

TN01 – Winnersh Triangle – Blg 820 – new HV Transformer

Site: Building 820 changes – Winnersh Triangle Business Park,
Winnersh

Prepared by: PdeJ

Date: 25th September 2026

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1.0 General

- 1.1 This technical note provides a summary of supporting material to accompany a planning application for a new substation to serve Building 820 within the Winnersh Triangle Business Park. The substation is to be situated to the east of the building on part of the car park. The general details are presented on Figure 1.1.

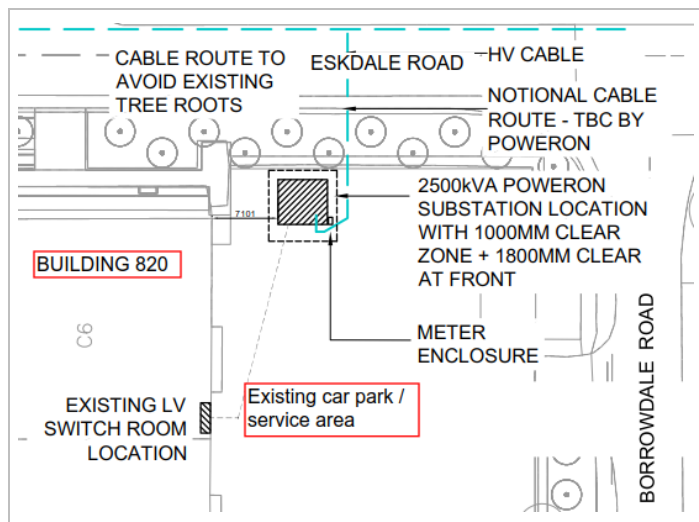


Figure 1.1 – Building 820 - new Substation location

2.0 Car Park alterations

- 2.1 The proposals will require alterations to the approved car park arrangements. The new substation is proposed on land previously allocated for three blue badge car parking spaces adjacent to the building entrance. The strategy is to move the three blue badge spaces to the south (the area currently occupied by five standard parking spaces) to ensure the accessible bays as still close to the building entrance and re-provide the standard car parking spaces in an area adjacent to the service area.
- 2.2 Motion Drawing 2609036-01B provided in **Appendix A** shows the existing and proposed car parking arrangements. The arrangement will retain the approved quantum of car parking for Building 820.
- 2.3 The five relocated standard car parking spaces will be located on the eastern end of the service area for Building 820. Swept path analysis has been prepared for access to the car parking spaces as well as the service vehicles to the loading area. The swept path drawings included in **Appendix B** are as follows:
- ▶ Motion Drawing 2609036-TK01 – refuse collection vehicle – in/out service area;
 - ▶ Motion Drawing 2609036-TK02 – large car - in/out parking spaces;
 - ▶ Motion Drawing 2609036-TK03 – refuse collection vehicle – in/out service area with vehicles in bays; and
 - ▶ Motion Drawing 2609036-TK04 – 16.5m articulated vehicle.

3.0 Summary

- 3.1 The proposed changes will maintain the require car parking provision and there will not be any impact on the operation of the service bays for Building 820 or the local highway network.

Appendix A

Existing and proposed Car Parking Arrangement Plan

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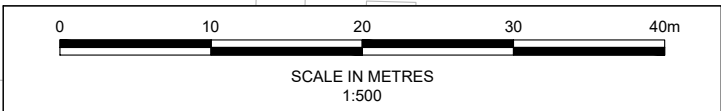


Existing Parking Arrangements

Extent of existing parking to be cleared to accommodate substation

Area of existing parking to be relocated in order to accommodate three accessible parking spaces

BORROWDALE ROAD



Proposed Parking Arrangements

Please refer to specification drawing for location of proposed substation

Four accessible car parking spaces to be relocated

Five car parking spaces to be relocated

BORROWDALE ROAD

Notes

1. All levels and dimensions to be checked on site before any work commences. All dimensions in metres unless stated otherwise.
2. This drawing is based on OS mapping and Motion cannot guarantee the accuracy of the data.
3. Motion accepts no liability for any vehicle specification errors or inaccuracies within the vehicle tracking software used / or it's vehicle libraries. The vehicles speeds used for the analysis are as follows: forward 10mph / reversing 10mph.

