

**Lawful Development Certificate: Proposed Use for Unit 2 Reading Trade Centre Rose
Kiln Lane Reading (the Unit) – First Supporting Statement****1 The Application**

- 1.1 We the applicant, Warehouse Express Limited, have submitted an application (the **Application**) under section 192 Town and Country Planning Act 1990 for a certificate of lawfulness of proposed use in relation to the Unit.

2 Lawful Use Description

- 2.1 The Application is for a certificate of lawfulness to confirm the following proposed use:

Use of a warehouse unit (storage and distribution) under Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for the storage, display, demonstration and sale of electronic equipment.

- 2.2 This statement sets out why it is appropriate to classify the unit as class B8 (storage and distribution).

3 WEX Stores

- 3.1 The majority of our stores in the UK currently trade out of B8 designated units. These units are in Bristol, Manchester, Edinburgh, Glasgow and Norwich. These units are similar to the Unit in construction and fit-out, and all our units are located on trading estates.
- 3.2 It is fundamentally important to our suppliers, couriers and our customer-base that our units are situated on trading estates due to the accessibility and parking availability which is in all cases right outside the property. A lot of equipment that is collected from our locations can be bulky (photographic studio equipment in particular) so the benefit of parking close to our locations is greatly convenient to our customers, suppliers and couriers.

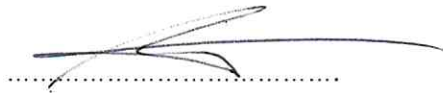
4 Layout of Unit

- 4.1 The proposed layout of the unit will see approximately 50 per cent of the floor space as an open area to customers. The remaining space will be used as a warehouse for storage of products. The area open to customers will also store products on display for demonstration purposes.
- 4.2 Please find enclosed with this application photographs and floor plans for the Manchester and Bristol units demonstrating the layout of each B8 designated unit. We intend that the Unit has a similar layout.

- 6.2 Alongside the repairs function, we intend to offer an equipment rental operation from the Unit in Reading. This service offers a hire service to professional customers of a wide range of photographic and imaging products to allow them to complete their jobs in a convenient and cost effective way. Photography equipment will be both kept onsite and couriered in for specific requirements.
- 6.3 Additionally, part of the Support Services office can be fully kitted out with our photographic studio equipment to provide a functioning studio space which can be hired by professional customers.

7 Validation and Determination

- 7.1 We look forward to your confirmation under article 39(7) of the 2015 Development Management Order that you will be determining the Application within eight weeks.

A handwritten signature in blue ink, appearing to read 'Andrew Morrissey', is written over a horizontal dotted line.

Andrew Morrissey

Warehouse Express Limited

Date: 27.8.2019