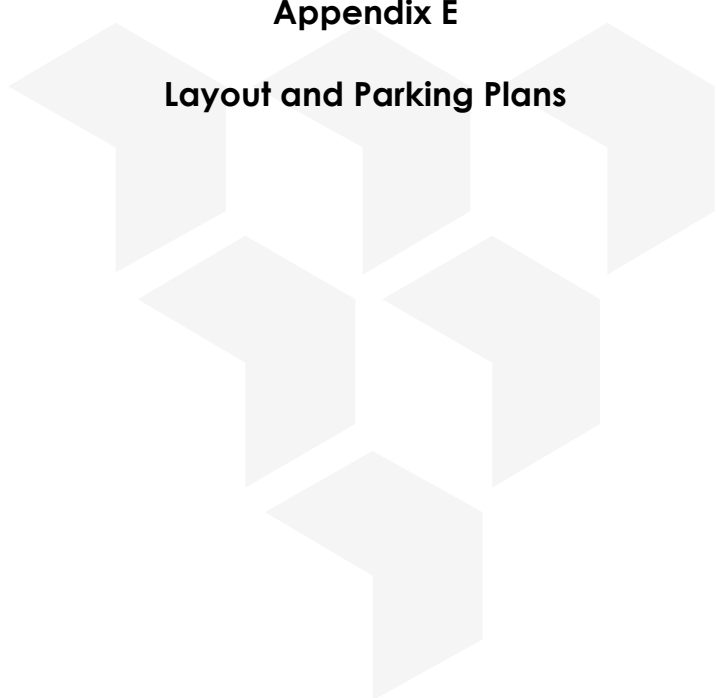




Appendix E

Layout and Parking Plans

NOTES:
DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING
ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE
DIMENSIONS BEFORE ANY WORK IS FABRICATED
COPYRIGHT RESERVED
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ARCHITECTS AND MAY NOT BE COPIED, REPRODUCED, LENT OR
DISCLOSED WITHOUT THEIR EXPRESS PERMISSION IN WRITING.

REVISIONS		
Rev.	Date	Description
C	22.05.23	Updated
D	30.05.23	Updated
E	02.06.23	Updated
F	06.06.23	Updated
G	06.06.23	Updated
H	07.06.23	Updated
J	14.06.23	Updated
K	06.11.23	Updated
L	22.11.23	Updated
M	27.11.23	Updated
N	30.11.23	Updated
P	30.11.23	Updated
Q	14.02.24	Updated
R	27.02.24	Updated

PARKING KEY

KEY

- Land to West
- Gate House
- Pavilion
- Care Home
- Conversion
- Land to North
- Land to East

Proposed Landscaping omitted for clarity.

Client :
BEECHCROFT
DEVELOPMENTS LTD

Job :
CAVERSHAM PARK

Drawing Title:
Land to West (LTW)
Parking Plan

Scale:
1:500 @ A1

Date: Nov 2023
Drawn By: RN
Checked: ***

Drawing No: 3251.P.126
Revision: R

PLANNING

The White Barn, Manor Farm, Manor Road
Wantage, Oxfordshire, OX12 8NE
T: 01235 765322 F: 01235 765373
The Mansion House, Hartham Park, Corsham,
Wiltshire, SN13 0RP
T: 01249 700489 F: 01249 470077

info@bpharwood.co.uk - www.bpharwood.co.uk



Land to the West

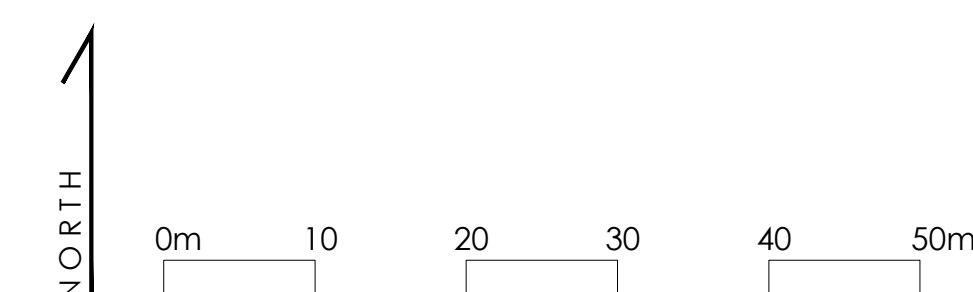
- 2 cycles per house (private sheds)
- 2 cycles per 2B apartment (shared cycle store)
- 1 cycle per 1B apartment (shared cycle store)

Carehome

- As Condry Lofthouse drawings

EV Charging Key

EV Charging Port





NOTES:
DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING
ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE DIMENSIONS BEFORE ANY WORK IS FABRICATED

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REVISIONS

Rev.	Date	Description
C	22.05.23	Updated
D	30.05.23	Updated
E	02.06.23	Updated
F	06.06.23	Updated
G	06.06.23	Updated
H	07.06.23	Updated
J	14.06.23	Updated
K	14.02.24	Updated
L	27.02.24	Updated

PARKING KEY

KEY

- Land to West
- Gate House
- Pavilion
- Care Home
- Conversion
- Land to North
- Land to East

Proposed Landscaping omitted for clarity.

Client :
BEEHCROFT
DEVELOPMENTS LTD

Job :
CAVERSHAM PARK

Drawing Title:
Land to the East
Parking Plan

Scale:
1:500 @ A1

Date: Dec 22 Drawn By: RN Checked: ***

Drawing No: 3251.P.128 Revision: L

PLANNING

The White Barn, Manor Farm, Manor Road
Wantage, Oxfordshire, OX12 8NE
T: 01235 765322 F: 01235 765373

The Mansion House, Hartham Park, Corsham,
Wiltshire, SN13 0RP
T: 01249 700489 F: 01249 470077

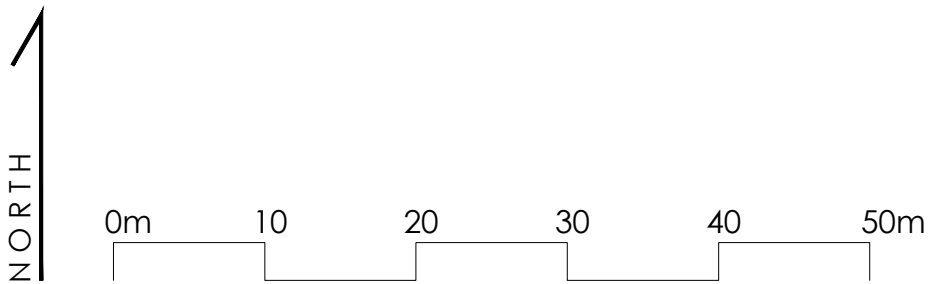
info@bhp-harwood.co.uk - www.bhp-harwood.co.uk



- Land to the East**
- 1 cycle per dwelling (shared cycle store)

EV Charging Key

EV Charging Port



Appendix F

Schedule of Accommodation

Indicative Schedule of Accommodation - Site Wide Summary

Project No: 3251
Client: Beechcroft Developments Ltd
Project Title: Caversham Park, Reading
Date: 29.01.24



Land to the West

Plot No.	Beds	Type	Sqm	Sqft	Notes	
W1	2B	Apt	90.31	972.10	M4(3)	DMS
W2	2B	Apt	90.31	972.10	M4(3)	DMS
W3	2B	Apt	90.31	972.10	M4(3)	DMS
W4	2B	Apt	90.31	972.10	M4(3)	DMS
W5	2B	Apt	75.15	808.91		DMS
W6	3B	House	94.79	1020.32		
W7	2B	House	80.60	867.58		
W8	3B	House	94.79	1020.32		
W9	3B	House	94.79	1020.32		
W10	3B	House	94.79	1020.32		
W11	3B	House	94.79	1020.32		
W12	2B	FOG	82.03	882.97		
W13	2B	House	80.60	867.58		
W14	2B	House	80.60	867.58		
W15	3B	House	94.79	1020.32		
W16	2B	House	80.60	867.58		
W17	2B	House	80.60	867.58		
W18	2B	House	80.60	867.58		
W19	2B	House	80.60	867.58		
W20	3B	House	94.79	1020.32		
W21	2B	House	80.60	867.58		
W22	2B	House	80.60	867.58		
W23	2B	FOG	82.03	882.97		
W24	3B	House	94.79	1020.32		
W25	3B	House	94.79	1020.32		
W26	2B	House	80.60	867.58		
W27	2B	House	80.60	867.58		
Total			2340.16	25189.48		

Main House Conversion

Plot No.	Floor	sqm	sqft	Winter Gdn	access to dedicated Terrace/ garden	1 bed	2 bed	separate study
1	GF	102.70	1105.46		y		1	
2	GF	102.70	1105.46		y		1	
3	GF	69.22	745.08		y	1		
4	GF	65.50	705.04			1		
5	GF	81.52	877.48	y			1	
6	GF	76.38	822.20	y			1	
7	GF	66.39	714.62				1	
8	GF	81.61	878.45				1	
9	GF	66.29	713.55		y	1		
10	GF	75.12	808.59	y	y		1	
11	GF	95.46	1027.53	y	y		1	
12	GF	126.89	1365.84				1	
13	GF	75.83	816.23			1		
14	GF	85.34	918.60				1	
15	GF	69.25	745.41				1	
16	GF	83.35	897.18				1	
17	GF	181.43	1952.91		y		1	y
18	GF	93.59	1007.40				1	
19	GF	90.10	969.84			1		y
20	GF	97.61	1050.67			1		y
21	GF	139.74	1504.16			1		
22	GF	103.97	1119.13		y		1	y
23	GF	204.79	2204.36				1	
24	GF	74.79	805.04			1		
25	GF	126.62	1362.94		y		1	
26	GF	80.22	863.49				1	
27	GF	62.34	671.03			1		
28	GF	62.35	671.14			1		
29	GF	93.24	1003.64				1	
30	GF	138.94	1495.55	y	y		1	y
31	GF	106.00	1140.98		y		1	
32	GF	119.47	1285.98		y		1	
33	GF	119.62	1287.59		y		1	
34	FF	122.66	1320.31		y		1	y
35	FF	103.81	1117.41		y		1	
36	FF	90.50	974.14		y		1	
37	FF	98.50	1060.25		y		1	
38	FF	56.20	604.94		y	1		
39	FF	122.28	1316.22				1	
40	FF	77.96	839.16		y		1	
41	FF	65.57	705.80		y	1		
42	FF	94.31	1015.15				1	
43	FF	121.85	1311.59				1	y
44	FF	83.95	903.64			1		

45	FF	68.97	742.39			1		
46	FF	84.17	906.01				1	
47	FF	74.40	800.84			1		y
48	FF	66.72	718.17			1		
49	FF	86.65	932.70			1		
50	FF	74.46	801.49				1	
51	FF	153.67	1654.10				1	y
52	FF	48.34	520.33			1		
53	FF	75.87	816.66				1	
54	FF	103.20	1110.84				1	
55	FF	94.06	1012.46				1	
56	FF	78.47	844.65	y			1	
57	FF	87.59	942.82	y			1	
58	FF	108.34	1166.17			1		
59	UPPER FF	62.67	674.58			1		y
60	SF	98.14	1056.38				1	
61	SF	88.03	947.55			1		
62	SF	90.80	977.37				1	
63	SF	85.19	916.99			1		
64	SF	126.10	1357.34				1	y
65	SF	83.95	903.64			1		
TOTAL		6095.75	65614.70	0		23	42	

Land to the North

Plot No.	Beds	Type	Sqm	Sqft	Notes
66	2B	B type	117.7	1266.92	
67	2B	B type	117.7	1266.92	
68	2B	B type	117.7	1266.92	
69	2B	B type	117.7	1266.92	
70	2B	B type	117.7	1266.92	
71	2B	B type	117.7	1266.92	
72	2B	B type	117.7	1266.92	
73	2B	B type	117.7	1266.92	
74	2B	B type	117.7	1266.92	
75	2B	B type	117.7	1266.92	
76	2B	B type	117.7	1266.92	
77	2B	B type	117.7	1266.92	
Total			1412.40	15203.07	

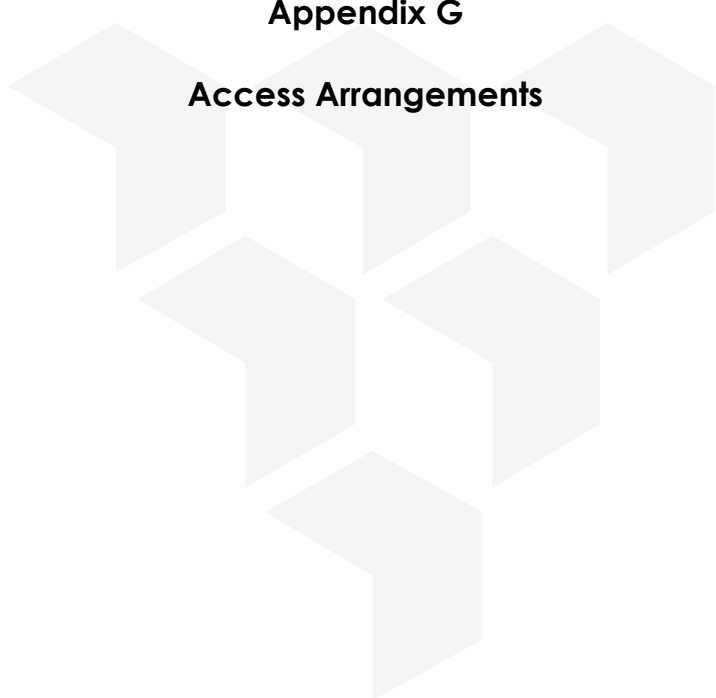
Land to the East -Courtyard

Plot No.	Beds	Type	Sqm	Sqft	Notes
78	2B	Non standard A type	109.08	1174.14	
79	2B	Non standard A type	109.08	1174.14	
80	2B	B type	117.7	1266.92	
81	2B	Apt	93.79	1009.56	
82	2B	Apt	100.43	1081.03	
83	2B	Apt	93.79	1009.56	
84	2B	Apt	90.58	975.00	
85	2B	Non standard A type	109.08	1174.14	
86	2B	Apt	90.58	975.00	
87	2B	Apt	103.4	1113.00	
88	2B	Apt	90.58	975.00	
89	2B	Apt	103.4	1113.00	
90	2B	B type	117.7	1266.92	
91	2B	Apt	105.88	1139.69	
92	2B	Apt	105.88	1139.69	
93	2B	Apt	96	1033.34	
94	2B	Apt	96	1033.34	
95	2B	B type	117.7	1266.92	
96	2B	Apt	103.4	1113.00	1
97	2B	Apt	93.65	1008.05	
98	2B	Apt	103.4	1113.00	
99	2B	Apt	115.90	1247.55	increased into area over removed drive under
100	2B	Apt	93.65	1008.05	
101	2B	Apt	93.65	1008.05	
102	2B	Apt	115.90	1247.55	increased into area over removed drive under
103	2B	Apt	93.65	1008.05	
104	2B	B type	117.7	1266.92	
105	2B	Non standard A type	109.08	1174.14	
106	2B	Non standard A type	109.08	1174.14	
Total			2999.71	32288.88	

Conversion by Entrance

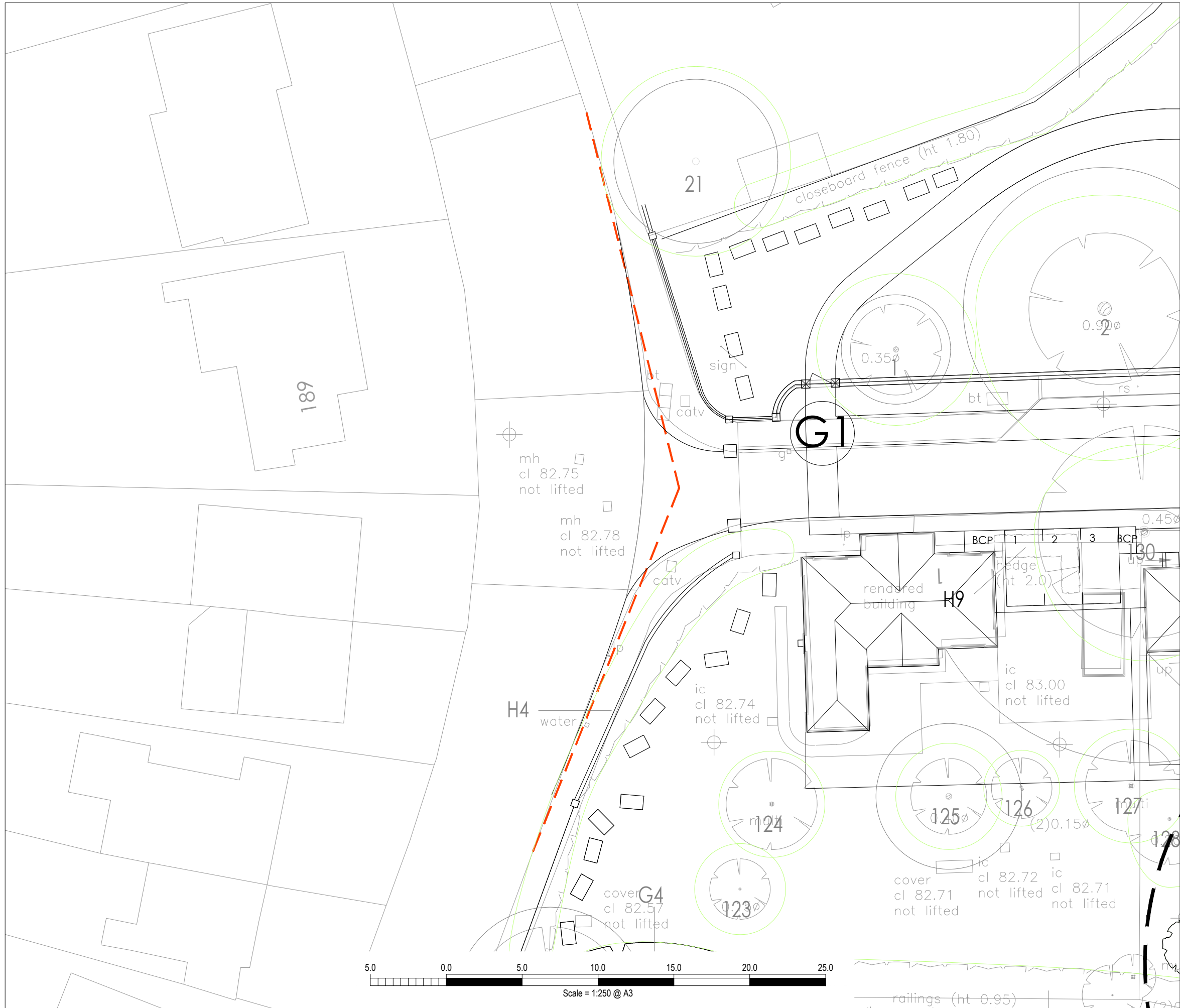
Plot No.	Beds	Type	Sqm	Sqft	Notes
1	2 bed (conv)		94.24	1014.40	
2	2 bed (conv)		88.19	949.28	
3	2 bed (conv)		80.47	866.18	
4	2 bed (conv)		120.49	1296.95	
Total			383.39	4126.81	

	NSA m²	NSA ft²	No. of Units	C3 Units
Land to the West	2340.16	25189.48	27	27
Land to the North	1412.40	15203.07	12	12
Land to the East - Courtyard	2999.71	32288.88	29	29
Main House	6095.75	65614.70	65	
Conversion by Entrance	383.39	4126.81	4	4
Total	13231.41	142422.94	137	72



Appendix G

Access Arrangements



NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.

2. Dimensions are not to be scaled.

Source: BHP's layout 3251 29/02/2024
Midland Survey drawing number 26008

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KEY

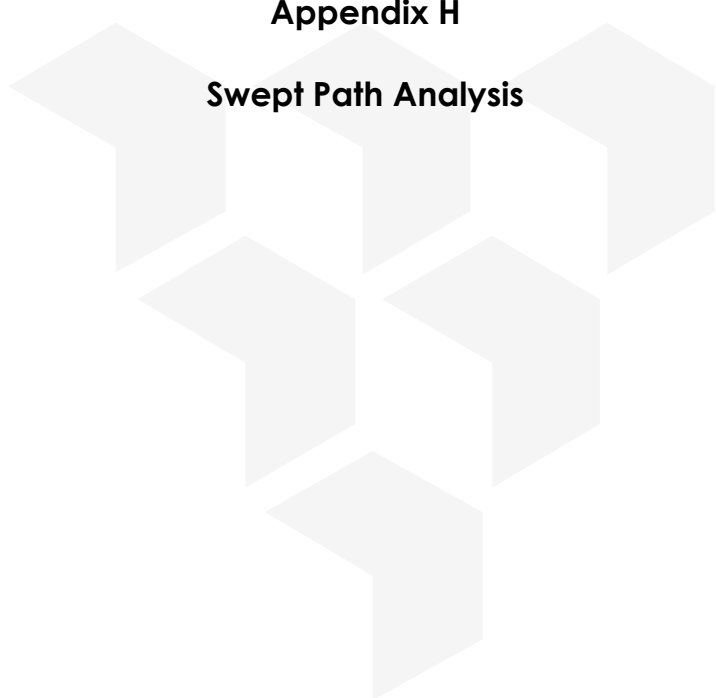
— 2.4m x 25.0m visibility splays



B	Architects layout updated.	04/03/24	TH	AD
A	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd

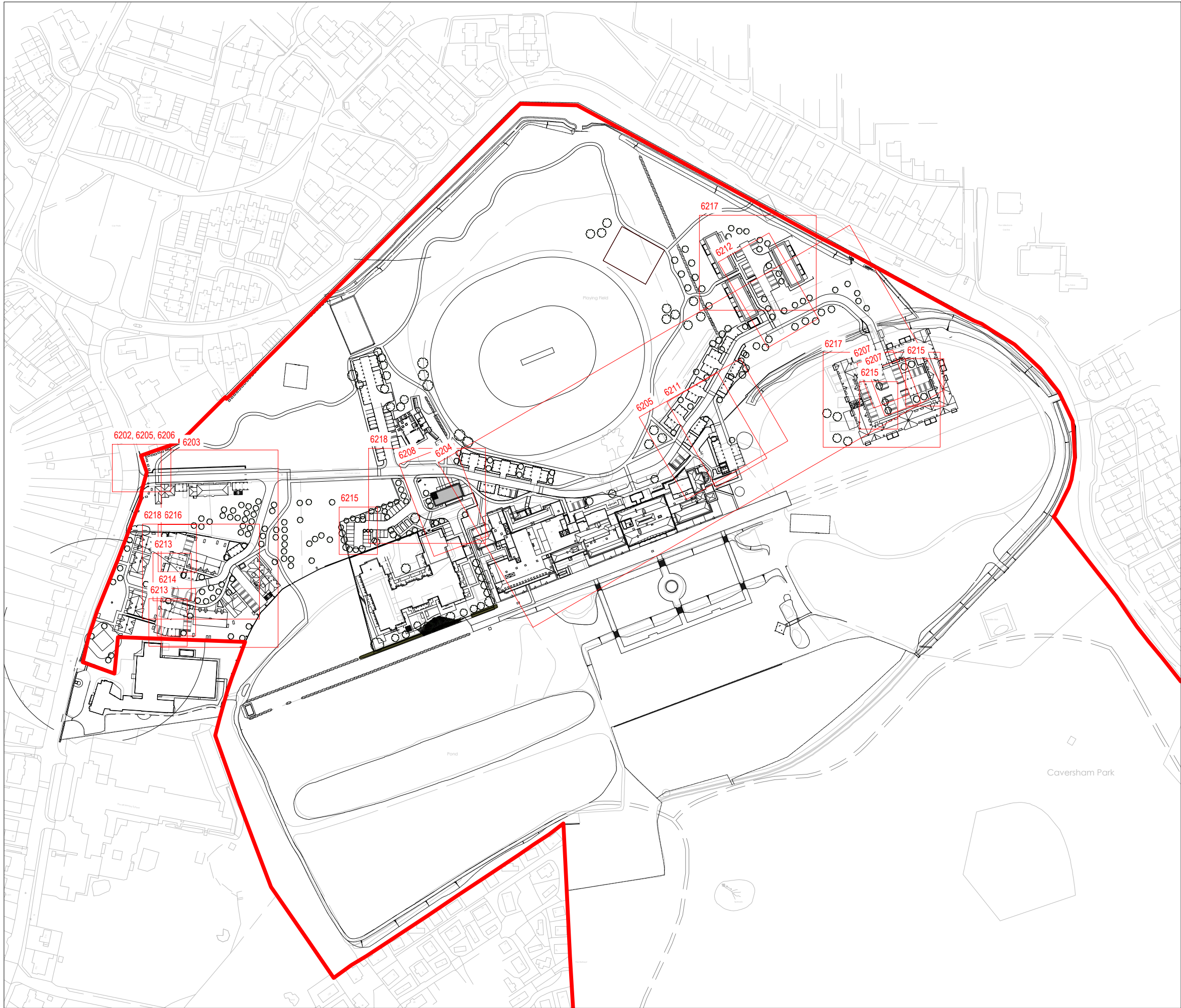


Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Site Access Visibility Splays
Engineer : T. Hart	Date : March 2022
Director : T. Foxall	Scale : 1:250 @ A3
Status :	PRELIMINARY
Drawing No.	8210894/6102
Rev	B



Appendix H

Swept Path Analysis



NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.

