



DESIGN AND ACCESS STATEMENT_P2

Project Reference: TD6074

Project Name: Rygor Mercedes Benz Vans Reading

Prepared For: Rygor

Date: January 2022

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1.0 INTRODUCTION

1.1 Preface

This design and access statement has been prepared by Taylor Design Architects Ltd on behalf of the Rygor Mercedes Benz as a supporting document to accompany the full planning application for a conversion of the existing industrial unit on Worton Drive into a new Mercedes Benz Van showroom and associated workshop and valet facilities. The site is located on Worton Drive and is accessed from the Imperial Road.

1.2 Project Directory

Site:

Unit 5, Worton Drive, Reading RG2 0TG

Client:

Rygor Mercedes Benz Vans

The Broadway, West Wilts Trading Estate, Westbury, Wiltshire
BA13 4JX

Architects:

Taylor Design Architects Ltd

30 Manchester Road, Wilmslow, SK9 1BG



Rygor Commercial Vehicles Sales and Workshop facility

1.3 Development Requirement

Rygor are the largest Mercedes Benz commercial dealer in the UK.

Rygor currently have have 11 dedicated Mercedes-Benz sales and aftersales sites across Berkshire, Gloucestershire, Oxfordshire, Somerset, West London, Wiltshire and Worcestershire. Due to the success of these businesses they intend to expand their offering in Reading.

The proposal will improve the appearance of the existing building and will compliment the high end car dealerships in the adjacent area. The dealership will provide high quality technical employment, as well as ongoing apprenticeship and training roles.

1.4 Rygor

In the past 24 months Rygor have won six industry and network awards. At the heart of this success is Rygor's focus on customer service and satisfaction as well as a commitment to the development, wellbeing and training of their staff. The facility in Reading has been designed with this in mind, to ensure that all staff members have a safe and comfortable working environment.



2.0 The Site and Context

2.1 The Local Area and Transport Connections

Taylor Design Architects Ltd have conducted a number of site visits to assess the physical context of this site, and gain an understanding of the current local, physical and commercial context.

The application site area is 10,085m². The site and is located on Worton Drive,

There are public transport connections via bus to Whitley Wood and Central reading within a 5 minute walk of the dealership.

Main vehicle links are from the M4 and the A33 which links the site to central Reading.





2.2 Key Views

Image 1:

This image is taken looking North West from Lakeshore Drive

Image 2:

This image is taken from an unnamed Road looking South East.

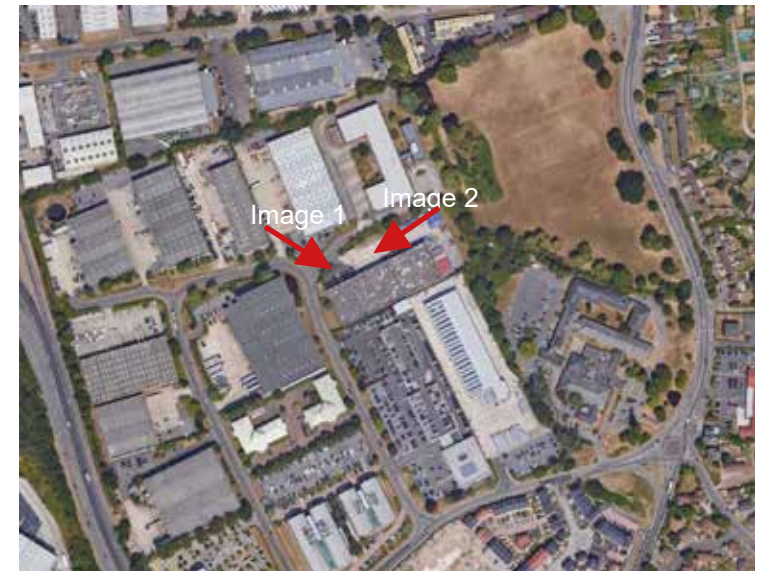




Image 3:

This image is taken looking South toward the M27

Image 4:

This image is taken from the M27 toward the dealership building



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2.3 Site Analysis

Site Boundaries

North:

The North boundary of the site has a number of industrial and commercial processes present

South:

The South boundary of the site is defined by the adjacent Audi Dealership and DPD delivery station before Imperial Way defines a boundary to a residential area.

