

Stonewater

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Transport Statement

1 SITE LOCATION AND MOVEMENT NETWORKS

- 1.01 The application site is an urban brownfield piece of land approximately 3,093sqm in area accessed off St George's Road, Reading located close to the Oxford Road (A329) in the area known as Tilehurst. The site is to the west of Reading Centre within the settlement boundaries.
- 1.02 The vehicular access route for the site leads from St George's Road in approximately the middle of the site. The church occupies the north portion of the site with the church hall central to the site and the two areas are separated by the vehicular access route. There is a small area to the west of the community hall which is currently used for informal car parking.
- 1.03 Pedestrian access to the site is currently possible at three locations on the site boundaries. There is a double swing wrought iron gate in the northwest corner of the site from St Georges Road, and a single wrought iron gate next to the vehicular access gate for the site off St Georges Road. The site also includes a pedestrian link with Beecham Road between number 78 and 72 Beecham Road with a single solid steel gate in line with the other boundaries of the main church site.
- 1.04 Pedestrian routes within Local area are reasonable with raised pedestrian routes alongside St George's Road of at least 2m width.
- 1.05 There are bus stops within 200m of the site on Oxford Road with links to the Reading Centre and surrounding areas. Reading West train station is within 1.2km of the site.

[Calls may be recorded for lawful business purposes](#)

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2 CURRENT ON SITE PARKING PROVISION

- 2.01 The site of St George's Church currently has 13 spaces for the sole use of the church and community centre.

3 POLICIES

- 3.01 Within the 'Supplementary Guidance – Revised Parking Standards and Design' (2011), the document calls Zone 3, Secondary Core Area to have a maximum of 1.5 dedicated car parking spaces to be provided per 1 or 2-bed flat and visitor spaces to be provided at 1 space per 4 dwellings. The document also requires a minimum of 0.5 cycle spaces per 1 or 2-bed flat.

4 PROPOSED SCHEME

- 4.01 The proposed extension to the Church is for a total Gross Internal Floor Area of 88.1sqm. This includes an office for the clergy and new toilets plus a new entrance lobby. The extension also houses a parish room and kitchen facilities.
- 4.02 The proposed residential area includes 12 new units in the form of houses, flats and maisonettes in one comprehensive building. The mix provides the following:
- 4 x 1 bed flats
 - 2 x 2 bed flats
 - 4 x 2 bed maisonettes
 - 2 x 2 bed duplexes
- 4.03 The proposals include 25 parking spaces which are mainly located to the rear of the site. Spaces 1-10 are allocated for use by the church and its visitors and the remaining 15 spaces are allocated to the residents (two spaces below the required maximum amount for the residential provision).
- 4.04 The residential parking provision has been calculated to provide 1 parking space per residential dwelling and 3 visitor parking spaces.
- 4.05 It is accepted that there will be times when some of the spaces will be shared to take advantage of the varying demand and need for these spaces which will differ between the two key users of the site. As part of this parking scheme, there are two disabled parking spaces allocated on the site.
- 4.06 There are 16 cycle spaces provided for the residential element within a secure building which is far greater than the six cycle spaces requested by the Supplementary Guidance.
- 4.07 Stonewater understands that should parking permits be introduced along St Georges Road, our residents will not be eligible to apply for them because of the parking provision on site.
- 4.08 A separate statement accompanies this application which outlines the measures that will be taken by Tilehurst St Georges Church to ensure the 10 allocated spaces will be sufficient (Transport Plan 4th November 2014).