

INTRODUCTION

This Design and Access Statement has been prepared on behalf of Motor Fuel Group in support of a full planning application for a glazed screen and entrance door into the forecourt shop.

The application represents an improvement to the existing shop building which will help in meeting modern customer requirements.

This statement has been written in accordance with The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013

SITE DESCRIPTION

Shinfield Service Station lies to the north of M4, on the A327, Shinfield Road, just south of University of Reading. The station is set within a predominantly residential area between Elm Road and Shinfield Rise.



The station sits between a mobility shop and a glass/windows showroom and consists of a 5 pump startergate forecourt set at right angle to Shinfield Road off which are the entrance and exit crossovers.

The forecourt faces end on to the shop building, single storey brick built with mansard type slate roof and exposed gutter. The walls are painted grey. A glazed shop front faces onto the forecourt set in aluminium frame with the branded fascia above.

The northern boundary comprises an initial length of green vertical metal railings set on a dwarf brick wall which butts up to the brick and rendered flank wall of the adjoining showroom and continues to the rear (east) boundary as a 2.4m brick wall. The rear boundary is principally dense vegetation/trees.

APPLICATION PROCESS

This application seeks permission for the installation of a new glazed screen and entrance door along the principal elevation of the building facing onto Shinfield Road.

As such it will not affect scale, height or massing of the existing building. We consider that the proposed screen and entrance door will have no detrimental impact on external appearance, sitting comfortably within its context. The proposal is complementary to the character and proportions of the host building, is appropriate to the local context and promotes sustainable development in an established Petrol Filling Station. As such it is considered to be compliant with local planning policies. The proposal will have no impact on existing highway/car parking arrangements and the introduction of modern, simple glazed panelling will help to improve overall visibility and legibility for customers and contribute to accessibility improvements for all users, and increase natural surveillance and views into and out of the premises, thus contributing positively to community safety and crime prevention.

The other elevations remain unchanged and as such, impact on the overall character of the filling station will be minimal and there will be no harm to the visual amenity of the wider area.

The proposal has been designed to ensure ease of access for all users and will meet all necessary building regulation standards, e.g., provision of safe level entrance and automatic entrance doors. In particular, the cleaner appearance of the glazing will increase overall visibility and legibility of the premises. There are no changes proposed to the existing highway/car parking provision at the site, which has of course previously been found to be acceptable by the local authority.

The proposal will result in a fully, accessible forecourt shop which remains ancillary to the (Sui Generis) Petrol Filling Station. The screen and entrance door will blend into the existing design, with the materials and colours entirely appropriate in their context.

COMMUNITY SAFETY

The additional glazing will enhance community safety within the area and on the front elevation of the shop, will provide an active frontage to public areas contributing natural surveillance over the surrounding area and ease of access for all, regardless of age or physical ability.

CONCLUSION

The design of the proposal is considered to be both appropriate in context and in compliance with relevant planning policy, maintaining a clean modern and sustainable forecourt shop which contributes to the local economy through business rates and employment and provides a longer building life and enhanced corporate reputation.

Retail Filling Stations are classified as sui generis in the Use Classes order 1987 (as amended). A shop or convenience Store attached to the Petrol Filling Station is an ancillary A1 use. It is not an A1 use in its own right. Petrol Filling Stations including food-to-go are therefore not main Town Centre uses referred to in the NPPF 2012 requiring a sequential assessment, as a result of the advice given in paragraph 24.