East:

The Eastern boundary is separated by Whitley Wood Recreation park before an adjacent residential area.

West:

The site boundary on the west is defined by a number of industrial and office units.

Surrounding Land Uses

The site is located in an area of commercial uses and is separated from nearby residential areas by playing fields/Imperial Way.



3.0 DESIGN INFLUENCE

3.1 Corporate Design

Taylor Design Architects Ltd is a practice specialising in motor trade design. The practice has worked with Mercedes and Mercedes Commercial Vehicles on numerous development projects.

Taylor Design propose a bespoke solutions for each site while still ensuring that the architecture represents the Mercedes brand.

A thorough design process, looking at the the needs of existing Rygor Commercial dealerships has produced a bespoke proposal that fulfils all its functional and franchise requirements.

The building is not dominated by brand signage: instead, the building becomes instantly recognisable as being representative of the Mercedes brand through the use of building fabric elements and sensitive design and use of materials,

The proposed quality of this prestigious refurbishment of the existing dealership will enhance the quality of the surrounding estate.

Design Aspiration

The images opposite illustrate the latest Mercedes Commercial Vehicles corporate identity.



4.0 SITE PROPOSED

4.1 Site Key Design Factors

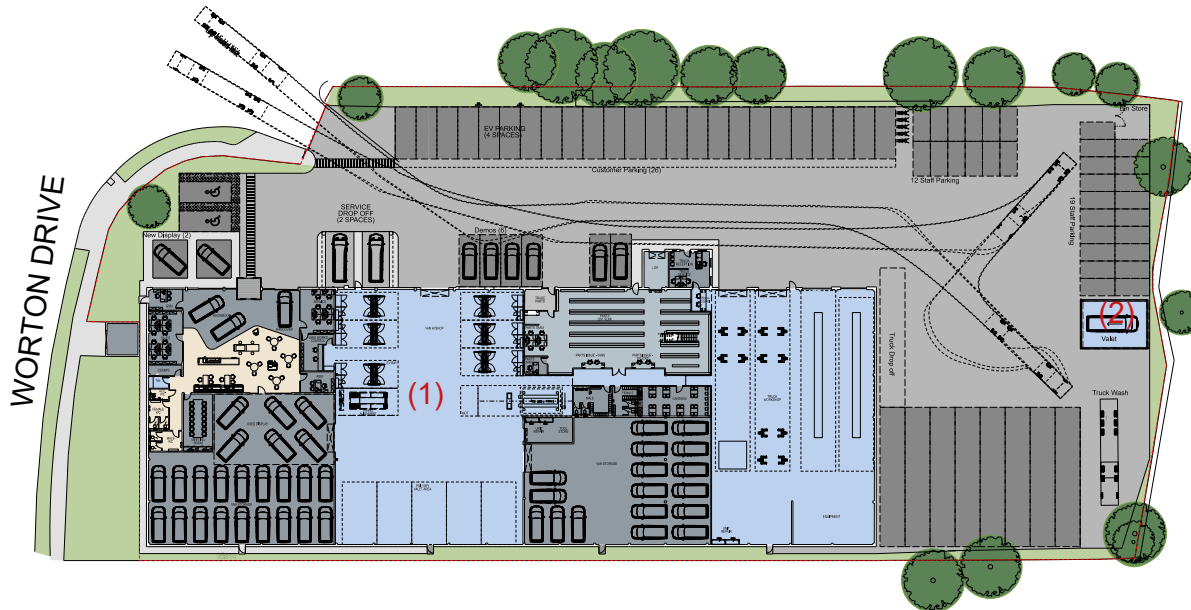
Building Location, Scale and Massing, Site Access/Vehicle Tracking

The Location of the proposed building has been shown within the red application site boundary. Care has been taken to ensure that large Artic vehicles and vans can access and egress the site easily. Parking positions have been considered to ensure that vehicles and pedestrians can enter the building with ease and minimal cross-over.

