



Design & Access Statement

1. INTRODUCTION

1.1 This Design and Access Statement has been produced by KN Shopfitters Ltd to support the application for Travis Perkins to regularise their external storage heights within the building yard, as well as alter parking bays.

1.2 This statement is to be read in conjunction with the application drawings.

KNS-1148-101	Location Plan
KNS-1148-102	Existing Part Site Plan
KNS-1148-103	Proposed Site Plan

2. EXISTING SITE

2.1 The application site is rectangular and is 0.63 hectares in size. It is located South of Reading City Centre. Travis Perkins Acre Road is situated around commercial buildings/properties. It is also located 5minutes from Junction 11 on the M4.

3. USE

3.1 Our client has identified a Health and Safety issue, as the existing racking around the site is used to store fencing supplies etc. Travis Perkins are proposing to regularise their external storage heights due to cater for local customers and delivery requirements.

3.2 Travis Perkins are also proposing to alter parking bays. Installing 4 additional parking bays at the north of the site, for staff parking, as well as altering the parking next to the trade counter to cater for large good vehicles. (van spaces) Allowing larger spaces will allow a safer maneuver entering and exiting parking bays.

4. AMOUNT

4.1 Not applicable

5. LAYOUT

5.1 No alteration to the same

6. SCALE

6.1 Unchanged

7. LANDSCAPING

7.1 Small minor landscaping adapted to incorporate 4 additional staff parking bays.

8. APPEARANCE

8.1 All materials used would match the existing racking.

9.ACCESS

9.1 No alteration to the existing