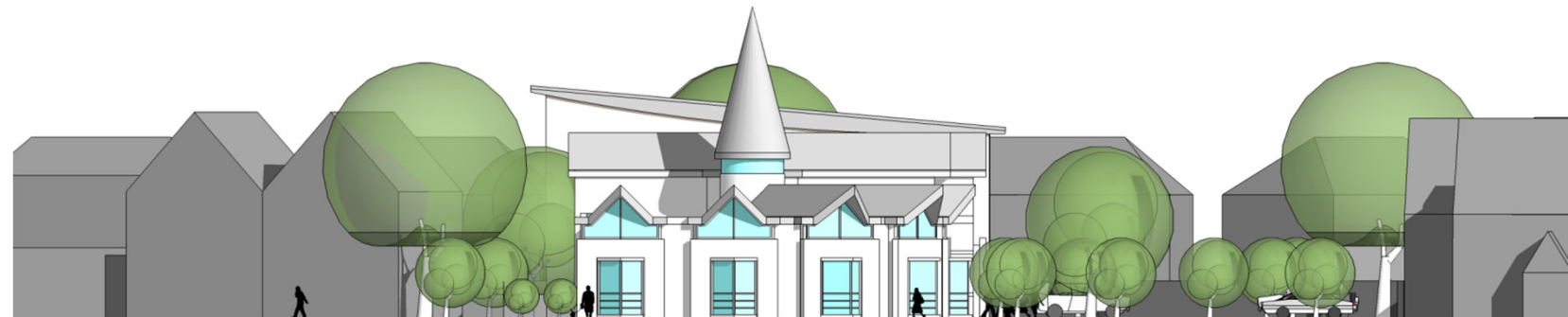
July 2019

Pre-Application

We had a helpful meeting which the Parish has used to guide their decision-making on the content of this planning application. Details discussed were broadly as follows:

- Overall: the principle of this style of development of the site was accepted although the scale of the development illustrated at the time was considered too large
- Parking: it was accepted that the numbers of car parking spaces shown on the scheme and that could be accommodated on the site, would not meet the standards of the local plan. We were invited to explain details of parking sharing and transport issues in general to support our case in any later planning application.
- Landscaping: the loss of the TPO tree had been proposed, this tree being positioned far from the pavement and the public domain, its presence being a significant obstruction to the possibilities of developing the site with sufficient community accommodation. We had proposed that mitigation planting would be made at the front of the site with two significant trees in recompense. The principle of this approach was described to be potentially acceptable.

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Concluding Comments



St Paul's Church, Whitley Wood Lane:

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Concluding Comment

The proposed scheme is a Community Based Proposal comprising two separate but complementary buildings.

The Parish, active in the community for many decades, are operating out of sub-standard accommodation now and new accommodation needs to be provided in the interest of continuing and furthering these activities.

The local GP Practices are combining and require accommodation for a new and extended health facility in place in this area.

The proposals will support the practical needs of this part of the town, and provide facilities to support the physical, mental and spiritual well-being of the community.

If further information is required then please contact us here:

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Neil Barr
Director, DLK Architects



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July 2019

Appendix One Drawings of the Proposals

St Paul's Church, Whitley Wood Lane:

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List of Application Documents

St Paul's - Topographical Survey - SITE SURVEY-6883-01 9 - Groundsurveys Ltd

St Paul's - Tree Survey -BS 5837:2012 - Ref: SPH/5837-01/28.04 - Tree Surveys

1861/P Ex01 Existing Site Plan and Location Plan

1861/P Ex02 Existing Site Elevations

1861/P Ex03 Existing No 1 and 3 Whitley Wood Lane Plans and Elevations

1861/P Ex04 Existing St Paul's Church Brick Building Plans and Elevations

1861/P Ex05 Existing St Paul's Church Corrugated Metal Building Plans and Elevations

1861/P 01 Proposed Site Plan

1861/P 02 Proposed Street Elevation

1861/P 03 Proposed Site Elevation

1861/P 04 Proposed Church Building Plans

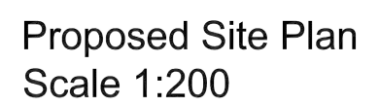
1861/P 05 Proposed Church Building Elevations