2. Dimensions are not to be scaled.

Source: BHP's layout 3251 29/02/2024
Midland Survey drawing number 26008

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Rev.	Description	Date	By	Chkd
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- Civil Engineering
- Structural Engineering
- Transport Planning
- Highways Engineering
- Building Surveying
- Geomatics

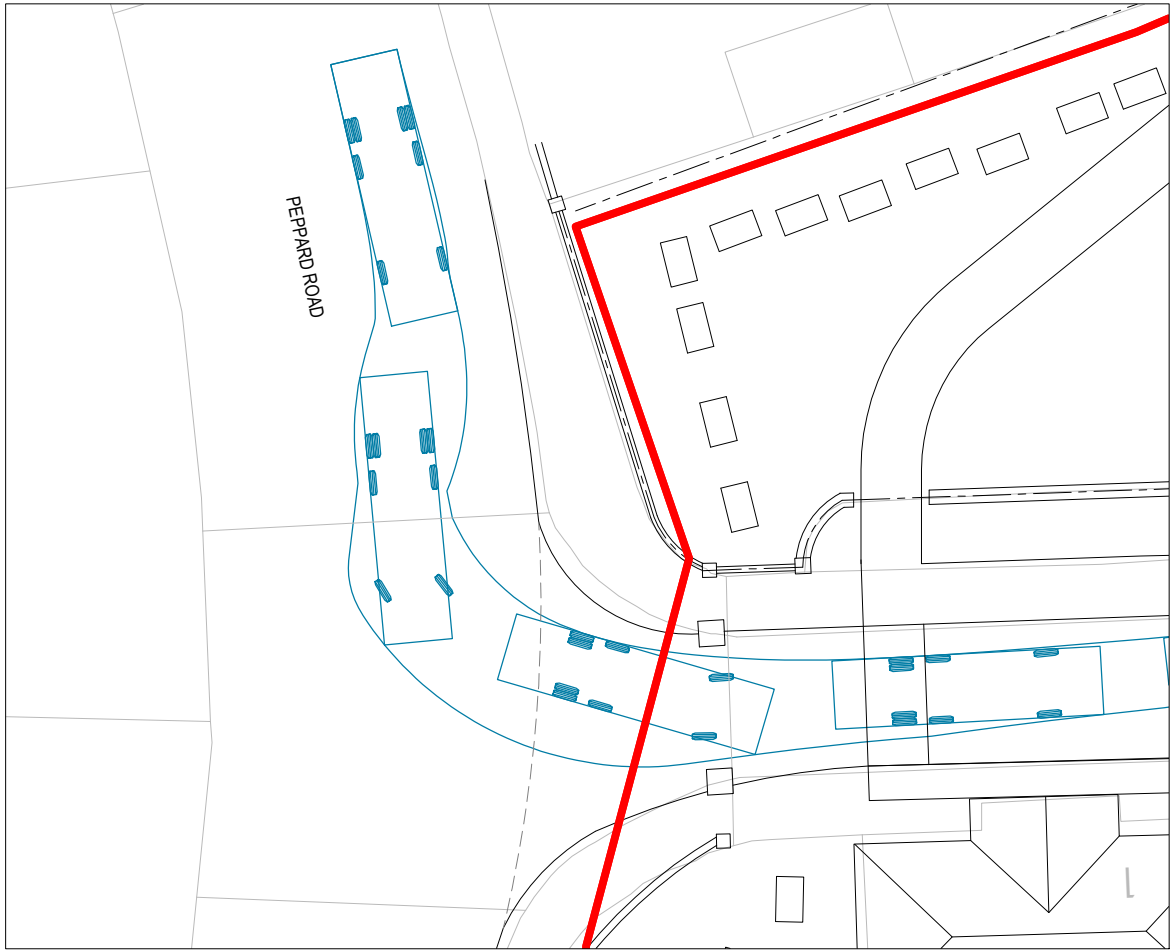
Hertfordshire

Oxfordshire

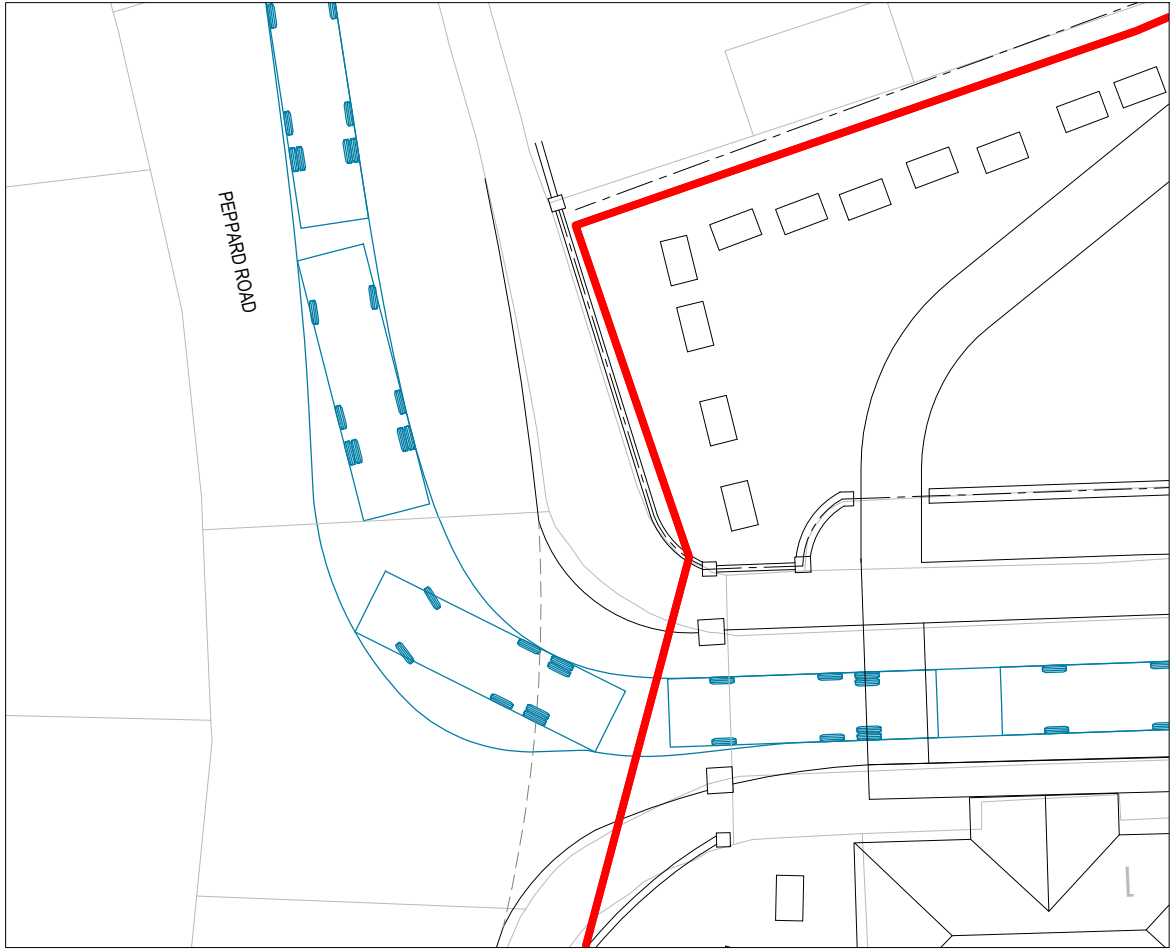
Cambridgeshire

Bristol

Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis Key Plan
Engineer : T. Hart	Date : February 2024
Director : T. Foxall	Scale : 1:2500 @ A3
Status :	PRELIMINARY
Drawing No.	8210894/6200
Rev	



LEFT-TURN - ENTRY



RIGHT-TURN - EXIT

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.

2. Dimensions are not to be scaled.

Source: BHP's layout 3251 29/02/2024
Midland Survey drawing number 26008
Vehicle specification from Reading Borough Councils Waste Management Guidelines for Property Developers, Architects, Planners and Contractors

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KEY

8.75m refuse vehicle - forward gear



C	Architects layout updated.	04/03/24	TH	AD
B	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd



Survey > Plan > Engineer

 Civil Engineering

 Structural Engineering

 Transport Planning

 Highways Engineering

 Building Surveying

 Geomatics

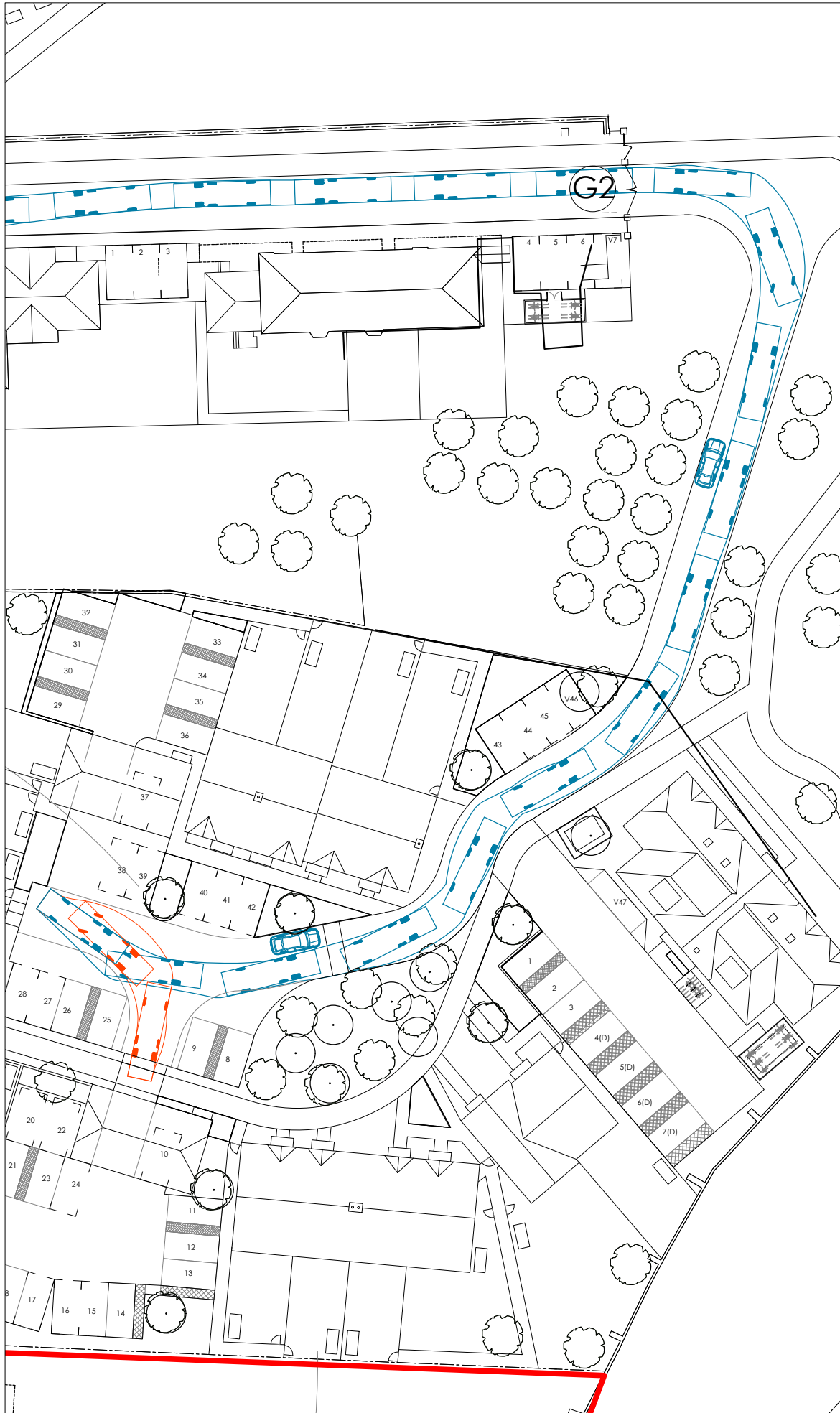
Hertfordshire

Oxfordshire

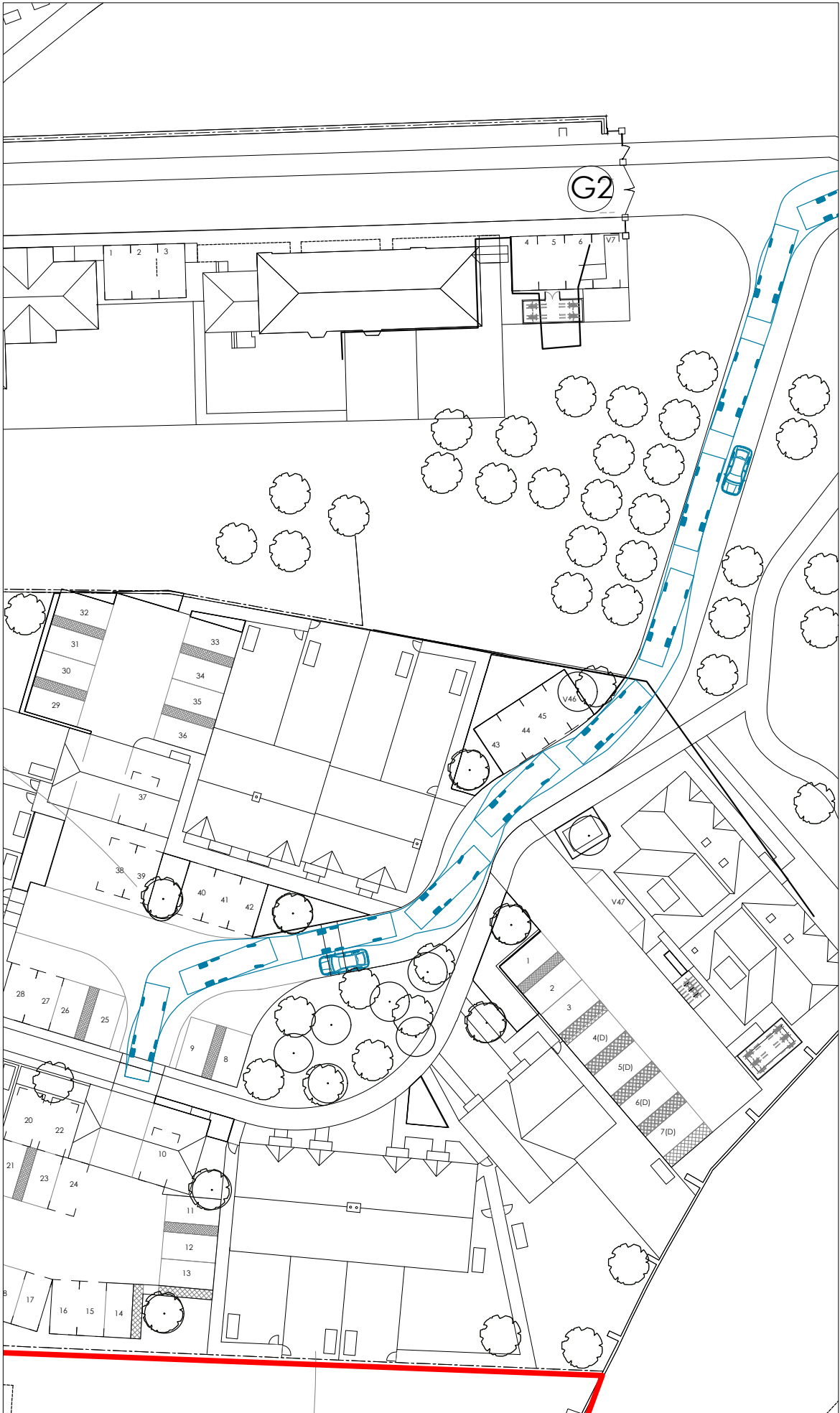
Cambridgeshire

Bristol

Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis 8.75m Refuse Vehicle At Main Entrance
Engineer : T. Hart	Date : December 2021
Director : T. Foxall	Scale : 1:250 @ A3
Status :	PRELIMINARY
Drawing No.	8210894/6202
Rev	C



ENTRY



EXIT

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.

2. Dimensions are not to be scaled.

Source: BHP's layout 3251 29/02/2024
Midland Survey drawing number 26008
Vehicle specification from Reading Borough Councils Waste Management Guidelines for Property Developers, Architects, Planners and Contractors

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KEY

 8.75m refuse vehicle - forward gear

 8.75m refuse vehicle - reverse gear



H	Architects layout updated.	04/03/24	TH	AD
G	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd



Survey > Plan > Engineer

 Civil Engineering

 Structural Engineering

 Transport Planning

 Highways Engineering

 Building Surveying

 Geomatics

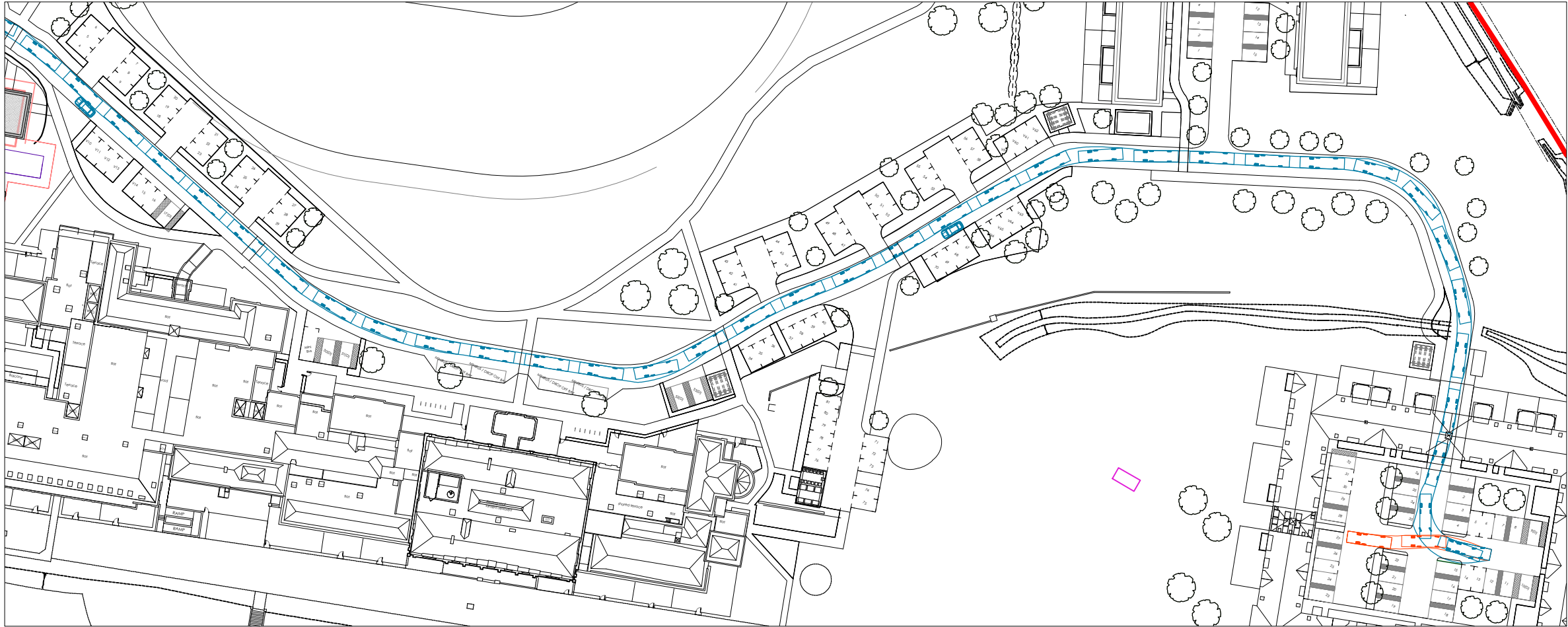
Hertfordshire

Oxfordshire

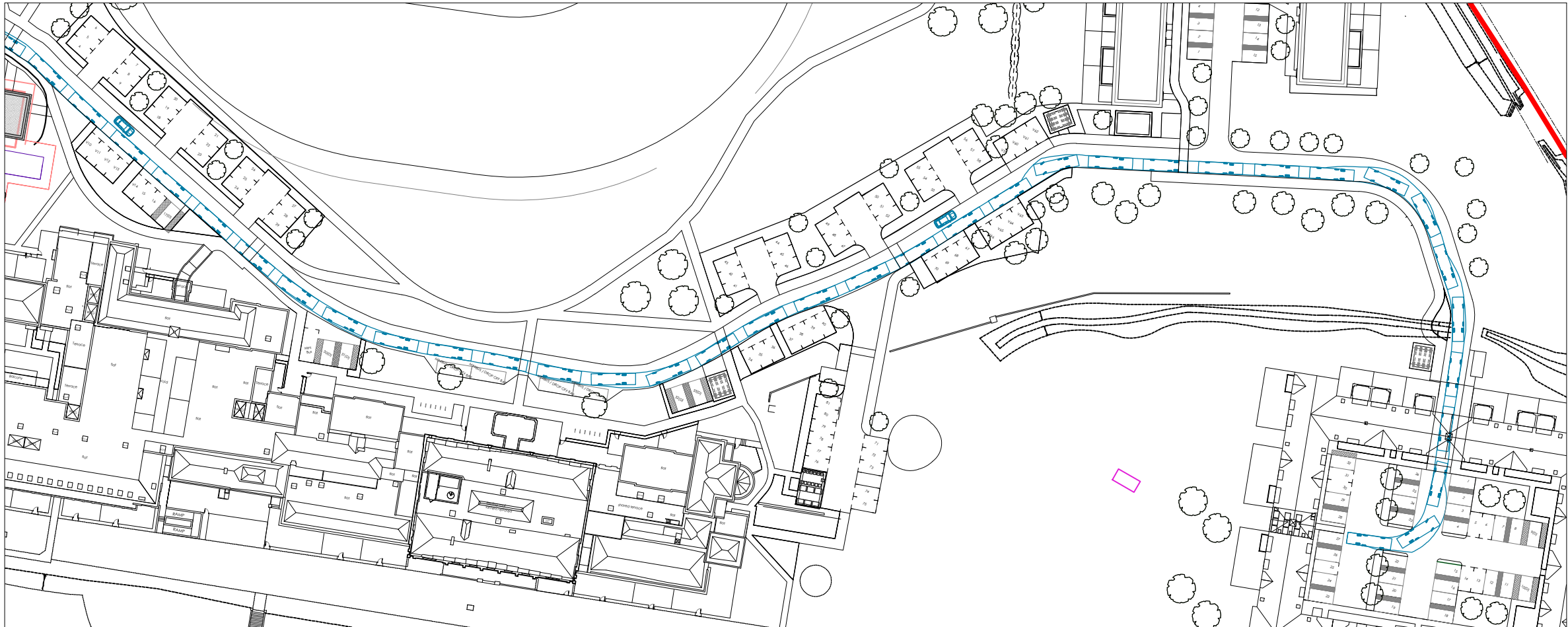
Cambridgeshire

Bristol

Client :		Beechcroft Developments Ltd.	
Project :		Caversham Park Peppard Road, Reading, RG4 8TZ	
Title :		Swept Path Analysis 8.75m Refuse Vehicle At Land to the West	
Engineer : T. Hart		Date : December 2021	
Director : T. Foxall		Scale : 1:500 @ A3	
Status :		PRELIMINARY	
Drawing No.		8210894/6203	Rev H



ENTRY



EXIT

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.
2. Dimensions are not to be scaled.

