

**Tilehurst St George's Church,
Reading**

**Prepared for
Stonewater Housing Association
(the "Applicant")**

by

**Stuart Michael Associates
Limited**

July 2016



Coombe House
Coombe Square
Thatcham
Berkshire
RG19 4JF

T: 01635 867711
F: 01635 861715
E: mail@stuartmichael.co.uk
W: www.stuartmichael.co.uk

SMA Ref: 5477/TS

Issue Status: 01

DOCUMENT CONTROL			
Project	Tilehurst St George Church, Reading - Church Extension & Residential Development		
Job No.	5477		
Document Title	Transport Statement		
File Location	N:\Admin Project\5400 to 5499\5477 - St George's Church, Reading\Reports\Transport Statement\5477_Transport Statement.doc		
Prepared by	Claire Harrison	Date	08.07.2016
Reviewed by	Stuart Atkinson	Date	12.07.2016
Approved by	Stuart Atkinson	Date	12.07.2016
Document Issue	Description / Changes	Revised by	Date
Draft	For Client Consideration		12.07.2016
01	For Planning	CH	19.07.2016



COPYRIGHT

The copyright for this document rests with Stuart Michael Associates Limited. Copyright for documents and other published sources of information prepared by others and used in the document may rest with others.

The contents, in whole or in part, of this document are restricted for use by the client and Stuart Michael Associates Limited in connection with the project in accordance with the terms of engagement. Stuart Michael Associates Limited accepts no liability or responsibility for use of this document for purposes other than those originally intended. Third parties relying on the contents of the document do so at their own risk.

No part of the contents of this document may be copied from any digital viewing system maintained to provide access for public scrutiny or any other source without written permission from the Company Secretary of Stuart Michael Associates Limited.

© Stuart Michael Associates Limited 2016

Stuart Michael Associates Ltd. Registered in England and Wales. Registration Number: 3739154

Registered Office: Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF.

Telephone: 01635 867711 Facsimile: 01635 861715.



CONTENTS

SECTIONS

	PAGE
1.0 INTRODUCTION	1
2.0 EXISTING CONDITIONS	3
3.0 DEVELOPMENT PROPOSALS	5
4.0 TRAVEL PLAN INITIATIVES	7
5.0 SUMMARY AND CONCLUSIONS	8

FIGURES

Figure 1.1	Site Location Plan
Figure 2.1	Existing Bus Services
Figure 2.2	Church Congregation Data 2016
Figure 3.1	Proposed Parking Allocation

APPENDICES

Appendix 1	Reading Borough Council's (RBC) Consultation Response
Appendix 2	Summary of Local Bus Services
Appendix 3	Summary Notes on Site Visits
Appendix 4	Proposed Site Block Plan



1.0 INTRODUCTION

- 1.1 This Transport Statement (TS) has been prepared by Stuart Michael Associates Limited (SMA) on behalf of Stonewater Housing Association (the 'Applicant'). This TS provides transportation advice in support of the proposed redevelopment of St George's Hall, (adjacent to St George's Church) for residential development. The site is situated on St George's Road, Reading RG30 2RG (the site). (**Figure 1.1** refers).
- 1.2 The development proposals seek to provide a Church extension of 88m² with dedicated parking area, core access road and construction of 12 affordable housing units with associated parking and amenity space. This is in the context of a Full Planning Application (Planning Application Reference: 152301/FUL).

Background

- 1.3 The Planning Application has received a consultation response from the Highways Officer at Reading Borough Council (RBC), (**Appendix 1** refers), which sets out the following:

"The proposed layout fails to demonstrate that it complies with the Local Planning Authority's standards in respect of vehicle parking. This could result in on-street parking on St George's Road, adversely affecting road safety and the flow of traffic, and in conflict with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12."

- 1.4 RBC's consultation response also includes:

- *'To make sure residents are not forced to park on street when events are taking place in the Church, 12 parking spaces should be allocated for the residential use as a whole.*
- *The site currently has 13 spaces for the sole use of the Church and the community centre.*
- *RBC agree to 3 visitor parking spaces to be shared between the residential and church uses, although not satisfied that the overall parking provision can be shared between the two key users. Information is requested illustrating which spaces are to be for the residential, church and visitor uses.*



- *It is not acceptable to park two vehicles in tandem for the development where the spaces will be used by the church and/or numerous different residents within the flats.*
- *No travel data has been obtained to determine how the congregation currently travels to the church in order to ensure the provision of parking spaces allocated for the Church are sufficient.”*

Scope of Report

- 1.5 This Transport Statement seeks to address the transportation issues that RBC has set out in its consultation response.
- 1.6 SMA has undertaken three site visits to assess the parking demand and parking requirements of the Church; two visits were made prior to Sunday service on two consecutive Sundays and one on a Tuesday to view conditions prior to and following a Communion Service and subsequent Mother & Toddler group.
- 1.7 SMA has also liaised with Revd. Dr. Adam Carlill of Tilehurst, St George's Church.

Report Structure

- 1.8 The remainder of the report is structured as follows:
- Section 2.0: details the existing site and local road conditions, and describes the site visits undertaken by SMA;
 - Section 3.0: describes the Applicant's development proposals including the internal parking provision and access arrangements;
 - Section 4.0: considers the significance of the proposals (generation of movements) and the need, if any, for a Travel Plan; *and*
 - Section 5.0 provides a summary and the conclusions that can be drawn from the research undertaken by SMA.



2.0 EXISTING CONDITIONS

Site Location

- 2.1 The site lies approximately 2.2km west of Reading town centre and 1.4km walk to the west of Reading West rail station. It is situated in a predominantly residential area known as Tilehurst. The site location is shown on **Figure 1.1**.
- 2.2 The site is located east of St George's Road and is bounded by residential properties to the north and south. To the east the site is bounded by rear gardens of properties along Beecham Road.

Existing Access Arrangements

- 2.3 Existing vehicular access to the site is gained from a gated entrance on St George's Road.
- 2.4 Pedestrian access to the site can be gained via two gated entrances onto St George's Road, one at the north western corner of the site and the second, south of the vehicular access gate. A third pedestrian access to the site is via a link from Beecham Road to the east of the site.

Local Highway Network

- 2.5 St George's Road is subject to a 30mph speed limit. Other than at junctions, there are no restrictions on parking along St George's Road or on the surrounding residential roads of St George's Terrace, Shaftsbury Road and Beecham Road.
- 2.6 There are no 'residents-only' permit schemes in operation along St George's Road.
- 2.7 St George's Road links to the A329, Oxford Road in the north. This provides access to Reading town centre to the east and to the residential area of Tilehurst to the west and to other facilities (retail etc.) along Oxford Road.

