

Design & Access Statement

Mercedes-Benz, Reading

December 2017



 McBains

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DISTRIBUTION

This document has been distributed to:

Name	Company
Andy Johnson	Vertu Motors Plc.
	Reading Borough Council

APPROVALS

This document requires the following approvals.

Name	Company
Mark Baseby	McBains

Mercedes-Benz, Reading

1.0 Introduction

1.1 Terms of Reference

1.2 Project Summary

1.3 The Professional Team

1.0 Introduction

1.1 Terms of Reference

This design & access statement has been prepared in support of a full Planning Application for works to the site located on Gosbecks Road, Colchester. The document provides a design proposal for the alterations to the existing motor retail premises.

This document broadly comprises of:

- A series of studies that evaluate and assess the application site.
- A new design proposal and explanation of the design concept.

This statement has been prepared with due reference to the various requirements set out in the Planning Practice Guidance and CABE best practice guidance ‘Design and Access Statements: how to Read, write and Use Them (CABE 2006).

1.2 The Professional Team

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Flood Risk Assessment

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1.3 Project Summary

The proposal outlined in this document and the supporting drawings seek permission for a minor extension to the existing showroom building, new MOT and valet buildings, new external finishes to suit the Mercedes-Benz corporate identity and associated site works.

Mercedes-Benz, Reading

2.0 Assessment & Analysis

2.1 Site Location

2.2 Local Context - Surrounding Buildings

2.3 Land Use

2.4 Constraints & Opportunities

2.5 Connectivity

2.6 Existing Site Photographs

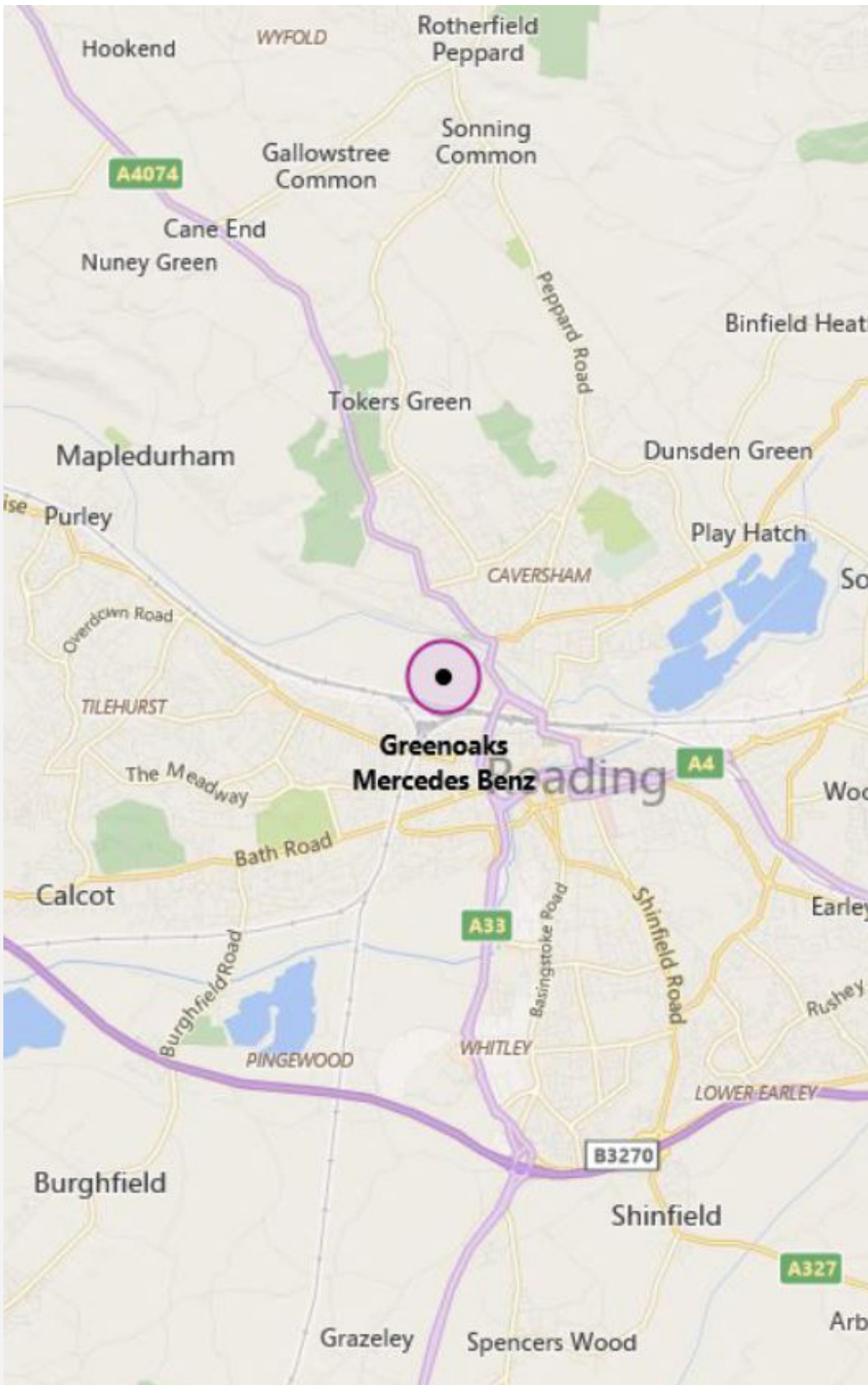
2.0 Assessment & Analysis

2.1 Site Location

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01: Aerial view of site and local context



02: Road Map