Source: BHP's layout 3251 29/02/2024
Midland Survey drawing number 26008
Vehicle specification from Reading Borough Councils Waste Management Guidelines for Property Developers, Architects, Planners and Contractors

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KEY

8.75m refuse vehicle - forward gear

8.75m refuse vehicle - reverse gear

H	Architects layout updated.	29/02/24	TH	AD
Rev.	Description	Date	By	Chkd

Glanville
Survey > Plan > Engineer

Civil Engineering
Structural Engineering
Transport Planning

Highways Engineering
Building Surveying
Geomatics

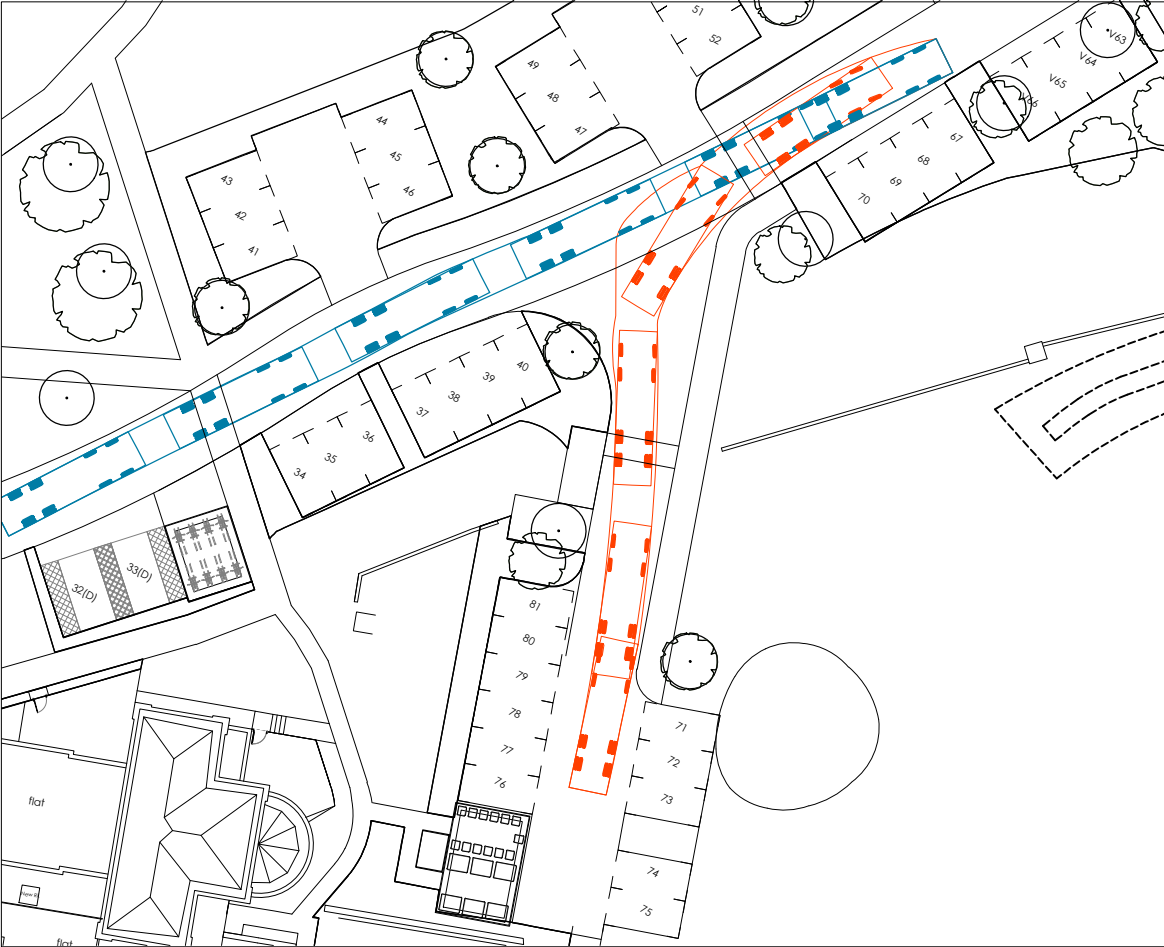
Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis 8.75m Refuse Vehicle Main Spine Road and at Land to the East
Engineer : T. Hart	Date : December 2022
Director : T. Foxall	Scale : 1:1000 @ A3
Status :	PRELIMINARY

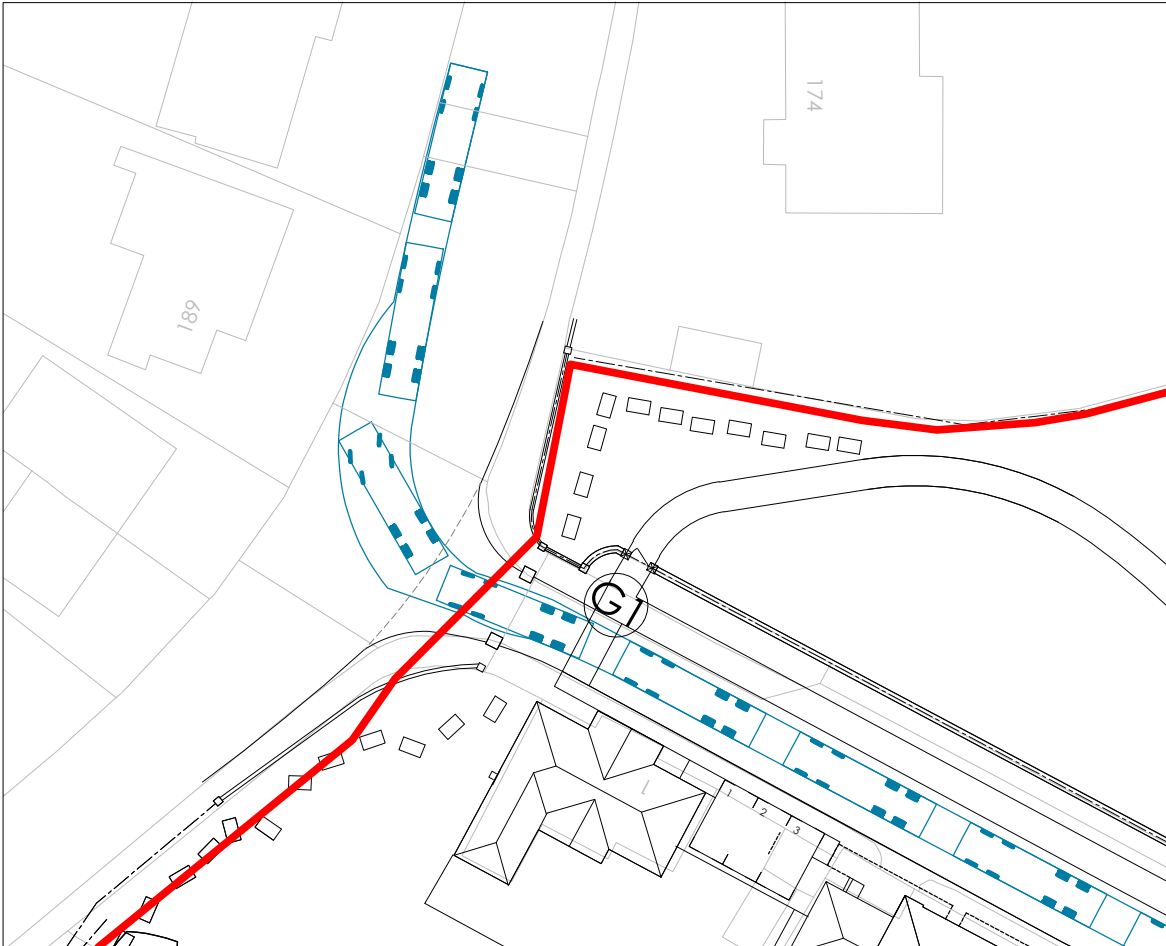
Drawing No.	8210894/6204	Rev	H
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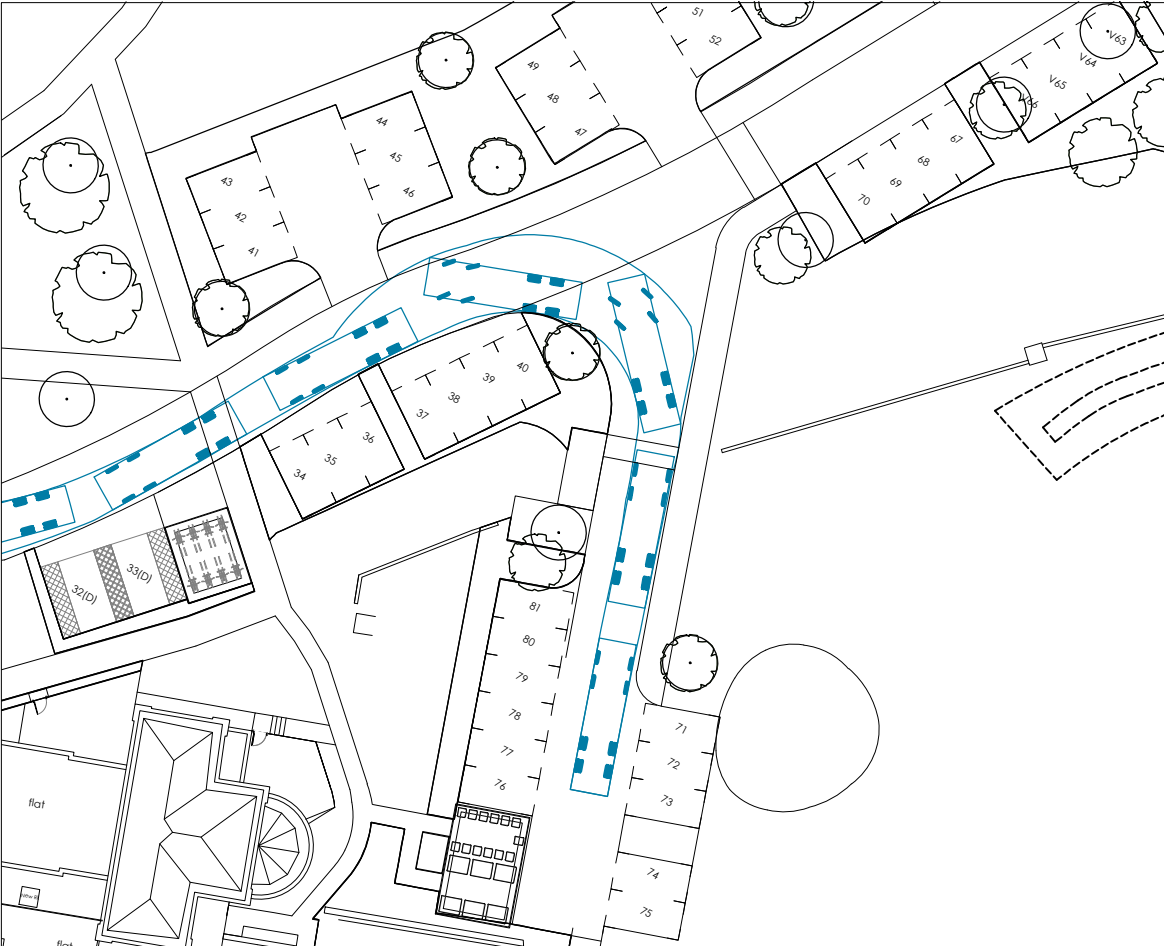
LEFT-TURN - ENTRY



ENTRY



RIGHT-TURN - EXIT



EXIT

- NOTES
1. This drawing is to be read in conjunction with all relevant documents and specifications.
 2. Dimensions are not to be scaled.
- Source: BHP's layout 3251 29/02/2024
Midland Survey drawing number 26008
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KEY

10.2m tanker - forward gear

10.2m tanker - reverse gear

I	Architects layout updated.	04/03/24	TH	AD
H	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd



Survey > Plan > Engineer

 Civil Engineering

 Structural Engineering

 Transport Planning

 Highways Engineering

 Building Surveying

 Geomatics

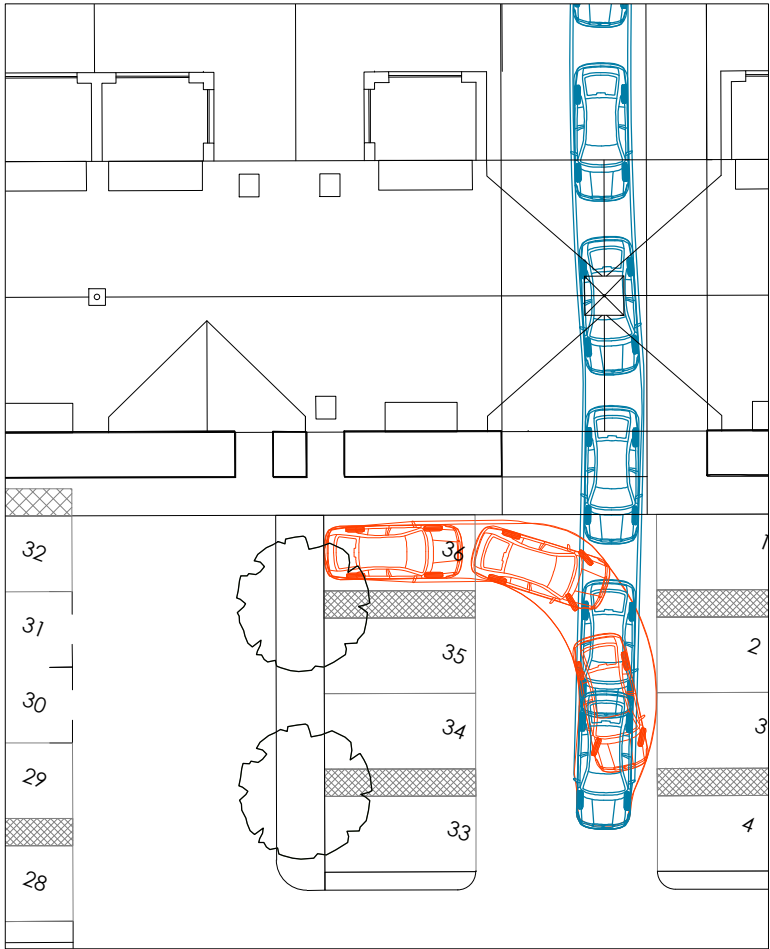
 Hertfordshire

 Oxfordshire

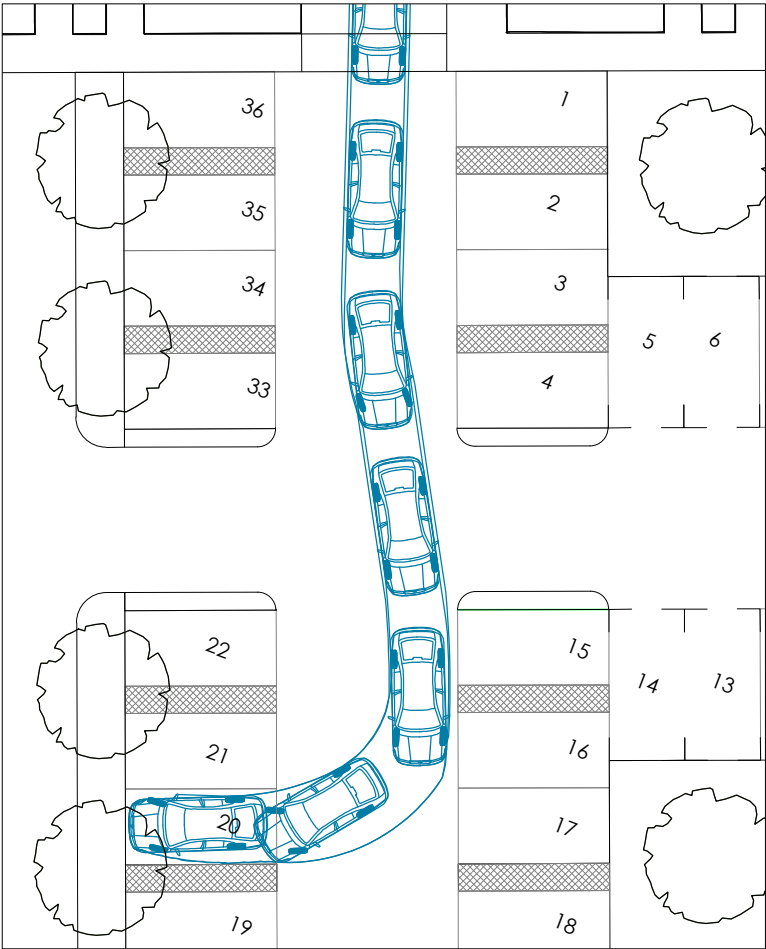
 Cambridgeshire

 Bristol

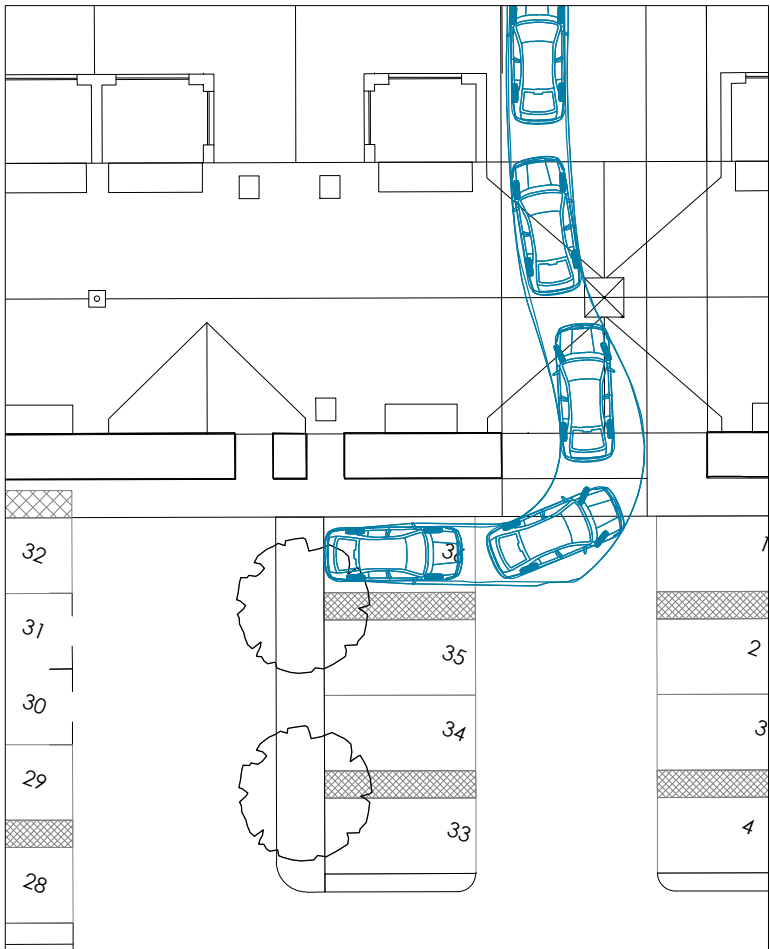
Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis 10.2m Tanker
Engineer : T. Hart	Date : December 2022
Director : T. Foxall	Scale : 1:500 @ A3
Status :	PRELIMINARY
Drawing No.	8210894/6205
Rev	I



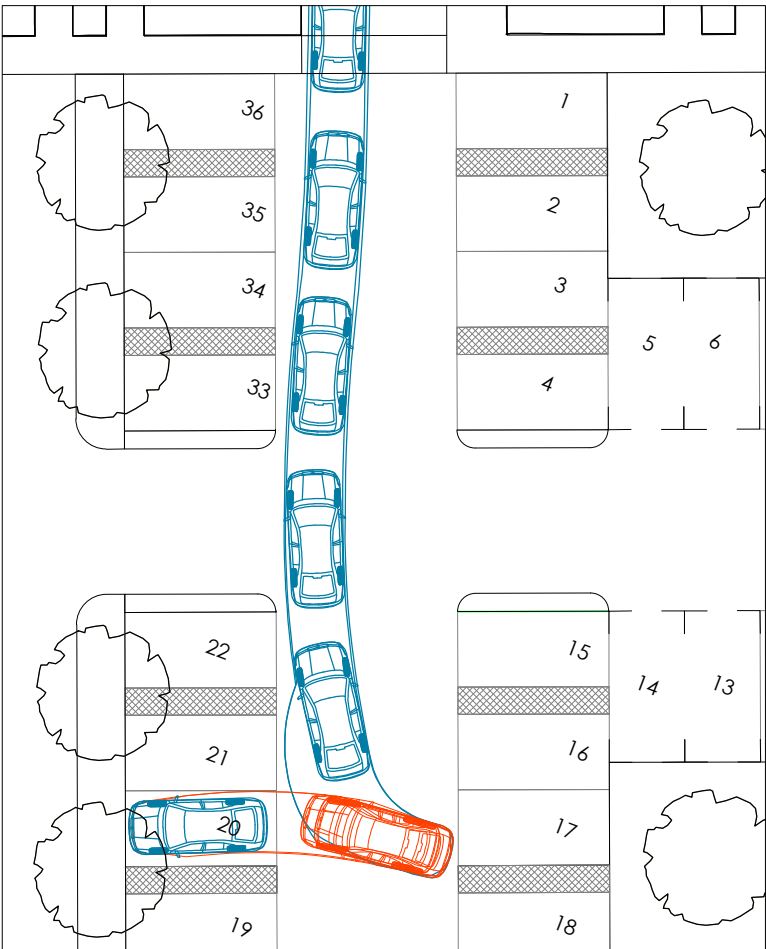
PARKING BAY 36 - ENTRY



PARKING BAY 20 - ENTRY



PARKING BAY 36 - EXIT



PARKING BAY 20 - EXIT

- NOTES
1. This drawing is to be read in conjunction with all relevant documents and specifications.
 2. Dimensions are not to be scaled.
- Source: BHP's layout 3251 29/02/2024
Midland Survey drawing number 26008
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KEY

 Skoda Octavia - forward gear

 Skoda Octavia - reverse gear



E	Architects layout updated.	29/02/24	TH	AD
Rev.	Description	Date	By	Chkd



-  Civil Engineering
-  Structural Engineering
-  Transport Planning
-  Highways Engineering
-  Building Surveying
-  Geomatics
- Hertfordshire
- Oxfordshire
- Cambridgeshire
- Bristol

Client :
Beechcroft Developments Ltd.