Local Bus Services

- 2.8 Bus services 15, 16 and 17 operate along the A329, Oxford Road to the north of the site (**Figure 2.1 and Appendix 2 refer**). The nearest bus stops are located 250m north of the proposed site access. These services link to other parts of Tilehurst and Reading Town Centre.



St George's Church: Current Parking Demand

- 2.9 In order to quantify the existing parking demand of the Church and Community Centre's use, three site visits were undertaken by SMA. These were prior to two Sunday Services on Sunday 26 June (0900–1145 hrs) and Sunday 3 July 2016 (0900-1145 hrs) and on Tuesday 5 July 2016 (0825-1155 hrs) prior to the Holy Communion Church service, which was followed by the Mother and Toddler group.
- 2.10 Observations made during the site visits recorded that there was a car parking demand of 12 and 10 spaces respectively for the two Sunday services. These were accommodated on-site within the Church car park.
- 2.11 On Tuesday morning, the Holy Communion congregation generated no car trips and the Mother and Toddler group generated a low number of car trips with a maximum of 3 cars parked in the Church car park at any one time during SMA's site visit.
- 2.12 The existing Church grounds has parking space for 13 vehicles for use by the Church and Community Centre use. The observations made during the site visits have shown that the proposed 13 spaces provision will adequately address the demand on site for car parking.
- 2.13 The observations also showed that, although St George's Road was heavily parked up prior to the Sunday service, there were still car parking spaces available. Indeed more space could have been made available if some parking of cars had been better positioned.
- 2.14 During the site visit on the Tuesday there were plenty of on-street parking spaces available along St George's Road and the surrounding roads.
- 2.15 The notes made during the three site visits are summarised in **Appendix 3**.

Congregation Catchment of St George's Church, Reading

- 2.16 Data has been obtained from the 2016 electoral roll for St George's Church. The data has been summarised on **Figure 2.2**. This shows that the majority (90%) of the Church congregation reside within a 2km walk distance of the Church.



3.0 DEVELOPMENT PROPOSALS

Development Overview

- 3.1 The existing community centre (St George's Hall) will be demolished and replaced by 12 affordable housing units with associated parking and amenity space for Stonewater Housing Association.
- 3.2 A Church extension of 88m² with dedicated parking area is also proposed.
- 3.3 A copy of the proposed block plan, Drawing Number 11981-98 Revision C, prepared by The Harris Partnership Architects, is reproduced at **Appendix 4**.

Proposed Vehicular Site Accesses

- 3.4 Access from St George's Road to the housing development and to some parking spaces (for the Church) will be formed in the location of the existing vehicular access off St George's Road.
- 3.5 Secondary vehicular access will also be provided via St George's Road at the north western corner of the Church's grounds, allowing access to 6 additional car parking spaces for use by the Church.
- 3.6 The provision of the secondary vehicular access would result in the loss of one on-street parking space along St George's Road. However, this is not considered to be significant given the evidence from the on-site observations. These have confirmed there are parking spaces available to local residents even during peak demand periods.

Car and Cycle Parking Provision

- 3.7 Based on the site visits, observations of local parking and of the general Church parking demand, it would be beneficial to maintain a similar parking provision to the existing situation (13 spaces).
- 3.8 The Proposed Parking Allocation set out in **Figure 3.1** indicates how the parking can be provided for the Church users, Residents and Visitors. 13 spaces are allocated for the Church use, 12 spaces for the residential use and 3 shared visitor spaces.



- 3.9 RBC Officers had queried the appropriateness of the tandem parking proposed for the Church's use. These would be for the sole use of the Church and can be managed by its Officers (wardens/vergers and PCC). Notices would be given to the congregation informing them of the operation of tandem parking and by whom it can be used. Lockable fold down bollards could be used to reserve and control the use of the spaces for Church users only. It is considered that the use of such tandem parking would not have a detrimental impact upon the neighbouring residents or the users of St George's Road.
- 3.10 It is understood that cycle parking provision for the site has been agreed by RBC.

Access by Local Bus Services

- 3.11 The nearest bus stops to the site are located along the A329, Oxford Road approximately 250m walk distance north of the site. Bus services 15, 16 and 17 are available to use from these bus tops. An additional bus stop is located on Grovelands Road and has bus services 15 and 18 operating from it.
- 3.12 The CIHT guidance on public transport provisions recommends that new developments should be located so that access to local bus services can be sought within 400m (ref: Planning for Public Transport in New Developments). The proposed development is well located to the existing bus services.



4.0 TRAVEL PLAN INITIATIVES

- 4.1 The National Planning Policy Framework (NPPF) identifies (paragraph 36) the need for Travel Plans to accompany developments which could generate significant amounts of movement. The DfT's Guidance on Transport Assessments (Appendix B) suggests that residential developments of 80 dwellings or more should have a Travel Plan. The proposed development is only for 12 dwellings. It is therefore considered that there is no policy requirement for a Travel Plan.
- 4.2 The site is well located to local facilities on the Oxford Road and to the frequent bus services (7 days) that operate within 250metres of the development.
- 4.3 In so far as the proposed Church extension and rearrangement of parking is concerned, these would not result in any material change in trip generation or parking demand.
- 4.4 However, SMA is advised that the Church (its Parochial Church Council) is prepared to set up and operate a Voluntary Travel Plan to promote car sharing amongst its officers and congregation and to encourage visitors to travel by foot, cycle and public transport where it is reasonable and practicable to do so.
- 4.5 Information can be provided on bus timetables and taxi services and displayed on Church noticeboards.
- 4.6 Areas for cycle parking will be provided within the Church grounds. On-site car parking will be managed to meet demand. Information will be provided to churchgoers and other users of the Church on the availability of other off-site car parking. For example there are spaces available at the nearby ibis-styles hotel on Oxford Road and occasionally spaces can be provided at the Vicarage in Grovelands Road.



5.0 SUMMARY AND CONCLUSIONS

- 5.1 This Transport Statement (TS) has been prepared to provide further information to the local planning authority (Reading Borough Council) regarding existing parking demand at the Church and to report upon the observations made upon on-street parking on local roads. SMA has also liaised with the Reverend Adam Carlill in order to gain a good understanding of the activities and services held at the Church.
- 5.2 This TS specifically responds to the matters raised by Officers of the highways department at Reading Borough Council (paragraph 1.4 earlier refers). Additional information and clarification has been provided in this report regarding the parking demand and the provisions to be made for the Church and how its car parking demand can be adequately met and managed.
- 5.3 It is concluded that the provision of 13 car spaces will continue to satisfy the general demand generated by the activities and services at the Church. The latest site layout illustrates how these spaces can be provided either side of the Church and be accessed from St George's Road. The use of tandem parking within the development site can be managed by the Church. Manoeuvres into and out of these spaces would not have any detrimental impact upon occupants at the development or along St George's Road.
- 5.4 Three visitor spaces for shared use by both the proposed housing and Church are also to be provided.
- 5.5 Six new parking spaces can be provided on the north side of the Church and accessed from a new entrance onto St George's Road. The consequence of this is that the new access would displace one available on-street parking opportunity. The loss of one space is not considered to be significant since observations show that other on-street space is available.

