

Design & Access Statement

PROJECT: Unit B4,
Worton Grange,
Reading

PROJECT No: 21081

DATE: 13 August 2021

1.0 Introduction

The Design and Access Statement has been set out to assist in the understanding the change of use application for Unit B4, Worton Drive, Worton Grange, Reading.

Unit B4 sits within an established employment location, EMC2, which permits any of the standard employment uses - B1C (now E(g)(iii)), B2 and B8.

The Unit in question has had a previous B8 use operator (the B8 use was approved in 2010 – copy attached) however the unit is now vacant and the applicant has a potential new occupier for the building, Master Tech, however their use does not fall under pure B8 hence the reason for the application.

The proposal is for Use Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as at 31 August 2020 together with ancillary offices and a small element of ancillary sales

2.0 Site Location

The site is located in the established Worton Grange Industrial Estate to the south of Reading close to junction 11 of the M4.

3.0 Planning Policy

Hale Architects on behalf of the applicant recently contacted your Planning Officer, Sarah Burr, to inquire about the potential occupier and their use in this location.

The officer confirmed that the proposed use was acceptable under EMC2 however as it was a change for the recent B8 only operation a new application would be required.

A copy of the email exchange has been submitted with the application.

4.0 Proposed Use of the Building

The unit will be used by Master Tech for commercial vehicle repairs and maintenance and diagnostic repairs. Mater Tech will be working on vehicles from 3 tons to 44 tons. They have approximately 150 service jobs a month but no more than 15 vehicles onsite at one time as we also do onsite repairs and breakdowns.

This is part of a much needed expansion programme for the business.

There is no requirement for additional parking spaces.

We have attached a layout of the unit with the approximate working / operation zones

We would note that Volvo currently run a similar operation in the units behind Unit B4 for you reference.

5.0 New Proposed Planning Use

The proposal is for the change of use to include B2 and B8 to accommodate the occupation by Master Tech who employ 10 staff, this will increase to around 14 when we move to Worton Grange.

This operational use is for the carrying out of commercial vehicle repairs and servicing including commercial vehicle storage within Use Classes B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as at 31 August 2020 together with ancillary offices and a small element of ancillary sales.

6.0 The Existing Unit

There are no proposed changes to the existing unit that would require planning permission.

7.0 Access to site

Access to the site is via the existing estate road, Worton Drive and existing unit access. No changes are proposed to the access arrangement to and within the site.

8.0 Drawings

21081	PL001	Site Location Plan
21081	PL002	Existing Site Plan
21081	PL003	Proposed Internal Uses
21081	PL004	Existing Unit Plans
21081	PL005	Proposed Unit Plan