17/136 03 Proposed New Surgery – Proposed Plans

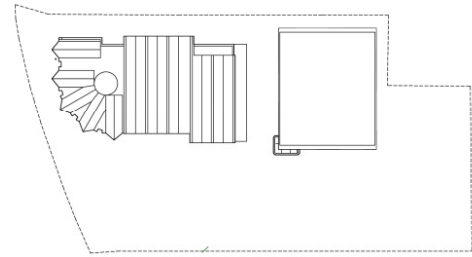
17/136 04 Proposed New Surgery – Proposed Elevations

1861 St Pauls - Travel Plan

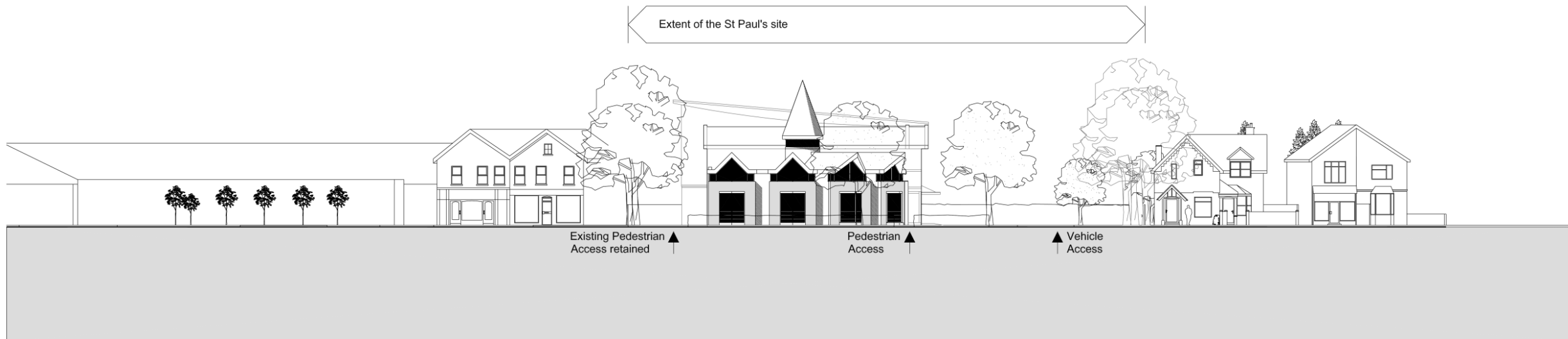
A summary of the proposed drawings only is within this report; a full set of the drawings accompanies the Planning Application.



Street
Elevation



Planning



Outline Street Elevation along Whitley Wood Lane

REV	DESCRIPTION	DATE
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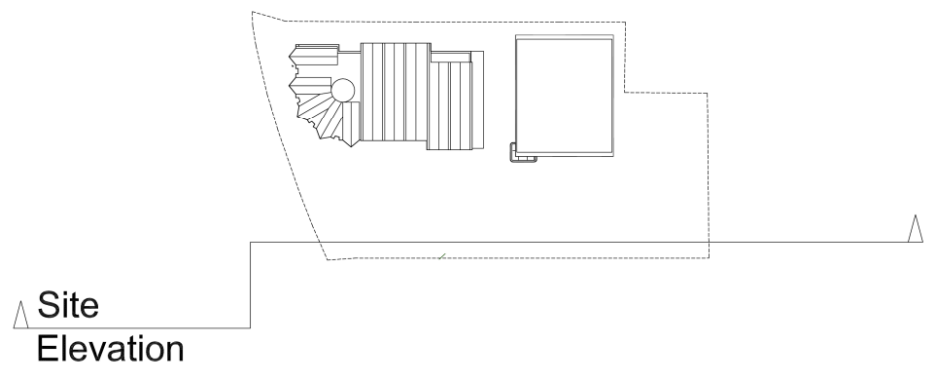
CLIENT
St Paul's Church, Whitley Wood
PROJECT
New Church Centre and New Health Centre
TITLE
Proposed
Street Elevation

SCALE
1:200 @ A1, 1:400@A3
DRAWN BY
DATE
July 2019
DRAWING NO.
1861/P 02
REV.



