

Design and Access Statement



For extensions, internal alterations and new access to:

Unit 8 Deacon Way
Tilehurst
Reading
RG30 6AZ

1.0. Introduction

- 1.1. This planning, design and access statement has been prepared on behalf of Craftsman Brothers Ltd to support a detailed planning application for works to 8 Deacon Way. The works seeking planning permission include extensions, internal alterations and a new access arrangement.
- . This statement has been prepared in the context of the Reading Borough Local Plan, adopted 2019. This statement will cover the context of the proposal and outline the necessary information required to provide a determination by Reading Borough Council planning officers.
- 1.3. The resulting conclusion is that key material considerations, including the impact on; employment land use, character, neighbouring amenity and highway safety are acceptable and the objectives of the relevant local and national planning policy are met.
- 1.4. In addition to this, the application is accompanied by the required, planning application forms, ownership certificates and drawings. The relevant application fee has also been submitted via the online planning portal.

2.0. Background

- 2.1. Urbanite Planning are instructed by our client Craftsman Brothers Ltd, a family run business who have operated in Reading for many years from Abbots Farm in the Englefield Estate. Craftsman Brothers Ltd are now finalising the purchase of 8 Deacon Way with a commercial mortgage to secure continuous business activity and employment in the Reading area.
- 2.2. The business activities primarily include the manufacturing of stone, wood and glass products for worktops, tiles, cladding, tables, sinks, fireplaces, staircases, outdoor kitchens and landscaping. The business also specialises in producing unique bespoke items in stone, glass and joinery; to include memorial sculptures, artworks and kitchens.

2.3. The site was previously home to Berkshire Meat Traders, who have now moved into Unit 17, Deacon Way. Their website outlines, the business moved into the cold store premises (8 Deacon Way) in 1986, serving wholesale customers and the general public and now employs over 30 members of staff.

3.0. Relevant Planning History

Reference	Proposal	Decision	Decision Date
151176	Change of Use from a waste transfer station for skips (Sui Generis) to employment uses falling within Use Classes B2 and/or B8 but with the removal or variation of condition 5 (hours of use) of planning permission 150502.	Approved	15/07/2011
090228	Change of use to waste transfer station.	Approved	02/07/2009
980995	New Fencing and Gates.	Approved	13/01/1999

4.0. Relevant Planning Policy

- National Planning Policy Framework
- Reading Borough Local Plan Adopted November 2019

Presumption in Favour of Sustainable Development -Policy CC1

Sustainable Design and Construction -Policy CC2

Adaption to Climate Change -Policy CC3

Waste Minimisation and Storage -Policy CC5

Design and the Public Realm -Policy CC7

Safeguarding Amenity -Policy CC8

Access, Traffic and Highway-Related Matters -Policy TR3

Cycle Routes and Facilities - Policy TR4

Location of New Employment Development -Policy EM2

5.0. Site and Surrounding Area

- 5.1. The application site is approximately 0.25 acres and is located within the Deacon Way Industrial Estate, home to a number of other general industrial trades and employment land uses. Access is achieved directly from Deacon Way, into the yard and parking area, serving the existing unit which is approximately 1075 sqm GIA.
- 5.2. The site has historically been congested with large parked delivery vehicles and built form which have significantly limited the available parking on site, resulting in parked cars in restricted parking areas on single yellow lines.
- 5.3. The building itself does not offer a positive contribution to the street scene and its appearance is convoluted and in a state of disrepair. The materials of the building include steel and brick, which are not necessarily uncharacteristic of the area but there are clear opportunities for enhancement to the building and wider character of the area. The site is bound at the front by tall palisade fencing which is indicative of an industrial commercial locations such as this.
- 5.4. The roof has 5 ventilation towers projecting from the roof slope by approximately 1.5 metres, along with a much larger addition to the roof to also assist with the ventilation of the cold stores utilised by Berkshire Meat Traders. These additions to the roof appear to be beyond their lifespan and have suffered rusting which again does not provide a positive contribution to the building and are arguably at odds with the wider street scene character. The roof structure has also been confirmed as having asbestos.
- 5.6. This particular part of Deacon Way has limited tree planting but there is an area of grassed verge on the opposite side of Deacon Way which does soften, to some extent, the appearance of the street scene which is otherwise very built up and relatively imposing.