Conclusion

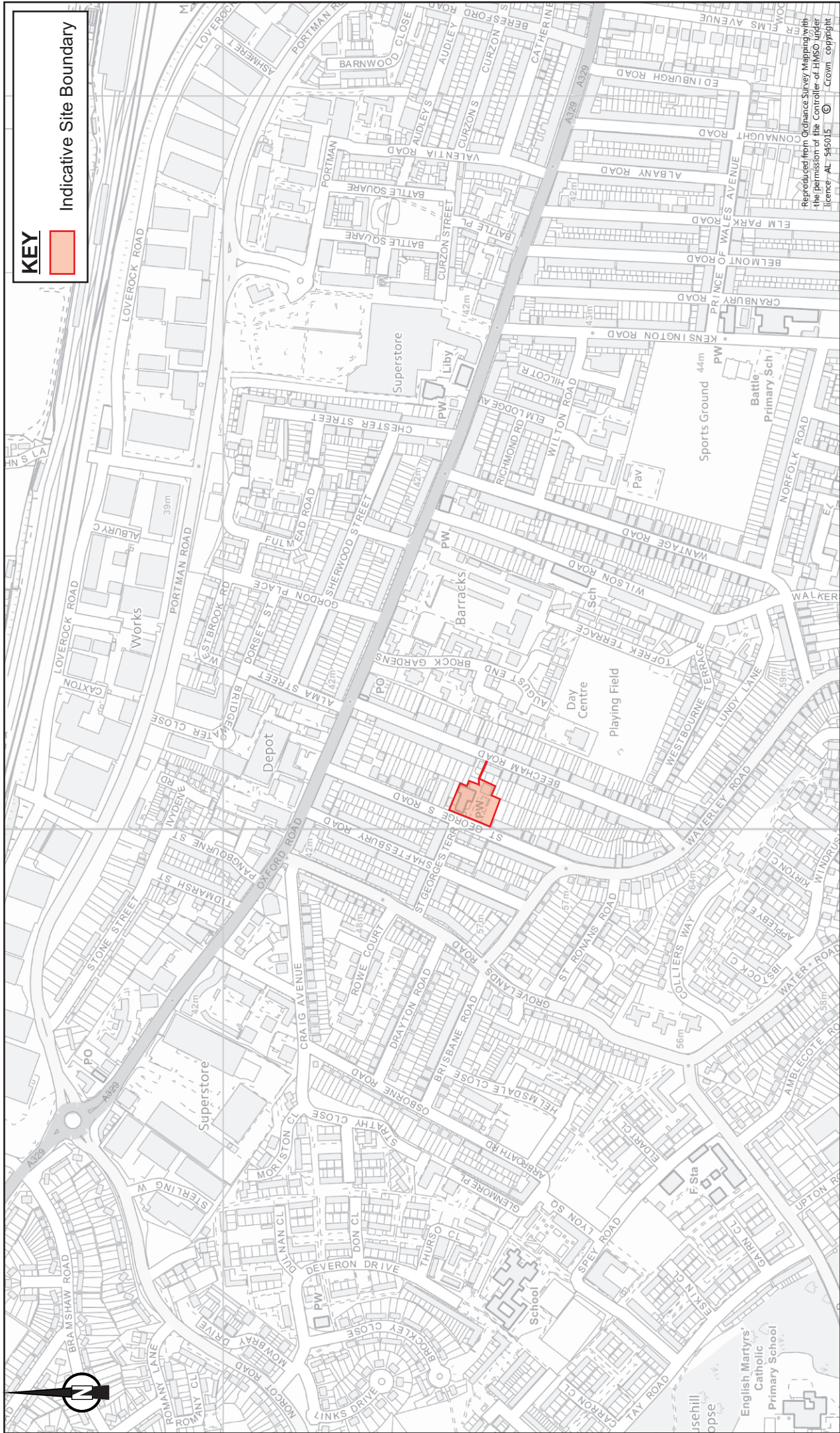
- 5.6 Taking all of the foregoing into account, it is concluded that the proposed scheme will adequately provide the required number of parking spaces and site observations have recorded that there is sufficient parking available off-site at peak times (Church services on Sundays) on St George's Road. This would adequately off-set the loss of one on-street parking space resulting from the provision of an additional access.



- 5.7 Whereas there would be no compelling or policy (NPPF) requirement to justify a Travel Plan in order to make the development proposals acceptable in planning or operational terms, the Church is prepared to voluntarily set up and operate a Travel Plan.
- 5.8 It is therefore concluded that there should be no technical or transport policy grounds for withholding planning consent.

FIGURES

Figure 1.1	Site Location Plan
Figure 2.1	Existing Bus Services
Figure 2.2	Church Congregation Data 2016
Figure 3.1	Proposed Parking Allocation



KEY

Indicative Site Boundary

FIGURE NO.