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enquiries@dlkarchitects.com

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Planning



Site Elevation

REV	DESCRIPTION	DATE
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CLIENT
St Paul's Church, Whitley Wood

PROJECT
New Church Centre and New Health Centre

TITLE
Proposed
Site Elevation

SCALE
1:200 @ A1, 1:400@A3

DATE
July 2019

DRAWING NO.
1861/P 03

DRAWN BY

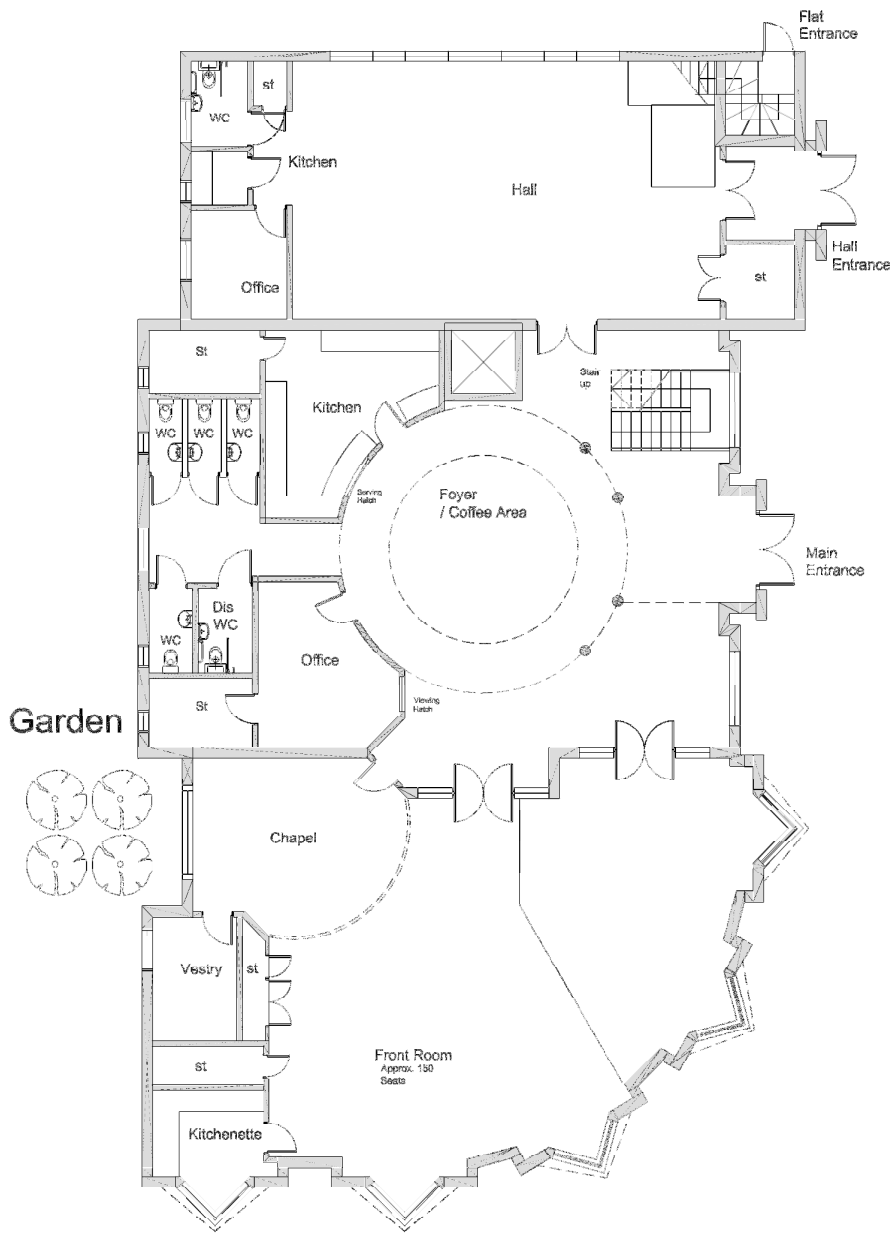
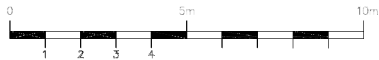
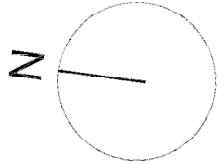
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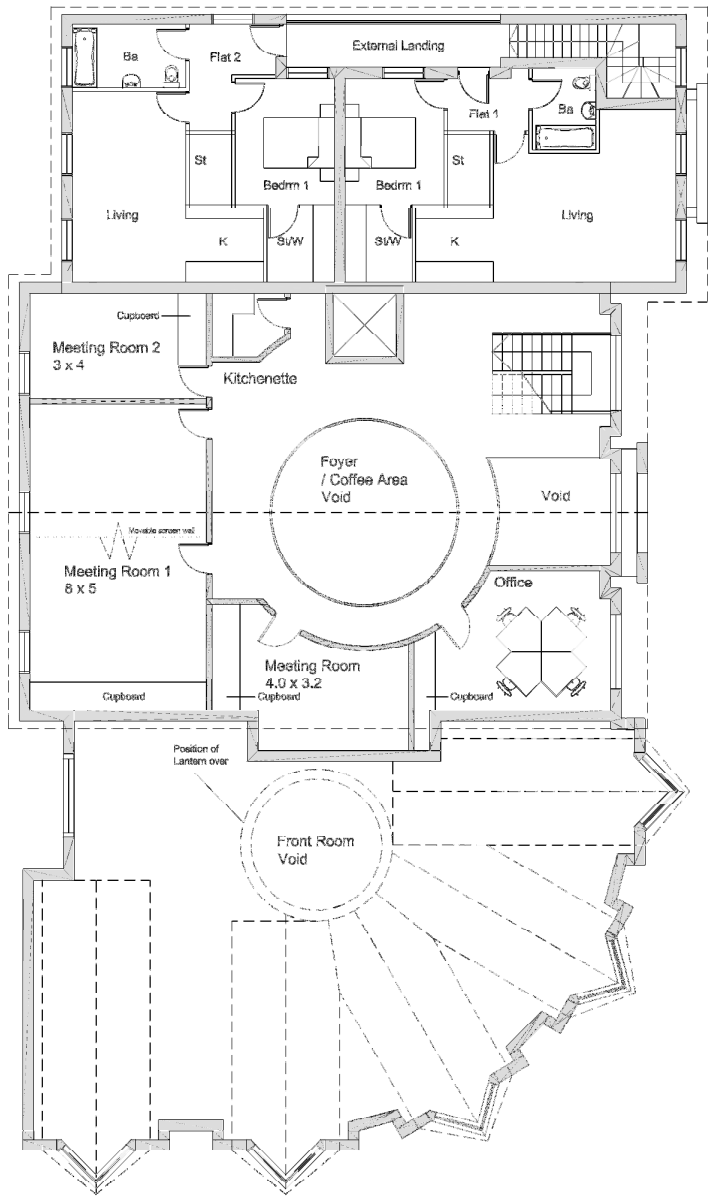
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Planning