6.0. Proposed Development

- 6.1. The proposed use of the building is for the manufacturing and selling of stone, timber and glass products as described above. This land use falls within B2 General Industrial, which is aligned with the former business activity on the site and the

wider land uses along Deacon Way. As such no change of use is required as part of this application.

6.2. The proposal seeks to demolish the existing loading bay and extend the building to the front and sides to accommodate two new front glazed projections, to the east and west corners of the building. The eastern wing will project beyond the main front elevation by 7.3 metres and the western wing will have a projection of 4.5 metres - Resulting in a more uniform and high-quality appearance to the building. Ancillary office accommodation will be located at first floor within the new glazed front extension. It is also proposed to remove the current asbestos roof and external shell and replace it with an upgraded materials in keeping with the existing building.

6.3. The existing access will be retained for an entrance only access with a new access being formed for exits only. The intention of this is to improve the turning and parking space availability within the site and to ensure all vehicles can egress in a forward gear.

6.4. The previous use of the site left little space for customer and staff parking and as such the resulting affects have been a high level of vehicles parking directly outside the site and on restrictive yellow lines. The improved car parking area and introduction of a new access seek improve the on street parking difficulties and visibility splays afforded to the site.

6.5. The proposal will provide 7 car parking spaces, 1 of which is proposed for disabled use. The proposal will also deliver 2 loading bays with parking along with 4 cycle parking spaces.

7.0. Principle of Development

7.1. Reading Brough Local Plan Policy EM2 (Location of New Employment Development) seeks that employment uses such as industrial and storage distribution use are located within designated Core Employment Area.

7.2. The application site is located within an existing industrial estate, in the designated Core Employment Area EM2h: Portman Road as defined by Policy EM2 and the Local Plan proposals map.

7.3. 8 Deacon way is an existing employment use unit and up until very recently the building was utilised as a meat traders (the processing, storing and selling of meat). The building is now vacant following the businesses relocation to another premises on Deacon Way.

7.4. The proposal seeks to extend and enhance the employment floorspace and will remain as employment land in an employment use. The proposal does not seek to introduce a non-employment use within this Core Employment Area.

7.5. As such, the proposal is compatible with the functions of the Portman Road Core Employment Area and would maintain the overall level employment land provisions in accordance with policy EM2.

8.0. Impact on Character and Design

8.1. Reading Brough Local Plan Policy CC7, requires that all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is situated.

8.2. When traveling from Scours Lane northward, Deacon Way has an industrial appearance, with long metal elevations usually devoid of openings or architectural detail, however, it is relatively uniform and modern in appearance until you reach the application site.

8.3. The application building and resulting extensions remain set back some metres from the initial build line and it is not proposed to exceed existing building heights. The appearance of the building will be improved significantly by replacing the existing roof and elevation materials and enhancing the appearance of the building by providing two glazed corner projections.

8.4. The proposed extensions would create modest enlargements to the two front corners of the building which have been inclusively designed to improve the appearance of the principal elevation, modernising the appearance of the building and enhancing the character of the site and street scene.

8.5. The proposed development is to be of a high-quality design, utilising high-quality materials, enhancing the character and appearance of the building and the character of the Deacon Way street scene. As such, the proposal is considered to comply with Local Plan Policy CC7.

9.0. Transport and Parking

9.1. Policies TR1, TR3 and TR5 seek to address access, traffic, highway and parking related matters relating to development to ensure highway safety.

9.2. The site is conveniently located to allow for staff and customers to arrive by sustainable transport means as it is in close proximity to a high frequency public transport services and cycle routes. Deacon Way Industrial Estate lies parallel to the Oxford Road leading directly into Reading town centre, approximately 2.0 miles east of the site.

9.3. The existing vehicular access is proposed to be re-sited closer into the site and will have a width of 7.6 metres and will be retained as an entrance only access from Deacon Way. A new, exit only, access of the same width is proposed to allow for vehicles to pass through the site without unnecessary vehicle manoeuvres and ensuring egress onto Deacon Way in a forward gear.

9.4. Pedestrian access to the site will be achieved via the entry vehicular access with a footway and crossing points marked within the site to ensure safe access to the customer and staff entrance door.