Building 1 contains a van showroom, dry valet area, van workshop and truck body workshop. The proposed layout reduces one of the existing single storey elements to offer greater manoeuvrability within the truck yard. The rest of the proposal remains within the original built footprint.

Building 2 is a wet valet facility for vans. This is a low level building which will be concealed from view from the neighbouring sites by well established vegetation outside of the site boundary.

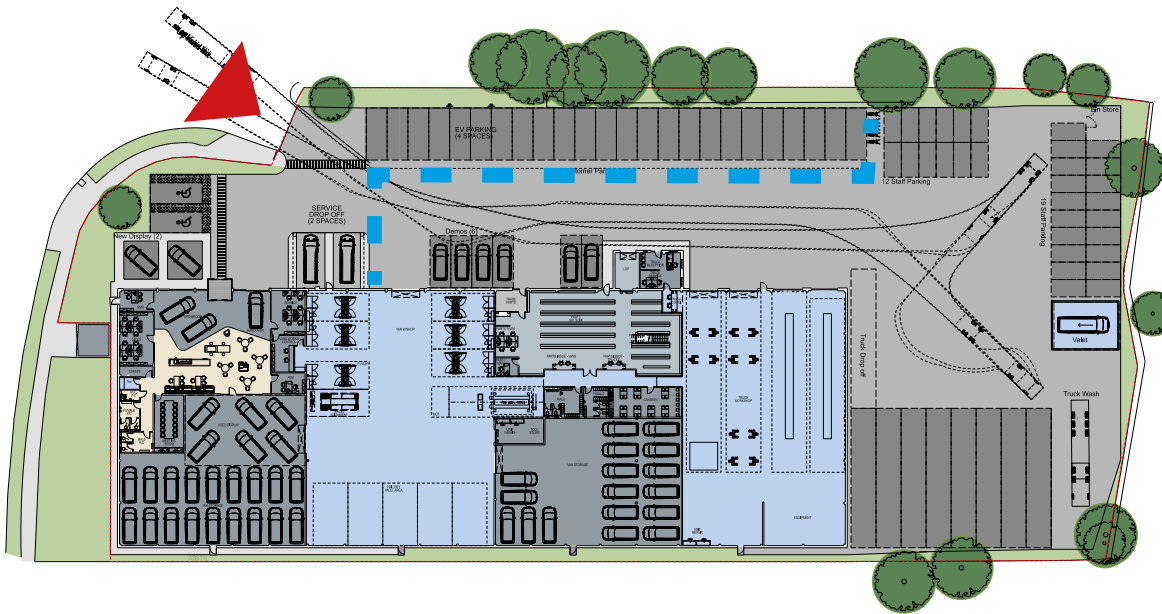
The height of the main building remains unchanged.