Church
Ground Floor Plan



Church
First Floor Plan

REV	DESCRIPTION	DATE
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CLIENT
St Paul's Church, Whitley Wood

PROJECT
New Church Centre and New Health Centre

TITLE
Proposed
Church Building
Plans

SCALE
1:100 @ A1, 1:200 @ A3

DATE
July 2019

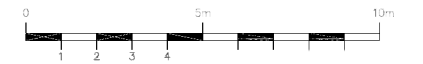
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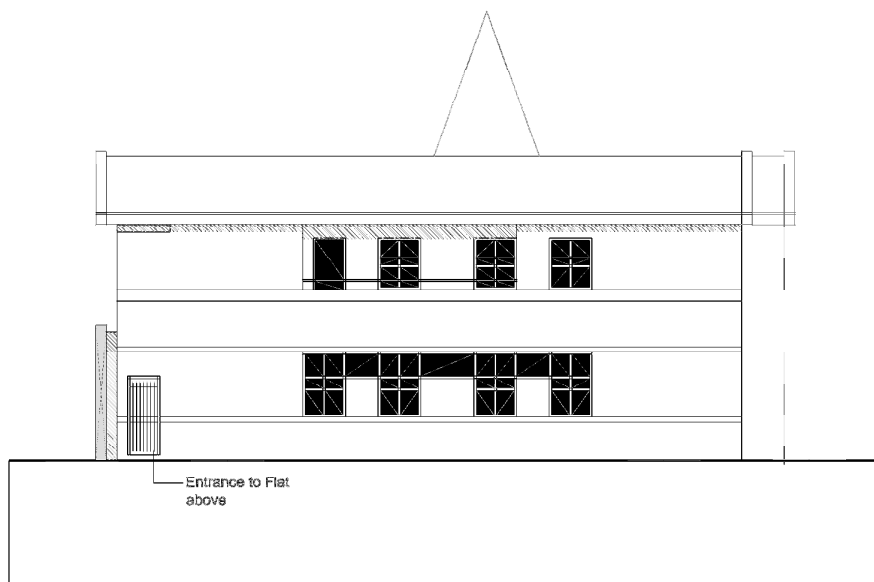
Chiltern Chambers, St Peter's Avenue
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Church
West Elevation (along Whitley wood Lane)



