

Job Name: 300 Brook Drive, Green Park, Reading

Job No: 332611112

Note No: TN/001

Date: 25/10/2024

Prepared By: Senal Wijeweera

Reviewed By: Max Law

Subject: Transport Statement

1. Introduction

- 1.1. Stantec has been commissioned by Mapletree to prepare this Transport Statement to support the refurbishment of 300 Brook Drive, located at Green Park, Reading (RG2 6UB).
- 1.2. This Transport Statement has been prepared to set out the transport matters associated with the redevelopment of 300 Brook Drive. As the Site is purely a refurbishment of an existing office building, there will be no material change in the transport impacts of the Site as a result of the development proposals.
- 1.3. The Planning Practice Guidance (PPG) published by the Department for Transport in March 2014 states that:

“Travel Plans, Transport Assessments and Statements should be:
 - *Proportionate to the size and scope of the proposed development to which they relate and build on existing information wherever possible;”*
- 1.4. The refurbishment proposal covers the *“external refurbishment works to an existing office building (Use Class E) including alterations to the main entrance space, elevations, installation of PV panels and electric vehicle charging points, relocation of plant equipment, erection of a new end of journey/ changing facility, cycle storage and associated landscaping works”*.
- 1.5. The Site is located within the Green Park Business Park, Reading. A large business park on the edge of Reading consisting of numerous commercial businesses and industrial units. The refurbishment of 300 Brook Drive includes internal and external sustainable improvements, with the aim of achieving a BREEAM ‘excellent’ rating.

2. Existing Conditions

- 2.1. 300 Brook Drive currently comprises of a Class E office building of 5,528m² Gross Internal Area (GIA), which is divided across three floors. The level of floor space is to be maintained as part of the refurbishment proposals.
- 2.2. Primary pedestrian access to the building is located on the southwest side of the Site, with secondary access points located on the southeast and northern sides of the building.
- 2.3. The Site has one vehicular access point via Brook Drive, which provides access to the main entrance and car park.
- 2.4. The Site currently provides 219 vehicle parking spaces, including 10 accessible spaces on the Site frontage. The multi storey car park on the Site provides 156 of these spaces. Secure cycle storage is currently provided adjacent to the car park for 16 cycles.

- 2.5. Pedestrian and cycle access to the Site is provided directly off Brook Drive as well as from the adjacent pedestrian/cycleway of Willow Walk. A comprehensive network of pedestrian and cycle routes is present throughout Green Park, running alongside the Foundry Brook and the adjacent highway network providing full connectivity for the Site.
- 2.6. The nearest bus stop to the Site is located to the southwest, outside 350 Brook Drive. This bus stop can be accessed by a 2-minute walk from the Site and serves the 50 Greenwave service providing access between Green Park and Reading Town Centre. The bus stop takes the form of a shelter with seating and provides a live bus time display.
- 2.7. The nearest rail station to the Site is Reading Green Park which was opened in May 2023. The station is located c.950m northwest of the Site and can be accessed by a c.13-minute walk or c.3-minute cycle.
- 2.8. Access to local amenities such as a food outlet, outdoor open space, and a school facility are located within 500m of the Site. Lime Square, located 750m southeast of the Site, provides access to further food outlets, health and wellbeing facilities, and childcare facilities.
- 2.9. This Site is deemed to be situated in an accessible location with direct connectivity to the pedestrian/cycle network, key public transport nodes, and within close proximity of the local amenities.