DRAWING TITLE

JOB TITLE

Figure 1.1

Site Location Plan

St George's Church,
Reading

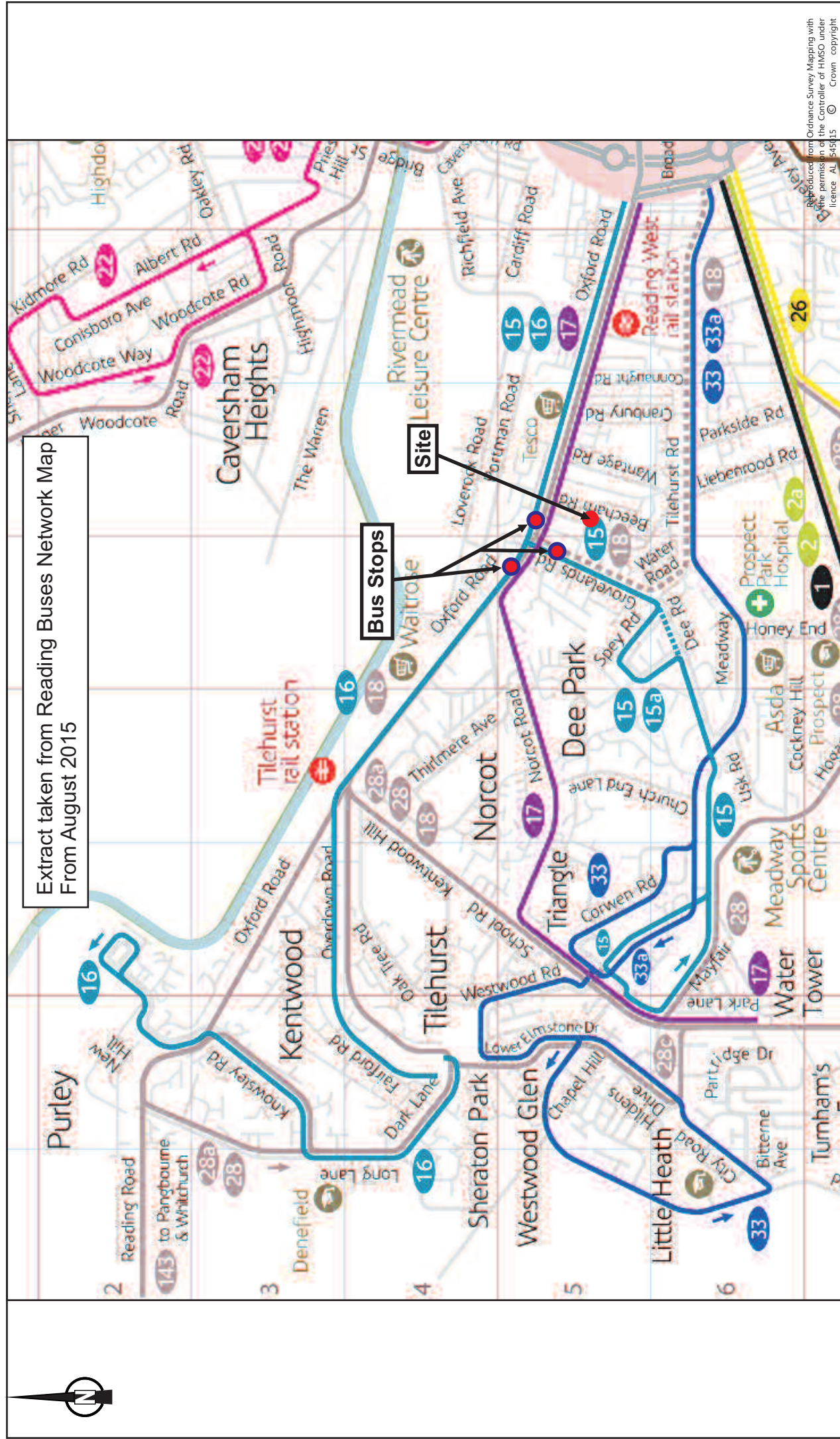


Figure 2.1

FIGURE NO.

DRAWING TITLE

JOB TITLE

Existing Bus Services

St George's Church, Reading

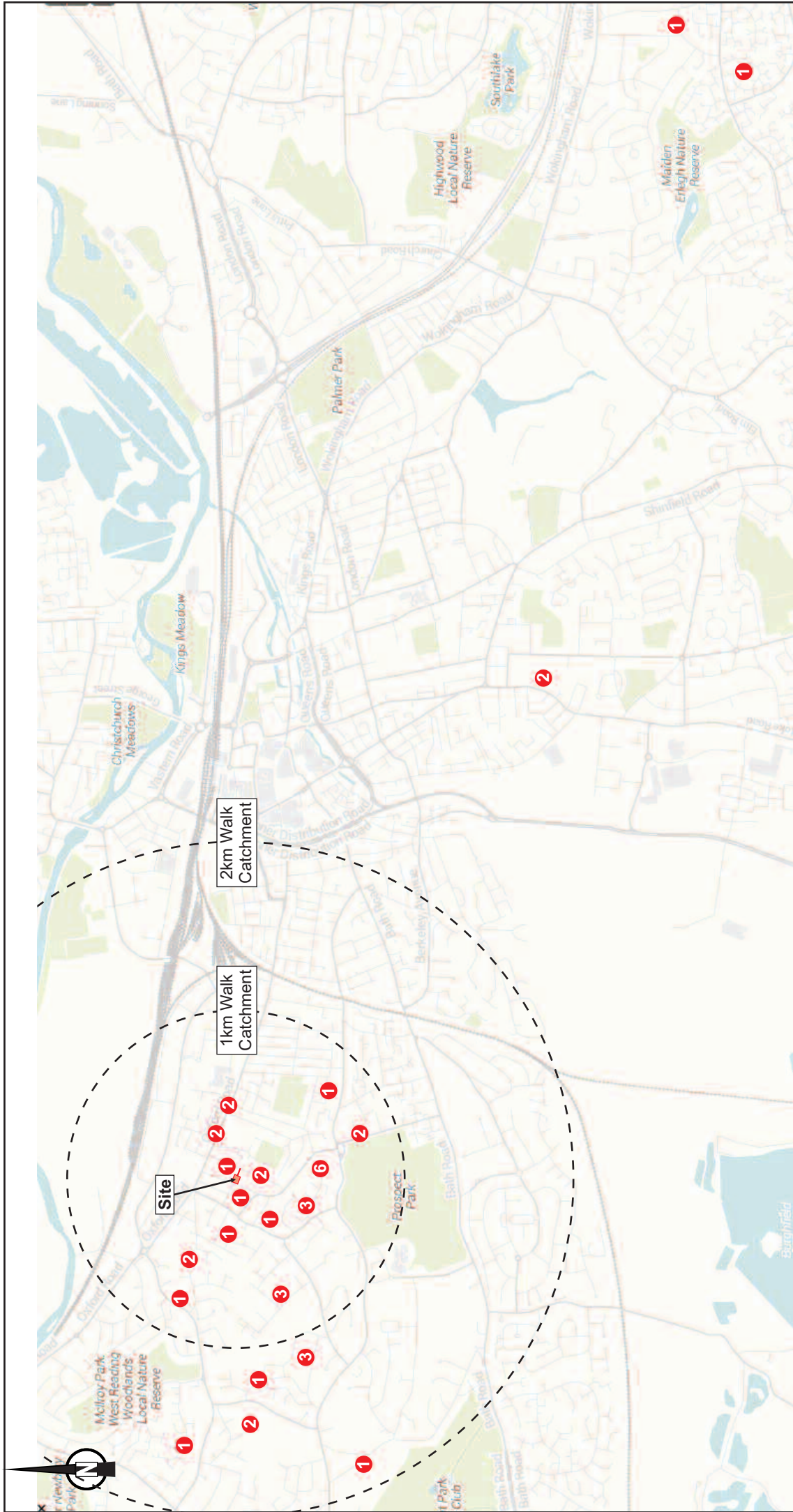


**STUART MICHAEL
ASSOCIATES**
CONSULTING ENGINEERS

Stuart Michael Associates Ltd

Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711 e: mail@stuartmichael.co.uk
F: 01635 861 715 w: www.stuartmichael.co.uk

