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Design and Access Statement

Proposed change of use from B8 to D2.
Proposed freestanding signage at the
entrance.

Unit F White Knight Centre,
203-207 Shinfield Rd,
Reading RG2 8HA.

January 25, 2018

2699 005

Context

1.0 Physical Context

- 1.1 Unit F White Knight Centre is located to the south of Shinfield Road.
- 1.2 There are a number of different styles of industrial buildings along the corner between Shifield Road and Elm road, but unit F is the detached unit at the rear.
- 1.3 The access to Unit F is shared with the Units A,B,C and D delivery vehicles.
- 1.4 Unit F is not visible from the road and is approximately 30m from the road.



Map showing relationship to Reading Town Centre

2 Planning Context

- 2.1 Site has planning permission for change of use from existing B8 use to A1 use. However the A1 use has not been implemented.

Design

3.0 Use

- 3.1 The use of the property will be a Gymnasium with a Café within the building for Gym users only.

4.0 Amount

- 4.1 The property has a floor area of 470m² (GIA)
- 4.2 The proposal does not create additional floor space or parking.
- 4.3 Parking is provided to RBC standards with 2 disabled parking spaces. Cycle parking is proposed as covered cycle storage.

5 Layout

- 5.1 The ground floor forms a open gymnasium floor space and toilets+ changing rooms+ Café.
- 5.2 The mezzanine offers additional 50m² of space, which can be used as studio rooms/ office space for the Gymnasium.

- 5.3 Given the location of the Unit tucked at the rear, the proposed use class D2 would be more suited than the approved A1 use.

6 Scale

- 6.1 There is no change in the scale of the building

7 Appearance

- 7.1 The proposed canopy will provide a much needed facelift to the building
- 7.2 Existing roller shutter will be removed and adopted to form a new glazed feature to the building.

8. Access

- 8.1 Current vehicular access to the property remains unchanged, parking is on forecourt.
- 8.2 Pedestrian access will also remain unchanged, with level access through the main entrance doors.
- 8.3 Access to first floor remains unchanged, and there is currently only stair access to this floor.
- 8.4 The access is shared with the delivery vehicles to Units A, B, C and D along the front. This will remain unchanged with the proposed use.

9 Signage

- 9.1 New signage is proposed at the access road is a free standing high-level sign.
- 9.2 This sign will clearly mark the entrance to the building at the rear, which cannot be seen from the road otherwise.
- 9.3 The proposed sign will be Red and illuminated on both sides.