Church
South Elevation (along Site)



Church
East Elevation

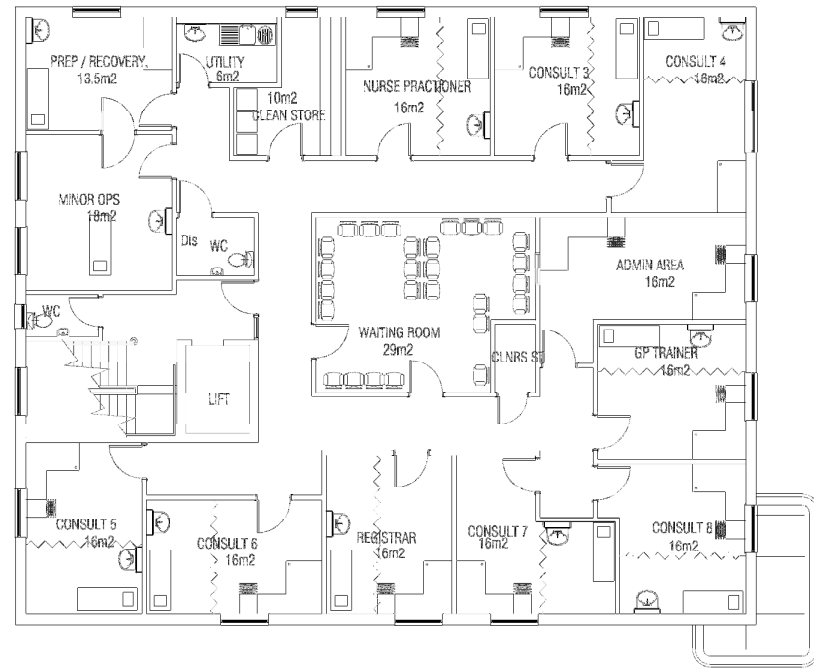


Church
North Elevation

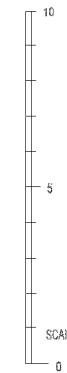
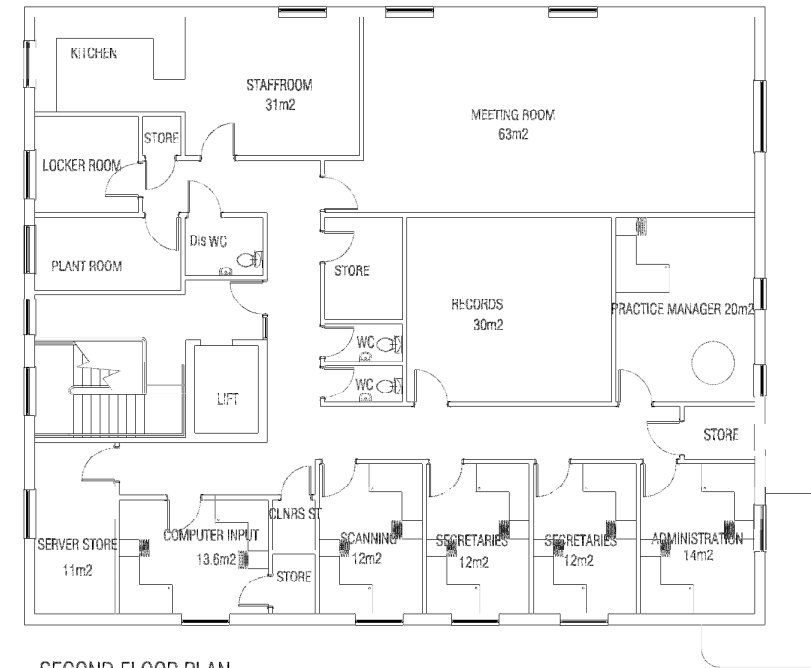
REV	DESCRIPTION	DATE
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	St Paul's Church, Whitley Wood	
	PROJECT	
	New Church Centre and New Health Centre	
	TITLE	
	Proposed	
	Church Building	
	Elevations	
	SCALE	DRAWN BY
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	DATE	DRAWING NO.
	July 2019	1861/P 05
		REV.