Project :
Caversham Park
Peppard Road, Reading, RG4 8TZ

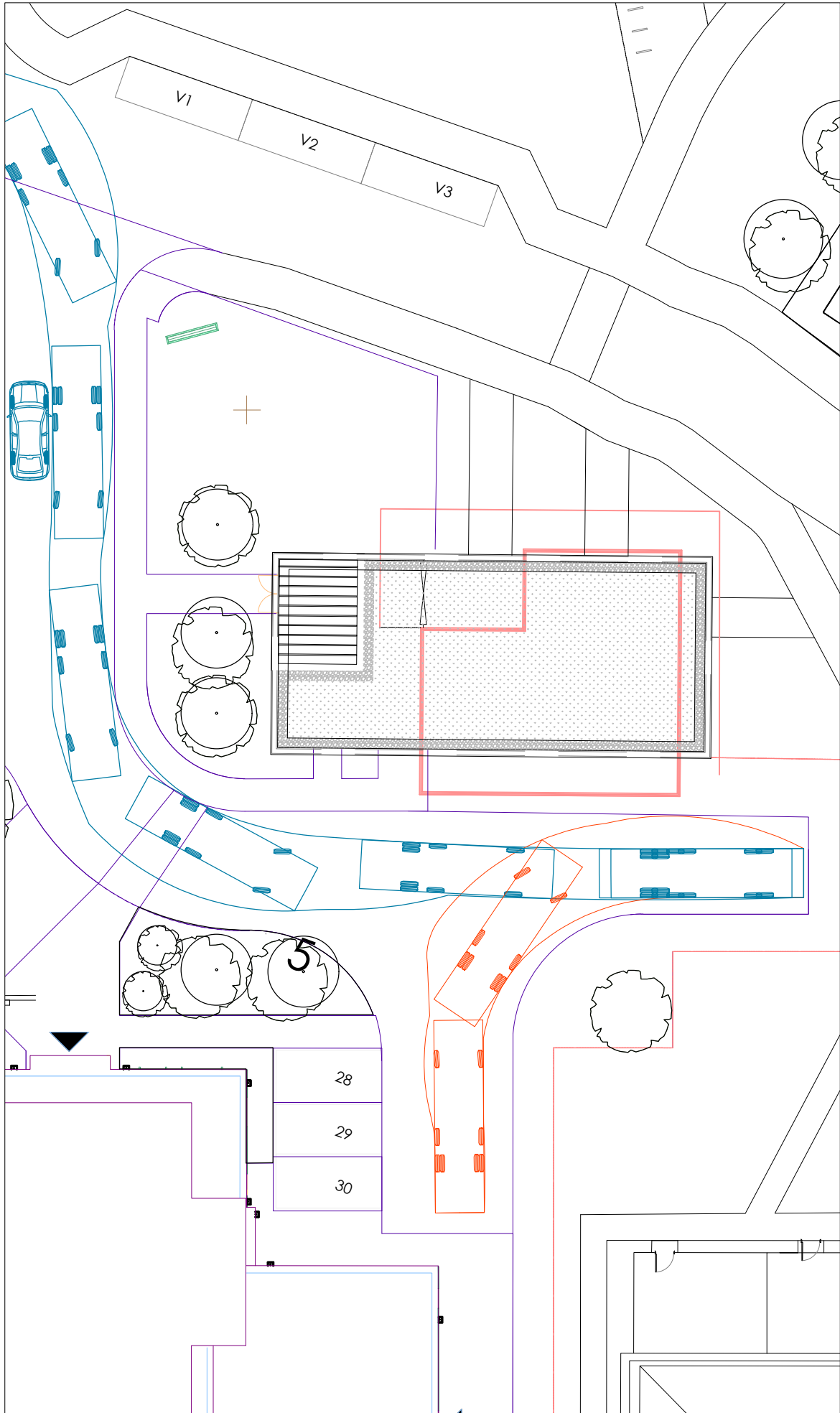
Title :
Swept Path Analysis
Skoda Octavia
Parking Spaces

Engineer : T. Hart Date : December 2022

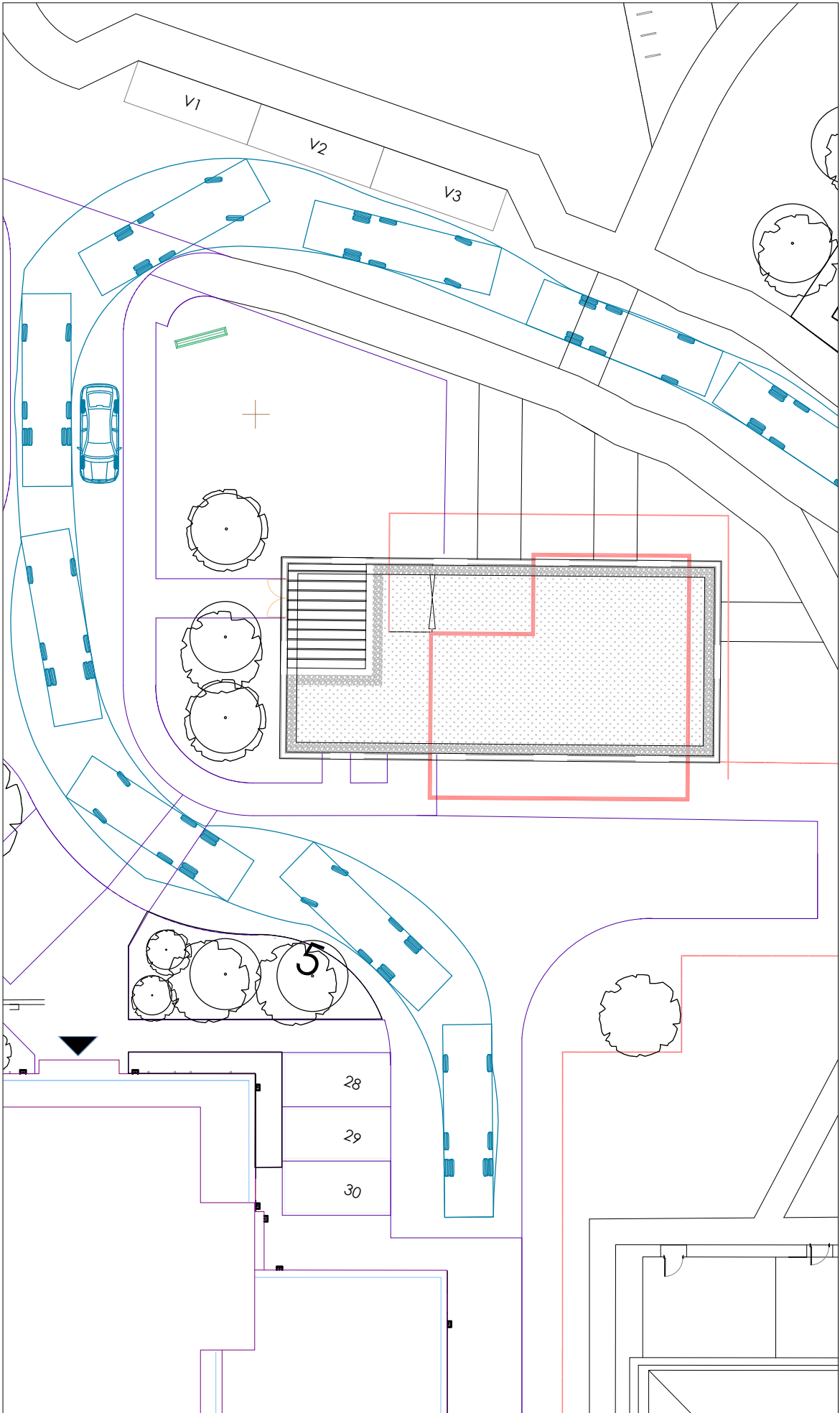
Director : T. Foxall Scale : 1:250 @ A3

Status : PRELIMINARY

Drawing No.	8210894/6207	Rev	E
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TURNING AREA - ENTRY



TURNING AREA - EXIT

- NOTES**
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Midland Survey drawing number 26008
Vehicle specification from Reading Borough Councils Waste Management Guidelines for Property Developers, Architects, Planners and Contractors
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KEY

8.75m refuse vehicle - forward gear

8.75m refuse vehicle - reverse gear



F	Architects layout updated.	04/03/24	TH	AD
E	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd



Glanville
Survey > Plan > Engineer

 Civil Engineering

 Structural Engineering

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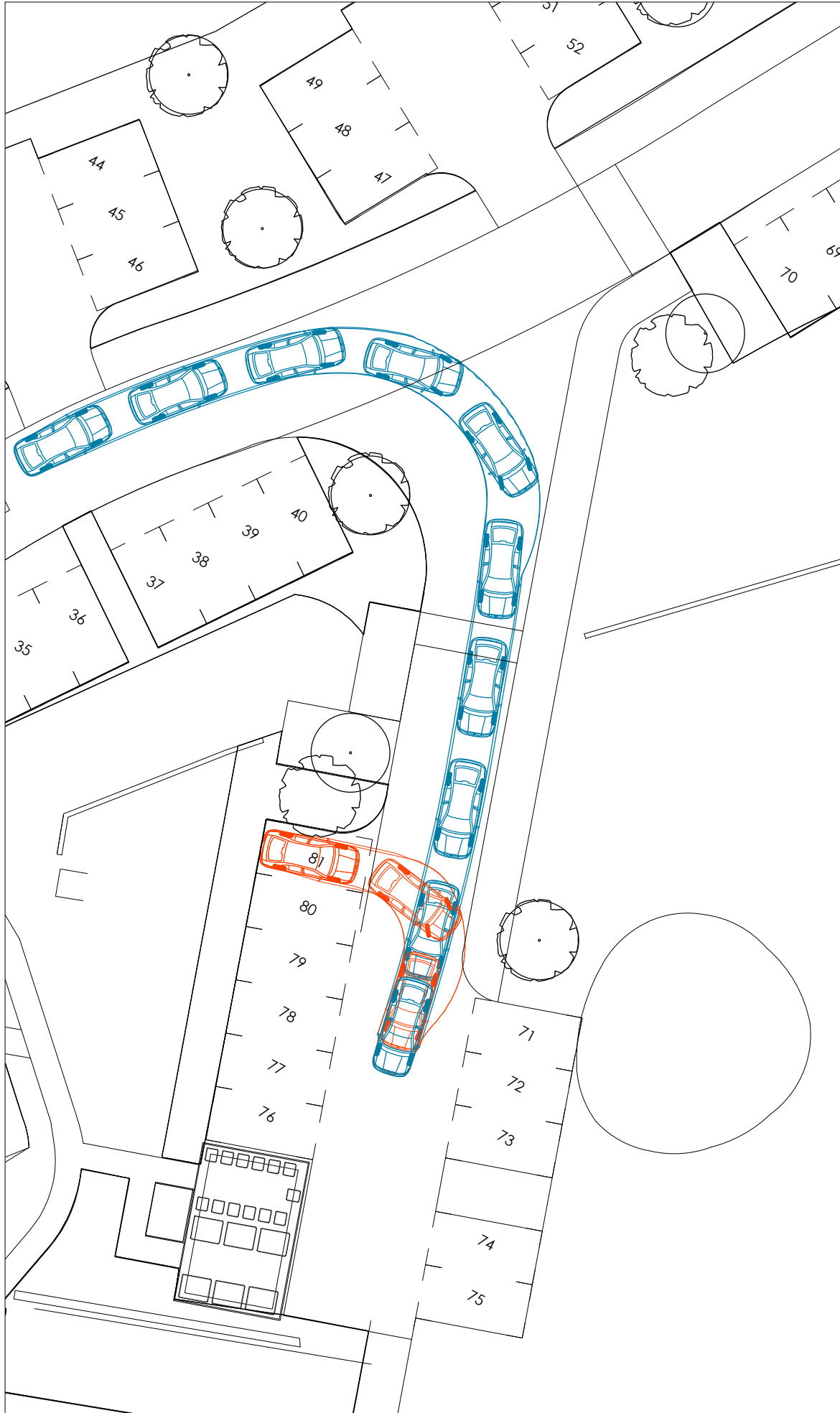
Hertfordshire

Oxfordshire

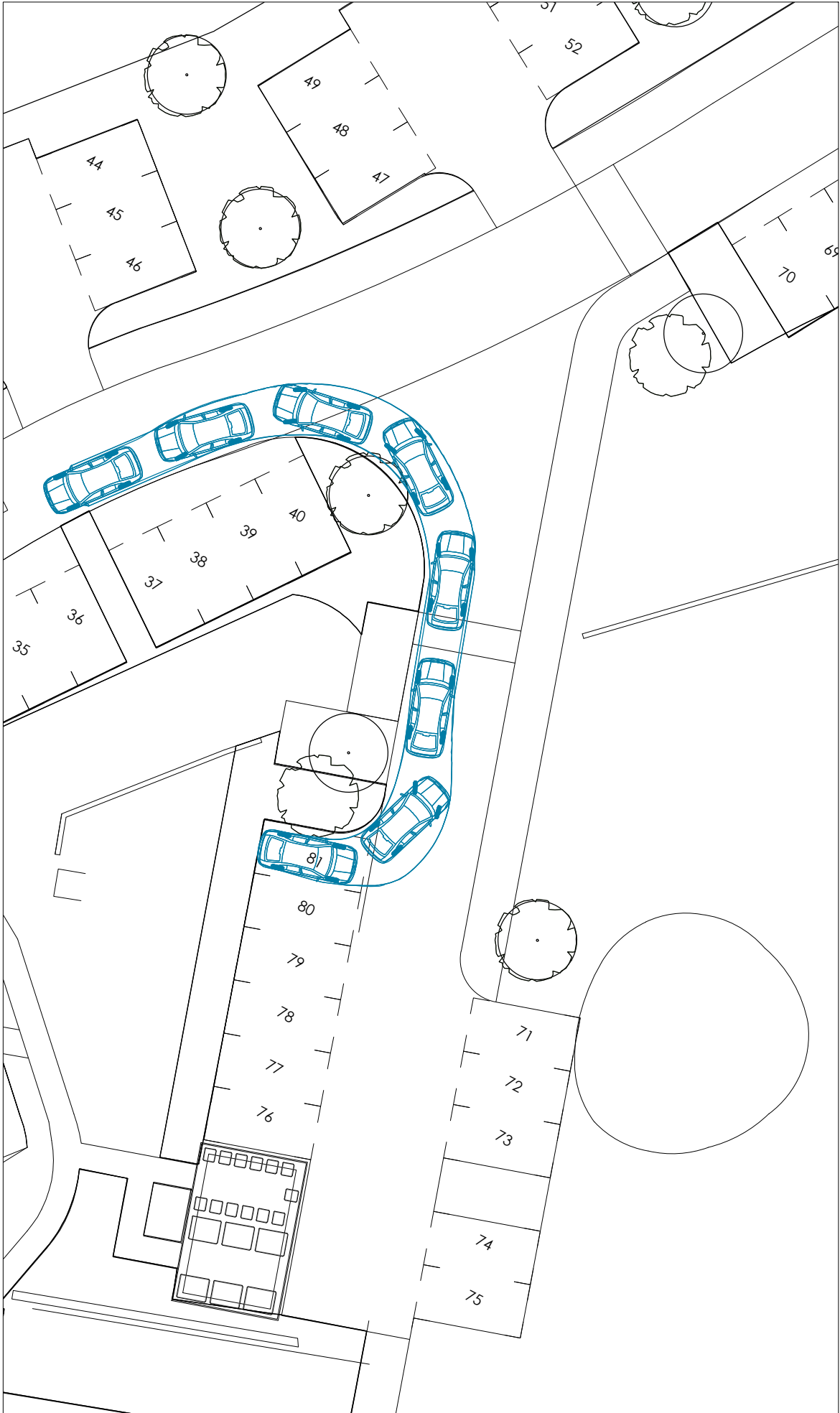
Cambridgeshire

Bristol

Client :		Beechcroft Developments Ltd.	
Project :		Caversham Park Peppard Road, Reading, RG4 8TZ	
Title :		Swept Path Analysis 8.75m Refuse Vehicle	
Engineer : T. Hart		Date : November 2022	
Director : T. Foxall		Scale : 1:250 @ A3	
Status :		PRELIMINARY	
Drawing No.		8210894/6208	Rev F



ENTRY



EXIT

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KEY

 Skoda Octavia- forward gear

 Skoda Octavia - reverse gear

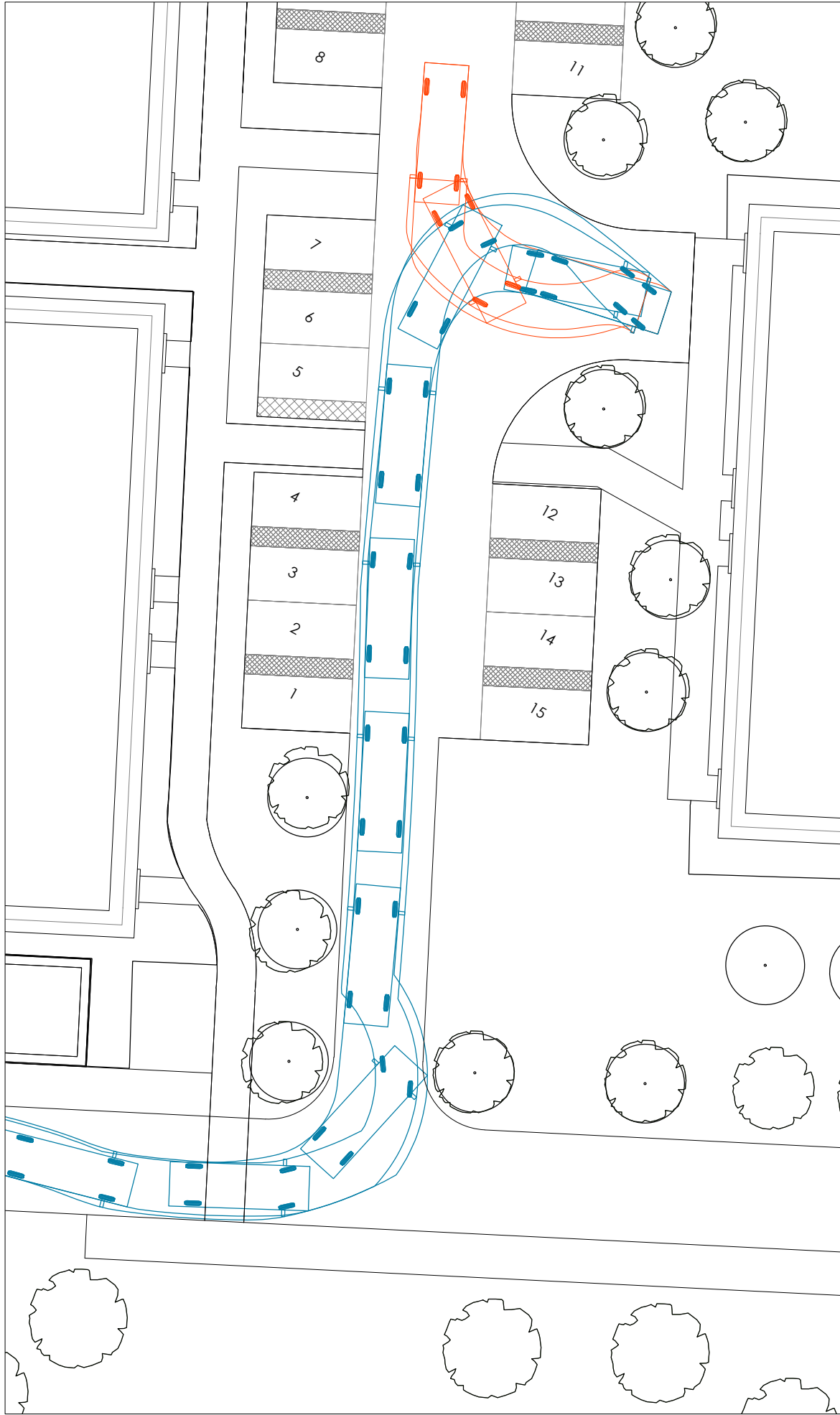


F	Architects layout updated.	04/03/24	TH	AD
E	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd

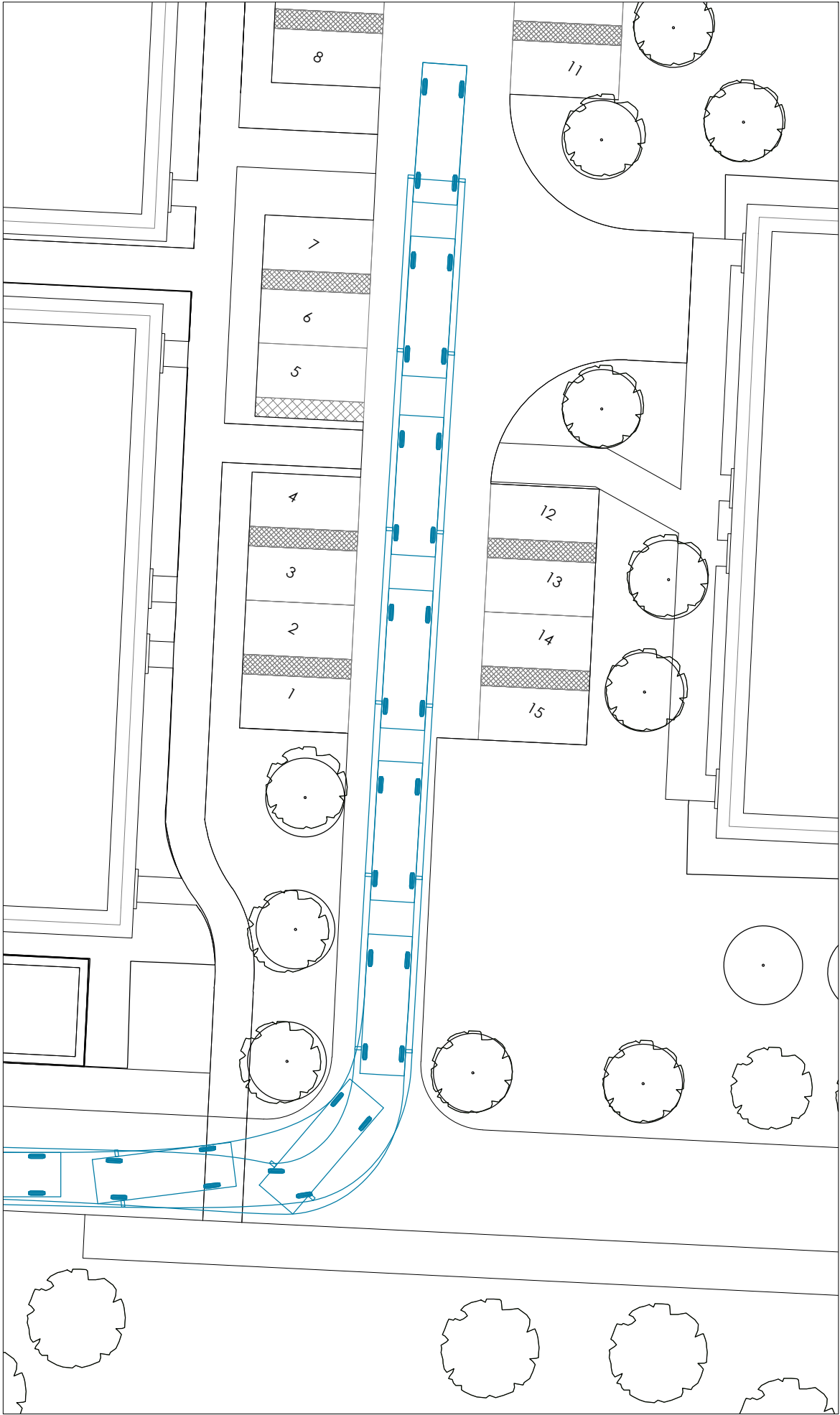


-  Civil Engineering
-  Structural Engineering
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-  Highways Engineering
-  Building Surveying
-  Geomatics
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Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis Skoda Octavia
Engineer : T. Hart	Date : December 2022
Director : T. Foxall	Scale : 1:250 @ A3
Status :	PRELIMINARY
Drawing No.	8210894/6211
Rev	F



TURNING HEAD - ENTRY



TURNING HEAD - EXIT

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KEY


Home Delivery Vehicle- forward gear


Home Delivery Vehicle - reverse gear



E	Architects layout updated.	29/02/24	TH	AD
Rev.	Description	Date	By	Chkd



Survey > Plan > Engineer

 Civil Engineering

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 Transport Planning

 Highways Engineering

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Hertfordshire

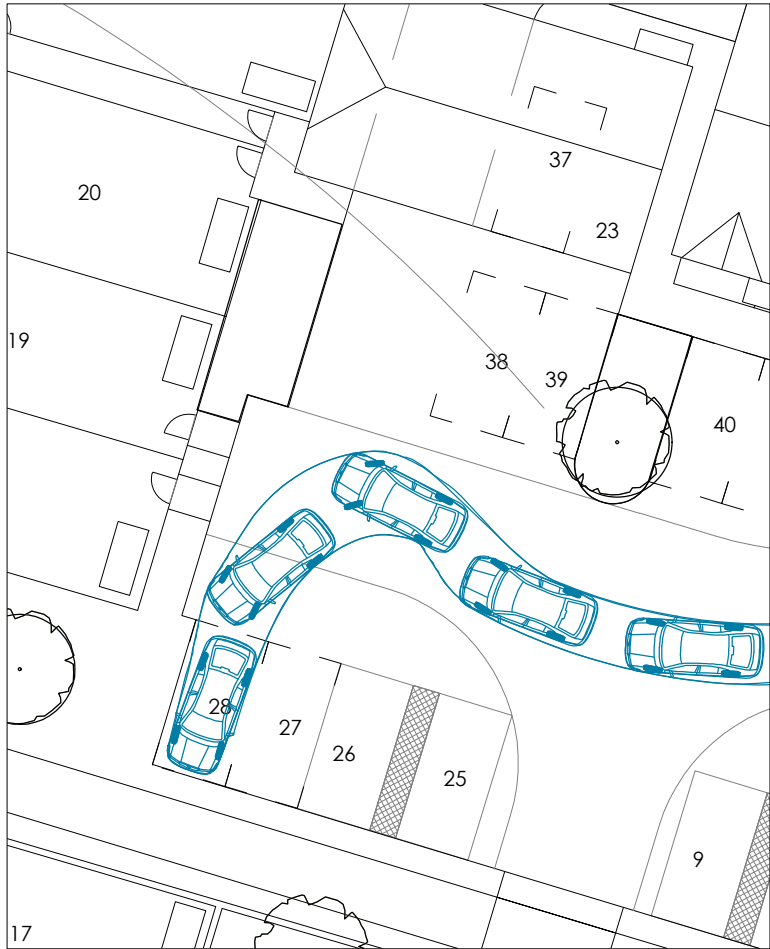
Oxfordshire

Cambridgeshire

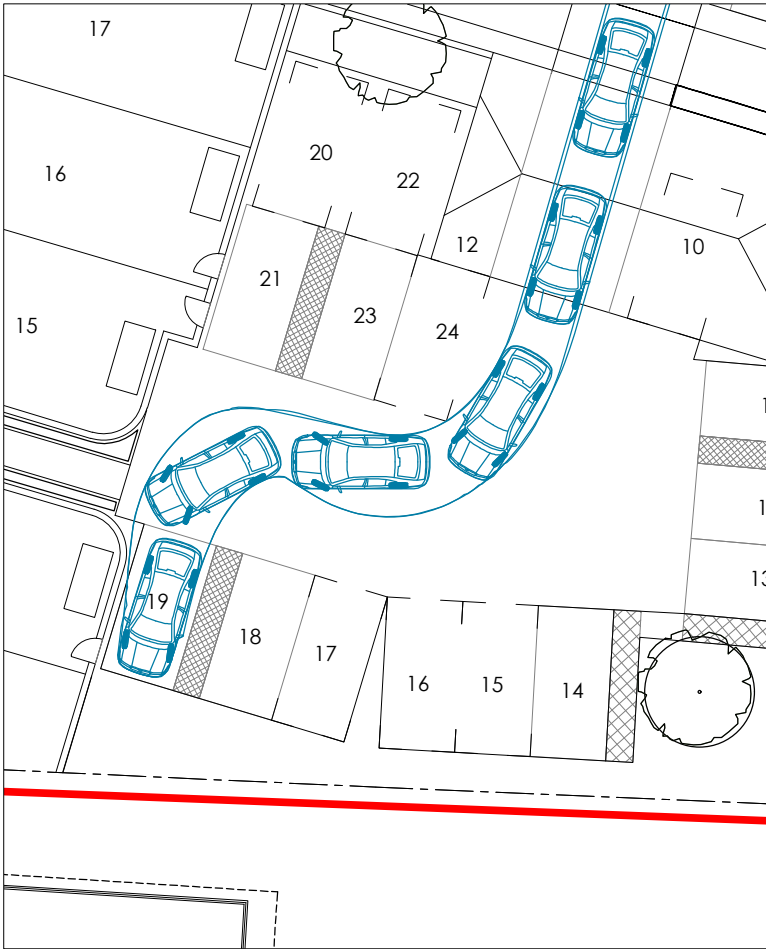
Bristol

Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis Home Delivery Vehicle
Engineer : T. Hart	Date : December 2022
Director : T. Foxall	Scale : 1:250 @ A3
Status :	PRELIMINARY

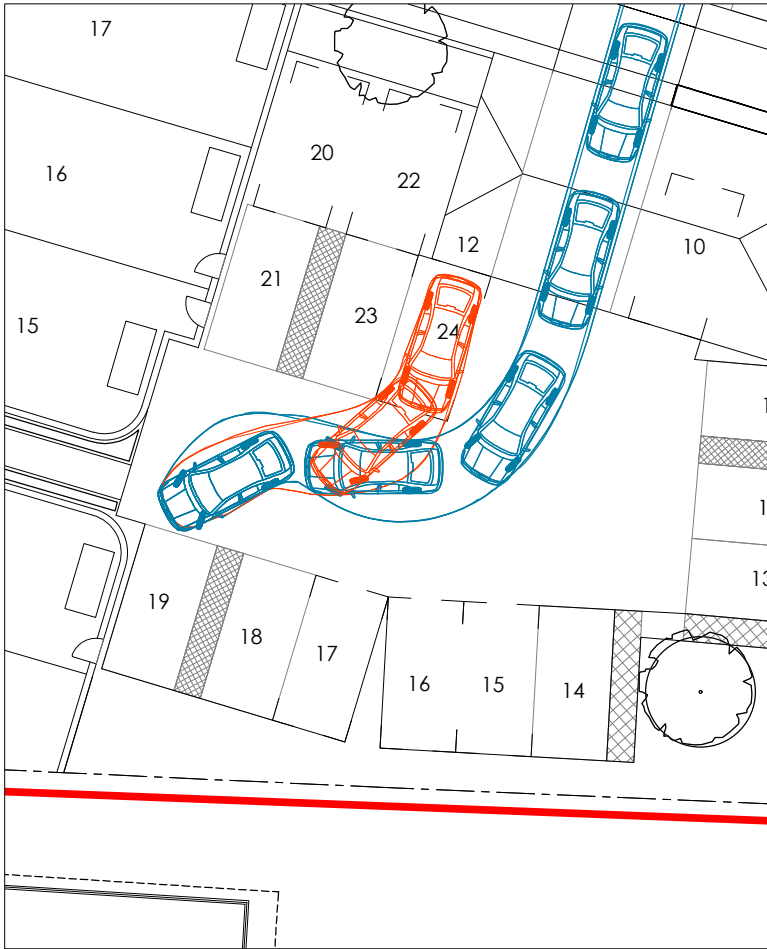
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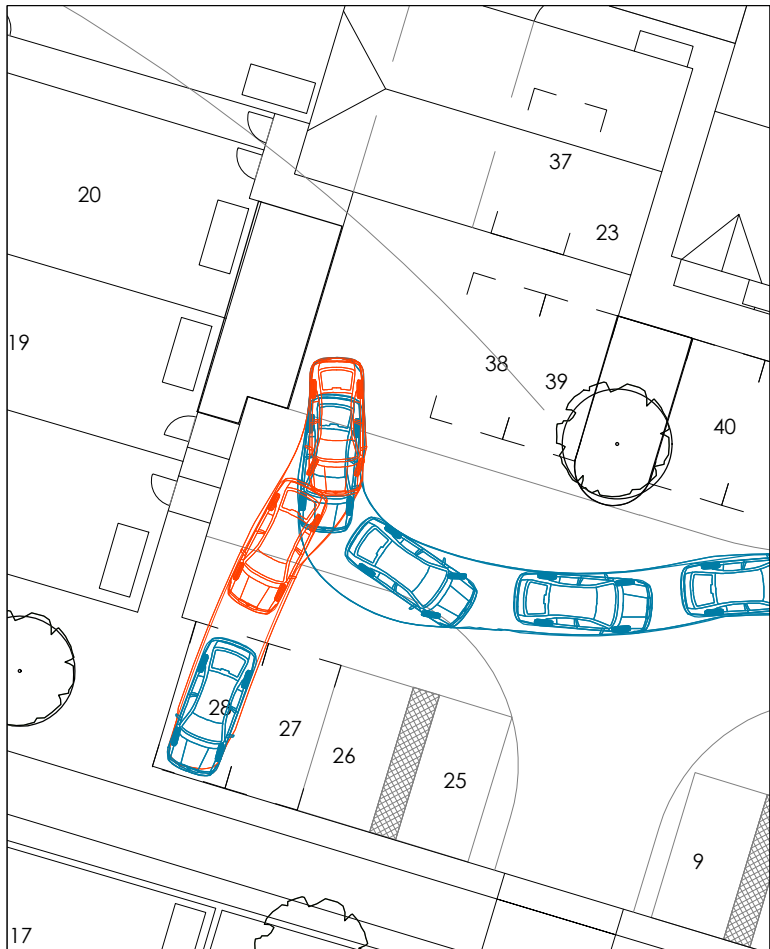
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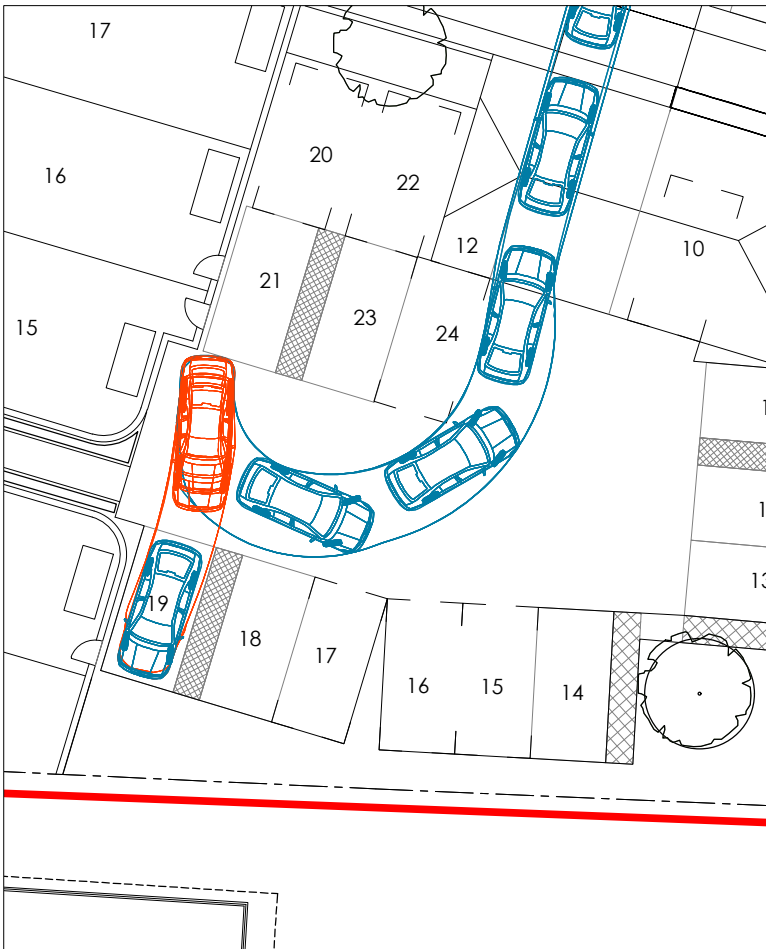
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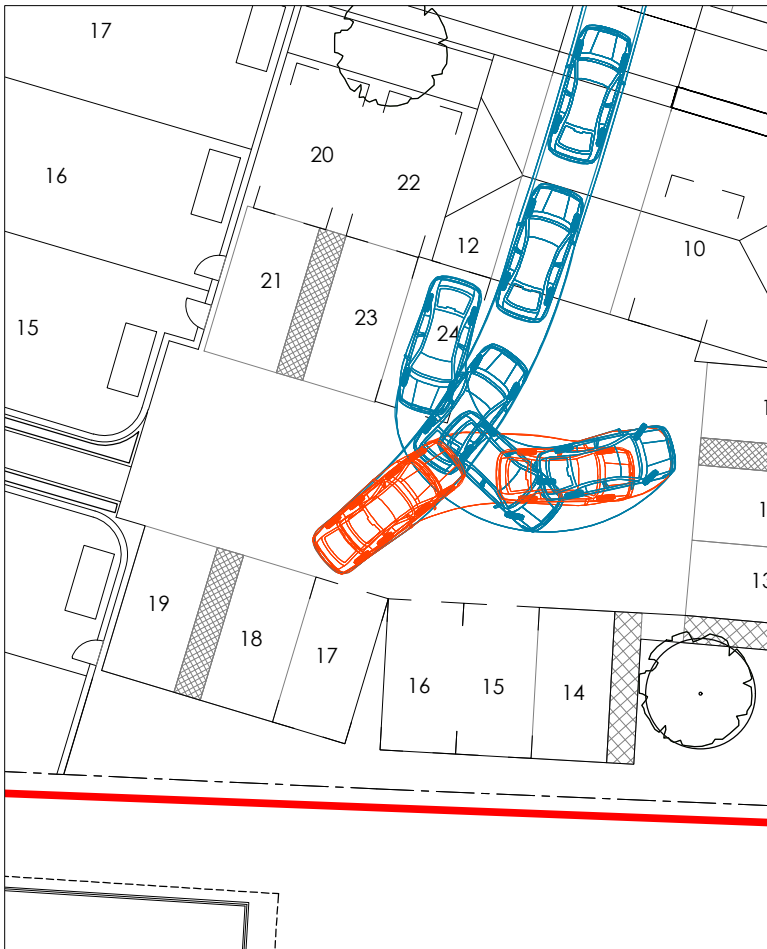
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PARKING BAY 28 - EXIT



PARKING BAY 19 - EXIT



PARKING BAY 24 - EXIT

- NOTES**
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KEY

 Skoda Octavia - forward gear

 Skoda Octavia - reverse gear

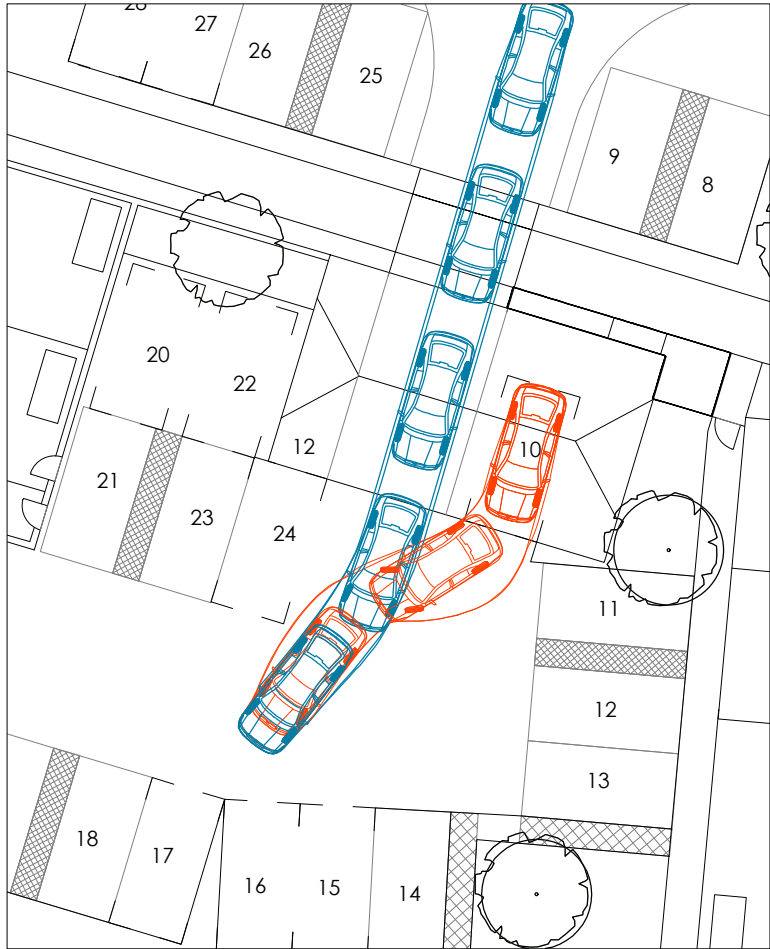


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C	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd

