



DESIGN AND ACCESS STATEMENT PROPOSED INSTALLATION OF JET WASH FACILITY

**TESCO READING WEST FILLING STATION,
PORTMAN ROAD, READING, RG30 1AW**

Elta House, Birmingham Road
Stratford upon Avon CV37 0AQ
England
Telephone: +44(0) 1789 414202
Facsimile: +44(0)1789 267741
E-Mail:
enquiries@adcockassociates.co.uk

Location

This site can be termed as a traditional Petrol Filling Station development incorporating fuel service forecourt with ancillary shop building.

The forecourt comprises 6 no. service islands with a steel framed canopy structure over.

The station is located on the opposite side of the approach road to the Tesco main store and is self-contained with vehicular access from and exit back onto the approach road.

Use

The Jet Wash is considered to be ancillary to the existing site use and is located to the north of the forecourt, alongside the vehicular approach to the forecourt.

Amount

The jet wash bay is sited on the north side of the forecourt on existing hardstanding. .

Scale

In terms of scale the design has been considered and its sympathetic location and minimal structure means the project visually is minimal.

Landscape

Given the minor nature of the works and existing landscaping about the forecourt there are no proposals to form any additional landscaping as part of this application.

Appearance

Visually the proposal will be inconspicuous and minor changes to the existing site appearance.

Access

The vehicular access will be maintained being a one way system, off which vehicles will access the Jet Wash.

Conclusion

Given the minor nature of the development and it's overall effect it is considered approval should be granted in this instance.