



**ABERDEEN STANDARD INVESTMENTS
UNIT 6, READING GATEWAY, IMPERIAL WAY, READING**

**FULL PLANNING APPLICATION: CHANGE OF USE TO CLASS D2 (GYM) AND INSERTION
OF MEZZANINE FLOOR**

DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement has been prepared in support of an application to change the use of Unit 6 to Class D2 (gym) and insert a 1,105sqm GIA (11,894sq ft) mezzanine floor.

The application site comprises a large retail unit located at the south-west of Reading Gateway retail and leisure park, which is located to the north of junction 11 of the M4, adjacent to Basingstoke Road.

This Design and Access Statement has been produced in accordance with the requirements set out at Part 3 Article 9(3) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

The effect of the change of use of the unit and the installation of the mezzanine on the unit and surrounding area has been assessed along with relevant planning policy in the accompanying Planning Statement. The physical effects of the proposed mezzanine on the unit are addressed in turn below.

Design

This section has been written in accordance with Part 3 Article 9(3) (a) and (b) of the Town & Country Planning (Development Management Procedure) (England) Order 2015. The following section sets out to explain the design principles and concepts that have been applied to the development and demonstrates the steps taken to appraise the context of the development and how the design of the development takes that context into account.

The following policies of the Reading Core Strategy and the Sites and Detailed Policies Document (SDPD) which form the statutory development plan for Reading. Relevant planning policy include core strategy policies CS1, CS7 and detailed policy DM1.

Policy CS1 states proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

All new developments should, inter alia, maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation to reduce overall energy demand.

Policy CS 7 states development will be assessed to ensure that it makes a positive contribution to: character; continuity and enclosure; quality of the public realm; ease of movement and permeability; legibility; adaptability; and diversity.



Policy DM1 states all developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change.

The application proposes to insert a mezzanine floor of 1,105sqm into the unit. No external alterations to the unit are proposed as part of this planning application. Any changes in signage are to be pursued as part of separate advertisement consent application(s).

The design principle behind the proposal is to ensure the unit will meet new tenant requirements but also be harmonious with the surrounding retail/leisure park.

The following section appraises the appropriateness of the development in terms of use, amount/size, layout, appearance and environmental sustainability.

Use: The application site will operate as a Class D2 leisure unit within an existing retail/leisure park. Pre-application consultation with officers confirms that D2 use at the park is harmonious with existing retail and leisure uses at the site and is considered to be acceptable in principle.

Amount/Size: A 1,105sqm mezzanine floor can be accommodated with the unit with no need for external extension/enlargement. The quantum of ground level floorspace will remain unchanged. Unit 6 currently provides 1,858sqm GIA of floorspace. The total floorspace at Unit 6 will be 2,963sqm GIA following the development.

Layout: The layout of the unit will remain as permitted, notwithstanding the addition of a mezzanine. Customer access to the unit and the proposed new mezzanine floor will be provided at the front of the unit. Staff welfare facilities will continue to be provided internally.

Appearance: The external appearance of the unit is proposed to remain unchanged.

Reading Gateway has been designed and developed to provide a high standard of amenity to its visitors, created by the use of modern architectural design and detailing. Its character is similar to that of many retail parks, providing large scale retail units and parking facilities.

The development ensures the park's cohesive design approach is maintained.

Environmental sustainability: Environmental sustainability considerations and efficiency remains as per the existing unit.

Access

This section has been written in accordance with Part 3 Article 9(3) (c), (d) and (e) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

In respect of access and highways, the following policies of the Reading Core Strategy and Site and Detail Policies documents provide the principal considerations in respect to the access requirements of the proposal:

Local Plan have been considered as part of the preparation of this application. These include:

- Policy CS20 states that it is a requirement of proposed developments to contribute appropriately to the provision of a balanced transport network.
- Policy DM12 states that for proposals involving a new or altered access onto the transport network, improvement works to the transport network consideration will be given to the effect on safety, congestion and the environment.

Cycle parking facilities are in situ which will encourage people to frequent the site by using more sustainable forms of transport. The layout of the unit fronting the central car park and circulation spaces is clearly legible, functional and easy to navigate.

The proposal will provide the necessary internal floorspace to meet tenant requirements and deliver a functional gym. The additional floorspace is a necessity in order to provide adequate facilities for patrons.

The proposals themselves do not give rise to additional need for car parking; the impact of the mezzanine on both the car parking provision and highways, is demonstrated as acceptable by the Transport Statement accompanying application.

The proposals are deemed to comply with policies CS20 and DM12 and therefore are acceptable in terms of car parking and highways.

Conclusions

The proposed development facilitates the beneficial reoccupation of the unit and will contribute positively to the wider Reading Gateway park. The proposed development's design and access arrangements are considered to be appropriate and acceptable and fully accord with the adopted development plan.