

Planning Design & Access Statement relating the demolition & rebuilding of garage workshop to rear of 20 Norcot Road – accessed off Lemart Close Reading

Date. 04-03-23

Project Ref- 9123-23

1.0.0. The History

Before its purchase in 2019, the site was established.

- Car Sales
- Workshop & garage services relating to vehicle repairs & refurbishment to the rear
- Car wash facilities.
- The interactive map below clearly shows the garage area which also benefits from vehicular access from Lemart Close.
- It is within the boundary of district & local centre. The frontage of 20 Norcot Road is within the key frontage centre Policy RL3

Since then the site has been used as a car wash, access from Norcot Road & the workshop is used for car repairs & refurbishment including some car spraying.



2.0.0. The site & its surroundings

The whole site including 20 Norcot Road has recently been acquired by the Applicant. There is currently a planning application in Ref. 230179 to convert the ground floor into a Restaurant including extensions & alterations (Respectively)

Planning consents 200373 & 181302 will not be implemented (181302 is about to expire) as the owner is intending to retain the car wash & rebuild the workshops to the rear (which is the subject of this planning application. For the record, this will be for the workshops only B2 general industrial as the car wash operation is lawful which was established within the garage/workshop use over many years.

The current workshops are aged & are in need of rebuilding to modern sustainable standards. This is an opportunity to retain & improve this facility to the benefit of the surrounding area with a modern purpose built steel framed building incorporating the latest facilities whilst protecting the mixed uses around it, particularly the residential ones.





There are adjacent commercial uses in Lemart Close, Cassell Welding Ltd reside at 32 Lemart Close next door & enjoy a right of way within the green hatched area shown on the site plan. This is also a B2 general industrial use which is established.

Berkshire Facilities Management & Home installations Ltd reside at Lemart House next to Cassell Welding. There is a cluster of Class E & B2 uses within this location accessed off Lemart Close.

Lemart Close is accessed from Recreation Road where there is a large car park for shoppers & users of the local facilities.

No 22 Norcot Road gained consent Ref. 141366 for a rear extension to create three one bedroom apartments with associated private gardens, parking & refuse store which is complete & in use.

The proposed workshop starts South of these buildings, it is no wider than the existing building, but deeper.

The site is to the rear of the Tilehurst Triangle District Centre. Criteria c) of Policy RL3 states that "Within and adjacent to district, major and local centres, all new development should provide some 'centre uses' at the ground floor, unless it can clearly be demonstrated that this would not be possible or appropriate.

3.0.0. Use & Amount

The proposal is to demolish the old workshop & construct a new modern purpose-built unit. The larger unit will allow the vehicles under repair & refurbishment to be located within the new building rather than having to be left outside as they do at the moment.

This makes the site untidy & there is a security issue.

A purpose built spray booth will be located in the South West corner incorporating purpose built flues running through the roof.

The outside surfaces will be renewed incorporating a concrete surface with appropriate drainage & interceptors.

Looking at the overlay the proposed flank walls are where the building exists today, the depth is increased towards Cassell Welding at 32 Lemart Close.

3.1.0. Layout, scale & massing

The new building follows the flank walls of the existing which is Circa 18m wide.

The depth proposed is 15.4m with the spray booth extending another 5.5m.

The eaves of the main building is 4m with a ridge height of 5.7m

4.0.0. Landscaping

There is no scope for formal landscaping.

5.0.0. Appearance



The building will be formed incorporating a steel portal frame cladding with profiled metal & insulated as shown above with a dual pitch of 20°. Profiled metal rainwater goods.

The colours proposed are light grey cladding with a black flashing.

The roof will incorporate 10% roof lights.

6.0.0. Access & parking

Access will be via Lemart Close as exists today which is shared with Cassell Welding.
There is adequate parking in front of the building & inside the unit where the work will take place.

7.0.0. Policy assessment

This is Policy compliant with RL3 , it is situated within a row of commercial uses on the ground floor up to School Road.

The industrial use is `Established` & this proposal will greatly improve the visual & working environment within this small cluster on commercial units.

This application should be supported as it is providing continued employment & a local facility for Tilehurst.



8.0.0. Design Scale & Character

The design is typical of a small industrial unit tucked away in the south east corner of the site.

The building is well away from the residential properties in Recreation Road & will further insulate these residents from the use, as at present a certain amount of work has to be carried on, outside.

Conclusion

The Applicant currently has a team of highly skilled motor engineers & bodywork guys. He wants to invest in new modern facilities on this site which enjoys an established use as B2. It will vastly improve the working environment & hope this will be supported by Reading Borough Council.

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