

Design & Access Statement
Acces Gate, Hardstanding and Drainage
Works

**Property: Land at Units 4-6 Meadow
Road
Reading RG1 8LB**

Date: October 2021

1.0 INTRODUCTION

1.1 Scope of Survey

The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2015 requires the submission of a Design & Access Statement alongside applications for planning consent and is intended to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way.

2.0 ASSESSMENT AND PHYSICAL CONTEXT

The subject land is the area which was previously occupied by Units 4-6 Meadow Road which was demolished down to concrete slab level in 2020. This land will form part of the demise to Talbot House to the North which is owned by the same Landlord. It is thought this space will be used for external storage and additional car parking ancillary to Talbot House and will also provide another vehicle access route to the building. The works proposed are as follows (see enclosed proposed drawings):-

- Installation of trief kerbs to the perimeter of the previous building's floor slab, laying 6mm grit/sand to remove irregularities in existing surface, laying new impermeable membrane before laying 20mm of washed rejects stone and finishing with 175mm type 3 limestone within Terram Geotextile layer.
- To the perimeter of the treated area, laying 150mm diameter half perforated French drain below ground. This will flow to a new petrol/oil interceptor before diverting to an existing manhole to terminate via the existing surface water drain/sewer within Meadow Road.
- Given the raised levels of the above, new reinforced concrete ramps will be provided as shown on plan to allow for vehicular movement across the site. Armco barriers crash barriers and posts will be installed to the perimeter of any raised edges to prevent falls.
- Installation of new 8m wide sliding gate to the South boundary to replace the existing double leaf gate (5.3m opening width) to improve access onto the land for larger vehicles. The existing gate in this area will be resited to the East end of the Southern boundary to replace the previously existing defective gates.
- Installation of 3m high fencing to the Southern end of the Eastern boundary to provide deterrent for intruders.

3.0 EVALUATION OF THE PROPOSAL

The aim of this proposal is to improve the surface of the existing slab by removing trip hazards, removing the possibility of falls from edges, improving current site drainage and limiting risk of site contamination through introduction of an impermeable membrane and oil/petrol interceptor. Given the use of the space will be ancillary to the lettable part of the land (Talbot House) and given the potential of future development on the site, we feel the works proposed are appropriate.

4.0 BUILDING DESIGN

4.1 Amount of Floor Space

No additional floor space is being created as part of these works.

4.2 Layout

The existing site layout will generally remain unchanged but with improvements for vehicular circulation (ramps, larger sliding gate etc).

4.3 Appearance

The appearance will be improved given the existing surfaces are pitted, uneven, damaged and discoloured and the proposed finishes will provide a consistent finish throughout. The proposed new gate will be of high design quality and will be robust and secure.

5.0 Accessibility

Vehicular access to and around the site will be improved following Installation of new ramps, the new enlarged sliding gate to the Southern entrance and replacement of an old defective vehicular gate to the East end of the Southern boundary. The proposals will facilitate efficient and safe access for vehicles and pedestrians alike.

6.0 Environmental

Potential for contamination will be limited by the introduction of an impermeable membrane and an oil/petrol interceptor, which will limit contaminants getting into the existing surface water sewer/leaching into the ground below.

7.0 SUMMARY & CONCLUSIONS

In summary, the works are necessary to limit risks to Health and Safety of any future occupiers but will also improve current site security and access, site drainage, limit risk of site contamination and will be of a high design quality and will further improve the aesthetics of the site. The proposals are required to satisfy the operational requirements of the site associated with external storage and car parking activities.