

SGP

Architects + Masterplanners



STERIS, Reading Design & Access Statement

25.03.21



STERIS, Loverock Road

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Document Heading

1. Introduction

This statement has been prepared by Stephen George + Partners LLP on behalf of STERIS in support of the submission of a detailed application form for the alteration and refurbishment of industrial premises at Loverock Road, Reading.

STERIS is a leading provider of infection prevention and other procedural products and services. The company is focused primarily on healthcare, pharmaceutical and medical device Customers.

The existing industrial premises will be converted into a facility for cleaning medical equipment, that will be reused in the healthcare sector.

We have been advised by Reading Council that the current building use class is B8 and we seek to change the use class to B2.

1.1 Purpose of Design & Access Statement

1.1.1 This document has been prepared in order to meet a number of requirements:

- To explain the design principles that have been established, demonstrate how they have been incorporated into the proposal and to ensure that the existing building is used in an appropriate manner.
- To protect the future integrity of the existing building to the benefit of owners, occupiers, other key stakeholders and the local community/ industry.
- To provide access information that demonstrates reasonable provision of access for all.

1.1.2 It should be read in conjunction with the Planning Statement and other supporting documentation including drawings.

Document Heading

1.2 Scope and Content of the Design & Access Statement

- 1.2.1 This document describes the site's history, its characteristics and surrounding context. It also explains the existing building and the design approach that underpins the development proposals.
- 1.2.2 The Design and Access Statement will show that with a change of use class from B8 to B2 the alterations to the existing building are minimal and non invasive.
- 1.2.3 It is recognised that it is a formal planning requirement to submit a Design and Access Statement. We also believe that it is a useful tool to guide consultation and to present the design and access challenges that development of the site will bring forward.
- 1.2.4 This document will describe the following points in relation to the alteration and change of use of 75 Loverock Road:
- Use: What STERIS will use the existing building for.
 - Amount: Showing that there will be no change in size to the foot print or site boundary of the existing building.
 - Layout: How the new layout will work inside the existing building with some new plant located on-site.
 - Scale: How big the existing building is and that the proposal will not change the size of the existing building.
 - Appearance: What the building will look like;
 - Vehicular and Transport Links: How there will be no changes to vehicular access to the site and how it will be used the same way as it is currently.
 - Inclusive Access: How everyone could get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

2. Background

2.1 STERIS

- 2.1.1 Founded as Innovative Medical Technologies in Ohio in 1985, the company was renamed STERIS in 1987. However, some of the businesses that have been acquired and integrated into STERIS, notably American Sterilizer Company, have much longer operating histories. We have approximately 13,000 associates worldwide and operate in more than 100 countries.
- 2.1.2 STERIS offers Customers a unique mix of innovative capital equipment products, such as sterilizers and washers, surgical tables, lights and equipment management systems and connectivity solutions such as operating room integration; consumable products such as detergents and gastrointestinal endoscopy accessories and other products; services, including equipment installation and maintenance, microbial reduction of medical devices, instrument and scope repair solutions, laboratory services and off-site reprocessing.
- 2.1.3 Driven by many current market forces, STERIS is expanding and has acquired a long lease on the industrial unit at 75 Loverock Road reading and wish to convert the existing building to suit their purposes.

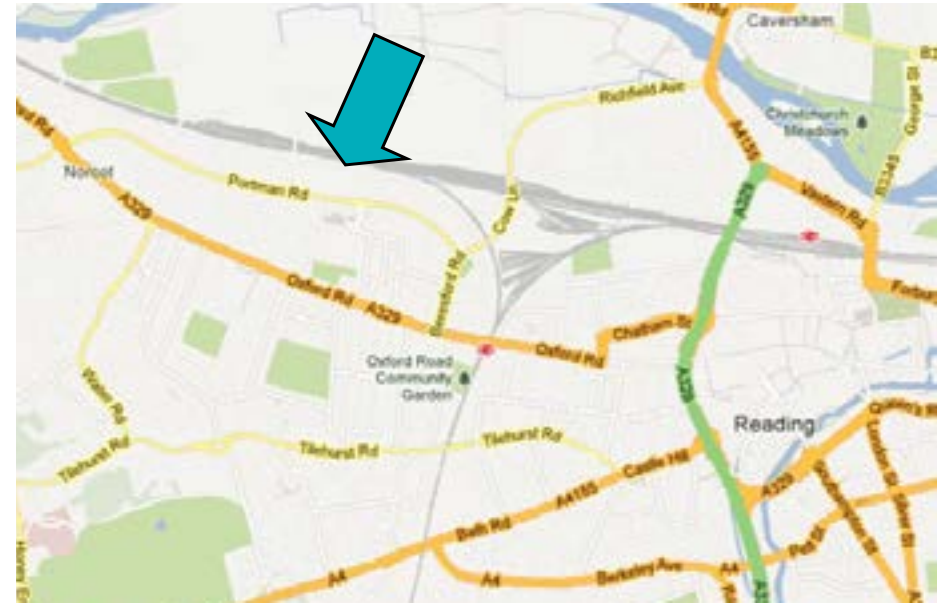
2.2 75 Loverock Road

- 2.2.1 We have been advised that the property is currently a B8 use class. The property is split into 75A and 75B Loverock Road.
- 2.2.2 We seek to change the use class from B8 to B2 for both 75A and 75B.
- 2.2.3 We note a previously consented planning application number 160757, for the change of 75A Loverock Road from use class B8 to B2 which sets a precedent for the primary purpose for our new application.

