

Transport and Access

Proposed Transport Strategy - summary

Parking Provision
The four houses will be provided with a total of 4 carparking spaces. Each house will be provided as per Table 4.1 in the ‘Mitford Close_Transport Statement’ (page 11).

House 1 - 1 x garage space;

House 2 - 1 x garage space;

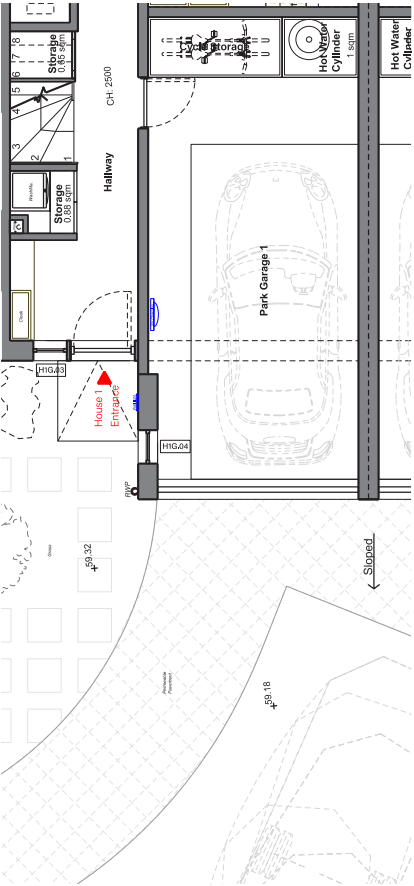
House 3 - 1 x driveway space;

House 4 - 1 x driveway space;

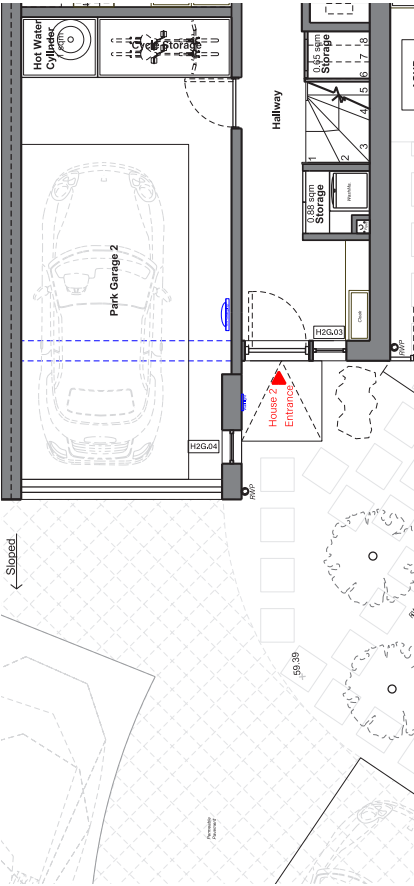
Cycling Provision
Cycle storage (marked in green below) will be provided for each house. There will be either a Sheffield stand or Bicycle Store capable of accommodating two bikes with each store measuring 2m x 1m. Each store will be located adjacent to the property they serve.



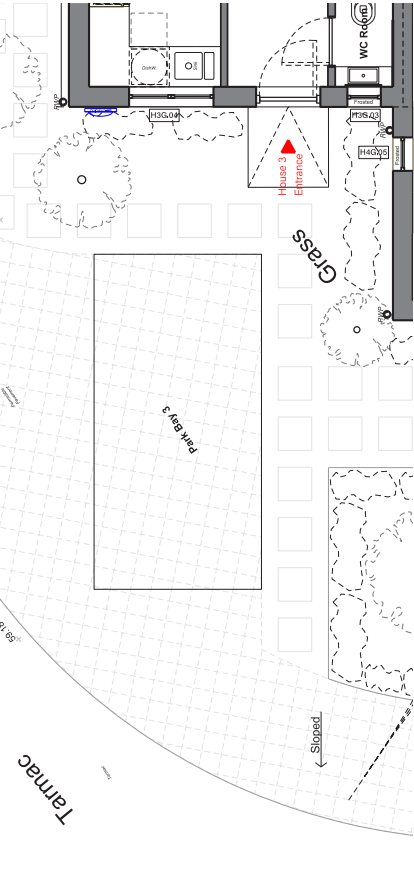
Vehicle Swept Path Analysis (extract from TTP Consulting)