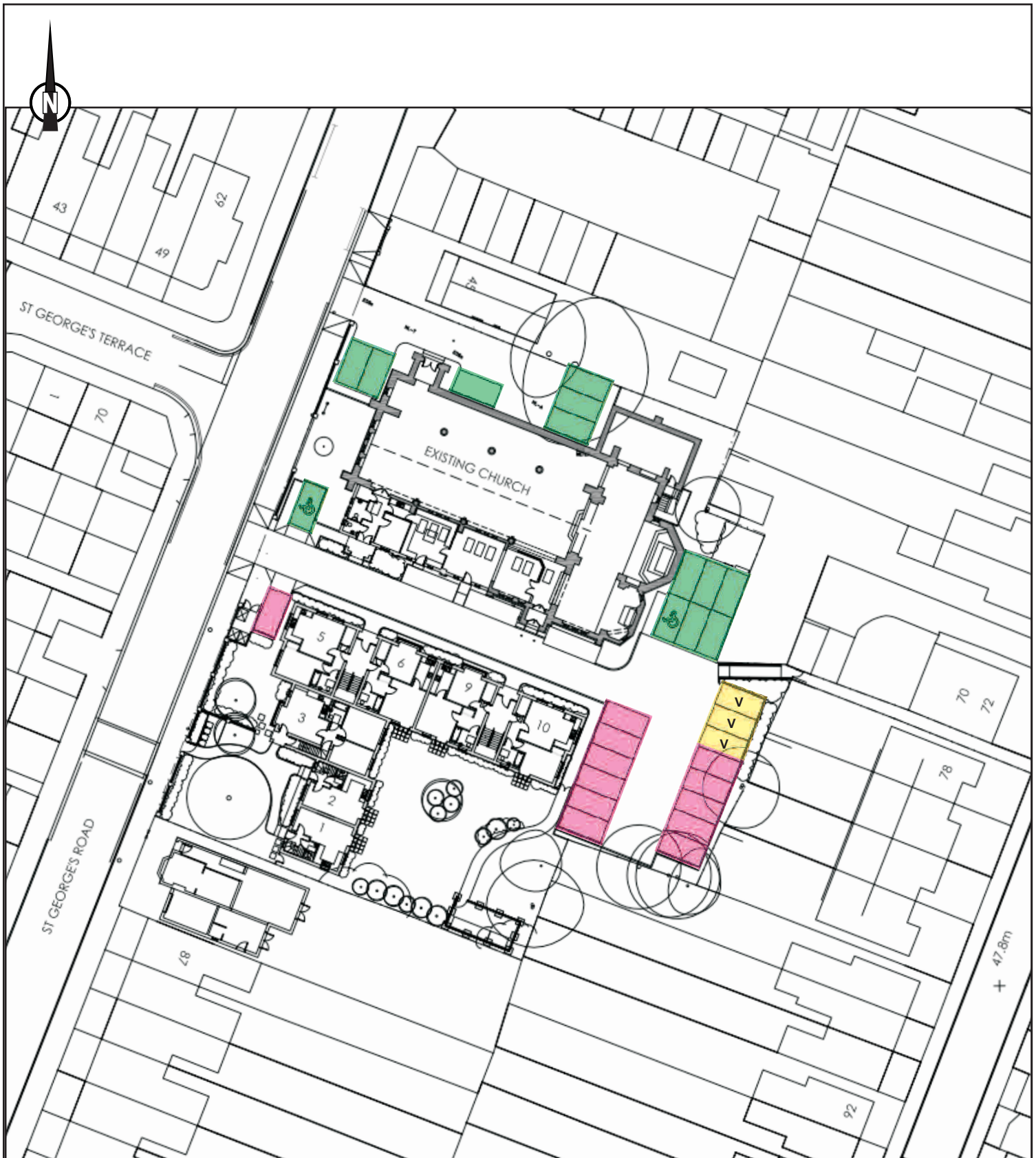
© This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates.



Address Data taken from the 2016 Electoral Roll of St George's Church, Reading

Reproduced from Ordnance Survey Mapping with the permission of the Controller of HMSO under licence AL 545015 © Crown copyright

 STUART MICHAEL ASSOCIATES CONSULTING ENGINEERS Stuart Michael Associates Ltd Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF T: 01635 867 711 e: mail@stuartmichael.co.uk F: 01635 861 715 w: www.stuartmichael.co.uk	St George's Church, Reading	Church Residency Data 2016	Figure 2.2
JOB TITLE		DRAWING TITLE	FIGURE NO.
© This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates.			



KEY

- 12 Spaces for Residential use
- 3 Visitor Spaces
(Shared use between Residential and Church)
- 13 Spaces for Church use

Based on The Harris Partnership Architects
Drawing No. 11981-98 Revision C - Proposed Block Plan

Reproduced from Ordnance Survey Mapping with
the permission of the Controller of HMSO under
licence AL 545015 © Crown copyright



Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711 e: mail@stuartmichael.co.uk
F: 01635 861 715 w: www.stuartmichael.co.uk

JOB TITLE

St George's Church,
Reading

DRAWING TITLE

Proposed Parking
Allocation

FIGURE NO.

Figure 3.1

SCALE:

@ A4

© This drawing is the copyright of Stuart Michael Associates Limited.
It may not be reproduced or amended without the written approval
of Stuart Michael Associates.

APPENDICES

Memo

To: Ben Pratley
From: Transport Development
Date: 13 May 2016
Re: Consultation on Planning Application

Application Number: 152301

Application Type: Full Planning Approval

Address: St Georges Hall St Georges Road Reading RG30 2RG

Proposal: Church extension of 88sqm with dedicated parking area, core access road and construction of 12 affordable housing units with associated parking and amenity space

This site is located on the east side of St George's Road which is a residential street serving predominantly terraced properties which have limited off street parking facilities. There is no Resident's permit scheme in operation on St George's Road and there is high demand for parking particularly during evenings and weekends.

The site is located in Zone 3, Secondary Core Area and the required parking provision for the proposal is 1.5 spaces per dwelling, a total requirement of 18 parking spaces. This is the required standard given the SPD is written in accordance with national policy as contained within the National Planning Policy Framework (NPPF), the final requirement has taken into account local circumstances including car ownership figures, public transport provision and proximity to local facilities.

The proposal includes a provision of 15 spaces for the residential use which would equate to 1 space per dwelling and 3 visitor spaces and given that these provisions have previously been agreed, I am happy with the proposed provision. To make sure residents are not forced to park on street when events are taking place in the church, 12 parking spaces should be allocated for the residential use as a whole.

However, the Transport Statement indicates that the site currently has 13 spaces for the sole use of the church and community centre. Therefore, the proposals result in the net loss of 3 parking spaces for the church. In addition, 6 of the parking spaces associated with the church are provided in a tandem parking spaces arrangement which further reduces the useable parking provision by 3 spaces.

