

LEGEND - PARKING ALLOCATION

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

Cycle Parking

Cycle parking will be provided on the following basis

Apartments	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

Apartments

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 3m x 6m and can therefore be counted as a cycle parking.

Car Parking

See Parking Calculations document, based on Parking Standards Study Report - October 2011

This calculation returns the following parking requirements;

Allocated Parking	82 spaces
Unallocated Parking	7.4 spaces
Visitor Parking	10.6 spaces
Total	100.0 spaces

Provided Car Parking

60	Car parking spaces, allocated to individual houses - for use by plot number quoted
22	Car parking spaces, allocated to apartment blocks - for use by apartment residents
7	Unallocated car parking spaces - for use by residents
11	Unallocated car parking spaces - for use by visitors

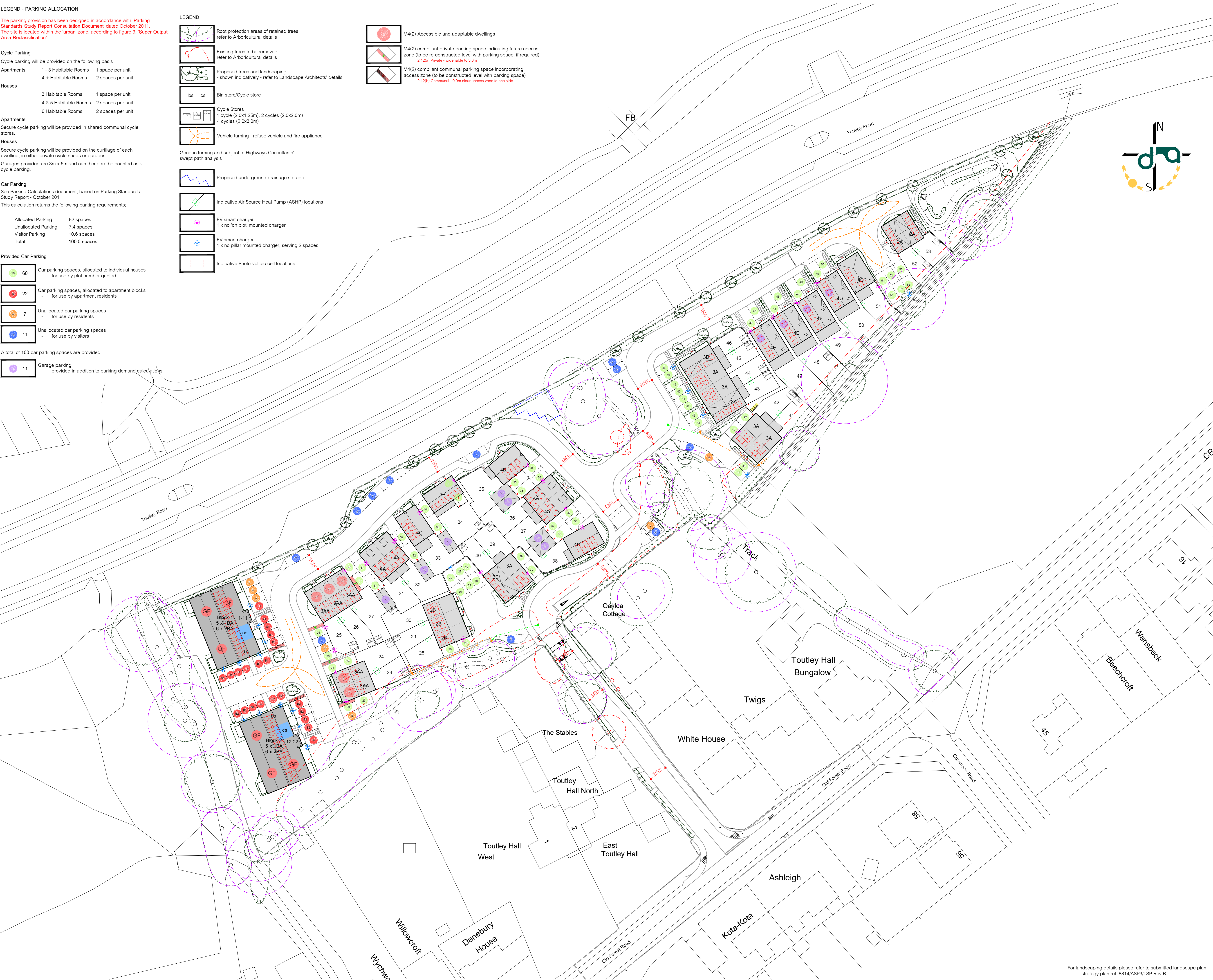
A total of 100 car parking spaces are provided

11	Garage parking - provided in addition to parking demand calculations
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LEGEND

	Root protection areas of retained trees refer to Arboricultural details
	Existing trees to be removed refer to Arboricultural details
	Proposed trees and landscaping - shown indicatively - refer to Landscape Architects' details
	bs cs Bin store/Cycle store
	Cycle Stores 1 cycle (2.0x1.25m), 2 cycles (2.0x2.0m) 4 cycles (2.0x3.0m)
	Vehicle turning - refuse vehicle and fire appliance
	Generic turning and subject to Highways Consultants' swept path analysis
	Proposed underground drainage storage
	Indicative Air Source Heat Pump (ASHP) locations
	EV smart charger 1 x no 'on plot' mounted charger
	EV smart charger 1 x no pillar mounted charger, serving 2 spaces
	Indicative Photo-voltaic cell locations

	M4(2) Accessible and adaptable dwellings
	M4(2) compliant private parking space indicating future access zone (to be re-constructed level with parking space, if required) 2.12(a) Private - widerable to 3.3m
	M4(2) compliant communal parking space incorporating access zone (to be constructed level with parking space) 2.12(b) Communal - 0.9m clear access zone to one side



ELSTREELAND

land at
old forest road
wokingham

REFUSE STRATEGY:
The refuse strategy is based on Wokingham Borough Council's document 'Guidance Notes for Developers and management agents, August 2023 (Waste and Recycling)'

Private Refuse storage for houses is generally located in rear gardens, and moved by residents on collection day, to kerbside (on curtilage) or communal refuse collection points.

Private Refuse collection is from kerbside, adjacent to the dwelling boundary or from communal refuse collection points.

Communal Refuse storage is provided for apartments.

	Refuse collection points for multiple houses.
	Private refuse storage locations, generally in rear gardens. Moved on collection day by resident.
	Communal refuse storage point.
	Communal cycle storage point.

Provided minimum refuse capacities	
Houses	90l (refuse) blue bags 60l (recycling) waterproof bags 5l & 23l food waste caddy

Apartments	80l per flat - provided in either 240l or 360l (Refuse) 120l per flat - provided in 240l or 360l (recycling) 5l food waste caddy per flat - provided in 240l (food)
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Travel Distances (in accordance with Approved Document H6)	
Operatives generally 15m with maximum of 25m for individual households and a maximum of 10m for apartment blocks.	
Residents	Carry / wheeled 30m

	Residents' carry/wheeled distance from garden gate to Refuse Collection Point
	Operative travel distance from Refuse Collection Point or communal bin store to carriageway (max. 25m).

A 21.01.28 JcH Updated to accord with layout 01-B
rev date by notes

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DHA Architecture Ltd
Brooklands Farm Business Park
Bottle Lane
Binfield
Berkshire
RG42 5QX
0118 934 9666
surname@dhaarchitecture.co.uk
www.dhaarchitecture.co.uk

1 : 500 @ A1 created 05.06.2025 contact JeH

supporting
planning
layout

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