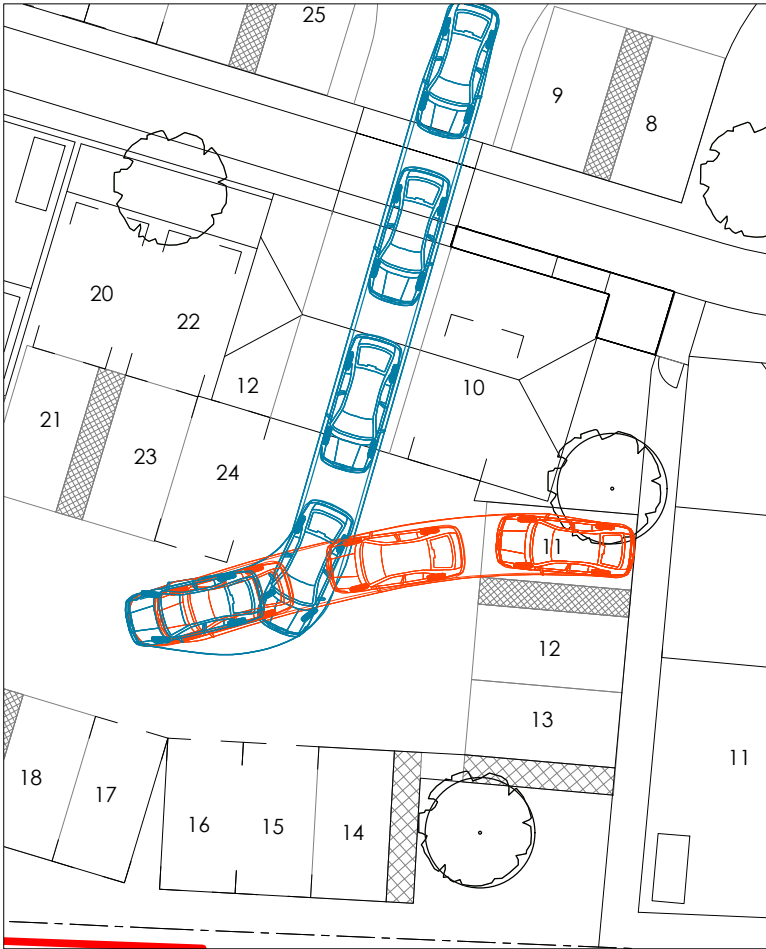


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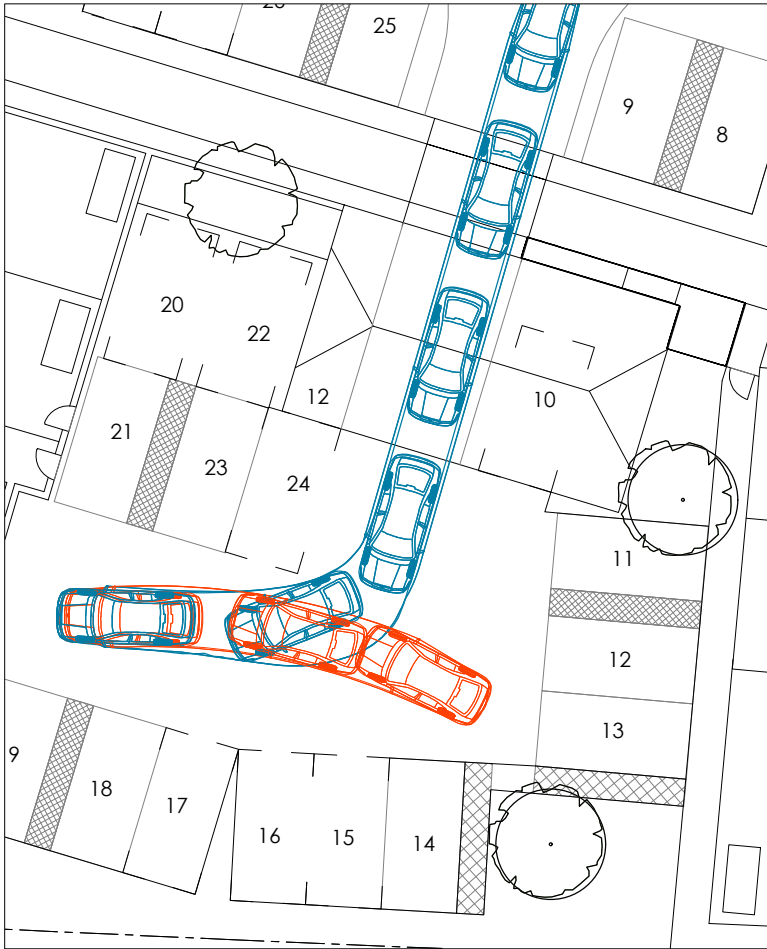
Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis Skoda Octavia Parking Spaces
Engineer : T. Hart	Date : May 2023
Director : T. Foxall	Scale : 1:250 @ A3
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Drawing No.	8210894/6213
Rev	D



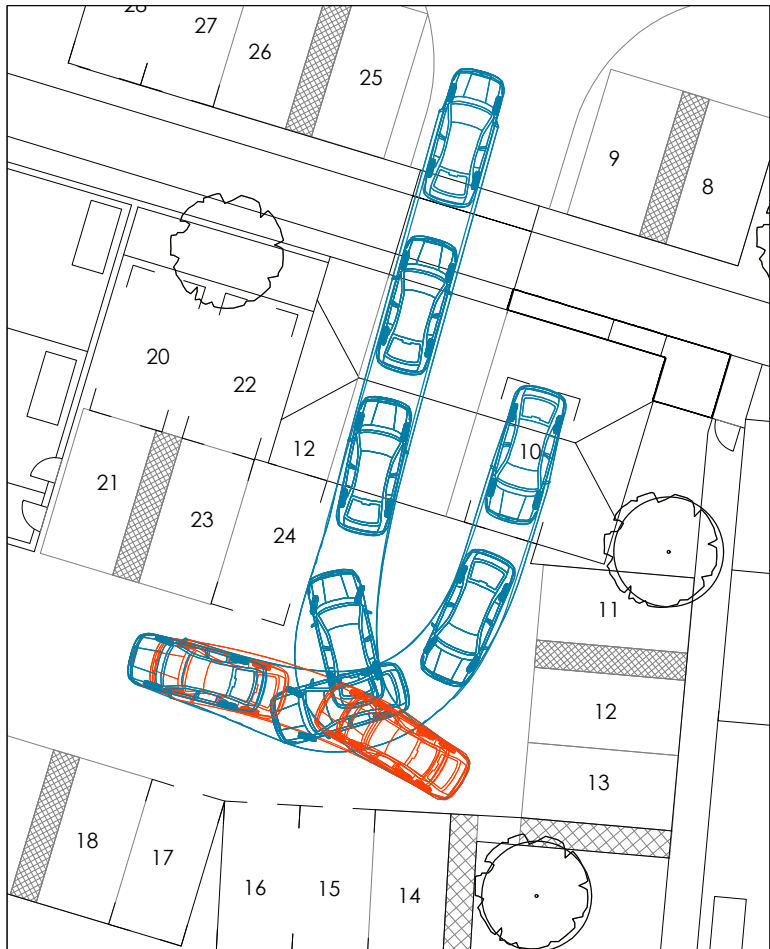
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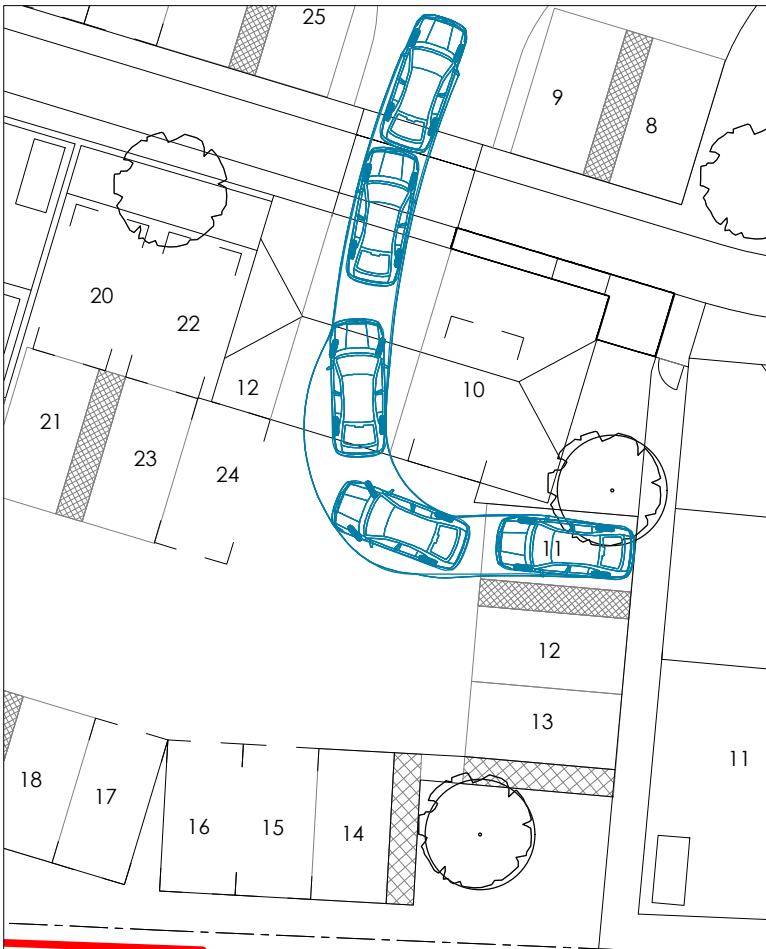
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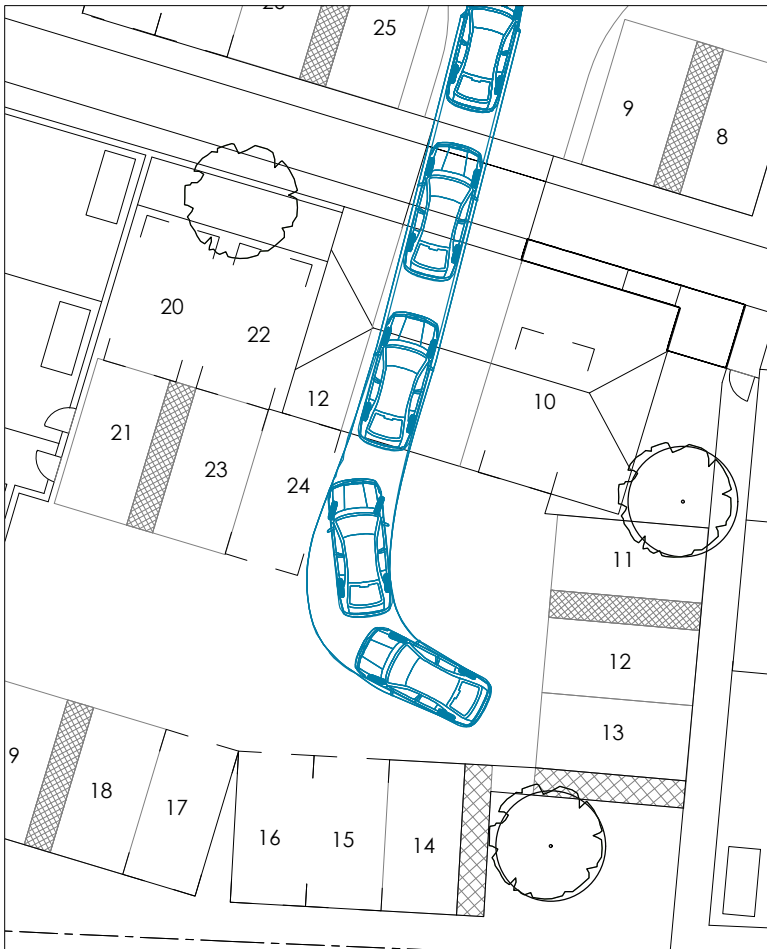
TURN IN PARKING COURTYARD - ENTRY



PARKING BAY 10 - EXIT



PARKING BAY 11 - EXIT



TURN IN PARKING COURTYARD - EXIT

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KEY

Skoda Octavia - forward gear

Skoda Octavia - reverse gear



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Rev.	Description	Date	By	Chkd



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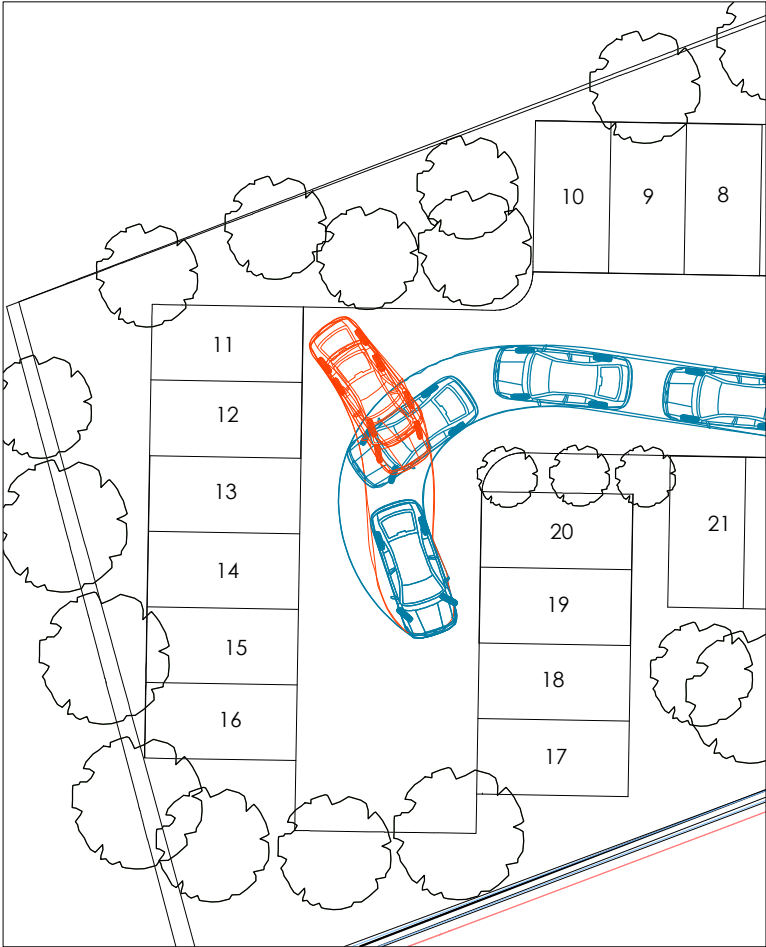
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Oxfordshire

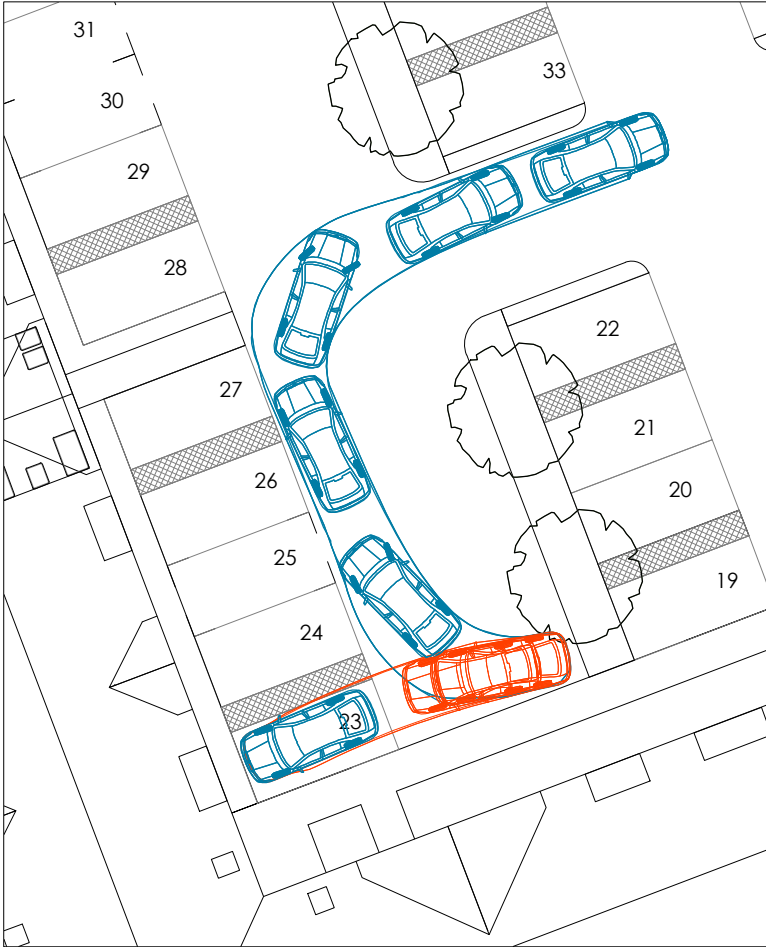
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Bristol

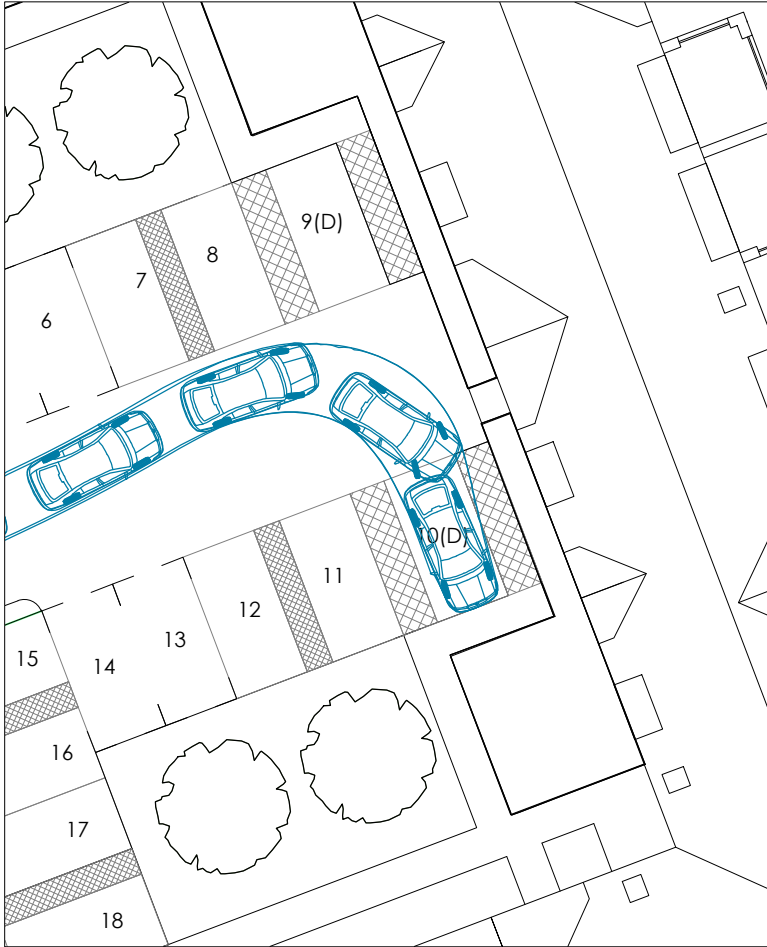
Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis Skoda Octavia Parking Spaces
Engineer : T. Hart	Date : May 2023
Director : T. Foxall	Scale : 1:250 @ A3
Status :	PRELIMINARY
Drawing No.	8210894/6214
Rev	D



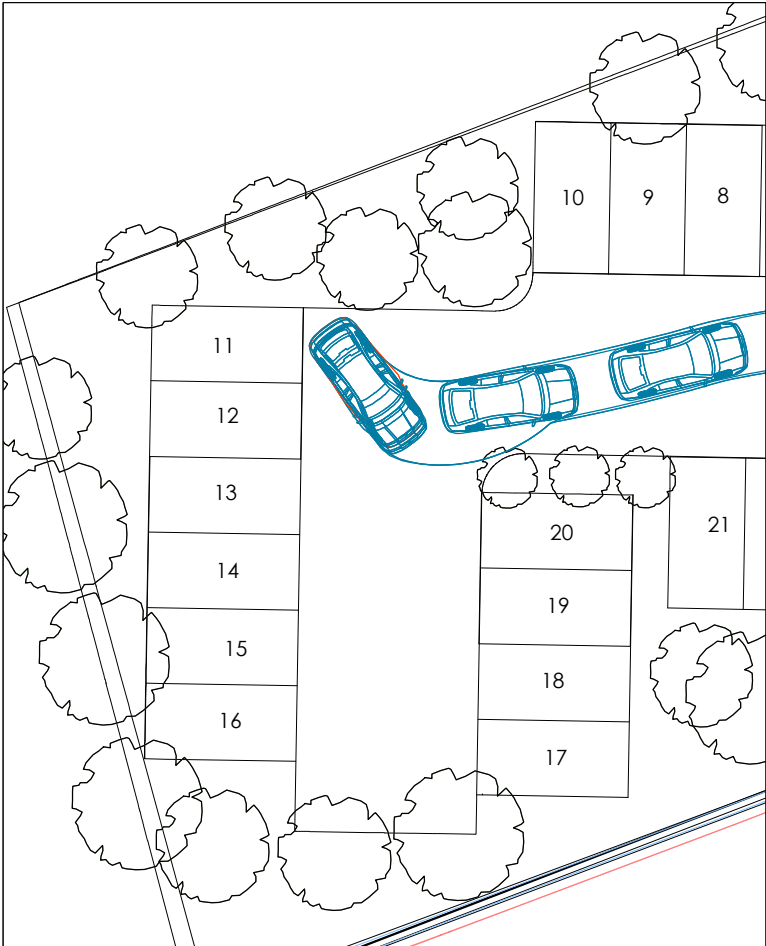
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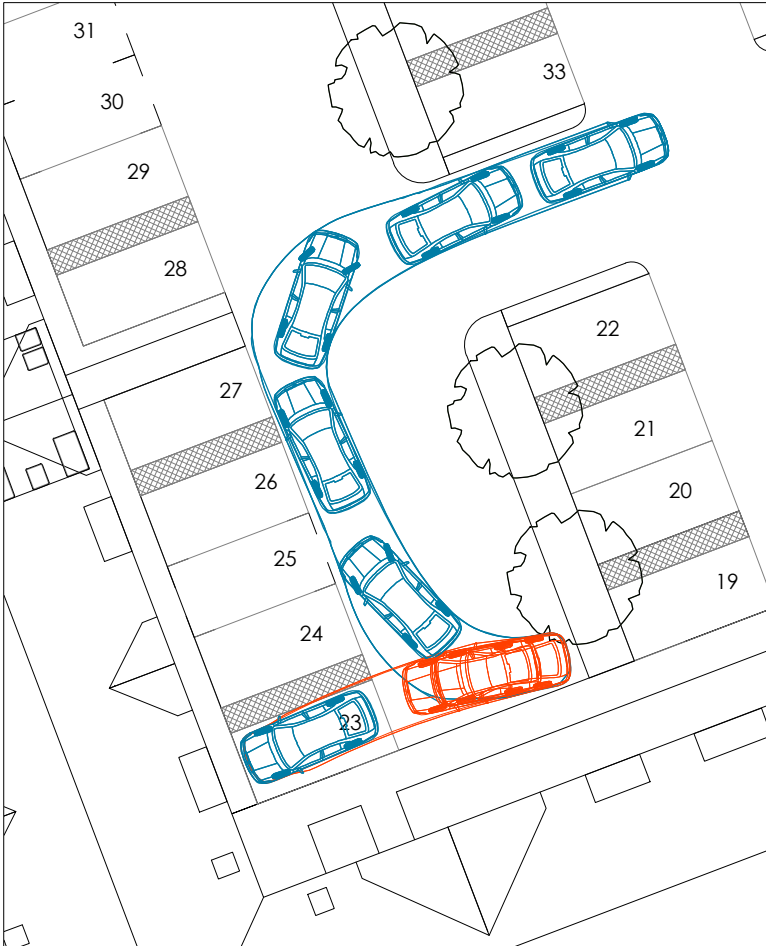
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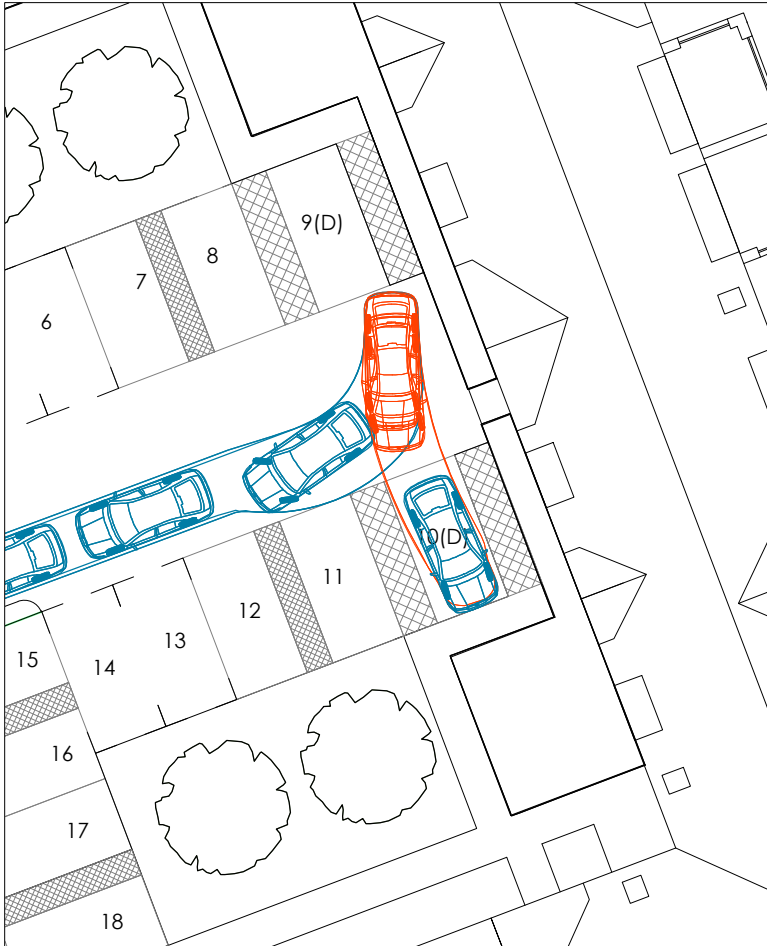
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CARE HOME, TURN IN PARKING COURTYARD - EXIT