While it may be acceptable to park two vehicles in tandem for a single dwelling, it will not be suitable for this development where the spaces will be used by the church and/or numerous different residents within the flats. This arrangement is inconvenient and may deter the full use of the available off-street parking capacity in favor of accessible spaces located on-street.

The Transport Statement indicates that there will be times when some of the spaces will be shared between the residential and church use. This arrangement is only acceptable when the parking demand between the two key users occur at different times of the day. However, the peak demand for the church and community use is in the evenings and weekends when the demand for residential parking is at its highest. Whilst I am happy for

the 3 visitor parking spaces to be shared between the residential and church uses, I am not satisfied that the overall parking provision can be shared between the two key users. Therefore, information should be provided illustrating which spaces are to be for the residential, church and visitor uses.

The proposals include the modification of the existing vehicular access into the site, moving the access approximately 3m further southwest along St Georges Road away from the junction with St Georges Terrace which is protected by double yellow lines. It is unlikely that the double yellow line would be extended, however, if the access extended further than the double yellows then vehicles would not be able to obstruct the access in any case which may result in the loss of on-street parking.

Therefore, I request that the existing access and waiting restriction are illustrated on the proposed site layout plan to determine whether there is a loss in on-street parking.

In addition, the parking area for the residential dwellings fronting onto St George's Road is fairly remote to the dwellings entrance. This is likely to lead to residents parking on the road for convenience especially when unloading shopping/children from the car and not in their dedicated spaces as there is no direct path to the parking area. Therefore, the applicant should reconsider the access and/or parking layout for these dwellings.

The 4m wide access is sufficient to allow two way traffic flow so is therefore acceptable. This is reduced to 3.5m in width for a short section but this is once you are 34m into the site and is therefore acceptable.

Submitted with this application is a Transport (Travel) Plan compiled by 'The Benefice of Tilehurst St George and St Mary Magdalen' which outlines the measures which will be taken to ensure that the provision of 10 parking spaces allocated on site for the Church are sufficient (albeit that only 7 parking spaces are acceptable).

No travel data has been obtained to determine how the congregation currently travels to the church in order to identify the specific required outcomes. Travel Plans should set explicit outcomes rather than just identify processes to be followed as listed in points 1-6 of the Transport (Travel) Plan dated 12th April 2016. Point 7 states that the church will make regular approaches to the Ibis Hotel on the Oxford Road to ask if worshippers may use the pay and display car park there. However, until such arrangement is in place, I am unable to consider this as mitigation against a shortfall of parking on the site.

The NPPG states that *"Travel Plans are long-term management strategies for integrating proposals for sustainable travel into the planning process. They are based on evidence of the anticipated transport impacts of development and set measures to promote and encourage sustainable travel (such as promoting walking and cycling). They should not, however, be used as an excuse for unfairly penalising drivers and cutting provision for cars in a way that is unsustainable and could have negative impacts on the surrounding streets."*

Therefore, the proposed Travel Plan measures do not omit the need for a reasonable level of parking.

Cycle parking for the residential properties is included within a cycle shelter to the southeast of the site within the dedicated amenity area. In accordance with the Council's

adopted Parking Standards and Design SPD, the proposed cycle shelter should be equipped with 'Sheffield' type stands. However, I am happy to deal with this by condition.

The bin stores are conveniently located at the front of the site which will provide easy access for refuse collection.

The construction of the proposed development is covered by a Construction Method Statement submitted as part of this application. Comments will be issued under separate cover.

Please ask the applicant's agent to submit suitably amended plans to address these points before determining this application.

Suggested reasons for refusal if refused

1. The proposed layout fails to demonstrate that it complies with the Local Planning Authority's standards in respect of vehicle parking. This could result in on-street parking on St George's Road, adversely affecting road safety and the flow of traffic, and in conflict with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

APPENDIX 2
Summary of Local Bus Services

5477 - Tilehurst St George's Church, Reading

Bus Timetable: Services 15/16/17/18 running along Oxford Road

Service	Bus Route	Monday -Friday		Saturday		Sunday	
		Operating Hours	Frequency	Operating Hours	Frequency	Operating Hours	Frequency
15/15a	Central Reading - Dee Park - Tilehurst	05:00-23:47	8/hour	06:05-23:45	7/hour	07:35-23:44	4/hour
16	Central Reading - Purley	05:25-23:49	1 every 15 minutes	05:37-23:49	1 every 10 minutes	07:29-23:50	4/hour
17	Wokingham Road - Central Reading - Tilehurst	24hrs	1 every 7-10 minutes	24hrs	1 every 7-10 minutes	06:00-03:27	1 every 10 minutes
18(School Bus)	Rivermead Leisure complex-Calcot Sainsbury's	08:03-08:27	1/day	N/A	N/A	N/A	N/A

APPENDIX 3
Summary Notes on Site Visits

ST. GEORGE'S CHURCH, TILEHURST, READING (SMA Ref: 5477)

Site Visit: Sunday 26 June 2016 (S.M. Atkinson)

Period: 09:00 – 11:45 am

General

S.M. Atkinson visited the Church site and local environs (neighbouring roads and ibis Styles Hotel) to view the general level of parking demand prior to the commencement of the morning service and immediately afterwards. Photographs were taken and a visual appraisal was made of the parking space available on St. George's Road, St. George's Terrace, Shaftesbury Road and Beecham Road.

Observations/Notes

- | | |
|-------------------|---|
| 09:00 – 09:10 | St. George's Road heavily parked both sides though 5 vacant spaces noted north of St. George's Terrace and 3 spaces south of the Terrace.

Driveways on St. George's Road (east side) and a skip on road restricted parking opportunities. Also poor parking (e.g. area where 3 car spaces but 2 cars parked preventing optimum use). |
| 09:17 – 09:20 | Observations of ibis Styles Hotel (which has both at grade and below ground parking) indicated more than 12 spaces available at ground level.

Parking is monitored by ANPR (automatic number plate recognition) and penalties imposed for unpermitted use. |
| 09:20 – 09:23 | Royal Albion Hotel

Pay and Display in operation for parking with charges:

1 hour £2; 2 hours £3; 4 hours £4

Car park was near full at 09:23. ANPR control on parking. |
| 09:29 | Vehicles arriving at Church and entering site (5 cars parked up). |
| 09:32/09:38/09:43 | Residents along St. George's Road leaving and vacating space. |
| 09:36 | 7 vehicles parked at Church. |

09:55

12 vehicles parked at Church. Other Churchgoers arriving on foot.

