Self Storage and Lettable Offices Extension
for Access Self Storage at
62 Portman Road, Reading RG30 1EA

# DESIGN & ACCESS STATEMENT

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View from South West

dmwr Architects

Site Aerial Plan

Location Plan

## 1.1 INTRODUCTION

This Design and Access Statement has been prepared by DMWR Architects Ltd. In support of a planning application by Access Self Storage Ltd for self storage and lettable offices extensions at 62 Portman Road, Reading RG30 1EA. The existing building is a two storey self storage centre with 60, 946 sq. ft. of self storage and 637sq. ft. of offices at 1st floor level.

The proposal includes the following:

- a three storey self storage extension incorporating a new entrance and lifts;
- a three storey extension of lettable offices;
- new entrance foyer, staircase and passenger lift to serve new offices and also serving existing offices;
- rearranged cars and cycle parking areas;
- new contemporary and clean lined cladding and glazing to overclad the existing rather dreary elevations;
- replacement of existing offices entrance and staircase with usable storage and office space
- repositioning of office entrances assists in separating the vehicles/ parking area for the offices from the vehicle parking area for the storage entrances off Wigmore Lane.

This D&A statement provides information on the proposed uses and access arrangements and describes the design parameters in terms of scale and appearance of the development. It has been produced in accordance with guidelines set out within CABE's Design and Access Statements document 2006.

Based on an analysis of the site, design principles have been established and tested through the Design and Access Statement. These underpin the layout, as set out below:

- to provide additional self storage and office floor space for a successful and expanding existing development;
- to improve the appearance of the existing rather dreary elevations;
- to construct a building suitable for requirements;
- to respect the design of the surrounding buildings.

A Pre-Planning Application meeting was held with Reading B. C. Planning Officer Mr. Stephen Vigar on 17th May 2016 at which the proposals were discussed in principle and recommendations made by Mr. Vigar have been followed.

## 1.2 THE TEAM

| | |
|---|---|
| Applicant | Access Self Storage Ltd |
| Employers Agent | Peter Lawrence Stallworthy |
| Architect and Lead Consultant | DMWR Architects Ltd |
| Energy/Sustainability Consultants | Foreman Roberts |
| Transport Consultants | Motion |
| FRA I SUDS I Consultants | Curtin |
| Ecology | PJC |

Photo 1
View along Portman Road looking northwest

## 2.1 THE APPLICATION SITE

The site is about 0.78 Ha in area and is located in the Loverock Road Trading Estate, with vehicular and pedestrian entrances off Wigmore Lane and Loverock Road.

The site is bounded to the north by Loverock Road and the railway line for London/Bristol on an embankment. To the west lies Wigmore Lane and more industrial/trade units. To the south is the main artery route, Portman Road with a zone of grass and shrub planting, beyond which are 2 storey residential properties, set back some 22.5 metres from Portman Road.

A part 2/ part 3 storey Trade warehouse building with rooftop car park and ancillary offices to the front, lies immediately to the east of the site.

The site is occupied by an Access Self Storage Centre with offices. The customer reception/office to the self storage is at the south west corner of the site with customer parking adjacent, as well as 4 loading bays and yard apron opening off Wigmore Lane.

The main delivery/ loading area for vehicles to and from the storage building is at the north east corner of the site off Loverock Road. The lettable offices are at the first floor to the Wigmore Lane frontage, with their own entrance and staircase situated centrally.