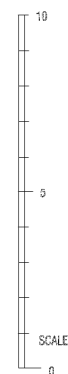
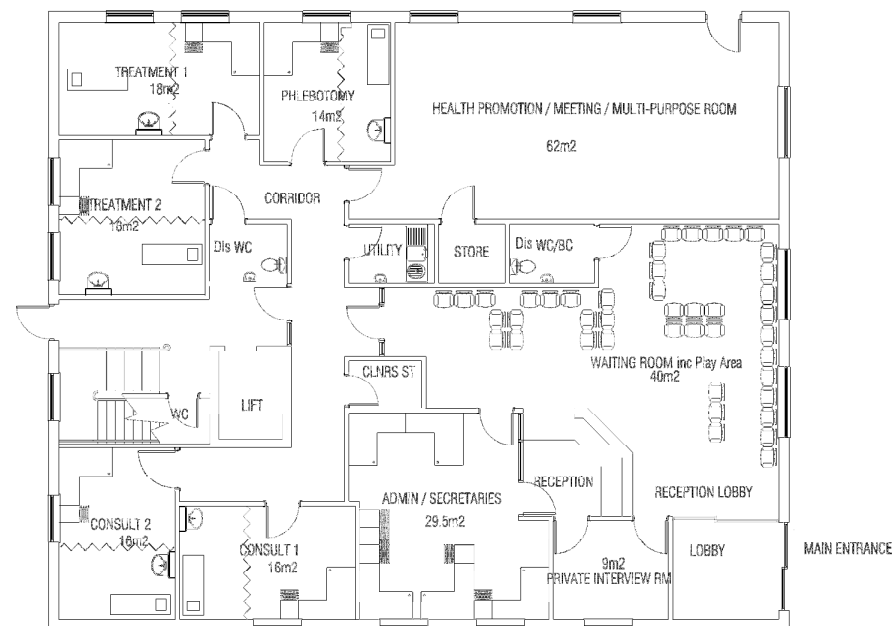
Chiltern Chambers, St Peter's Avenue
Caversham, Tel 0118 944 9856
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FIRST FLOOR PLAN
GIA = 345m²



SECOND FLOOR PLAN
GIA = 345m²



GROUND FLOOR PLAN
GIA = 345m²

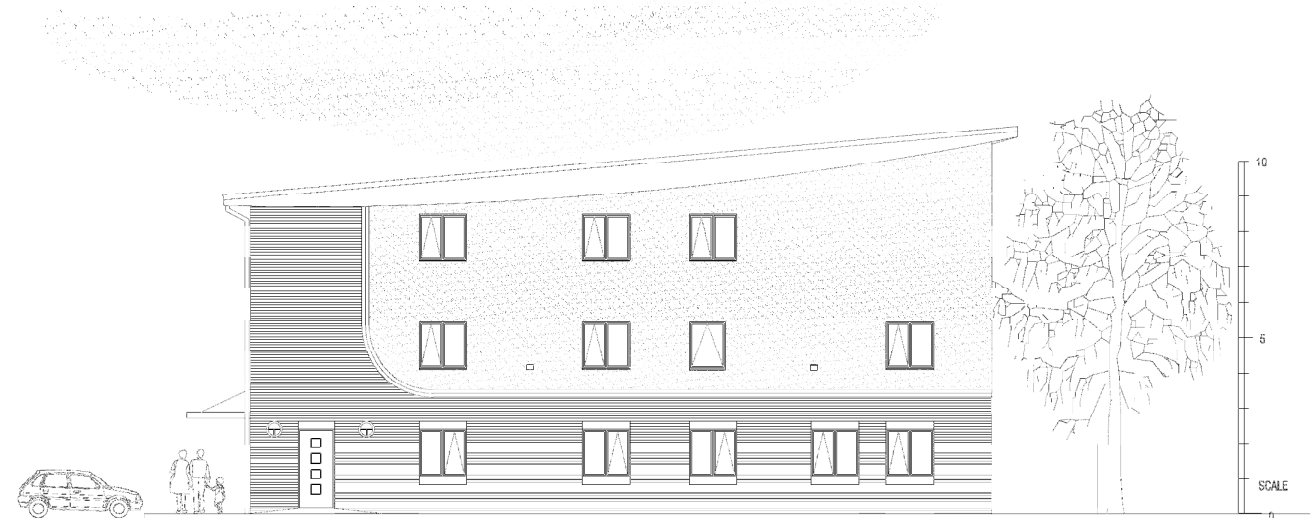


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project	PROPOSED NEW SURGERY WHITLEY WOOD LANE READING		
title	PROPOSED PLANS		
type	Planning	drawn	NBP
date	07/06/19	app. no.	17/136 03
scale	1:100	Copyright © Niblett Architecture LTD ©	