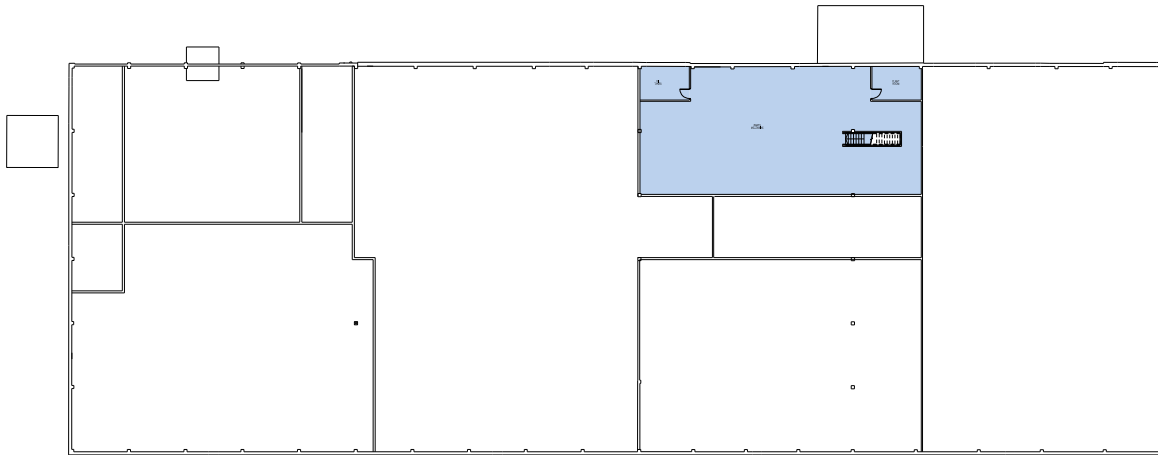


4.2 Site Access/Separation

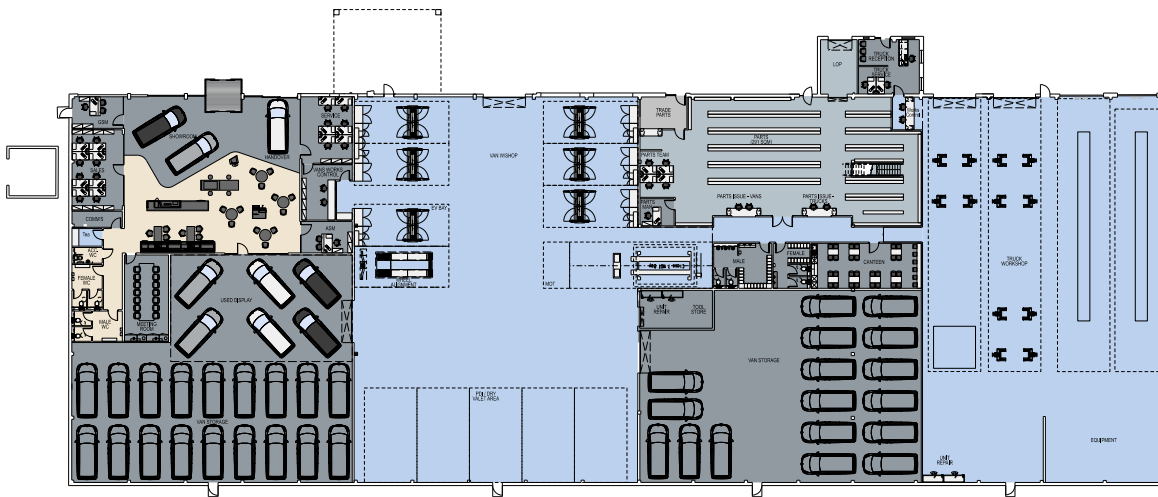
The site is accessed from the Western Corner via Worton Drive. This is the existing entrance and is sufficiently sized to offer good access for large trucks/Artics as well as vans. Larger vehicles will be directed to the Eastern end of the site where defined truck spaces will be marked out on the concrete surface. Truck drivers have a dedicated service entrance to avoid the need for pedestrians to walk excessive distances through the service yard.

Van customers have a number of dedicated parking spaces in close proximity to the showroom and service areas. Pedestrian routes will be clearly demarcated on the floor to ensure safe passage through the site.





First Floor Plan



Ground Floor Plan

4.3 Floor Plans

The building is split into 4 key areas:

Prep centre and vehicle storage

Mercedes Vans Showroom

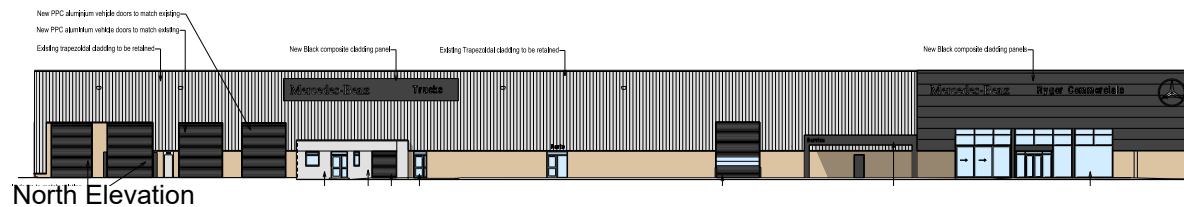
Vans Workshop

Truck Workshop

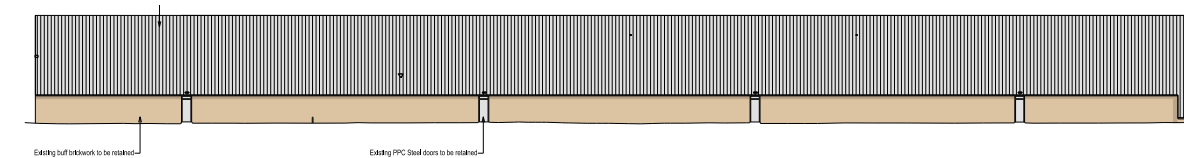
The functions and relationships required between these four areas has driven the planning of this development. The workshops are positioned at the East end of the building to make use of the existing vehicle doors. They are positioned around a central parts department.

The Vans showroom is positioned central to the building which offers a good adjacencies to the van workshop and vehicle storage areas.

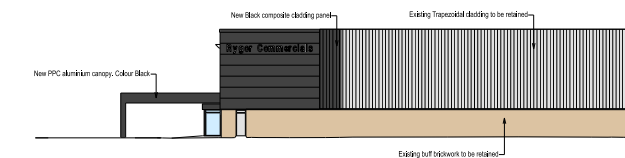
The plans for this scheme as designed provide an efficient solution to facilitate the accommodation required for this business. The circulation & flow of staff and customers, together with location & movement of vehicles, parts and storage is paramount to business operations.



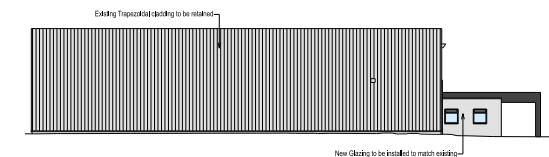
North Elevation



South Elevation



West Elevation



East Elevation

4.4 Elevation Scale/Massing

The elevations of Mercedes Vans Reading have been produced to give a graphic representation of the scale and massing of these application proposals.

The building has been designed to use the existing built fabric as efficiently as possible. Additional cladding has been proposed to give the showroom and workshop elements a recognisable corporate identity. By overcladding existing elements, the building will also achieve improved thermal performance.

Curtain wall glazing will be used in areas of vehicle display to offer visual interest to the building and to showcase new products to customers.

A low level service Canopy on the side of the building offers shelter to service customers and helps extend the corporate identity across the street facing frontage.

The height of the building remains unchanged and will not affect the scale of the building in the local context.

For further visualisations, plans, and elevations please refer to all associated submission materials.