Photo 2
View to site looking east along Portman Road

Photo 3
View to site from Portman Road and Wigmore Lane corner

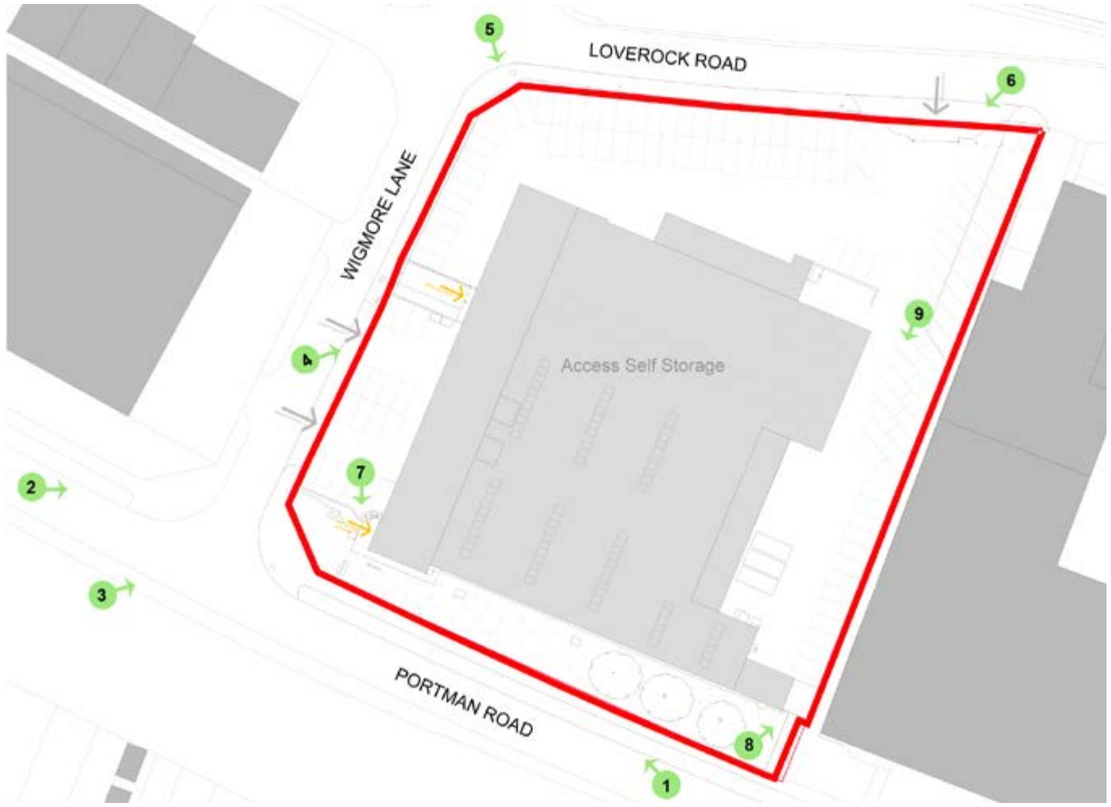



Photo Key Plan

## 2.2 SITE HISTORY & CONTEXT

The site sits within the Loverock Road Trading Estate area, with mainly 2-3 storey industrial and Trade Counter warehouses along the length of Loverock Road and Portman Road. The site to the west of Wigmore Lane is occupied by HHS Tool Hire and MOT Centre and immediately to the east by a variety of commercial occupants in a 2-3 storey building with offices fronting Portman Road and with private car parking at roof level. To the south of Portman Road there is a long strip of green land with grass and shrubs and then 2 storey residential buildings further to the South.

As can be seen from the photos, the immediate context is a lineal layout of 2-3 storey industrial and trade uses along Portman Road, set back behind a “green strip” 5 m wide of grass and occasional shrubs to soften the streetscape. A similar strip of some 15-20 m depth is also present along the south side of Portman Road, giving some visual and acoustic screening to the 2/3 storey residential neighborhoods to the south.

The use has been designated as Trade/Commercial/Employment use for many years, being part of the Loverock Road Trading Estate,and there have been no recent planning applications on the site.

The nearest train station is Reading West, almost 2 miles to the east and there are bus services along Portman Road.

Photo 4
View to entrance to office suites & self storage loading bays

Photo 5
View of site from Wigmore Lane and Loverock Road corner

Photo 6
View at rear site entrance

## 2.3 PHYSICAL SITE CHARACTERISTICS

The site area is approximately 0.78 hectares, being about 108 m long and 87 m wide with a level drop across the site of approximately 1 m from north to south, and a level difference from west to east of the site of approximately 1 m. The front of the site is 66 m wide, widening to 108 m out towards the rear. It is accessible from Loverock Road off Wigmore Lane, with an apron yard frontage off Wigmore Lane.

The site contains 1 large warehouse building for self storage and incorporates lettable offices with ancillary service yards and parking. The building is some 68 m long and 61 m wide with the parapet line at 6,94 m with a drop to 5,36 m on the elevation facing Portman Road.

There is metal palisade fencing 3 m high to the northern and eastern and part western perimeters, with a zone of grass and shrub planting to the south.

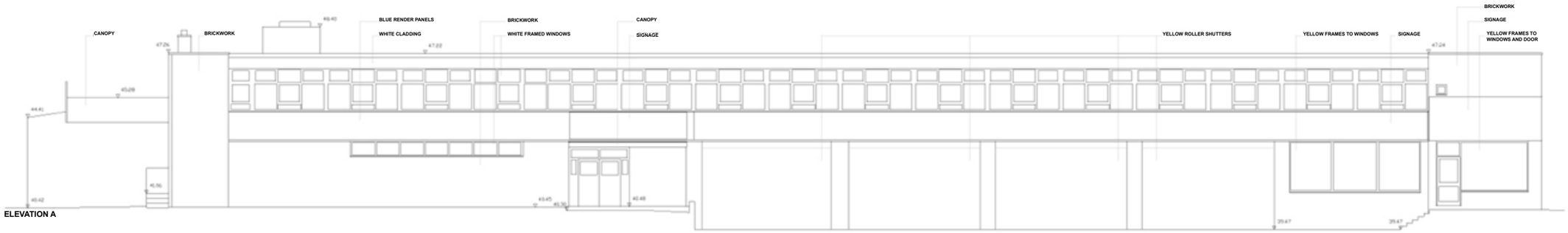
The site is bounded to the east by brick and precast concrete warehouses/offices; to the west partially by metal clad industrial and retail units set behind Wigmore Lane; by Portman Road to the south, and by Loverock Road and the railway line for London/Bristol on an embankment to the north.

There is no vegetation across the body of the site, however at the southern perimeter there is a grassed area with shrub planting.

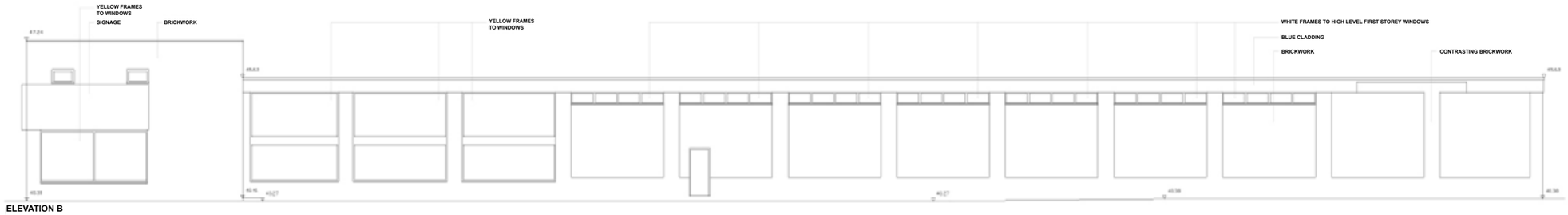
For site investigation reports, please refer to the accompanying Specialists Reports forming part of the Planning Application.

