

Design and Access Statement

Proposed Car Wash, 132 Bath Road, Reading

Client: British Estates Servicing Ltd

Date: 20/03/2020

Job no: 13705



CONTENTS

- 1.00 INTRODUCTION**
 - 1.01 AIMS OF THE STATEMENT
 - 1.02 BRIEF PROPOSALS
- 2.00 SITE AND SURROUNDINGS**
 - 2.01 LOCATION AND LAYOUT
 - 2.02 QUANTUM AND SCALE
 - 2.03 LANDSCAPE
- 3.00 DETAILED DESIGN PROPOSALS**
 - 3.01 OUTLINE PROPOSALS
 - 3.02 QUANTUM AND SCALE
 - 3.03 APPEARANCE
 - 3.04 ACCESSIBILITY
 - 3.05 LANDSCAPE

Revision	Summary of Changes	Date	Rev By	Chkd By
-	-	00.00.2020	---	--

1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Design & Access Statement has been prepared by The Harris Partnership on behalf of British Estates Servicing LTD in support of a Full Planning Application for works proposing the erection of a new car wash in place of the temporary structure on site.

1.02 BRIEF PROPOSALS

The proposal is for the erection of a permanent car wash building in place of the current temporary car wash structure to the North of the site and the removal of a disused mast.

2.00 EXISTING SITE AND CONTEXT ANALYSIS

2.01 LOCATION AND LAYOUT

The site subject of this application is located off of Bath Road in Reading. The site access is a small side road adjacent to the Esso petrol garage and leads behind the main road frontage into a large tarmacked area of the business park. The entrance is gated and fenced for overnight security.

The business park is divided into two main areas and is fenced at all boundaries for security. The division between the two main site areas is maintained by a simple metal mesh fence with a large double gate for access. The west portion of the site is currently used as a vehicle compound for sterling cars, the gate then allows this area to be locked overnight.

The remainder of the site forms the main body of the business park housing 11 units within a larger building for several tenants. Each tenant has individual access via a roller shutter door. The building is a large single storey steel structure faced with a brick façade to match external materiality of surrounding buildings. The roof is formed using

three parallel gables running North to South and line with corrugated metal cladding.

The proposals are for works to the temporary car wash and disused telephone mast located North of the business building to provide a larger permanent structure replacing the existing.

The site is predominantly screened by the petrol garage and houses fronting Bath Road, so any development would not impact the existing street scene. The site can only be seen down the access road off of Bath Road, however this only shows the car parking as all buildings are single storey, hidden behind the larger petrol garage.

2.02 QUANTUM AND SCALE

The main business park building used to house all units for the small business is a steel framed building faced in brickwork with a gable roof of length 27.5m and width 29.5m. This is formed as a series of three parallel smaller gables with a maximum ridge height of 5.625m.

To the North is the small single storey temporary car wash, this is a metal framed canopy with UPVC panelling protecting the inside from inclement weather. The approximate ridge height of this canopy is 2.4m, with external dimensions of 5m by 4.5m. This is located next to the 15 m tall monopole telephone mast which includes its own plant area next to the car wash housed in a large green metal container of approximately 3m tall with a footprint of 4.0m x 2.5m.

2.03 LANDSCAPE

The majority of the land surrounding the site is tarmaced with areas of unmanaged foliage around the site boundary. There are many trees in the surrounding areas particularly on the site edge and in the neighbouring site on the North boundary. The thick canopy of trees divide the business park both visually and acoustically from the Prospect School on the site to the North.

3.00 DESIGN DETAILS

3.01 OUTLINE PROPOSALS

This application seeks Full Planning Consent for works within the British Estates Business Park, to provide a new permanent car wash in place of the existing temporary structure. This will also remove the disused telephone mast and associated plant adjacent to the temporary car wash.

3.02 QUANTUM AND SCALE

The overall scale of surrounding existing buildings will not alter. However the proposed car wash will replace the existing 20.3sqm single storey car wash structure and remove the neighbouring mast. This development will have no effect on the surrounding buildings or businesses.

The proposed car wash has a maximum height of approximately 5.43m above ground level and the roof line projects 0.3m from the external wall of the building. The roof is angled at a 6 degree pitch allowing 4.3m minimum clear height within the structure. The proposed car wash is 13.1m x 8.2m (107.4sqm) approx. containing space for three vehicles with a 1.2m gap around each for safe movement when operating the car wash. Each entrance to the car wash is over 3.5m wide for maximum manoeuvrability and ease of access with a height of 4.05 m to allow access to larger vehicles.

3.03 APPEARANCE

The proposed building has been designed to suit surrounding buildings within the business park by using a combination of brick and cladding to match the proposal to its current context. There is a brick upstand running around the perimeter of the building with brick piers surrounding the underlying steel construction. In addition to break up the elevations and add an industrial aesthetic to the building, metal cladding has been used in conjunction with a horizontally lain sinusoidal cladding at high level to emphasise the roof and extend the

horizontality of each elevation. The roof has been designed to imitate surrounding smaller buildings of one storey by using a monopitch allowing cars to orientate themselves to the entrance of the building by emphasising the larger front elevation.

Due to the limited visibility of the proposed car wash from Bath Road and the large distance from the road access we envision that there will not be a negative impact on the surrounding street elevation. The building is within a business park and therefore the appearance of the proposed building will be apt for the surrounding building context in structure and material pallet.

3.04 ACCESSIBILITY

The proposed car wash will not affect the existing buildings and will be designed to meet the current building regulations requirements. The three entrance bays to the car wash will have an overall clear height of 4.05m and clear width of 3.80m. The thresholds will have no lip which will make the building safe to access for all users, minimising the risks of slips and falls.

3.05 LANDSCAPE

Care will be taken throughout the development to ensure that no existing trees are damaged. Temporary protection fences will be erected around the closest trees prior to commencement of development and for the duration of the works to protect the spread of the trees and the root protection areas.