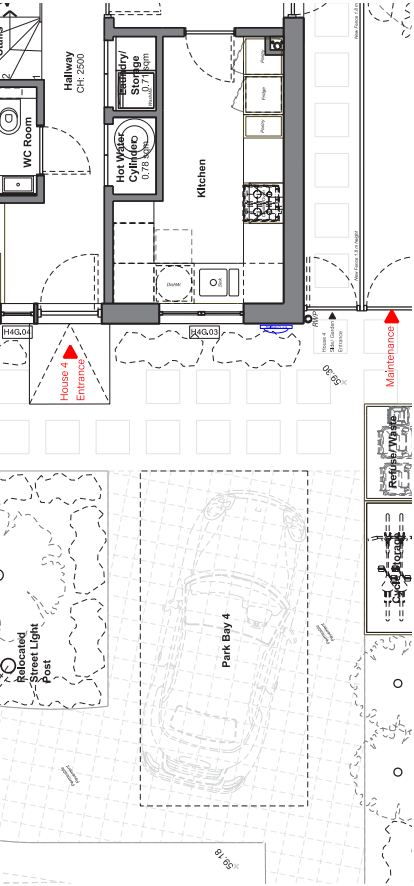
House 1 - Garage space



House 2 - Garage space



House 3 - Outdoor car parking space



House 4 - Outdoor car parking space

Accessibility

Proposed current and future adaptations for Part M.

Design for (Future) Accessibility

The Equality Act 2010 legally protects people from discrimination.

Part M defines different categories of accessibility for new dwellings, with increasing levels of requirements. The proposed development has been designed to Category 2: Accessible and adaptable dwelling, with M4(2) optional requirement to provide reasonable provision for people to gain access and use the dwelling and its facilities; and to meet the needs of occupants with different needs, including some older or disable people and to allow adaptation of the dwelling to meet the changing needs of occupants over time.

The proposed ground floor plan of the houses are designed as accessible and adaptable dwellings. These demonstrate future proofing, making them adaptable to changing needs of occupants over time.

Key areas of considerations, in line with 4.9 Sustainable Design, 'Borough Design Guide, Supplementary Planning Document', which are proposed and already incorporated in the scheme:

1. Proposed parking space and front permeable paving are gently sloping and have dropped kerbs; allowing for an improved circulation and accessibility.
2. The proposed standard parking bay can be widened to 3.3 m.
5. There is a minimum 1200 mm clear space provided in front of and between all kitchen units and appliances.
- Internal private corridor/ hallway has a min. clear width of 900 mm;
- The main entrance doors have a min. clear opening width of 850 mm.
- All gates and side alleyways to have a min. width of 1 m.
- All surfaces, including the rear tiling will be even and stable.
- The proposed roof can be easily adapted to allow for a home office to be provided.

The current proposed designs have allowed sufficient space for future adaptation and minimal internal changes to accomodate the following. Key areas of future considerations, which are proposed through future remodellation in the scheme:

3. Proposed (optional) installation of a lift (to BS EN 81-70:2003 for a type 2 lift), with a min car of 1100 mm wide and 1400 mm depth inside. This will require relocation of the cycling storage to the rear garden and infill of an internal door and removal of an en-suite bathroom to the first floor (in the case of Houses 1 & 2) and kitchen remodelling, including installtion of 2 new doors and removal of an en-suite bathroom to the first floor (in the case of Houses 3 & 4).
4. Proposed (optional) installation of a new WC facilities on the entrance storey, with an installed level access shower.
6. Proposed step-free to the main entrance and rear garden, including a 1500 mm wide x 1500 mm long outside landing.



Waste Storage

Proposed internal and external storage for green waste and composting

Waste Management
Waste storage and recycling bins will be provided in compartmented storage units in the kitchen, as shown on the right hand side.

Household waste will be periodically transferred by occupants from the kitchen to the designated bin stores located at ground floor level (indicated in yellow and orange on the plans). These bin stores will be externally situated within covered wheelie enclosures and must remain consistently accessible, well-lit, and maintained in good condition. Bins will be positioned to enable direct movement onto Mitford Close for scheduled collection.