4.5 Materials (Building)

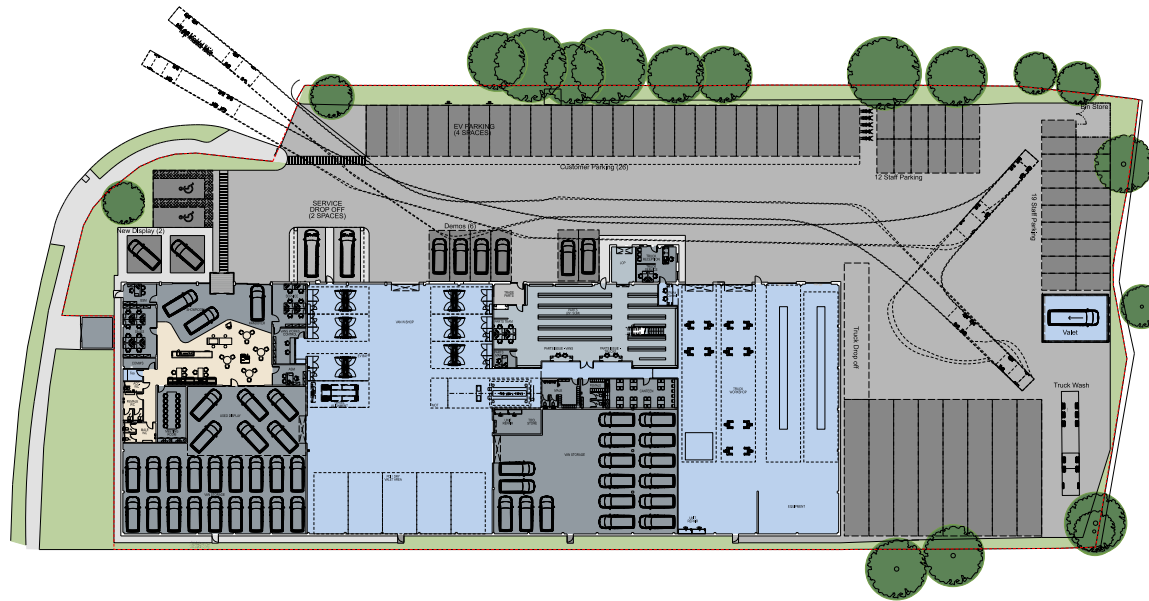
The following should be read in conjunction with TDA drawing 6074_300_Proposed Elevations. The photos on the left-hand side show examples of previous projects.

Material 1:

Black microrib cladding

Material 2:

Black framed ppc aluminium glazing.



4.6 Access

Due to the nature of the business, service vehicles have no option other than to drive to site. Some customer vehicles will be collected and driven back to the customers home or work. To reduce the use of hire/courtesy cars, this new showroom will provide comfortable seating areas and customer lounges to encourage customers to remain within the showroom during the service of their vehicle.

Pedestrian Access

Pedestrian routes within the site will be incorporated to facilitate safe access to the building. All surfaces will be on one level & will allow for dedicated crossing points.

Cycle Access

Cycle provision will be provided within the site for staff use. Shower and changing facilities are also provided for staff to encourage cycling to work.

Delivery Vehicles

Delivery and transporter vehicles will enter and exit via the dedicated access point. All vehicle turning will be undertaken within the site boundary.



4.7 Sustainability

Both Rygor and Mercedes Commercial Vehicles are committed to delivering a sustainable solution for this new development. To achieve this the following measures will be assessed for inclusion where suitable:

Site

Energy Efficient display and general lighting

Centralised recycling zone

Building

Water recycling system to vehicle wash

Maximise daylight throughout the showroom and workshop

Energy efficient lighting

Smart controlled lighting to include PIR sensors

Double glazed showroom glazing

Increased insulation values

High speed vehicle access doors to reduce heat loss

Zoned control systems to all M&E systems

Recycling zones

Responsible sourced construction materials

5.0 BUILDING ACCESS

5.1 Accessibility

At present there are no specific staff accessibility requirements anticipated. The building has been designed to be accessible for any user, whether customer or future staff member. Various documents have been used during the planning of the project to ensure issues relating to accessibility are thoroughly taken into consideration. These include:

- The Approved Document M (2015 edition) of the Building Regulations
- BS8300:2001 'Design of buildings and their approaches to meet the needs of disabled people
- Code of practice
- 'Design for Accessibility' (2004) Centre for Accessible Environment & RIBA Enterprises

5.2 Maintenance and Cleaning

All curtain walling will be cleaned by pole from ground level. MEWP access is maintained around the complete building perimeter. Where equipment is located at roof level, suitable edge protection is provided to ensure safety.

5.3 Security

Suitable site security is to be achieved by ensuring areas are sufficiently protected via the use of vehicle bollards, fencing, gates and shutters. External lighting will also help to ensure site security, and help to prevent crime by promoting natural surveillance.

5.4 Glazing

Internal and external full height glazing will be provided with dual manifestation strips in accordance with Approved Document M (2015 edition).

5.5 Lighting

The lighting will be separated into separate circuits, so that display lighting can be operated independently. The general lighting should have an efficacy of not less than 50 lamp lumens per circuit watt (Approved Document L2A). Emergency lighting will comply with BS5266 Pt1 2011.