Legend

- Extent of Existing Parking to be Cleared
- Please Refer to Specification Drawing for Location of Proposed Substation
- Site Location

B	Updated Arrangements	WMC	PdeJ	PdeJ	25/09/2026
A	Updated Arrangements	WMC	PdeJ	PdeJ	24/09/2026
-	First Issue	WMC	PdeJ	PdeJ	21/09/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

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www.motion.co.uk

Client:
Winnersh Midco S.A.R.L

Project:
Winnersh Triangle Business Park,
Building 820

Title:
Existing and Proposed
Parking Arrangements

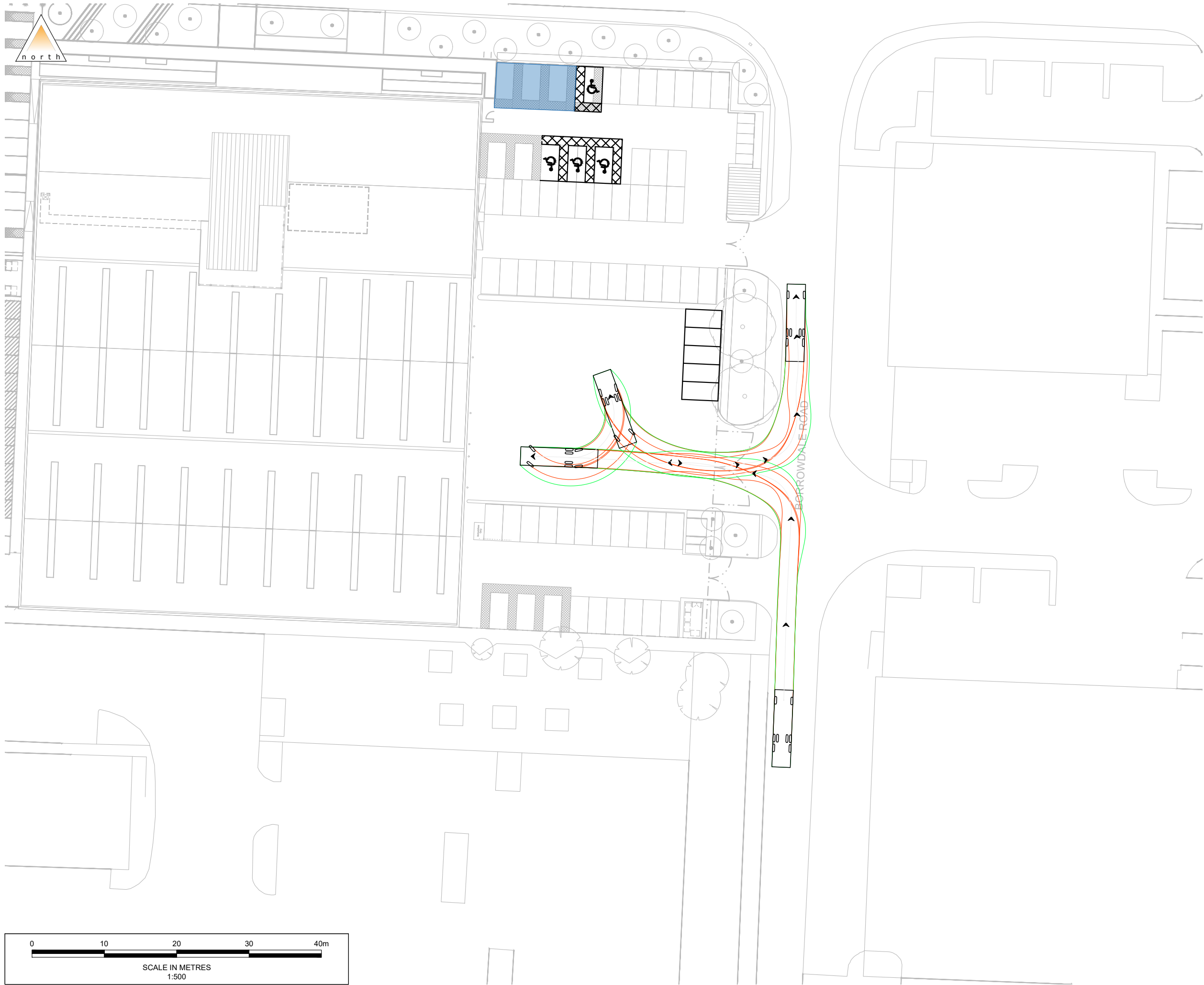
Scale: 1:500 (@ A3)