9.5. The Reading Borough Council Parking Standards defines the application site as being located in Zone 3 and as such the following parking and loading facilities are to be provided:

- 6 car parking spaces (RBC standards: 1 space per 100m²)
- 1 disabled parking space (RBC standards: 5% of total spaces)
- 2 loading bays (RBC standards: 501-1500m²)
- 2 bicycle parking spaces (RBC standards: 1 space per 350m²)

9.6. The nature of the business does not result in a high level of vehicles movements and will result in a reduction in intensification than the previous business activity. Customers will only attend to select or collect products, and this will be at most about 2 customers per day. All deliveries are received by transit van which occurs one a day at the most.

9.7. Delivery transit vehicles will enter the site via the entrance access and load and unload in the loading areas shown on the site plan. Whilst delivery vehicles are parked in the allocated areas, customers and staff can access the parking spaces and manoeuvre safely within the site and exit in a forward gear. Once deliveries are loaded/unloaded, there is space for the delivery vehicle to exit in forward gear also, owing to the new access arrangement.

9.8. The proposed development will result in an improvement to the site access and parking and turning, owing to the enlarged area now afforded for vehicle turning. All vehicles will be able to egress in a forward gear and proposed parking spaces will not inhibit necessary manoeuvring within the site. As such, the proposal is considered to comply with Local Plan Policies TR1, TR3 and TR5.

10.0. Impact on Neighbouring Land Uses

10.1. Policy CC8 seeks to ensure development protects the amenity of existing and future surrounding occupiers.

10.2. The site is within an established area of industrial and commercial activity. The closest residential dwellings are located a significant distance away (over 90 metres), to the south of the site. The proposed extension would be a comparatively modest expansion to 8 Deacon Way which would not result in overlooking or overbearing affects – There are also no concerns with the respect to loss of daylight and sunlight.

10.3. Craftsman Brothers Ltd will manage the issues arising from noise and vibration on site, to include controls for the protection of operatives and others affected by the works, especially when working in occupied buildings. This ensures compliance with the requirements of The Noise at Work Regulations 2005 and the Control of Vibration at Work Regulations 2005.

10.4. Dust exposure will be monitored and control measures implemented to minimise exposure to employees, contractors, visitors and neighbours. Site minimum PPE requirements will be implemented and followed by all visitors and operators. Local extraction systems will be used as well as damping down method for clearing dust. All operators will be provided with instructions and training on the relevant requirements.

10.6. Craftsman Brothers Ltd will carry out works only in agreed hours, no work activities will take place out of agreed hours and high noise and vibration activities will be managed and monitored regularly during regular site visits by a Health and Safety consultant.

10.6. As such, the proposal is considered to comply with Local Plan Policy CC8.

11.0. Sustainable Design and Climate Change

11.1. Policies CC2, CC3 and CC4 require development proposals to utilise natural resources appropriately, efficiently and with care. Developments should be designed to take account of the effects of climate change and in some circumstances, provide sufficient provision for decentralised energy.

11.2. The proposal will include 18 new solar panels on the most southern roof slope to ensure carbon emissions are reduced across the site. This will be a significant improvement compared the buildings previous carbon emission output.

11.2. As part of the works, it is proposed to introduce improved ventilation and air conditioning solutions for the building. The high-quality materials and glazing proposed will also improve the buildings insulation capabilities resulting in a more

sustainable building overall - Such works will be signed off by an approved building control inspector.

11.3. The use of water is required in this business activity and as such there is an onsite water treatment and recycling system which ensures a sustainable use of water - All water that can be reused in the business is treated and recycled.

11.4. The proposed development has considered the design of the building to improve its sustainability values. It will incorporate high quality materials and decentralised energy resources whilst making appropriate use of resources. The proposal will result in a notable improvement to the sustainability of the building and will also contribute to the reduction of carbon emissions in the Borough. As such, the proposal is considered to comply with Local Plan Policies CC2, CC3 and CC4.

12.0. Conclusion

12.1. This Planning Statement has demonstrated the extension and refurbishment to 8 Deacon Way is acceptable in principle. Material planning considerations have been analysed and it has been demonstrated the site can be developed as proposed without adverse effect on the employment land uses, the character of the area, amenity of neighbours and highway safety.

12.2. Overall, the proposal is compliant with the relevant local and national policy and guidance and has sought to respond positively to policy and planning context.

12.3. Should there be any issues which officers consider can be addressed by minor revisions or pre-commencement conditions, we ask you to contact us ahead of issuing a decision.