Document Heading

3. Location

Loverock Road is accessed via Richfield Avenue and the newly improved Cow Lane, a short distance from Reading town centre, train station and shopping complex. Road communications are good with J11 of the M4 motorway easily accessible via the A33 Reading relief road providing direct links with London, Heathrow airport and the national motorway network.



Document Heading

4. Existing Building

- 4.2.1 The existing property comprises a warehouse unit constructed in the mid 1980's from a steel portal frame, with part brick and part profiled metal cladding elevations, under a pitched metal roof incorporating roof lights. A reception, ground and first floor offices are incorporated within the existing building.
- 4.2.2 The Site has a self contained yard and 20 car parking spaces on the opposite side of Loverock Road.
- 4.2.3 There are electric roller shutters for loading and unloading deliveries and a 6.4 metre minimum eaves height.
- 4.2.4 The existing property comprises of 2 industrial units - 75A and 75B Loverock Road. Our Client will take a long lease over both units and operate them in tandem.



STERIS, Loverock Road

5. Proposed Design

- 5.2.1 Our proposals plan to work with the existing building and carry out minimal alterations where possible.
- 5.2.2 The foot print and the external envelope of 75 Loverock Road will not increase or decrease - it will remain the same as existing.
- 5.2.3 The property demise and access will also remain unchanged.
- 5.2.4 On the East elevation we propose some minor amendments to the glazing and doors to accommodate a new internal layout.
- 5.2.5 We propose some modest new branding and necessary operational signage - as indicated on the drawings.
- 5.2.6 New flues and air intake and extract grilles will be added and indicatively drawn to scale.
- 5.2.7 There will be a new substation and external plant housed within the property demise.



STERIS, Loverock Road

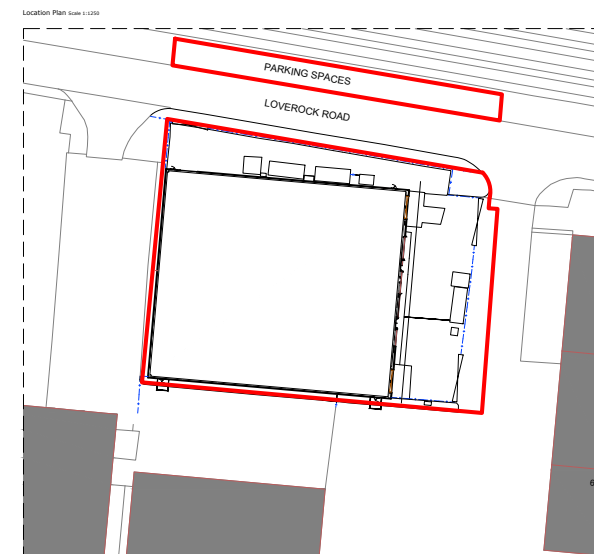
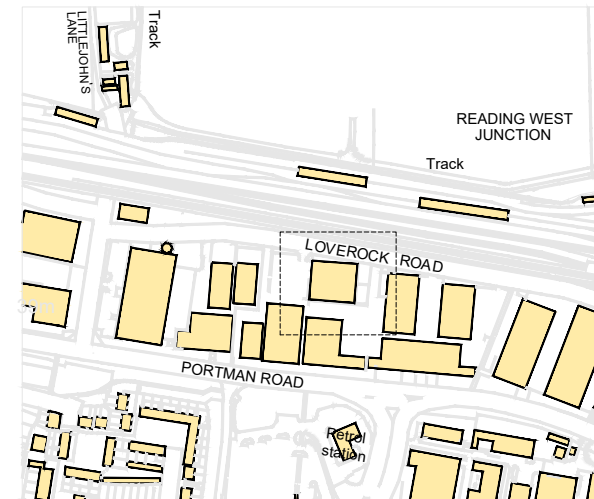
6. Access & Circulation

6.1 Vehicular access

- 6.1.1 There are 3 No. existing points of vehicular access which will be maintained.
- 6.1.2 One plant and maintenance access point from Loverock Road to the north facade.
- 6.1.3 Two vehicular points of access along the eastern site edge providing goods in and goods out. This will remain as existing without any alterations beyond reasonable upkeep.
- 6.1.4 There are c.20 car parking spaces on the opposite side of Loverock road which will be available for staff and visitors. This provision will remain unchanged with the addition of electric vehicle charging points.

6.2 User access

- 6.2.1 Pedestrian and user access to the building will remain at ground floor with the existing entry points being maintained.
- 6.2.2 Fire egress points will be maintained with one additional door proposed in the middle of the south elevation.
- 6.2.3 The reception will have a new equality act compliant platform lift for access to the first floor office spaces.



Location Plan Scale 1:500

Bound

STERIS, Loverock Road

7. Building Use and Emissions

7.1 Foul Water

- 7.1.1 In order to comply with the necessary guidance under STERIS certification to provide cleaning of medical equipment, all foul water will be filtered on site ensuring the water discharge is at or below 42 degrees Celsius and is clean.

7.2 Flue Emissions

- 7.2.1 All flue emissions will also comply with the necessary guidance for clean air and any necessary filtration will occur on site.

8. Conclusions

We believe the proposals put forward to be the minimum required to convert the existing building at 75 Loverock Road to that of a STERIS cleaning facility. Furthermore we do not believe any elements of the proposal to be contentious.

There is precedent for the change of use class from B8 to B2 for the specific site in questions - we do not believe this to be contentious either.

Should there be any part of the proposal that you wish to discuss we are available at your convenience.

We hope you agree that our proposals are reasonable and non contentious.

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