Photo 7
Entrance to Self Storage Customer Reception

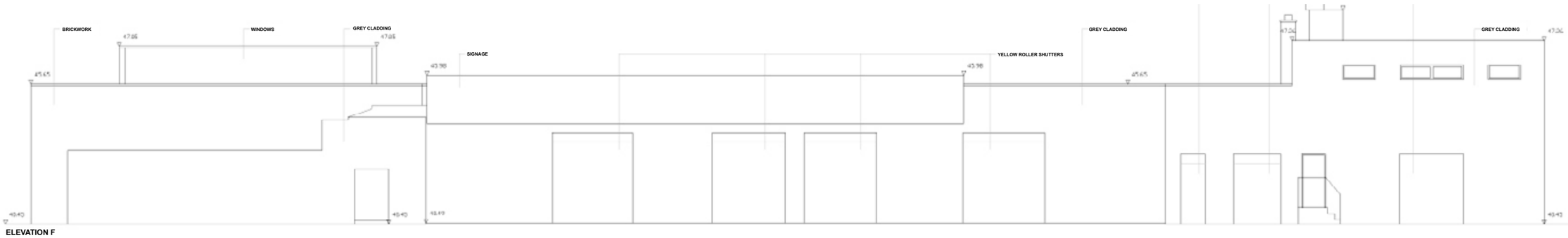
Photo 8
View of East end of front facade and neighbouring property



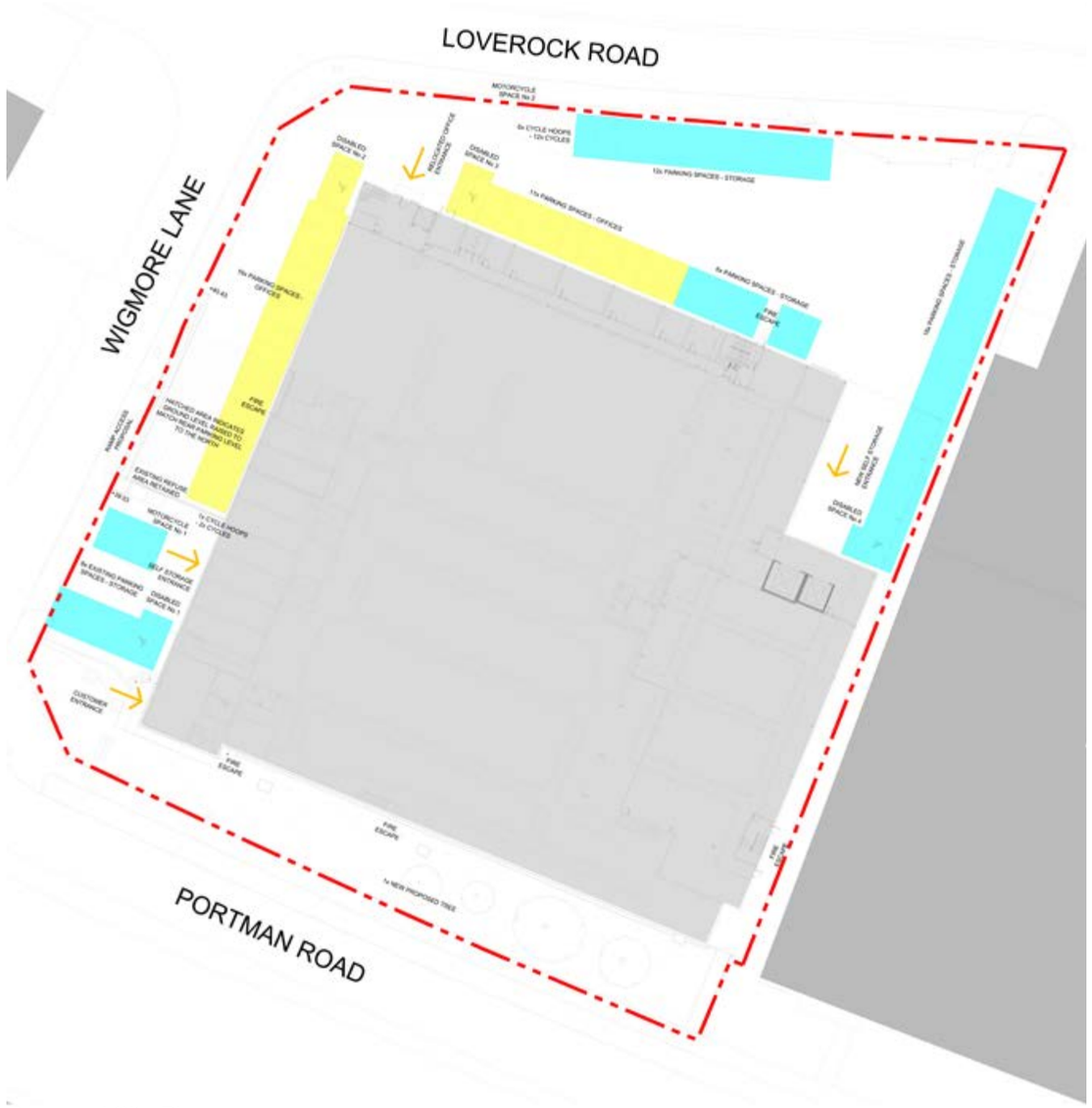

Existing elevation to Wigmore Lane




Existing elevation to Portman Road




Existing elevation to Loverock Road




Proposed Site Plan

## 3.1 THE BRIEF

The Applicant, Access Self Storage Ltd appointed DMWR Architects to prepare a design for extending the existing self storage facility comprising the following:

- **Access Self-Storage Facility**

  To provide additional self storage space of aproximatelly 30,000 sq. ft. with associated new entrance and lifts.