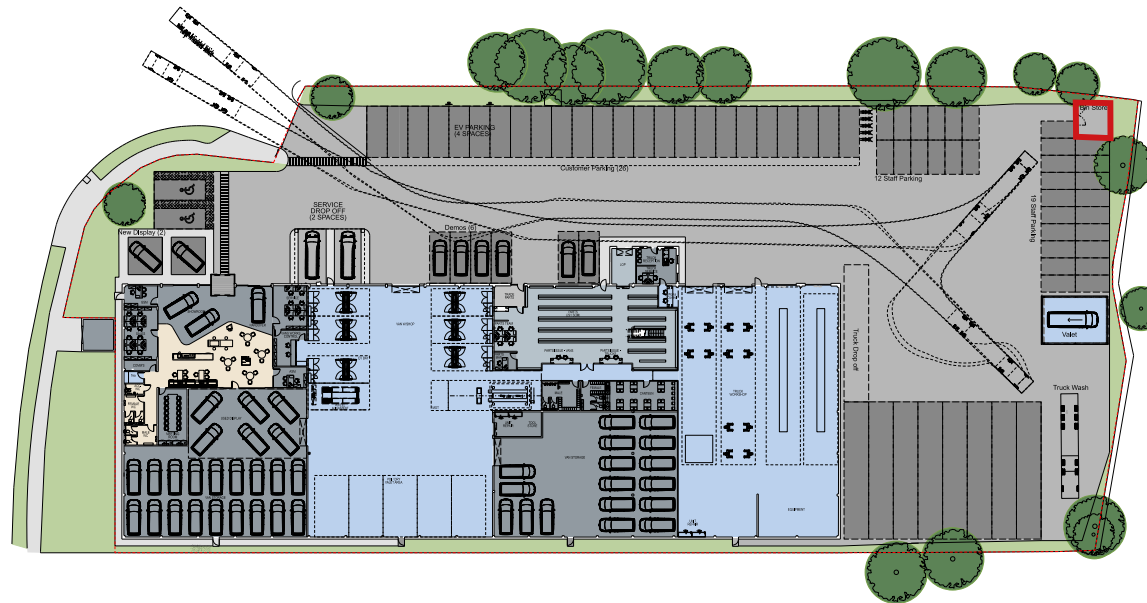
5.6 Décor and Surfaces

The design and selection of materials for finishes will meet the latest best practice guidelines. It is recommended in 'designing for accessibility' that finishes provide a combination of colour tonal and textural contrast.

Floor surfaces throughout the dealership are firm and will allow easy passage for wheelchair users. Where there are junctions between floor types, thought has been given to the prevention of trip hazards.

Entrance matting/barrier matting has been specified at points of entry to the building to prevent slipping hazards from wet floor on entry to the building.

Door furniture will be stainless steel and will contrast with the door's colour along with contrasting door edging. Switches and door furniture will be located in accordance with Approved Document M (2015 edition).



Waste and recycling storage



6.0 SERVICING AND DELIVERY PLAN

6.1 Waste Management

Rygor currently operate a policy aimed at ensuring waste is stored, handled, recycled or disposed of safely and legally.

The waste output of the dealership is well understood through years of experience running motor dealerships and knowledge based on experience has allowed the current waste management policy to develop and operate to the management team's satisfaction.

Rygor dispose of their waste through a registered commercial waste disposal agency. Waste collection bins and skips are provided by this company and are currently seen as suitable for current needs.

Rygor Group actively encourage their staff to recycle waste. Internal storage areas for paper and printer cartridges are provided, enabling occupants to segregate waste prior to transferring to external bins.

7.0 CONCLUSION

These proposals are the result of careful consideration of the dealership business and its needs within the existing site context.

We believe that the proposals respond well to both the needs of the dealership and its locality. The elevational enhancements will be of positive benefit, and are in line with surrounding building types and uses.

We believe that this statement demonstrates that the proposed development adheres to the principles of good design and will sustain a business with a strong local presence