Drawing: 2609036-01 Revision: B

Appendix B

Swept path analysis

C:\Users\williammcaney\Motion\StaffSite - Fwi16 2609036\Drawings\2609036-01A, TK01A-TK04A.dwg

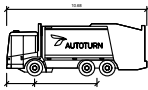


Notes

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Legend

Indicative Location of Proposed Substation



Wokingham Refuse Vehicle

	metres
Width	2.00
Height	2.00
Length	4.00
Steering Angle	41.0

A	Updated Arrangements	WMC	PdeJ	PdeJ	23/09/2026
-	First Issue	WMC	PdeJ	PdeJ	21/09/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
NOT FOR CONSTRUCTION

motion

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Client:
Winnersh Midco S.A.R.L

Project:
Winnersh Triangle Business Park,
Building 820

Title:
Swept Path Analysis
Refuse Vehicle

Scale: 1:500 (@ A3)

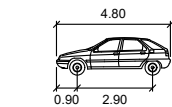
Drawing: 2609036-TK01 Revision: A

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Notes

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SDV

Width	: 1.80
Track	: 1.80
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

metres

A	Updated Arrangements	WMC	PdeJ	PdeJ	23/09/2026
-	First Issue	WMC	PdeJ	PdeJ	21/09/2026
Rev.	Description	Drm	Chk	App	Date

Drawing Status:

FOR PLANNING
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Client:

Winnersh Midco S.A.R.L

Project:

Winnersh Triangle Business Park,
Building 820

Title:

Swept Path Analysis
Large Car

Scale: 1:250 (@ A3)