  To provide the facility to reverse an articulated lorry under cover at the rear of the site for ease of loading and unloading

  To try to ensure minimal disruption to the existing storage building as it would remain trading while new work is done

  To provide better access facilities for storage customers at the main site entrance off Loverock Road

  To reduce the access/egress of storage customers in the yard area which opens off Wigmore Lane and by doing so encourage them to use the main vehicular entrance off Loverock Road, and new storage entrance and lifts.

  To brighten up the rather dreary elevations by over cladding with contemporary and crisper materials

  To create additional office space of minimum 6,000 sq. ft., with improved and safer parking and pedestrian access.

  To try improve safety and movement in and around the site by separating as much as possible the access/egress for vehicles and pedestrians for the two uses on the site

  To maximise the available space within the existing offices

  To provide larger windows to the end offices at first floor above the Access Customer Reception

  To upgrade the Access Customer Reception/office to give it more 'presence' and to align with the Access Self Storage current branding by increasing the glazing and changing framing colours to Access Blue RAL 5002

## 3.2 SCHEME DESIGN OPPORTUNITIES & CONSTRAINTS

The scheme being submitted as part of the planning application has been designed in response to the Brief and the site opportunities and constraints.

### Site Edges

The site is 108 m long and 87 m wide and is orientated broadly north and south against its long boundaries. It sits between industrial units to the west and east. The main storage access/egress is from the northern side of the site off Loverock Road, but there is also access to the storage area and customer reception from Wigmore Lane.

### Views To and From the Site

The southern facade of the development site is 68 m in length, and very visible from the eastern and western approaches along Portman Road. The line of this facade is to be maintained so as to retain the continuity of the planting zone running along the north side of Portman Road.

The northern boundary of the development site fronts onto Loverock Road beyond which lies a railway line for Bristol/London on an embankment. The western and eastern boundaries face the front and sides of retail and commercial industrial units ranging from 1 to 3 storeys. See context plan.

Context plan

## 3.3 PRE-PLANNING APPLICATION. ADVICE

The proposed scheme has been developed following consultation with Reading B. C.

A Pre-Planning Application was submitted to Reading B. C. and a meeting took place on the 17th of May 2016. The drawings discussed can be seen in Appendix B.

The principle of the proposed extensions was accepted in terms of use and positioning and the scale and massing were felt to be reasonable subject to being drawn up in more detail for planning.

The basic principles of the site layout, circulation, parking, ancillary areas, and materials have remained the same, dictated as they are by the Applicant's need for:

- extensions to provide a certain footprint and additional floor area;
- clear yard space to facilitate the movement of the vehicles-including articulated lorries, into and out of the site;
- improved movement, both pedestrian and vehicular, around the entrance points into the buildings.

The Planning Officer advised of other matters as follows:

- the need to retain the existing 5 m wide landscaping strip to Portman Road;
- enhance the landscaping strip with the addition of a tree (type and planting spec. to be to the L. A. approval);
- materials to be of good quality;
- show the likely locations for PV's and signage zones on the drawings.

As can be seen on the Proposed drawings, all these requests have been met.

## 3.4 FLOOR AREAS

| GIA's | | $m^2$ | sq. ft. |
|---|---|---|---|
| **Existing** | Self Storage | 5,662 | 60,946 |
| | Lettable Offices | 632 | 6,803 |
| | Totals | 6,294 | 67,749 |
| | | | |
| **Proposed Additional** | Self Storage | 2,804 | 30, 182 |
| | Lettable Offices | 720 | 7,750 |
| | Totals | 3,524 | 37,932 |

Photo 9
Existing eastern yard area where Storage Extension is proposed to be built, looking south

## 4.1 SCALE & MASSING OF DEVELOPMENT

The Brief requirement to increase self storage space has been neatly met by creating new floor space in external yard areas which are effectively spare at the moment.

The new self storage is proposed to the east side of the site, where it will have minimal effect on any elevations to the Portman Road and Wigmore Lane elevations.

The storage extension is proposed to be 3 storeys in height. This provides significantly increased storage space while also allowing a 2 storey high recessed area at the rear for articulated lorries to reverse into and load/unload undercover.

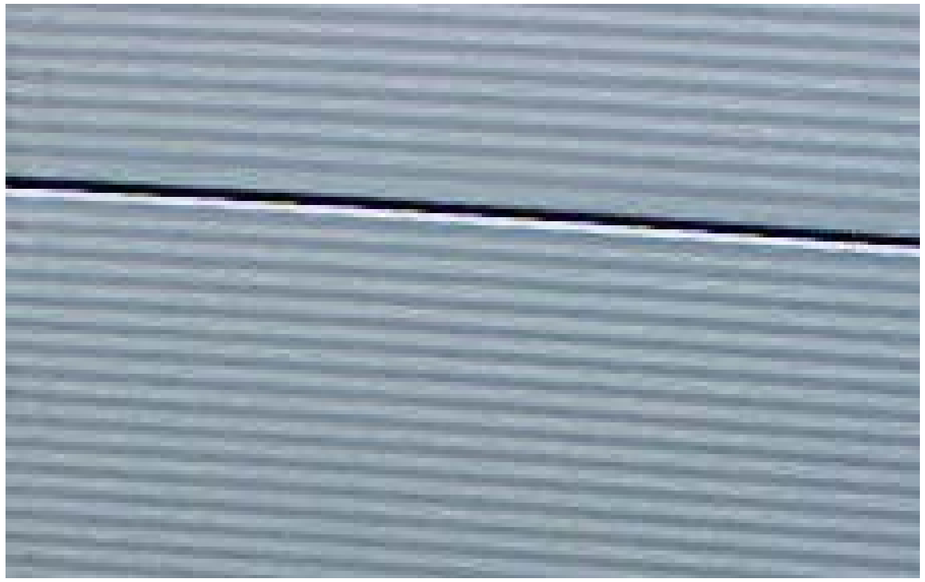
The eastern side of the site has vacant yard area and the proposed extension will not create any difficulties in relation to its proximity to the adjacent property because it is set back from the site boundary, and the existing neighboring building has windows sparsely positioned, and which generally are blocked by stacked storage internally, except at the front of the site in the 3 storey element. The extension stops short of this neighboring front 3 storey element.

