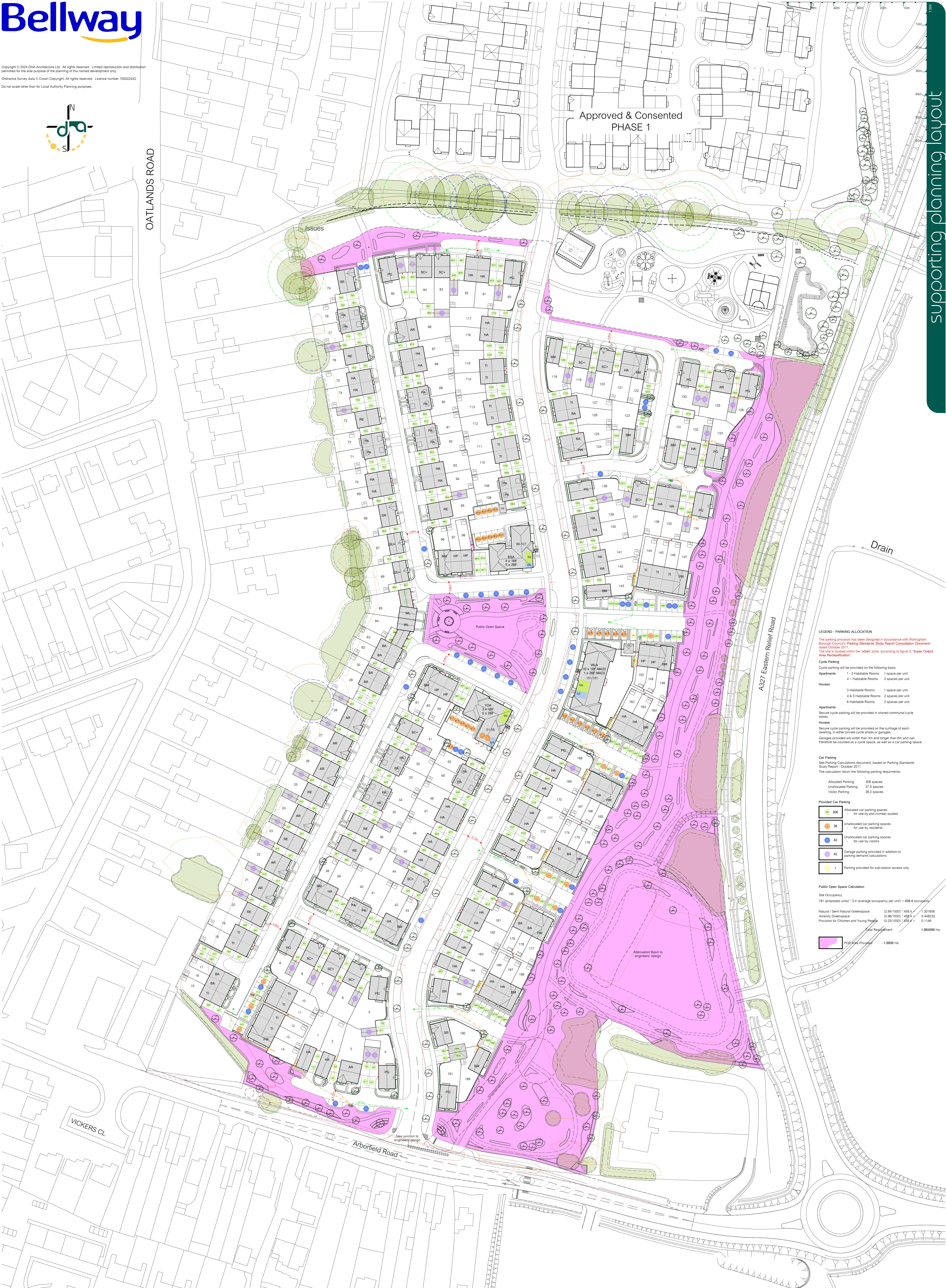




OATLANDS ROAD

Approved & Consented
PHASE 1

supporting planning layout



LEGEND - PARKING ALLOCATION

The parking provision has been designed in accordance with Wokingham Borough Council's Parking Standards Study Report Consultation Document, dated October 2011.
This site is located within the 'urban' zone, according to figure 3, 'Super Output Area Road Classification'.

Cycle Parking

Cycle parking will be provided on the following basis:	
Apartment	1-3 Habitable Rooms 1 space per unit
	4+ Habitable Rooms 2 spaces per unit
Houses	3 Habitable Rooms 1 space per unit
	4 & 5 Habitable Rooms 2 spaces per unit
	6 Habitable Rooms 2 spaces per unit
Apartment	Secure cycle parking will be provided in shared communal cycle stores.
Houses	Secure cycle parking will be provided on the curtilage of each dwelling, in either private cycle sheds or garages.
	Garages provided are wider than 3m and longer than 6m and can therefore be counted as a cycle space, as well as a car parking space.

Car Parking
See Parking Calculations document, based on Parking Standards Study Report - October 2011.
The calculation return the following parking requirements:

Allocated Parking	305 spaces
Unallocated Parking	37.5 spaces
Visitor Parking	38.2 spaces

Provided Car Parking

306	Allocated car parking spaces - for use by plot number quoted
38	Unallocated car parking spaces - for use by residents
40	Unallocated car parking spaces - for use by visitors
42	Garage parking provided in addition to parking demand calculations
1	Parking provided for sub-station access only

Public Open Space Calculation

Site Occupancy
191 (proposed units) * 2.4 (average occupancy per unit) = 458.4 occupants

Natural / Semi Natural Greenspace	(2.84/1000) * 458.4	1.301856
Amenity Greenspace	(0.96/1000) * 458.4	0.440232
Provision for Children and Young People	(0.25/1000) * 458.4	0.1146

Total Requirement 1.855688 Ha

POSS Area Provided ~1.8506 Ha