LAND TO THE EAST, PARKING BAY 23 - EXIT



LAND TO THE EAST, PARKING BAY 10(D) - EXIT

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KEY

 Skoda Octavia - forward gear

 Skoda Octavia - reverse gear



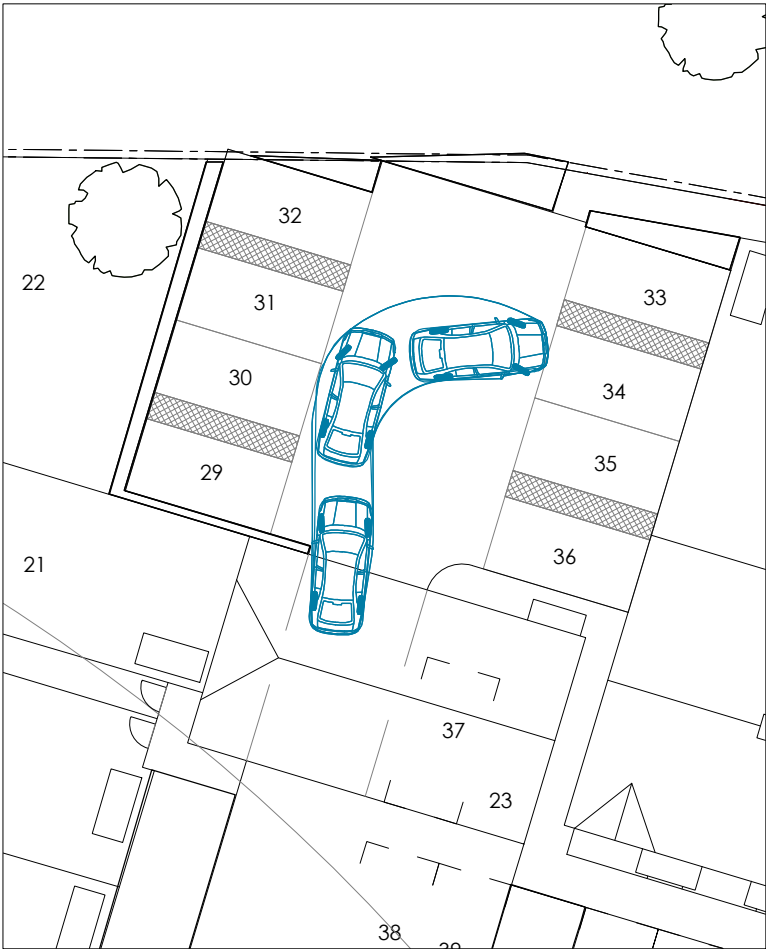
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C	Architects layout updated.	29/02/24	TH	AD
Rev.	Description	Date	By	Chkd



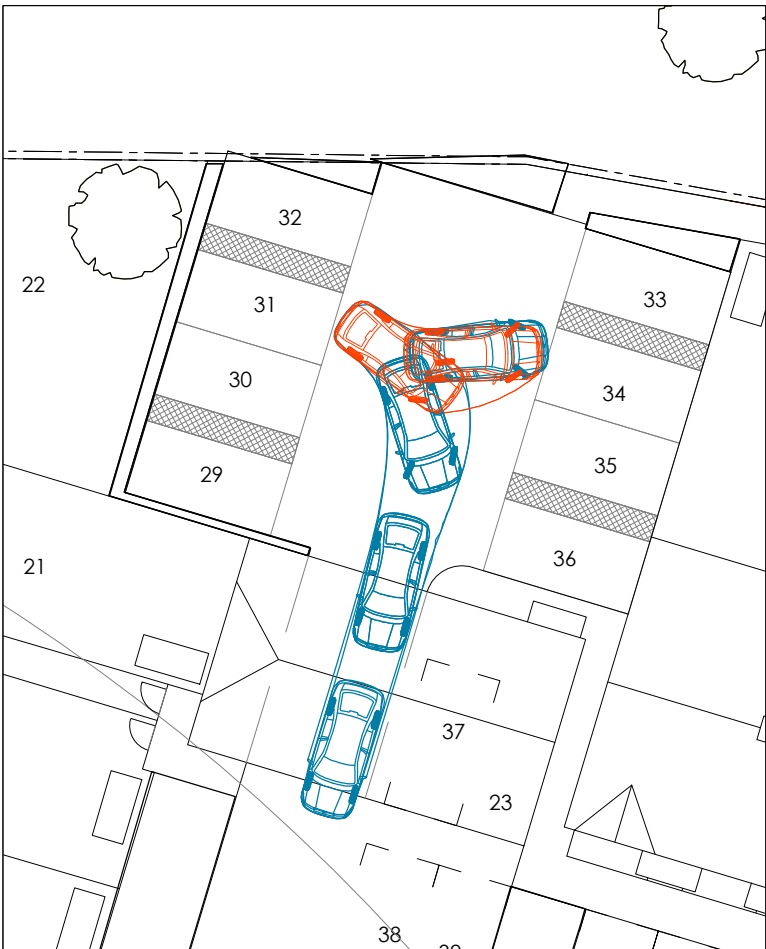
-  Civil Engineering
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-  Bristol

Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis Skoda Octavia Parking Spaces
Engineer : T. Hart	Date : May 2023
Director : T. Foxall	Scale : 1:250 @ A3
Status :	PRELIMINARY

Drawing No.	8210894/6215	Rev	D
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TURN IN PARKING COURTYARD - ENTRY



TURN IN PARKING COURTYARD - EXIT

- NOTES
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KEY

Skoda Octavia - forward gear

Skoda Octavia - reverse gear



C	Architects layout updated.	04/03/24	TH	AD
B	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd



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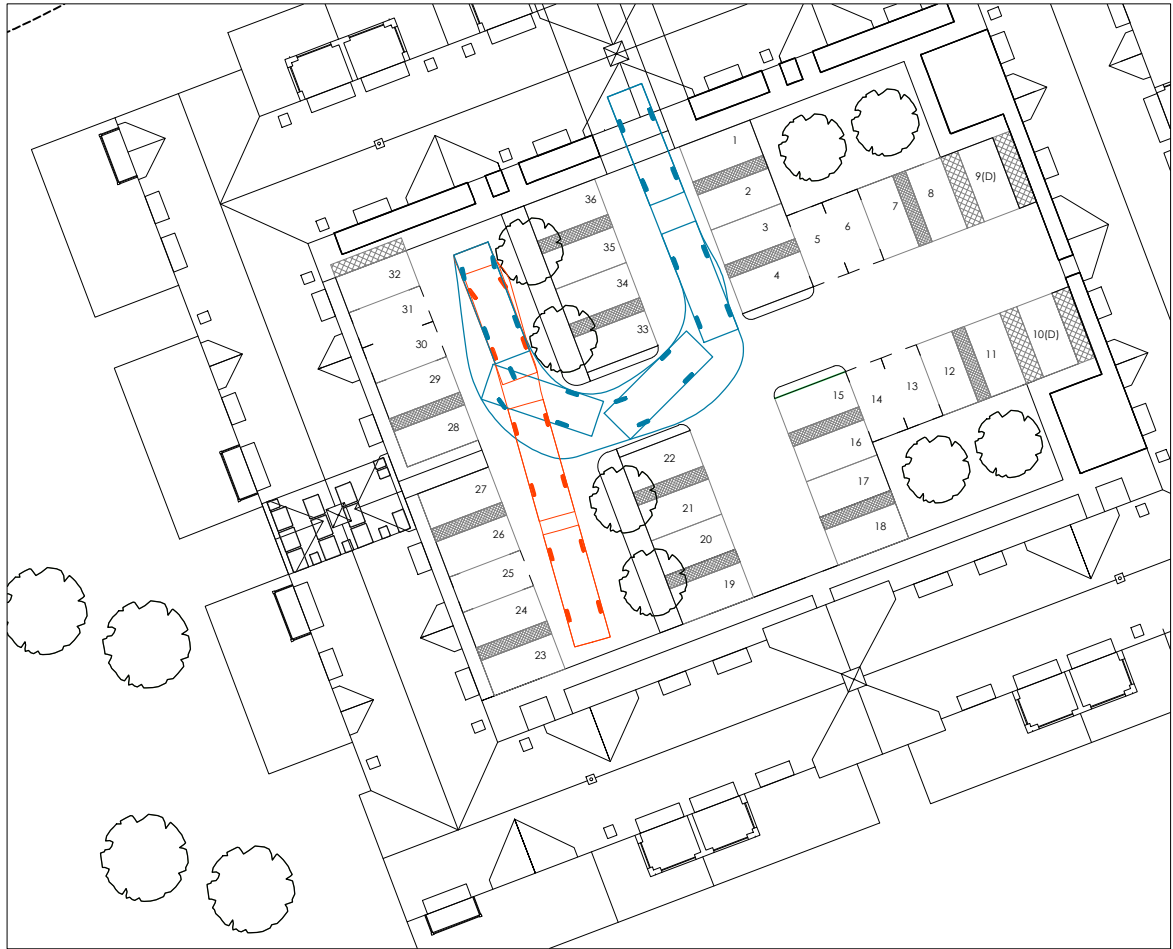
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Oxfordshire

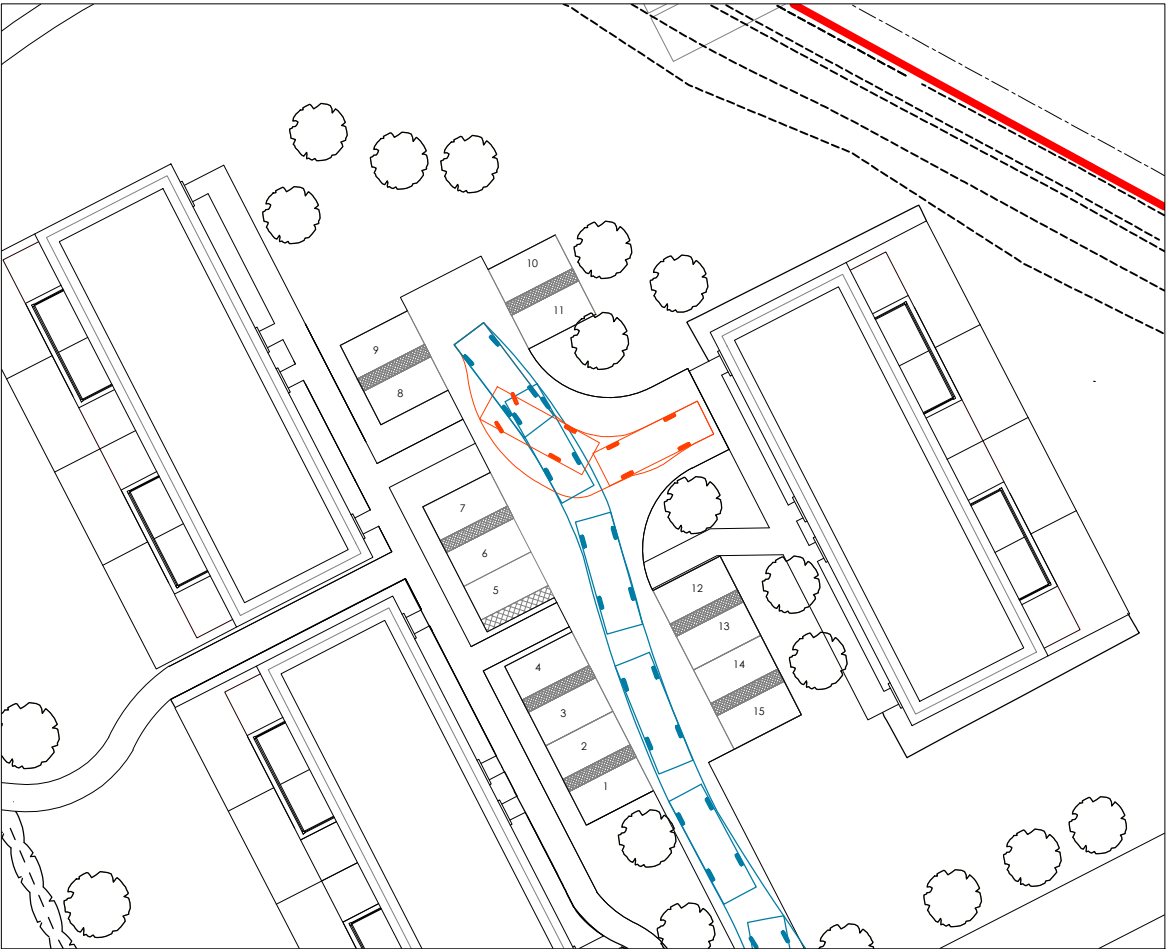
Cambridgeshire

Bristol

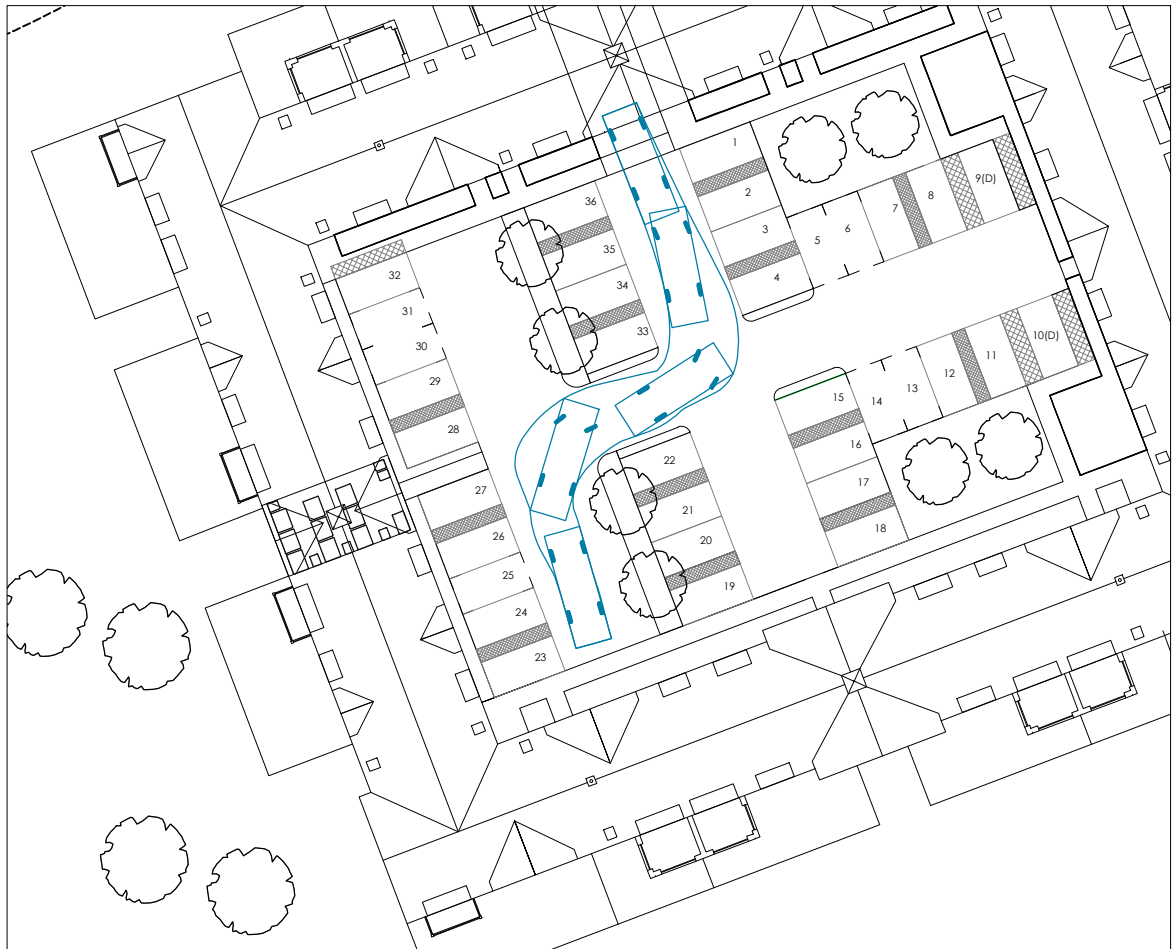
Client :	Beechcroft Developments Ltd.		
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ		
Title :	Swept Path Analysis Skoda Octavia Parking Spaces		
Engineer : T. Hart	Date : May 2023		
Director : T. Foxall	Scale : 1:250 @ A3		
Status :	PRELIMINARY		
Drawing No.	8210894/6216	Rev	C



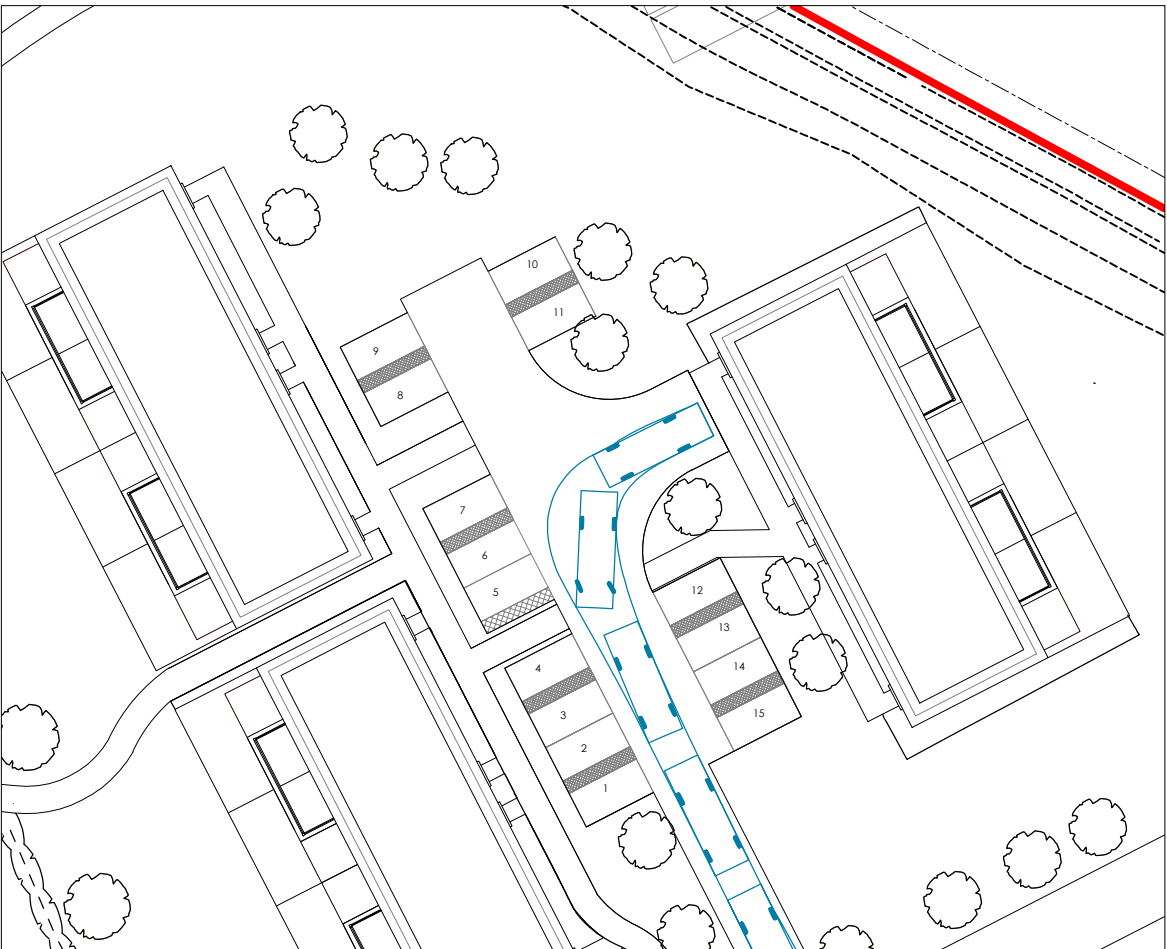
ENTRY



ENTRY



EXIT



EXIT

- NOTES**
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Midland Survey drawing number 26008
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KEY