The offices extension is also of 3 storeys, but only 5-6 m in depth, attached to the rear of the existing storage building.

The new offices in this location are only marginally higher than the existing first floor offices facing Wigmore Lane, and are linked with them by means of the new offices entrance and stair and lift core, which forms a hinge at the north west corner of the building. This hub has curtain walling taken around the corner to provide transparency and liveliness to this focal point.

The new offices have crisp and contemporary detailing with fenestration and creative use of the Applicants blue house colour, to help to break down the scale of the elevation. All the new elevations provide a much more appealing and brighter streetscape than the existing rather dreary elevations.

The extensions have been designed in a scale and form that is contextually appropriate to the local area, and to the existing Self Storage warehouse.



Silver, mid grey and blue microrib cladding panels to the primary elevations.

## 4.2 FACADE DESIGN & MATERIALS

The two proposed three storey extensions on the site, though for different uses-storage and offices-are similar in scale and form and will be complementary in use in that small starter unit offices may well grow and need storage space close to hand.

This complementary aspect is reflected in the proposed facade style and materials, with clean lined contemporary cladding being used generally for the new extensions, and to overclad and rejuvenatethe drab elevations of the existing development.

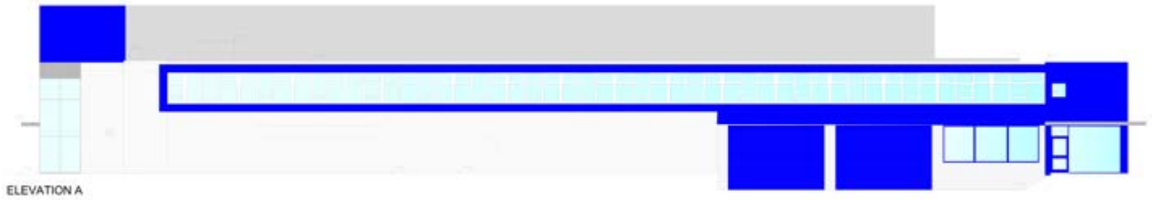
Glazing is used throughout the scheme to relieve the elevations and give some visual penetration to the facades.

The aim has been to unify the new proposals and the existing building so they can be seen as one development, and the choice of the materials helps with this.

The buildings will use the following palette of materials:

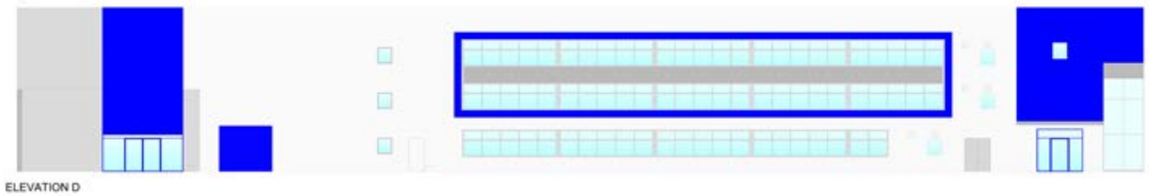
- glazing - clear glass curtain walling double storey height to office building entrance;
- cladding panels - Kingspan Microrib cladding panels, colour: silver, with feature cladding Kingspan Microrib cladding panels, colour: blue RAL 5002;
- roof covering - Kingspan insulated roof panels, colour: light grey laid to falls;
- canopy - PPC clad canopy;
- glazing - double glazed windows and doors to Access reception/office;
- roller shutters - steel, colour: blue RAL 5002.

Proposed elevation to Portman Road




Proposed elevation to Wigmore Lane

Proposed east elevation




Proposed elevation to Loverock Road

## 4.3 SCHEME LAYOUT

The existing development layout has certain shortcomings which make circulation in and around the site, as well as management and security quite challenging.

Occupants of the existing offices, which are at first floor level facing Wigmore Lane, approach their office at a point about half way along the Wigmore Lane frontage (see photo 4) and because of the pressure on car parking near this entrance, occupants and visitors often park at the adjacent lower level, in the yard area which is primarily for storage visitors (see photo 4: yard area in front of yellow shutters).

A prime aim of the proposed scheme is to have a single point of entry for the new and the existing offices, from which entry/egress is centralised for the offices occupants and visitors, and at a point which permits an increased amount of safe parking close to the entrance foyer, and which is not tangled up with storage parking.

This also frees up the yard area shown in photo 4 purely for self storage customers, and potential new customers who wish to visit the Access/Customer Reception.

For storage customers another new entrance is proposed at the north east part of the site, who will be able to enter the site from the existing sliding gate at the Loverock Road crossover (photo 6) and will see the main storage entrance straight ahead of them.

With 2 new lifts and plentiful external space for turning of vehicles up to and including articulated lorry size, a large number of customers will enter the building from this new entrance, again reducing the pressure on vehicle parking in the front yard area (photo 4) and vehicle manouvering in that area of Wigmore Lane.

