

Design & Access Statement – December 2017

In support of change of use application for existing light industrial premises (B1) with internal and external alterations to form HGV servicing and repair facility with approved MOT testing lane, parts storage and ancillary offices (Sui Generis)

For

Volvo Truck and Bus Centre London

1.00 Introduction

- 1.01 This Design and Access Statement accompanies a full application to carry out minor external alterations to an existing vehicle maintenance workshop and internally form a DVSA approved MOT testing facility for light and heavy commercial vehicles.



2.00 Site and Premises Appraisal

- 2.01 Full address: 10 Worton Drive, Worton Grange, Reading, RG2 0TG
- 2.02 Worton Drive is located within the established Worton Grange Industrial/commercial estate to the south of Reading.
- 2.03 The site previously operated as a distribution / light manufacturing depot within the technology sector and is currently under third party ownership, leased by Volvo Group UK Ltd.

- 2.04 The site is approximately 0.664 hectares in area and benefits from a dedicated vehicular access off Worton Drive and is located within the established Worton Grange Industrial/commercial estate to the south of Reading. The site has a full range of connected services and public transport infrastructure.
- 2.05 The site is mostly hard-standing, which is to be retained with landscaped areas around the perimeter and to road frontages. Boundary treatment consists of existing security fencing to all sides.



Frontage to Worton Drive

- 2.06 The existing building is estimated to have been constructed in the 1980's and is typical of high bay industrial architecture, comprising of a steel frame, masonry and metal cladding and consists of 12 bays accessed by seven vehicular access doors, mezzanine workshop area, offices and welfare – Existing ground and first floor areas amount to 2,850m²

3.00 Proposals

- 3.01 Site: the proposal will include alterations to the main vehicular entrance by relocating the access gates further into the site to create a visitor parking area adjacent to the proposed reception and thus forming segregation between HGV vehicle movements and visitors; a small (20m²), single story, detached plant building to the north of the site will be demolished; a 5m high totem sign will be erected within the site boundary (refer to signage proposal document for detail)



Proposed Elevation

- 3.02 External leaf: the proposal is to carry out some minor alterations to the existing building; including the installation of two additional vehicle access doors to serve the workshop areas; re-cladding to the offices and reception areas; replacement of existing windows and entrance doors with modern energy efficient equivalents; various signage (refer to signage proposal document for detail)
- 3.03 Internal alterations: it is proposed to carry out various internal layout alterations and refurbishment to the workshop, welfare and office areas, including an additional 185m² of floor space at first floor level to form a new parts storage area and the installation of an approved DVSA Vehicle Testing Bay, suitable for carrying out MOT testing for light and heavy commercial vehicles. The new testing bay will complement the client's existing services in support of their operation and customer base and is ancillary to the overall site use; the addition of a testing facility to the site will negate the need for vehicles to be tested at off-site alternatives and thus reduce traffic movement.
- 3.04 The proposals will be provided as a whole to be fully compliant with the principles set out in the Building Regulations and are intended to provide a safe and inclusive environment.

4.0 Evaluation

- 4.01 The proposed development is within the designated use for the area. The proposal is designed on specific client requirements to provide bespoke facilities to improve the environment for both staff and site operations, and will provide additional employment and commercial opportunity to an already successful business.