

Parking Arrangement

16A NORCOT ROAD,
TILEHURST,
READING,
RG30 6BU

Date: Sep 2026

Change of use from Class E to 2no. flats (Class C3) and associated external alterations.

Existing Site Condition: The existing property currently operates without dedicated off-street parking.

Existing Parking Requirement: Based on the Council's Revised Parking Provision Document (Zone 3), the existing use requires 1 space per 30m² of floor space (approximately 4 parking spaces).

Proposed Parking Requirement: The proposed conversion to 2 flats (up to 2 bedrooms each) requires 1.5 spaces per unit, totalling 3 parking spaces.

The proposal results in a net reduction in parking demand compared to the existing use.

The site is positioned near Recreation Road Car Park, providing accessible public parking for visitors and residents, which is free to use overnight between 6:00 PM and 6:00 AM

Additionally, the location of the building provides great connection to public transport with the closest bus station approximately 120m away.

Regarding the cycle parking, the requirement is 0.5 parking spaces per flat. However, the proposal includes 2 parking spaces, one for each flat.

Elton Disha

BSc (Hons), MSc Architecture, RIBA Part 3 ADPPA

ATRIO ARCHITECTURE LTD