

Design Access Statement

**UNIT 2A
READING GATE RETAIL PARK
READING
BERKSHIRE
RG2 0QG**

Site Analysis

Access points

Access to the shops is off the A33. With Serving to the rear of the units via S Oak Way. No changes to any access routes is proposed.

Boundaries

The existing unit is on an established Retail with secure boundaries.

Topography

The unit is on existing and established site so topography is not relevant to this application.

Constraints and opportunities

The existing unit and site have been established for a number of decades. With this proposal, we are making simple alterations to an already well established unit.

Address physical, social and economic issues

As this application relates to an existing unit on a well-established Retail estate we feel that all physical, social, and economic issues have already been addressed and the extent of our proposal will not affect this in any way.

Policy Context

Relevant unitary development plan policies and area designations

This is an existing and already established site/unit so this has already been addressed.

Relevant Supplementary planning guidance

This is an existing and already established site/unit so this has already been addressed.

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Community Safety

The unit is existing and part of an established retail and commercial site. We feel that community safety has already been addressed.

Environmental Sustainability

The unit is existing and part of an established retail and commercial site. We feel that environmental sustainability has already been addressed.

Movement

The unit is existing and part of an established retail and commercial site. We feel that movement around the unit and the industrial estate has already been addressed

Design Evolution

All works have always been intended to complement the surrounding area and so the evolution of the design has been very limited.

Final Scheme

The final scheme is to improve the visual appearance of the building, giving a modern and clean look that complements other units in the surrounding area.