Fire tender - forward gear

Fire tender - reverse gear



B	Architects layout updated.	29/02/24	TH	AD
Rev.	Description	Date	By	Chkd



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 Civil Engineering

 Structural Engineering

 Transport Planning

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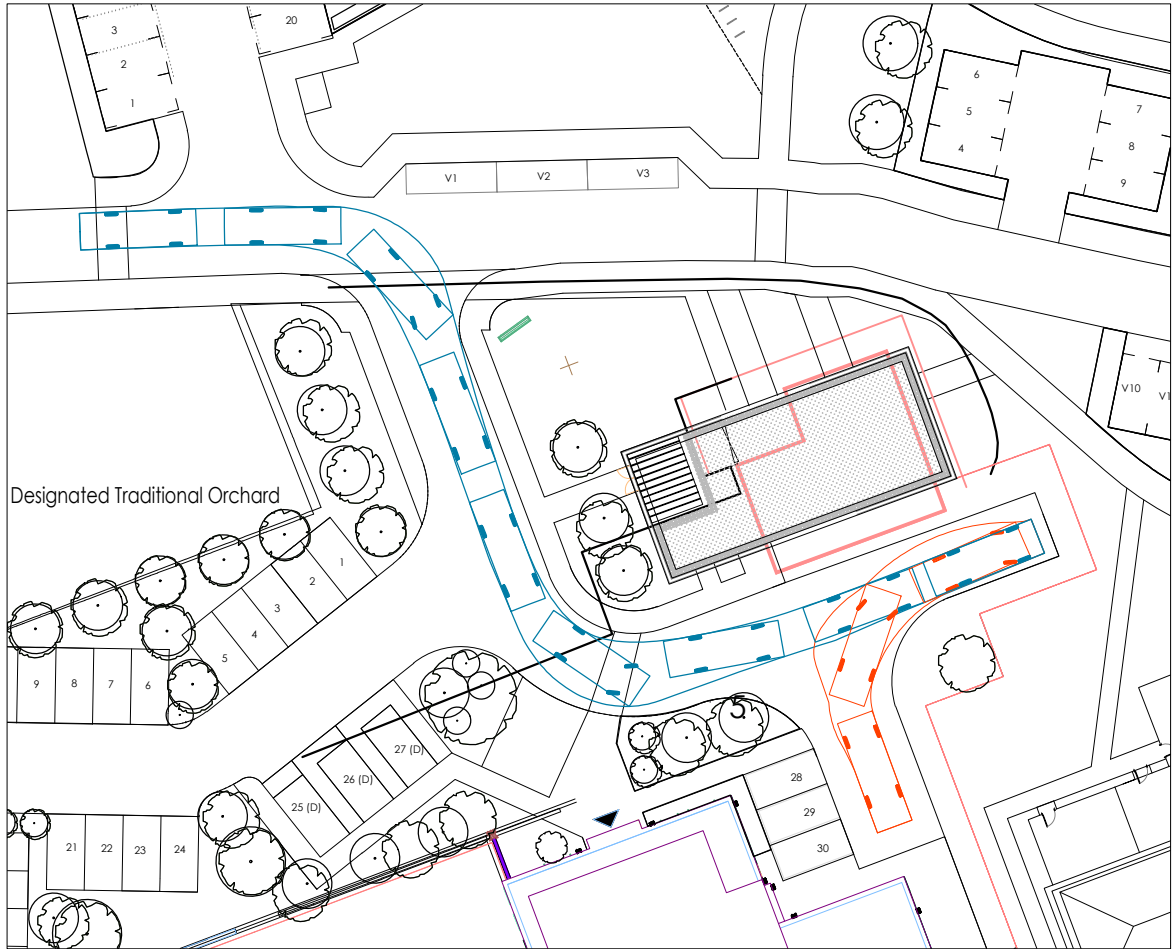
Hertfordshire

Oxfordshire

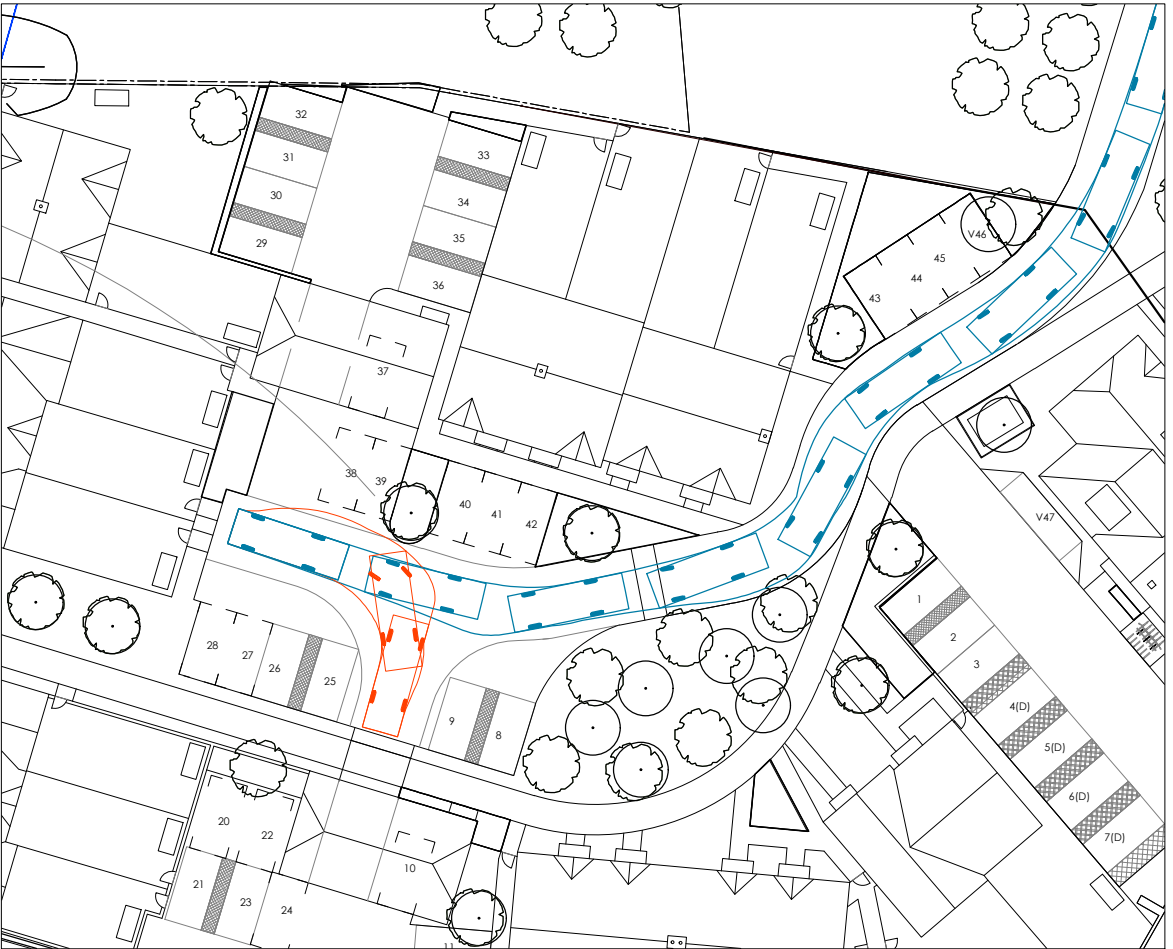
Cambridgeshire

Bristol

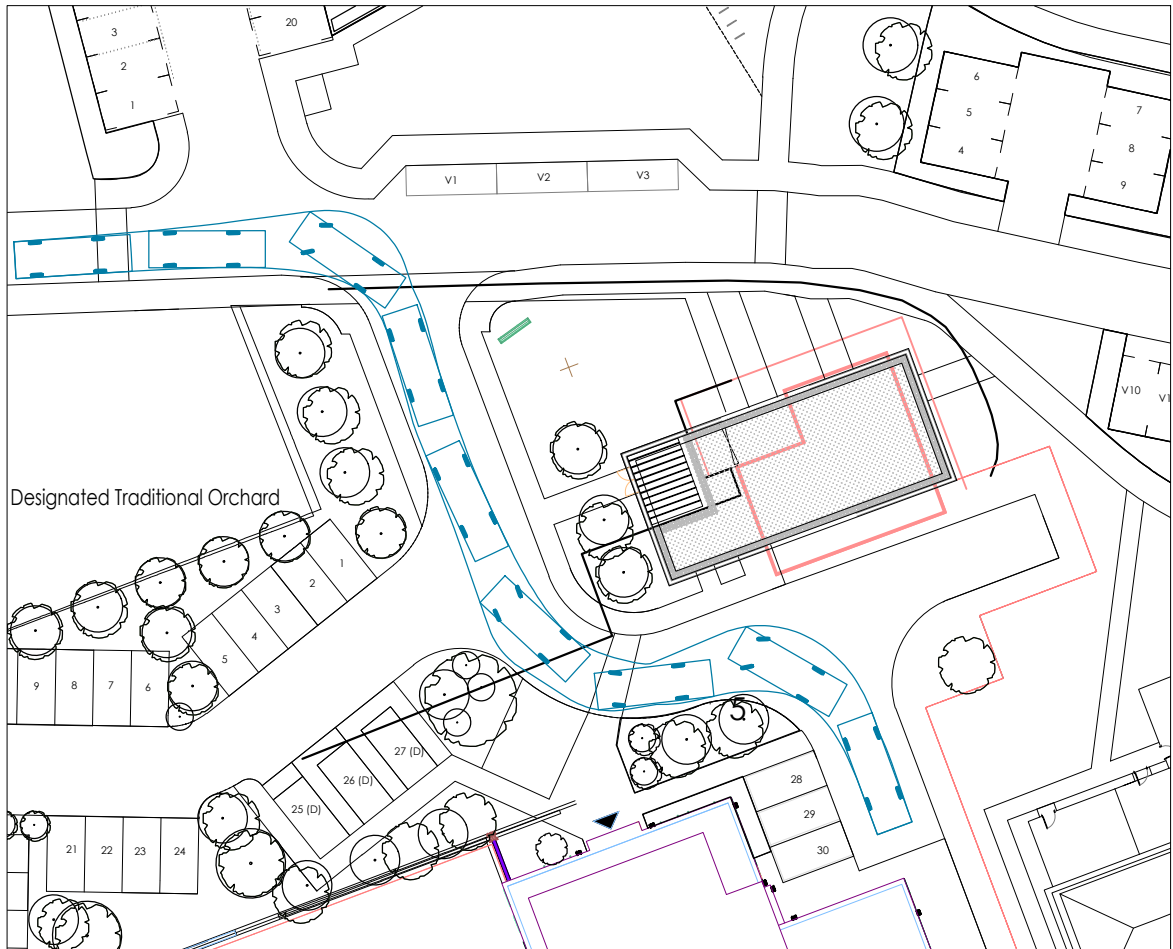
Client : Beechcroft Developments Ltd.	
Project : Caversham Park Peppard Road, Reading, RG4 8TZ	
Title : Swept Path Analysis Fire Tender	
Engineer : T. Hart	Date : May 2023
Director : T. Foxall	Scale : 1:500 @ A3
Status : PRELIMINARY	
Drawing No. 8210894/6217	Rev B



ENTRY



ENTRY



EXIT



EXIT

- NOTES
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KEY

Fire tender - forward gear

Fire tender - reverse gear

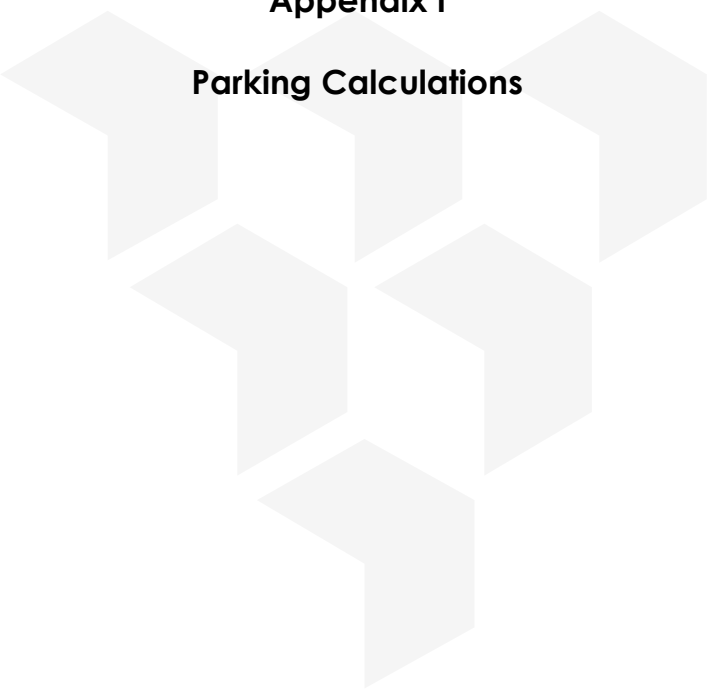


C	Architects layout updated.	04/03/24	TH	AD
B	Architects layout updated.	07/02/24	TH	AD
Rev.	Description	Date	By	Chkd



- Civil Engineering
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Client :	Beechcroft Developments Ltd.
Project :	Caversham Park Peppard Road, Reading, RG4 8TZ
Title :	Swept Path Analysis Fire Tender
Engineer : T. Hart	Date : May 2023
Director : T. Foxall	Scale : 1:250 @ A3
Status :	PRELIMINARY
Drawing No.	8210894/6218
Rev	C



Appendix I

Parking Calculations

Affordable/DMS Units

Land Use	Per	Maximum Number of Parking Spaces	Units	Flats requiring visitors spaces	Spaces
C3 Dwelling Flat	1-2 bed	1.5	7		10.5
C3 Dwelling Flat	3+ bed	2			0
Visitor Parking	1 space per 4 dwellings (Flats only)	0.25		7	1.75
C3 Dwelling House	1 bed	1			0
C3 Dwelling House	2 bed	1.5	11		16.5
C3 Dwelling House	3 bed	2	9		18
		Total	27		46.75

Age restricted

Land Use	Per	Maximum Number of Parking Spaces	Units	Flats requiring visitors spaces	Spaces
C3 Dwelling Flat	1-2 bed	1.5	30		45
C3 Dwelling Flat	3+ bed	2			0
Visitor Parking	1 space per 4 dwellings (Flats only)	0.25		30	7.5
C3 Dwelling House	1 bed	1			0
C3 Dwelling House	2 bed	1.5	15		22.5
C3 Dwelling House	3 bed	2			0
		Total	45		75

Assisted Living

Land Use	Per	Maximum Number of Parking Spaces	Units	Flats requiring visitors spaces	Spaces
C3 Dwelling Flat	1-2 bed	1.5	65		97.5
C3 Dwelling Flat	3+ bed	2			0
Visitor Parking	1 space per 4 dwellings (Flats only)	0.25		65	16.25
C3 Dwelling House	1 bed	1			0
C3 Dwelling House	2 bed	1.5			0
C3 Dwelling House	3 bed	2			0
		Total	65		113.75

Care Home

C2 Nursing Home	1 per FTE staff & 1 per 4 residents				
	Per	Maximum Number of Parking Spaces	No.	Spaces	
	resident	0.25	64	16	
	staff	1	24	24	
		Total		40	

Appendix J

Assisted Living Parking Provision

Site	No. of units	Unit breakdown	Parking Spaces Provided	Retirement space per unit
Eridge Road, Tunbridge Wells, Kent	40	Retirement 38 two-bed apartments 2 one-bed apartments	44	1.1
	4	2 Private houses	4	n/a
Shirburn Rd, Watlington	34	Retirement 17 one-bed apartments 17 two-bed apartments	44	1.3
Abbey Mill, Bishops Waltham	66	Care home	27	n/a
	38	Assisted living units 35 two-bed 3 three-bed	51	1.3
	19	Private houses 16 two-bed 3 three-bed	37	n/a
	12	Affordable 4 one-bed 8 two-bed	17	n/a
Fonthill, Reigate Road	36	Retirement Apartments	47	1.3
St Michael's Convent, Ham Common	26	Retireemnt 23 two-bed 1 four-bed 2 three-bed	35	1.3
Pine Lodge, Windsor	50	Retirement 7 three-bed houses 43 two-bed apartments	66	1.3
Binfield House, Bracknell	18	Retirement Apartments	22	1.2



Appendix K

Care Home Parking Provision

[REDACTED]

Subject:

FW: 2022-03-04 CLA - Caversham Park – Parking numbers

Hi All,

Staffing and parking requirements remain unchanged from the information below with a forecast maximum number of staff cars on site at around 18 on a day to day basis.

Kindest Regards,

Steve Rickard

[REDACTED]

Porthaven Care Homes Group

Royal Albert House, Sheet Street, Windsor, Berkshire, SL4 1BE

Tel: 01753 314314

www.porthaven.co.uk

From: Steve Rickard

Sent: 09 March 2022 14:55

[REDACTED]

Subject: RE: 2022-03-04 CLA - Caversham Park – Parking numbers

Hi Mike,

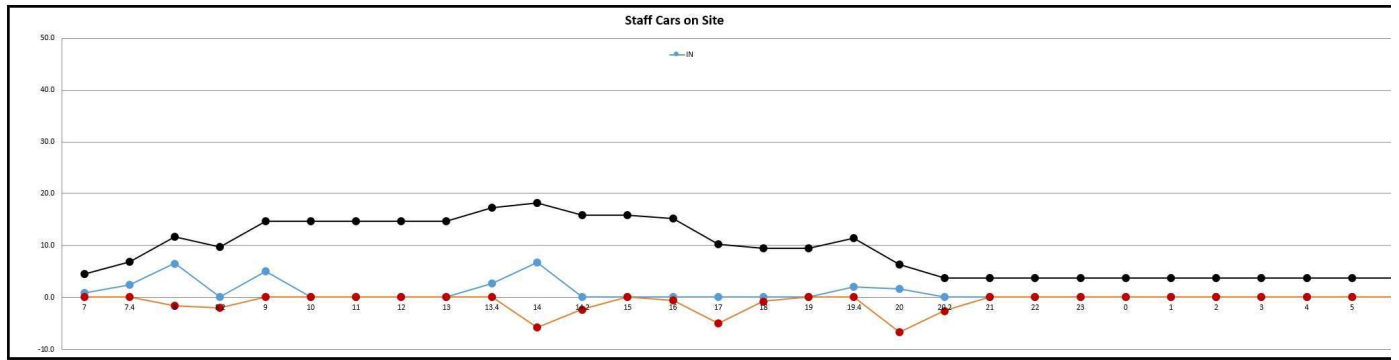
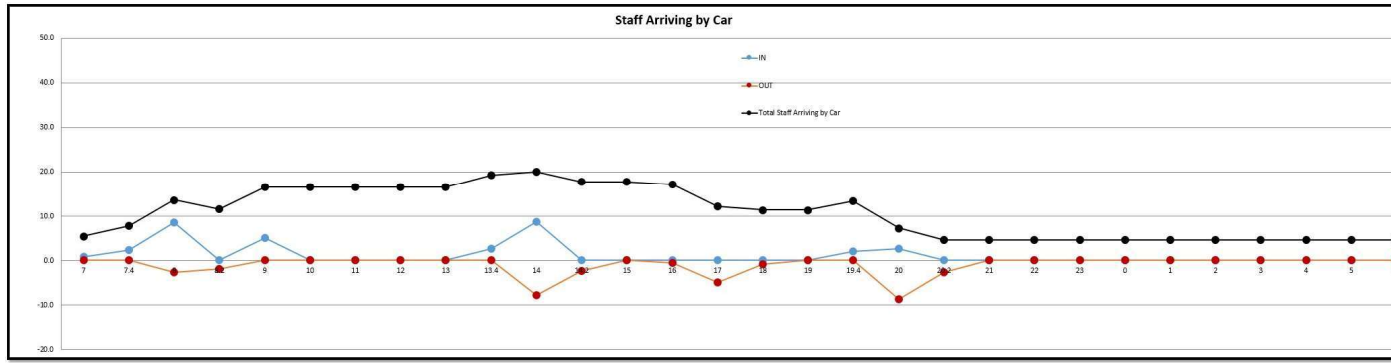
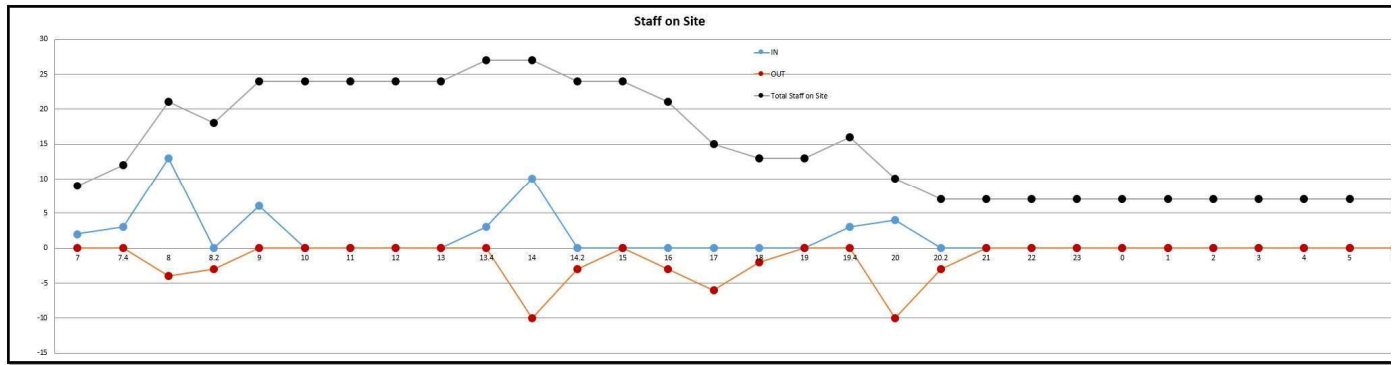
[REDACTED]

For reference though, for a 64 bed home like this, I'd expect a total of around 2,280 staff hours per week which equates to 57 FTE staff (assuming a standard working week of 5 days and 8 hours per day).

In terms of parking requirements, as operators of the home we are well incentivised to ensure we have enough spaces as if either staff or visitors have issues parking it will impact the operation of the home – a risk we obviously cannot entertain.

Looking in a bit of detail at expected staffing levels, we'd expect to have 24 staff on site from 9am to 4pm with a small 'blip' to around 27 staff around the 2pm shift change depending on handovers. Based on analysis of existing staff travel arrangements, we'd expect the number of staff arriving by car to peak at 20 during the 2pm shift change. There are usually at least a couple of those having shared a car, putting the maximum number of staff cars on site at around 18. We'd be happy committing to a Travel Plan if necessary.

Charts below for info and happy to discuss if you have any queries.



Kindest Regards,

Steve Rickard

Development Director



Hertfordshire

|

Oxfordshire

|

Cambridgeshire

|

Bristol

postbox@glanvillegroup.com | www.glanvillegroup.com



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Glanville Consultants Ltd, Registered office: 3 Grovelands Business Centre,
Boundary Way, Hemel Hempstead, Hertfordshire, HP2 7TE