Offices occupants and visitors arriving by car will also enter the site from the existing sliding gate at the rear (photo 6) but will turn right towards the offices car parking area.

These changes will help to separate the offices occupants from the storage customers, and thus reduce the likelihood of confusion or conflict. Risks to health and safety of pedestrians and vehicles will also be reduced

Contextual Street Elevation, showing Proposed scheme

### 5.1 Landscaping + Ecology

There is a 5 m wide planting zone along Portman Road between the pavement and the existing building facade (see photo 1) and this is being retained. It is largely cut grass/lawn, but with three shrubs varying in height from about 3 m to 6 m. This will be supplemented by the introduction of a fourth shrub to be planted close to the existing group. The species type and planting specification/maintenance will be to L. A. approval.

This will enhance the present site biodiversity, and in addition insect boxes are proposed to this planted area, plus bird boxes at high level to the north facing parapet of the building.

Please refer to the accompanying Habitat Survey Report by PJC Consultancy.

### 5.2 Access and Servicing

No new vehicular entrances/egresses are proposed for the site and there is a reduced width proposed off Wigmore Lane. Service vehicles including refuse trucks, fire appliances and other vehicles, will enter and leave at the Loverock Road entrance, as the case at present. They can enter and leave in a forward gear.

Please refer to the accompanying Transport Statement by Motion.

### 5.3 Disabled Parking Provision

Designated parking spaces are proposed and shown on the drawings throughout the development at locations convenient to access points of the different uses.

### 5.4 Pedestrian Access

Pedestrian access to the new offices entrance at the north west corner of the development will be via a newly created ramp from the L. A. pavement up to the rear ground level. From there a designated route will be marked on the ground direct to the offices entrance for enhanced safety of pedestrians.

Customers to the storage units very rarely arrive on foot, but can gain level access to both the existing Wigmore Lane, and the new northern storage entrance into the site from the public highway.

### 5.5 Cyclists and Motor Cyclists Access

Provision has been made for 14 bicycles by means of 7 fixed steel hoops. The occasions when Self Storage customers visit the site are rare due to thenature of the use but provision has been made near the Access Customer Reception, where it is most likely a cyclist would visit the store. This also serves the adjacent self storage entrance if necessary.

Cycle hoops for the offices are privided close to the offices entrance, with a designated walkway painted on the ground for safer pedestrian movement.

For more detailed information please refer to the Motion Transport Statement.

### 5.6 Signage

Existing signage to the site and the buildings will generally be retained in present positions and new signage zones are indicated on the proposed elevations. Detailed signage proposals will be addressed in a separate Application for Advertising Consent at a later date.

**6.1 Environmental Performance**

The following is a summary of design aspects of climate change, energy and sustainability considerations and assessments within the development site. Access Self Storage is a major provider within this sector and has a high reputation with regard to energy use reduction and sustainability.

For full details refer to the accompanying Energy and Sustainability Reports by Foreman Roberts.

Passive design principles have been integral to the design of the scheme and include:

- reasonably dimensioned new offices floor plates allowing for natural daylighting and natural ventilation, helping to reduce energy costs for artificial lighting and mechanical ventilation;
- design of new offices facing north so as to reduce solar gain and glare;
- provision for refuse and recycling bins within the site.

The scheme also incorporates the following energy efficiency measures:

- good thermal performance of the building envelope;
- photovoltaic panels on the roof of the new office building to improve $CO_2$ emissions even further;
- low glare energy saving lighting to the new office building;
- LED lighting to new storage areas, with movement sensor controls;
- lighting management systems;
- external lighting will be low energy and time switched related to daylighting levels;
- non-critical electrical loads will be switched off during out of hours periods in the offices, and Access Storage reception;
- traction operated lifts in place of hydraulic;
- lowered space heating requirements-the storage building is unheated;
- low specific fan powers to fans in toilets + tea areas;
- aerated taps or flow restricted supply to the taps in toilet areas.
- security systems will be infra-red detection systems keeping energy consumption to a minimum;
- the new development will achieve a BREEAM rating of Very Good.

**7.1 Conclusion**

The proposed development represents the sensitive and sustainable expansion of this site.

This particular site required careful analysis and consideration for the nature, and disposition of the use of the site. What has been created is a sensitive and practical development which achieves the Brief to provide additional Self Storage and offices space to an appropriate scale and in an attractive form, helping to rejuvenate the existing development.

Key benefits of the proposal:

- buildings of high quality design that enhance the local area;
- a sustainable development;
- the expansion of an under-utilized site for a successful and expanding business;
- supplementing of employment uses;
- an exciting new frontage for the north side of the site with glazed entrance providing transparency into the new building;
- greatly improved streetscape by means of new bright and contemporary overcladding of the existing dreary Portman Road and Wigmore Lane elevations;
- appropriate scale and massing of the proposed buildings in relation to the local context.