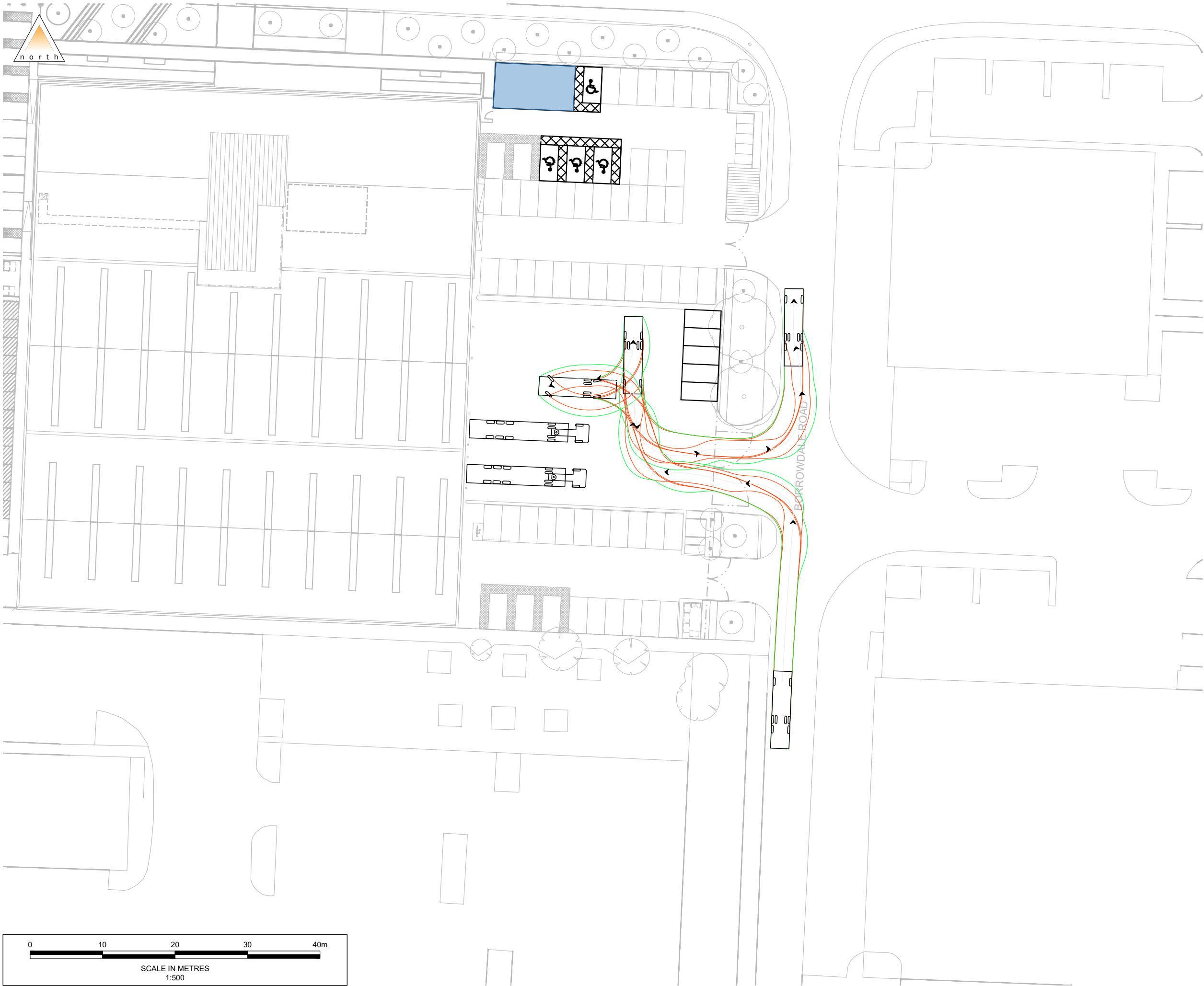
Drawing:

2609036-TK02

Revision:

A

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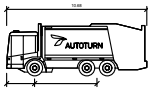


Notes

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Legend

Indicative Location of Proposed Substation



Wokingham Refuse Vehicle

	metres
Width	2.00
Length	2.00
Height	4.00
Turning Angle	45.0

A	Updated Arrangements	WMC	PdeJ	PdeJ	23/09/2026
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Rev.	Description	Drm	Chk	App	Date