3. Development Proposals

- 3.1. The development proposals consist of the refurbishment of 5,528m² of Class E office space to meet BREEAM 'excellent' standards at 300 Brook Drive.
- 3.2. The refurbishment includes the construction of an End of Journey facility adjacent to building. This unit will provide a total of 5 showers: male, female, and accessible facilities, as well as providing 45 lockers for use by the future employees of the building.
- 3.3. The End of Journey facility will include the provision of an additional 30 cycle parking spaces in the form of a two-tier bike rack, these will be sheltered and secure.
- 3.4. The existing 8 Sheffield stands adjacent to the car park will be having improved lighting provided as part of the refurbishment.
- 3.5. Following the refurbishment, the overall cycle parking provision for the building will be 46 spaces. The cycle parking provision exceeds the minimum requirement of 32 cycle parking spaces stated within RBCs *Revised Parking Standards and Design 2011* (1 space per 200m²), this being for commercial office space within Zone 3 of the RBC Zonal Scheme.
- 3.6. The overall parking provision on the Site will remain become 218 spaces, losing 1 space to provide an additional accessible space. The reconfiguration to the parking on the building frontage will designate three existing spaces as 'VIP' spaces without changing the overall provision. The refurbishment will include the provision of electric vehicle charging points to serve 10% of the current spaces (22 spaces). This will be monitored through the Site occupation with capacity allowed for the occupier to increase this provision by a further 10% if required.
- 3.7. In accordance with RBCs *Revised Parking Standards and Design 2011* for accessible spaces for commercial units of over 200 spaces, the accessible parking provision of the site will be 11 spaces (6 accessible spaces plus 2% of total capacity).
- 3.8. The Western Lawn is to receive significant landscaping changes across its extent, providing direct access to Willow Walk, an amphitheatre with informal seating, and rain garden area with elevated seating.
- 3.9. The existing vehicle access from the junction with Brook Drive will be retained in its current form.

- 3.10. Servicing and delivery of the Site will continue to occur in the same manner as the existing site.

4. Transport Impact

- 4.1. The purpose of a Transport Statement is to assess the transport impacts of development proposals. As the development proposals are refurbishment works described in Paragraph 1.4 of this report, there will be no change to the GIA or the use class of the existing site.
- 4.2. The Site, in its current form, will generate vehicle and people trips based on its floor area and parking provision. There is no variation to these floor areas or parking provisions proposed as part of the development proposals.
- 4.3. As such, the Site will generate a similar number of vehicle and people trips following the refurbishment proposals as it does as the existing site.
- 4.4. Paragraph 115 of the National Planning Policy Framework (NPPF) (December 2023) states that:
- "Development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*
- 4.5. The refurbishment proposals are not expected to result in a significant change in traffic generation of the Site, and the transport impact of the development would not be deemed severe.
- 4.6. The Reading Borough Local Plan (adopted November 2019) contains the policies for how Reading will development up to 2036. TR1 addresses achieving the transport strategy of the Borough, stating that:
- "All development proposals should make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport from all parts of a development, particularly by public transport, walking and cycling, in accordance with any agreed transport assessment submitted as part of the application."*
- 4.7. The refurbishment proposals include improving the accessibility of the site, specifically for pedestrians and cyclists.
- 4.8. As these proposals incorporate several factors that have the potential to influence future employee travel patterns, a Travel Plan has been prepared to encourage on-site employees to travel via sustainable means where possible.

5. Summary

- 5.1. The development proposals for 300 Brook Drive consist of a refurbishment that would have no impact on the traffic generation of the Site compared to the existing use.
- 5.2. This Site is located within the Green Park Business Park, a highly accessible and sustainable location with direct connections to active travel and public transport routes, as well as local facilities within Green Park and the surrounding area.
- 5.3. In conclusion, this Transport Statement has been produced to outline the development proposals and highlight the transport impact of these proposals. It is to be read in conjunction with the Staff Travel Plan provided to support the refurbishment of 300 Brook Drive on behalf of Mapletree. The redevelopment proposals do not change the floor area, use class or the total vehicular parking provision for the Site. As such, the Site is expected to generate a similar number of vehicle and people trips following the refurbishment proposals as it does as an existing site.

DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
332611112/TN001	-	15/3/2024	SW	ML	CB	CB
332611112/TN001	A	25/10/24	SW	ML	CB	CB

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

T: +44 (0)118 950 0761 E: Reading.uk@stantec.com