Congregation

SMA recorded 37 persons (38 including SMA) plus a few young children at the Service. Brief conversation with Eric Steward after the service to explain purpose of visit (view site and parking demand). Eric advised that the Toddlers Playgroup use the Church on a Tuesday and chairs (there are no pews) are cleared to facilitate this.

Post Service

11:36 Noticeable that more space was available on St. George's Road (residents having vacated on-street parking); 11 spaces available south of St. George's Terrace and 3 available north of St. George's Terrace.

St. George's Terrace and Shaftesbury Road heavily parked up throughout the morning. Beecham Road (one-way northbound) parked up on both sides.

11:40 ibis Styles Hotel: plenty of space available at ground level (did not enter to view below ground parking).

Summary View

Parking demand on-site was 12 maximum leaving space for potentially 2 more vehicles.

Poor parking on St. George's Road in places where parking could therefore be optimised by better parking or delineation of parking spaces.

Evidence of local residents undertaking trips (vacating space) from 09:32 onwards.

Spaces were available at the Hotel, particularly on the corridor adjoining it which was indicated as available to ibis. Parking at the nearby Royal Albion Hotel was limited (near full before and after Church service).

S.M. Atkinson
26 June 2016

ST. GEORGE'S CHURCH, TILEHURST, READING (SMA Ref: 5477)

Site Visit: Sunday 3 July 2016 (C. Harrison)

Period: 09:00 – 11:45 am

General

C. Harrison visited the Church site and local environs (neighbouring roads and ibis Styles Hotel) to view the general level of parking demand prior to the commencement of the morning service and immediately afterwards. Photographs were taken and a visual appraisal was made of the parking space available on St. George's Road, St. George's Terrace, Shaftesbury Road and Beecham Road.

Observations/Notes

09:00 – 09:10 St. George's Road heavily parked both sides though 5 vacant spaces noted north of St. George's Terrace and 4 spaces south of the Terrace.

Driveways on St. George's Road (east side) and a skip on road restricted parking opportunities.

09:17 – 09:20 **Observations of ibis Styles Hotel** (which has both at grade and below ground parking) indicated more than 9 spaces, of which 2 were disabled spaces, available at ground level.

Parking is monitored by ANPR (automatic number plate recognition) and penalties imposed for unpermitted use.

Cost - £5 for 24 hours payable at Reception applicable 24 hours Monday to Sunday.

09:20 – 09:23 **Royal Albion Hotel**

Pay and Display in operation for parking with charges:

1 hour £2; 2 hours £3; 4 hours £4

Car park had 8 spaces at 09:23. ANPR control on parking.

09:30 **First Vehicle arrives at Church** and enters site.

09:42/09:55 Residents along St. George's Road leaving and vacating space.

09:45	7 vehicles parked at Church.
10:00	10 vehicles parked at Church. Other Churchgoers arriving on foot.

Congregation

CH recorded 23 persons (24 including CH) plus a few young children at the Service.

Post Service

11:25	Noticeable that more space was available on St. George's Road (residents having vacated on-street parking); 8 spaces available south of St. George's Terrace and 8 available north of St. George's Terrace.
11:28	St. George's Terrace and Shaftesbury Road heavily parked up throughout the morning. 3 spaces available on St George's terrace to Shaftesbury Road. Beecham Road (one-way northbound) parked up on both sides.
11:37	ibis Styles Hotel: plenty of space available at ground level. 14 spaces available, of which 2 are disabled spaces. (did not enter to view below ground parking).

Summary View

Parking demand on-site was 10 maximum leaving space for potentially 3 more vehicles.

Poor parking on St. George's Road in places where parking could therefore be optimised by better parking or delineation of parking spaces.

Evidence of local residents undertaking trips (vacating space) from 09:42 onwards.

Spaces were available at the Hotel, particularly on the corridor adjoining it which was indicated as available to ibis. Parking also available at the nearby Royal Albion Hotel (8 spaces available before and 11 spaces available after Church service).

C. Harrison
3 July 2016

ST. GEORGE'S CHURCH, TILEHURST, READING (SMA Ref: 5477)

Site Visit: Tuesday 5 July 2016 (C. Harrison)

Period: 08:25 – 11:55 am

General

C. Harrison visited the Church site and local environs (neighbouring roads and ibis Styles Hotel) to view the general level of parking demand prior to the commencement of the morning service and immediately afterwards. Photographs were taken and a visual appraisal was made of the parking space available on St. George's Road, St. George's Terrace, Shaftesbury Road and Beecham Road.

Observations/Notes

08:25 – 08:42 Parking spaces available on all surrounding roads. St. George's Road has ample parking available- 11 vacant spaces noted north of St. George's Terrace and 19 spaces south of the Terrace.

Driveways on St. George's Road (east side) and a skip on road restricted parking opportunities.

08:42 – 08:45 **Observations of ibis Styles Hotel** (which has both at grade and below ground parking) indicated more than 10 spaces available at ground level.

Parking is monitored by ANPR (automatic number plate recognition) and penalties imposed for unpermitted use.

Cost - £5 for 24 hours payable at Reception applicable 24 hours Monday to Sunday.

08:45 – 08:49 **Royal Albion Hotel**

Pay and Display in operation for parking with charges:

1 hour £2; 2 hours £3; 4 hours £4

Car park had 9 spaces at 08:49. ANPR control on parking.

08:57 **Church Gates Open. No cars parked on site. Pedestrian access gate to Beecham Road also opened.**

09:00 Beecham Road still heavily parked up -6 spaces available.

- 09:10 17 spaces available on St George's Road north of St George's Terrace.
- 09:30 No vehicles parked at Church. All Churchgoers arriving on foot.

Congregation (Holy Communion 09:30 – 10:00am)

CH recorded 5 persons (6 including CH) at the Holy Communion Service.

Post Service

- 10:05 First car in Church car park used by Mother and Toddler group.
- 10:12-10:20 Ample spaces on all surrounding streets. Along St George's Road, 23 spaces available south of St. George's Terrace and 13 available north of St. George's Terrace. 4 spaces available on St George's Terrace to Shaftsbury Road.
- 10:25 ibis Styles Hotel: plenty of space available at ground level. 14 spaces available, of which 1 is a disabled spaces. (CH did not enter to view below ground parking).
- 10:26 Royal Albion Hotel: 10 spaces available.
- 10:30 **Mother & Toddler Group Begins.** St. George's Road has ample parking available- 13 vacant spaces noted north of St. George's Terrace.
- 10:31 2 cars parked in Church car park.
- 10:34 3 cars parked in Church car park used by a Mother & Toddler group.
- 10:37 One car departs from Church Car Park. Leaving 2 cars parked used by Mother & Toddler group.

Mother and Toddler Group (10:30am to Midday)

CH recorded 21 adults and 26 children at the Mother and Toddler group session. (Two extra families had attended today who would not have done usually but local schools were shut in the area due to teachers on Union strike).

