



Design Access Statement

Southglade
Whitley Wood Road
Reading
Berkshire
RG2 8JS

Prepared on behalf of
First Port Retirement Property Services Ltd
Development Number 12031

January 2018

AHR Building Consultancy
2017.00023.046

Design Statement

Background

The application relates to works involved at

Southglade
Whitley Wood Road
Reading
Berkshire
RG2 8JS

Existing Buildings and Surroundings

Southglade is a private residential retirement development situated off Whitley Wood Road, Reading. The development comprises 20No. private dwellings along with a communal lounge, manager's office, communal gardens and residents' parking.

The existing car park at the development is accessed via Whitley Wood Road, however, is not visible from Whitley Wood Road due to the layout of the existing buildings on-site.

The residents' car park currently consists of 9No. car park spaces measuring approximately 4.8m in length by 2.4m in width. All surfaces within the carpark, including the parking spaces, access and turning circle are laid in tarmacadam. Surface water is discharged via the existing surface water drainage system.

Owing to the nature of the residents at the development, a high number of health professionals visit the development throughout the day; often more than once per day. This regular influx of health visitors, combined with the residents own cars', visitors and on-site staff has shown the current car parking provision at the development to be too limited. The parking provision currently stands at less than 0.5 per unit, significantly less than the current recommendation of 1 per unit and an additional 1 for on-site staff for a development within Zone 3 (as defined by Reading Borough's Revised Parking Standards and Design Supplementary Planning Document 2011).

Furthermore, original drawings of the site layout, show the proposed area designated as future car parking, suggesting that the requirement for additional car parking was anticipated. (Fig.1)

Proposal

The proposal involves the provision of 4No. additional car parking spaces to the developments' existing car park, raising the total provision to 13No. car parking spaces, alleviating the issues currently experienced by residents.

The spaces are to be created by excavating existing hard and soft landscaping, with new parking spaces laid in tarmacadam as indicated on the proposed drawings submitted with the planning application.

The proposal would incorporate the use of materials to provide as close match to the existing car park as possible. The provision of new car parking spaces will require amendments to the existing surface water drainage system as necessary.

The proposed new spaces are positioned so as not to impinge upon existing turning circle space or the existing route in and out of the car park. All proposed car parking spaces are to match the existing at 4.8m in length by 2.4m wide.

Photos of the existing car parking provision and proposed location for new spaces are provided overleaf.

Photographs



Photograph 1A: Existing car parking provision



Photograph 1B: Existing car parking provision



Photograph 2A: Proposed location of new car parking spaces



Photograph 2B: Proposed location of new car parking space

Figure 1: Original plans showing proposed area designated as 'future car parking'

