



Planning Statement & Design and Access Statement

University Medical Group
9 Northcourt Avenue, Reading, RG2 7HE

Planning application to remove some planting to the existing car park to allow for the re-configuration of 2no. existing car parking spaces and the installation of 1no. new additional disabled parking space.

21/01/25

Thames Valley Surveying Limited
Greenbank
University of Reading
London Road Campus
London Road
Reading
Berkshire
RG1 5AQ



RICS

the mark of
property
professionalism
worldwide

Issue Record

Issue	Date	Description	Created by	Reviewed by
-	21/01/24	Initial issue	LL	EL

Site Location

The site is situated at 9 Northcourt Avenue, Reading, and forms part of the University Medical Group, which operates as the University of Reading Health Centre.

Access

Access to the site is via Northcourt Avenue. A small car park is located at the front of the building, featuring a one-way vehicular system that offers limited parking spaces for staff and visitors.



Figure 1.0 – Existing front car park to 9 Northcourt Avenue.

Flood Risk

The site is situated within Flood Zone 1 which is an area with a low probability of flooding.

Conservation Area

The site is not situated within a Conservation Area.

Previous Relevant Planning Applications

Several planning applications have previously been submitted to extend the existing surgery. However, the most recent application specifically related to the existing car park is outlined below.

- **Application No. 130252** **Date: 20/03/2013**

‘Alterations to existing off street-car parking facility including an additional 16 spaces’

Full Planning Permission Granted

Existing Issue

The current car park frequently becomes congested, as many of the parking spaces fail to meet modern standards, leading to operational difficulties. The area adjacent to the main building entrance is particularly constrained, offering only one disabled parking space. In addition, the configuration of the two nearby parking spaces lacks flexibility, further restricting the layout near the front entrance.

There is an increasing need to provide an additional disabled parking space to address both current and future requirements, ensuring all users can safely access and utilise the building.

The Health Centre currently accommodates 28 consulting rooms and employs the equivalent of 50 full-time staff. According to the Reading Borough Council Parking Standards and Design, a Health Centre should offer a maximum of 2.5 parking spaces per consulting room, plus one space per full-time equivalent staff member (see table below).

	Maximum Parking Standards			
	Zone 1	Zone 2	Zone 3	Zone 4
Places of Public Assembly & Leisure Facilities 1 per m² unless indicated				
D1 Clinic/ Health Centre	1 per consulting room + 0.5 per FTE staff	2.5 per consulting room + 1 per FTE staff	3.0 per consulting room + 1 per FTE staff	3 per consulting room + 1 per FTE staff

Based on this standard, the maximum parking provision would amount to 120 spaces. The proposed addition of a disabled parking space would comfortably fall within this maximum allowance.

Proposal

To accommodate an additional disabled parking space adjacent to the main entrance, it is proposed to remove a section of the existing planting. This will allow the reconfiguration of the adjacent two parking spaces, ensuring vehicles can manoeuvre more easily into all spaces. Importantly, the total number of parking spaces will remain unchanged, as the new disabled parking space will be incorporated without reducing the current provision.

The reconfigured parking spaces will comply with Reading Borough Council's Parking Standards, measuring 2.5m in width and 5m in length. A forecourt depth of at least 6m will be maintained between the parking bays, providing adequate room for vehicles to enter and exit. Please refer to Drawing 30-100 Proposed Plan for further details.

The car park spaces are designated for a limited number of visitors and medical staff, where car access is essential for their duties. Other staff and visitors are encouraged to use public transport or park off-site.

No changes are proposed to the remaining parking bays or the main vehicular access within the car park.

To enhance safety, new bollards will be installed in the "keep clear" area outside the building's entrance. This area has also been widened to improve the segregation between vehicles and pedestrians, ensuring safe access for users entering and exiting the building.

All existing manholes and gullies in the car park will be retained. A drainage survey will be conducted to verify that the existing system is functioning properly.

The current car park surface is tarmac, and the removed planting area will be replaced with matching tarmac. The new tarmac will slope towards the existing surface water gully, and the additional tarmac area is minimal, measuring less than 25sqm. Refer to Drawing 30-101 Proposed Plan Ground Surface for details.

All newly reconfigured parking spaces will be clearly marked and made available for parking at all times. Additional directional floor markings will be introduced to maintain the existing one-way traffic flow within the car park.

In conclusion, the proposal to reconfigure the two existing parking spaces will enable safer and more efficient use of the car park while providing the much-needed additional disabled parking space.

Photographs of the existing car park



Figure 2.1 View of main entrance and existing disabled parking space



Figure 2.2 View of existing parking spaces to be reconfigured adjacent to main entrance