Discussion with Revd Adam Carlill that the average attendance at the Mother & Toddler group from February 2015 – February 2016 was 35 adults and 35 children. Year previously, February 2014 – February 2015 was 31 adults and 35 children. The maximum (peak) they have had was on 21st June 2016 with 43 children and 39 adults in attendance.

Revd. Adam Carlill met with the General Manager of ibis Styles Hotel on Monday 27 June 2016 to discuss possibility of Churchgoers using their car park. Apparently the car park is available to non-hotel residents at a cost of £5 per day until 23:00pm.

Post Mother & Toddler Group

11:47	3 cars parked in Church car park.
11:52	4 cars in Church car park (Eric Steward returned).
11:52	Ample parking available. 25 spaces available on St George's Road south of St George's Terrace.

Summary View

Parking demand on-site was 3 maximum leaving space for potentially 10 more vehicles.

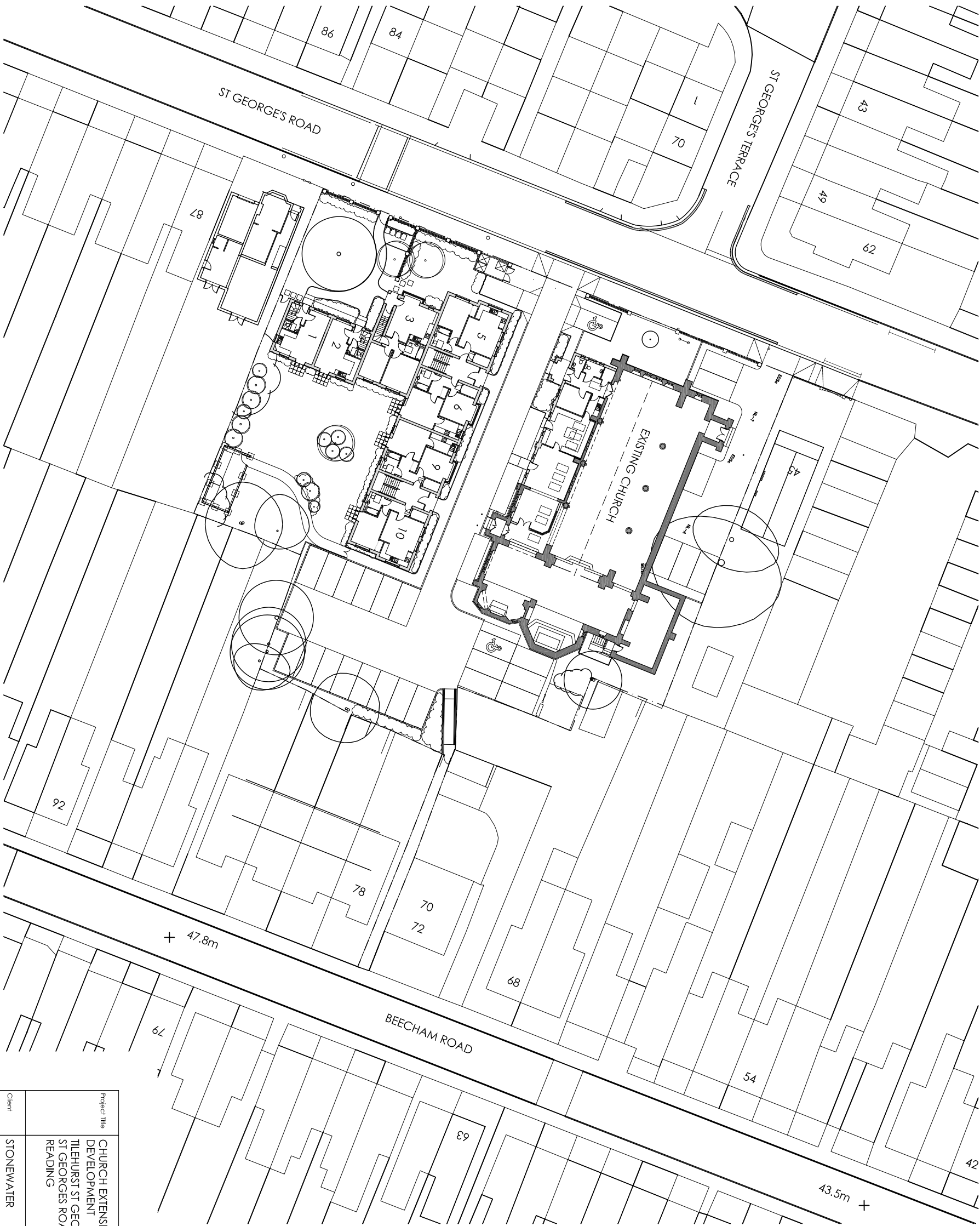
Ample parking available on St George's Road and all surrounding roads.

Spaces were available at the Hotel, particularly on the corridor adjoining it which was indicated as available to ibis. Parking also available at the nearby Royal Albion Hotel.

C. Harrison

5 July 2016

APPENDIX 4
Proposed Site Block Plan



CAD file reference



This drawing is copyright and may not be reproduced in whole or part without written authority.

Project Title		CHURCH EXTENSION & RESIDENTIAL DEVELOPMENT	
Client		TILEHURST ST GEORGES CHURCH	
Status		STONEWATER	
Scale		PLANNING	
Drawn By		LB/VT	
Checked By		JCGS	
Date		08/14	
Drawing Title		CHURCH EXTENSION & RESIDENTIAL DEVELOPMENT	
Job-Dwg No		11981-98	
Rev		C	

Rev	Date	Description	Rev By	Chk'd By
C	27.06/2016	ADDITIONAL PARKING SHOWN AND 3 UNITS REVISED	VS	TVT
B	27.10/2015	CHURCH EXTENSION REVISED	MMD	TVT
A	13.11/2014	REVISED IN LINE WITH PRE-APP COMMENTS	TVT	DMCK

- ☐ THE HARRIS PARTNERSHIP MILTON KENNES
The Old Rectory, 79 High Street
Newport Pagnell, MK16 8AB
T: 01908 211 577 F: 01908 211 722
- ☐ THE HARRIS PARTNERSHIP WAKEFIELD
2 St. Johns North, Wakefield, WF1 3QA
T: 01924 291 800 F: 01924 290 072
- ☐ THE HARRIS PARTNERSHIP MANCHESTER
2nd Floor, Carvers Warehouse,
77 Dale Street, Manchester, M1 2HG
T: 0161 238 8555 F: 0161 244 5807
- ☒ THE HARRIS PARTNERSHIP READING
101 London Road, Reading, RG1 5BY
T: 0118 950 7700 F: 0118 956 8642



www.harrispartnership.com