**Appendix A**

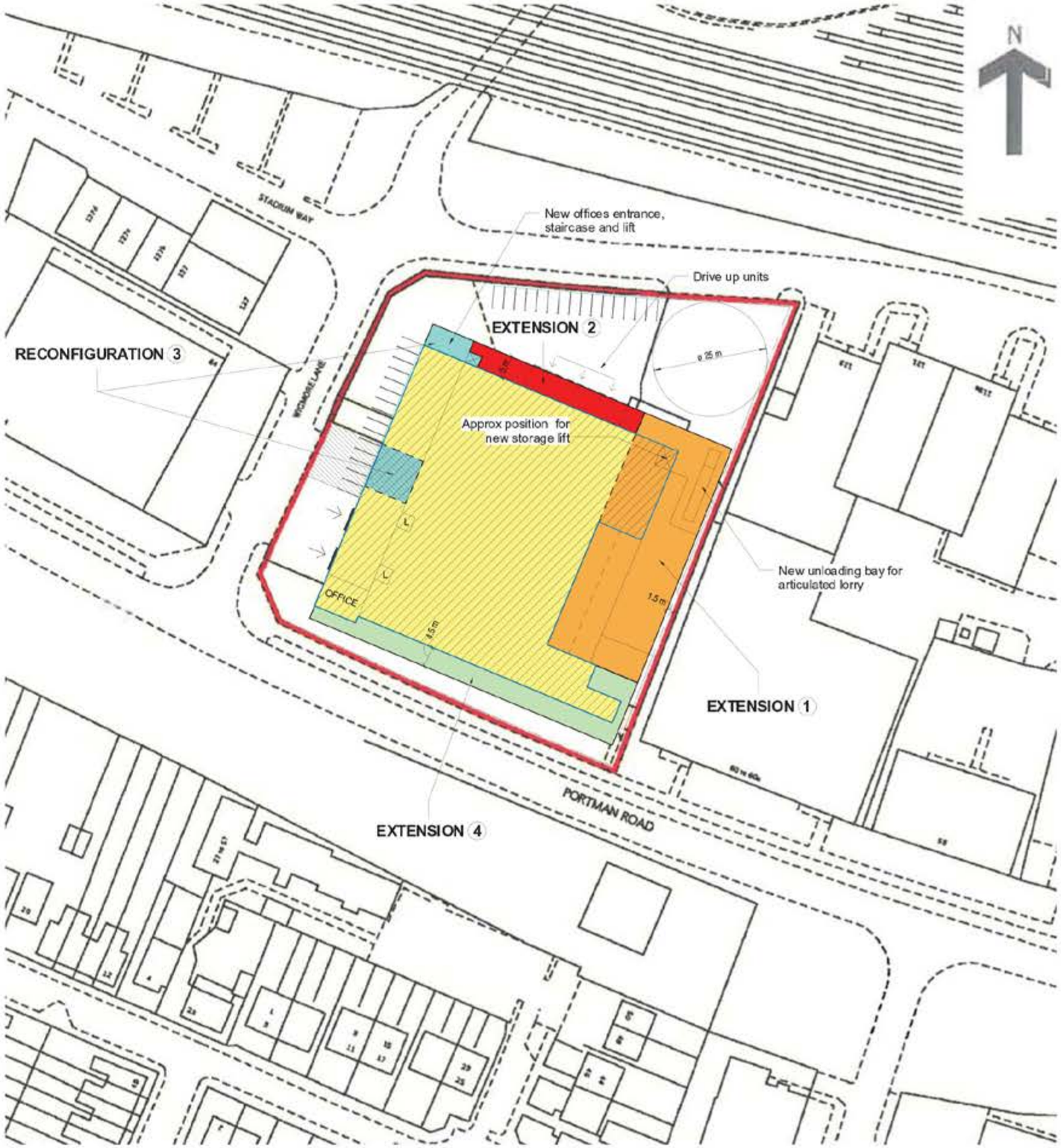
**Schedule of DMWR Architects drawings accompanying Full Planning Application**

| | | |
|---|---|---|
| 3237 - PL01 | / | Site Location Plan |
| 3237 - PL02 | / | Existing Site Plan |
| 3237 - PL03 | / | Existing Ground Floor Plan |
| 3237 - PL04 | / | Existing First Floor Plan |
| 3237 - PL05 | / | Existing Elevations |
| 3237 - PL06 | D | Proposed Site Plan |
| 3237 - PL07 | / | Proposed Street Scene |
| 3237 - PL08 | E | Proposed Ground Floor Plan |
| 3237 - PL09 | E | Proposed First Floor Plan |
| 3237 - PL10 | E | Proposed Second Floor Plan |
| 3237 - PL11 | C | Proposed Elevations 1 of 2 |
| 3237 - PL12 | C | Proposed Elevations 2 of 2 |
| 3237 - PL13 | D | Proposed Sections |
| 3237 - PL14 | **C** | Proposed Roof Plan |
| 3237 - PL15 | / | Existing Roof Plan |

**Appendix B**

Drawings tabled at Pre-Planning Application meeting with Reading B. C. Planning Officer 17th of May,2016

| | | |
|---|---|---|
| **Extension 1**<br><br>3 storey extension in mostly existing yard area to within 1.5 m of site boundary to provide additional storage space. To incorporate new lift for customers at rear of site.<br><br>Recess at ground and first at rear of say 20x6m to allow for an articulated lorry to reverse under enter and unload/load. | Ground (including artic recess)<br>First<br>Second<br><br>**Total area approx:** | 945 m²<br>945 m²<br>1155 m²<br><br>**3045 m²**<br>***27 776 sq ft*** |
| **Extension 2**<br><br>3 storey extension at rear of site for all storage or for offices above storage with improved elevation and access arrangements, ground floor drive up units, etc. and upper floors accessed from new lift. | Additional floor space<br>x3 floors =<br>(minus existing block of say 30x5) =<br><br>**Total area approx:** | 195 m²<br>585 m²<br>150 m²<br><br>**435 m²**<br>***4 682 sq ft*** |
| **Reconfiguration 3**<br><br>Reduce existing loading bay area and by removing 2 external loading doors raise slabs level to match existing internal store level and create more storage accessed from inside storage area. Freeing up external space for more car parking for offices. Relocate offices entrance and staricase to north side nearer car parking area. | New entrance, staircase & lift<br>x3 floors =<br>New storage to existing loading bay<br><br>**Total area approx:** | 56 m²<br>168 m²<br>100 m²<br><br>**268 m²**<br>***2 884 sq ft*** |
| **Extension 4**<br><br>2 storey extension - with options of: storage at ground with glass frontage and corridor with access shutters behind and offices at 1st floor; or storage at both ground and 1st floors; or offices at both ground and 1sr floor. Whichever option is selected, the external elevation will be greatly improved. | Ground - say 84 x 4.5m =<br>First =<br><br>**Total area approx:** | 368 m²<br>368 m²<br><br>**736 m²**<br>***7 922 sq ft*** |
| | **Total area for all extensions and reconfigurations:** | **4 484 m**<br>***48 266 sq ft*** |