SOUTH FACE facing car park



EAST FACE on boundary

Materials: Proposed
 Roof: Standing seam RAL 7016 Anthracite Grey with matching soffits and fascias
 Walls: Ground floor and feature panels with two bands of crissped header courses with tapered headers on curves and soldier courses above and below windows within brickwork. Panels of self coloured render on upper levels.
 Windows: Powder coated aluminium thermally broken frames double glazed, lowered ducts to match windows
 RWG 110 mm round rears
 Fascias: Powder coated aluminium finish to match roof. Aluminium clad canopy.
 Lighting: Vandal resistant hooded LED wall lights to illuminate path. LED flood lights at first floor level to illuminate parking.
 All linked to photo cell and time clock. PIR activated security lighting on side and rear of building.
 Signage: Black lit name sign on the west elevation at high level.



WEST FACE facing church



NORTH FACE on boundary

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project	
PROPOSED NEW SURGERY WHITLEY WOOD LANE READING	
title	
PROPOSED ELEVATIONS	
type	drawn
Planning	NBP
date	07/06/19
scale	1:100
arg. no.	17/136 04
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St Paul's Church, Whitley Wood Lane:

July 2019

Appendix Two

3d model : still views

St Paul's Church, Whitley Wood Lane:

July 2019

Scheme viewed from Whitley Wood Lane



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St Paul's Church, Whitley Wood Lane:

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St Paul's Church, Whitley Wood Lane:

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St Paul's Church, Whitley Wood Lane:

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Appendix Three Travel Plan



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St Paul's Church, Whitley Wood Lane:

July 2019

Travel Plan for Redevelopment Proposal

Travel Access Options to the site

The St Paul's site is conveniently situated for public transport, walking and vehicle access. There are well-used bus routes stopping outside the church, giving people from Whitley Wood, Whitley, Spencers Wood and Reading a convenient service to the site. The site is surrounded by a densely populated area with many residents within a one kilometre walking radius. Access by car is easy being adjacent to Basingstoke Road as well as Junction 11 of the M4 and the A33 artery into Reading town centre.

Current Site Access and Parking

The St Paul's Hall and Play Barn (former church building), are used throughout the working week as well as weekends and evenings. The hall users are a mix of locally focussed groups (Seniors Club, churches, Play Barn) and wider Reading based groups (Mencap, Polish Nursery and some Play Barn families). The main weekday users of the hall are Mencap. Their clients are dropped off and picked up from the site by Readibus, taxi or private car. The staff mainly drive and there are three cars. The Seniors' Club members also use the Readibus service or walk but six to ten cars are present during their session. The Play Barn users either walk or drive and there are usually between six and ten cars on site. The evening and weekend users tend to drive. For a Sunday church meeting there can be over twenty cars on site. The current site has room for thirty cars and these are rarely all used.

Travel patterns for the South Reading Surgery on Whitley Wood Road show that most of the local patients travel on foot or public transport. The patients who use the Shinfield Health Centre use their cars more being a rural location.

Proposed Site Access and Parking

The access plan for the proposed project is based on a mix of public transport, cycling, walking and cars. The plan needs to be credible for current travel patterns but also embrace future scenarios that will need to be more sustainable. The main services provided by the proposed centre and surgery are primarily for the local community and this means we can be ambitious in planning for reduced car use.

The plan shows an allocation of 47 car parking spaces. During weekdays, the majority of these spaces would be for surgery clients. The church centre users would mainly be local residents using the cafe, play facilities and other various groups. We expect the hall space to be used by a caring sector provider (disabled or nursery) with predictable pick-up/drop-off times. In the evenings and weekends, we expect the Church Centre to use more of the car park spaces.

The management of the church and surgery will be proactive in encouraging less car use in the following ways:

- Limit parking spaces for staff
- Offer car sharing schemes and other incentives for non car travel for staff
- Prominent, generous and secure cycle parking facilities
- Car Park ticket system for peak times
- Promoting the convenient bus link

Reverend Leon Collyer
3 July 2019

St Paul's Church, Whitley Wood Lane:

July 2019

Appendix Four Tree Survey



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