
Design & Access Statement

Full Planning Application for the erection of a Security Gatehouse
at

**Worton Grange Industrial Estate, Imperial Way,
Reading, RG2 0TG**

Design and Access Statement

Worton Grange Industrial Estate



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1. Introduction

This document has been prepared to support the full planning application for a new Security Gatehouse at Worton Grange Industrial Estate.

The purpose of this statement is to provide further details on the principles adopted as part of the design process for the site and to demonstrate how these accord with national and local planning policy.

2. Site Details

2.1 Site Location

Worton Grange Industrial Estate is located on Imperial Road which comes off the A33 in Reading approximately 1/4 mile from junction 11 of the M4.

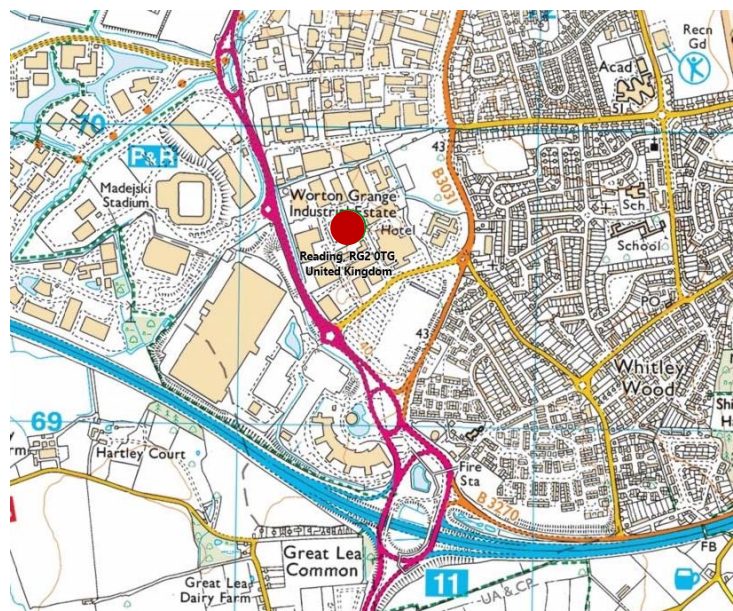


Image 1. OS map showing the site location

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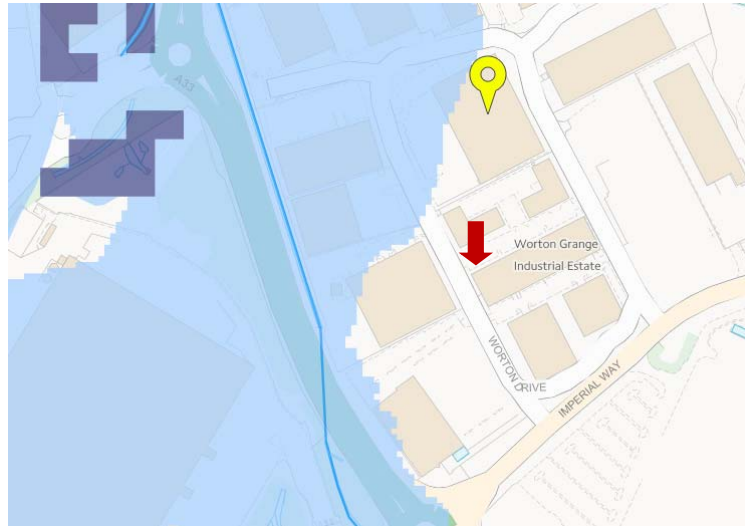


Image 2. EA Flood map showing the extent of the flood area with the location of the gatehouse indicated

The EA Flood Map shows that although near a Flood Zone 2 the actual location of the proposed building will not be affected by flooding.

2.2 Site Description

The site offers a pleasant landscaped environment with 15 modern, well maintained industrial warehouse units with offices, generous yard areas and car parking facilities.



Image 3. Entrance to the Estate



Image 4. View of the location for the gatehouse off Worton Drive

The location for the new gatehouse will be on the south-western corner of Worton Drive approximately mid-way into the site.

The location for the gatehouse is essentially level with some landscaping in the form of hedges and trees. Its location has been chosen to maximise opportunities for surveillance over the site.

3. Proposal

The gate house will be a relatively modest building with a GIA of 10m². This will enable up to 2no. guards to occupy the building when required.

The will be a WC, tea-point and store incorporated into the layout.

It will be finished in a through colour Sto render with high durability surface panels applied.

The windows will be double glazed with 3no. opening lights to give natural ventilation and to allow for deliveries etc. without staff having to leave the building.

Rainwater from the roof will be channelled to a French drain installed along the rear of the building.

Services will be connected to the existing utilities on site.

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Heating will be supplied by a small electric heater.

There is an overhang on the roof to reduce solar gain, provide some shelter for enquiries / deliveries and reduce rain hitting the glazing, therefore improving visibility in poor weather.



Image 5. CGI of the Security Gatehouse in situ

4. Access

The building will be accessed via an outwardly opening door on the left hand side.

5. Energy Efficiency

The building has been designed to include the following features to reduce the energy demand and improve the overall energy efficiency.

- Highly insulated external walls, floors and roofs.
- Installation of energy efficient appliances and light fittings.
- Insulated pipework within the unit.
- Argon filled, sealed double glazed window units achieving a U-value of no less than 1.3 W/m²K to all windows with the roof overhang to help control solar gain.
- An air tightness value of 5m³/hm² (@50pascals) to minimise the potential for loss of heat energy through air leakage.
- Quality control monitoring to ensure the building meets the energy efficiency targets.
- Provision of Operational and Maintenance manuals to inform the occupier of the energy saving design features applied to the unit.

6. Conclusion

The scheme has been designed to provide a unit that performs its function well, both from the point of view of its siting and visual appearance and also from the perspective of the operatives.

Overall, the proposal will generate the minimum of disruption to the businesses on the estate and provide a useful purpose.