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Client:
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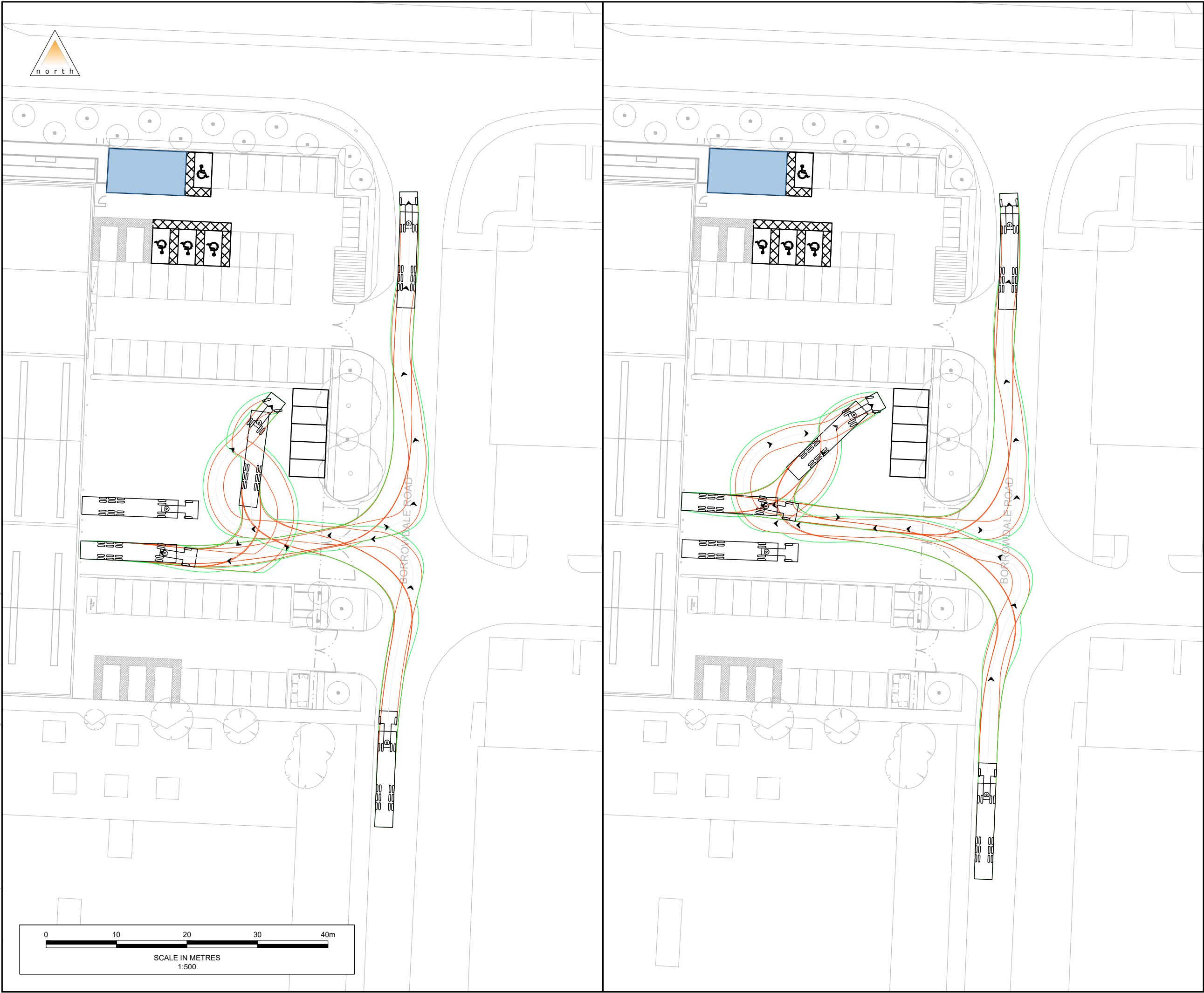
Project:
Winnersh Triangle Business Park,
Building 820

Title:
Swept Path Analysis
Refuse Vehicle

Scale: 1:500 (@ A3)

Drawing: 2609036-TK03 Revision: A

C:\Users\williammcaney\Motion\StaffSite - Fw116_2609036\Drawings\2609036-01A_TK01A-TK04A.dwg

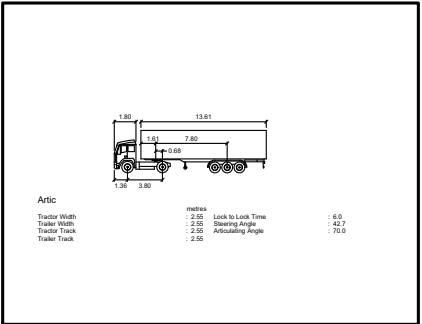


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Legend

Indicative Location of Proposed Substation



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-	First Issue	WMC	PdeJ	PdeJ	21/09/2026
Rev.	Description	Drm	Chk	App	Date

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FOR PLANNING
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Client:
Winnersh Midco S.A.R.L

Project:
Winnersh Triangle Business Park,
Building 820

Title:
Swept Path Analysis
16.5 Metre Artic

Scale: 1:500 (@ A3)

Drawing:
2609036-TK04

Revision:
A