In Wokingham, the refuse (trash) is collected by the council according to a set schedule (*an example below). Residents can find their specific collection day by using the council's website and entering their postcode.

The proposed works to the Highway will not affect the Refuse Collection. Please see email from Wokingham Waste Services below.

Regular collection dates for this address:

Household waste
Your next collection will be:
Wednesday 06/08/2025
Container size: 180L

Garden waste (week 1)
Your next collection will be:
Friday 08/08/2025

Recycling
Your next collection will be:
Wednesday 30/07/2025

Food waste
Your next collection will be:
Wednesday 30/07/2025

Waste Services <Waste.Services@wokingham.gov.uk>
To: "a.laura.nica@gmail.com" <a.laura.nica@gmail.com>

Hi Laura,

Our driver, drives in to the close towards point 1, then reverses towards point 2.

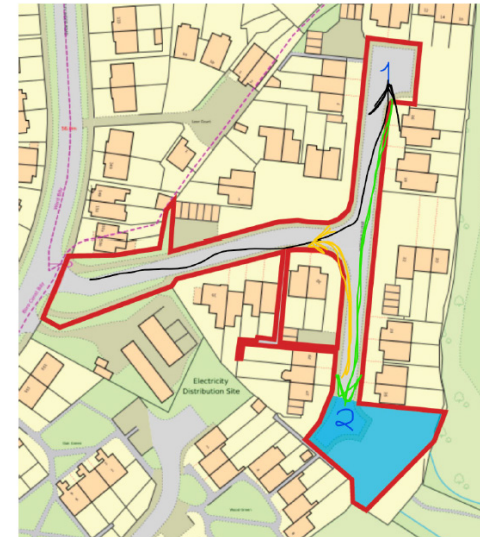
Kind regards,
Jonathan

Jonathan Adams
Climate Change and Recycling Specialist | Place Clintling
Wokingham Borough Council

Laura Nica <a.laura.nica@gmail.com>
To: Waste Services <Waste.Services@wokingham.gov.uk>

Thank you very much Jonathan.

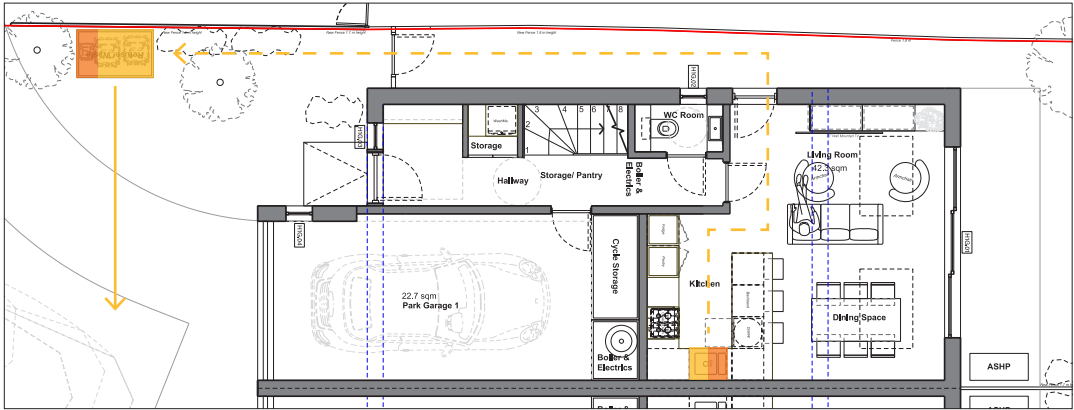
So, to be clear, it does not use the turning point to reverse?
It goes - black line, reverse (green line) and the drives forward in yellow.



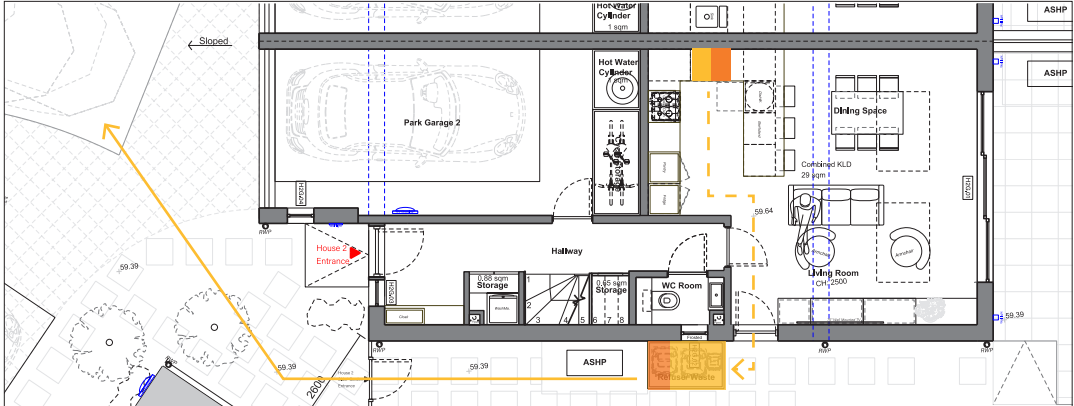
Proposed waste / recycling waste storage unit under sink (marked in yellow/orange square on plans). Cabinet size - 600 mm



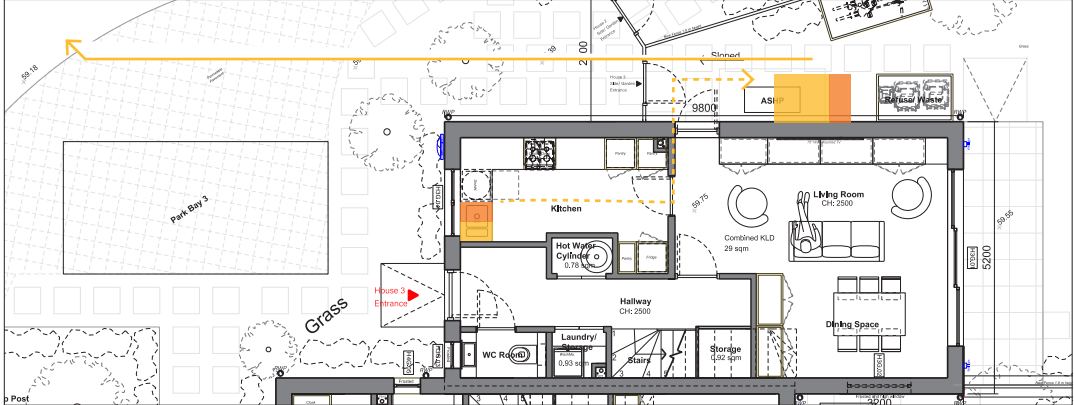
Proposed double/ triple Wheelie Bin Store, painted Sage/ Light grey; for 240 l; with lids connected for easy opening.



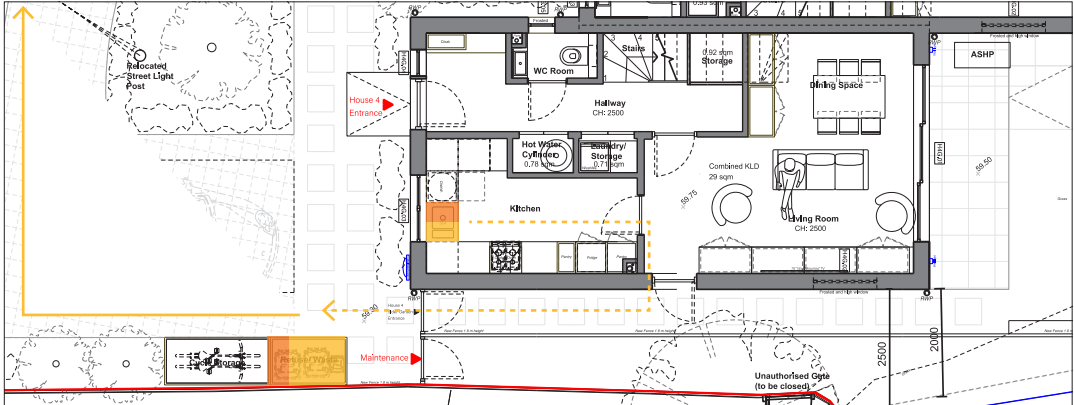
House 1 - Proposed Refuse Location



House 2 - Proposed Refuse Location



House 3 - Proposed Refuse Location



House 4 - Proposed Refuse Location