- **Ext 1** - 3 storey
- **Ext 1** - 1 storey over existing building
- **Ext 2** - 3 storey
- **Rec 3** - 3 storey
- **Rec 3** - single storey reconfiguration
- **Ext 4** - 2 storey
- Existing building - 2 storey

0m 10m 20m 30m 40m 50m

1:500 @ A1 1:1000 @ A3

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| Rev | Date | Version Description | Drn | Chk |
|---|---|---|---|---|
| / | 10.03.16 | First issue | VP | JA |
| A | 16.03.16 | Minor amendments | VP | JA |

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazard details normally associated with the types of work detailed on this drawing, refer to Designers Risk Assessment, note the following:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

Use Dimensions - DO NOT SCALE

Contractors Must Verify All Dimensions On Site Before Drawing Work

The Drawing Is Copyright

Client Logo

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Client: **Access Self Storage**

Project Name: **Reading Access Self Storage**
62 Portman Road, Reading RG30 1EA

Drawing Title: **Possible options - Drawing 1**

Drawing Status: PRELIMINARY

Drawing Details: 16/03/2016 16:35:35

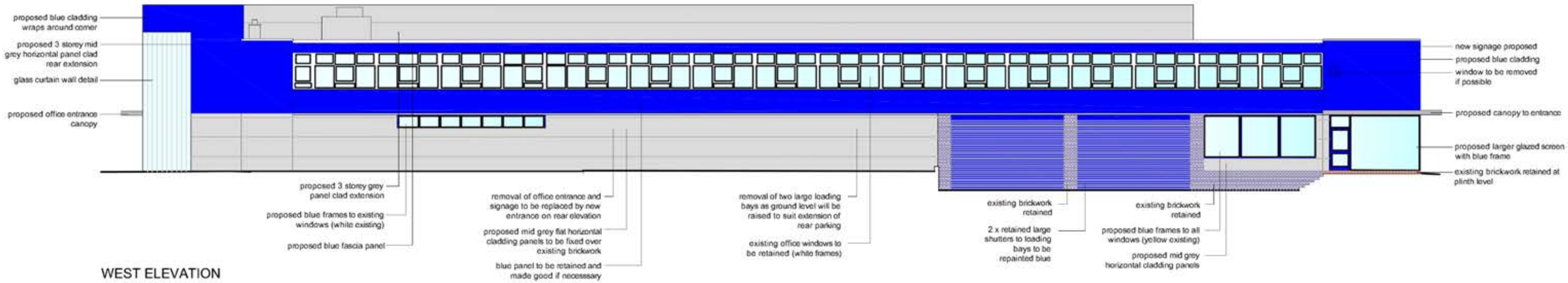
DMWR Job No.: 3237

| Drawn By | Drawn Date | Checked By | Scale @ A1 |
|---|---|---|---|
| VP | 10.03.2016 | JA | 1 : 500 |

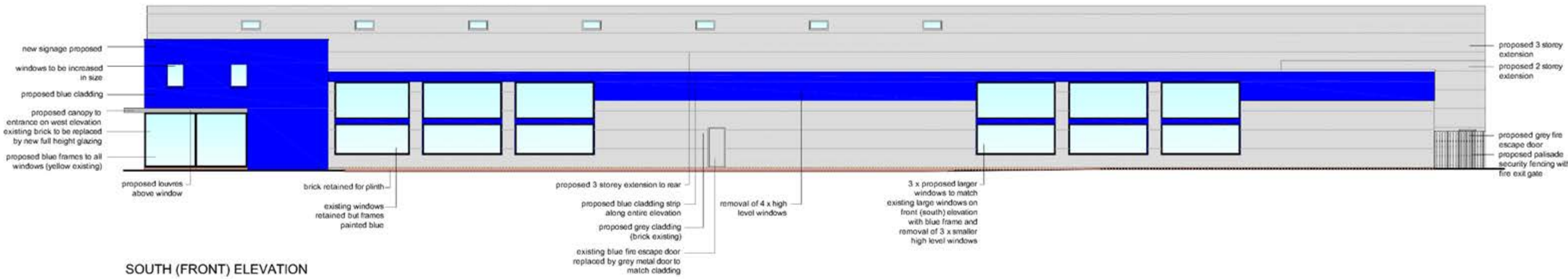
Drawing Number: 3237-DMWR-A-0001

Revision: A

ISO A1 Landscape




WEST ELEVATION




SOUTH (FRONT) ELEVATION

| Rev | Date | Version Description | Drn | Chk |
|---|---|---|---|---|
| | | | | |

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, refer to Designers Risk Assessment, note the following:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

Use Dimensions - DO NOT SCALE

Contractors Must Verify All Dimensions On Site Before Starting Work

This Drawing is Copyright

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Client: Access Self Storage

Project Name: Access Self Storage, Reading
62 Portman Road, Reading RG30 1EA

Drawing Title: Proposed Elevations Page 1 of 2

Drawing Status: Preliminary Issue

North

Drawing Details

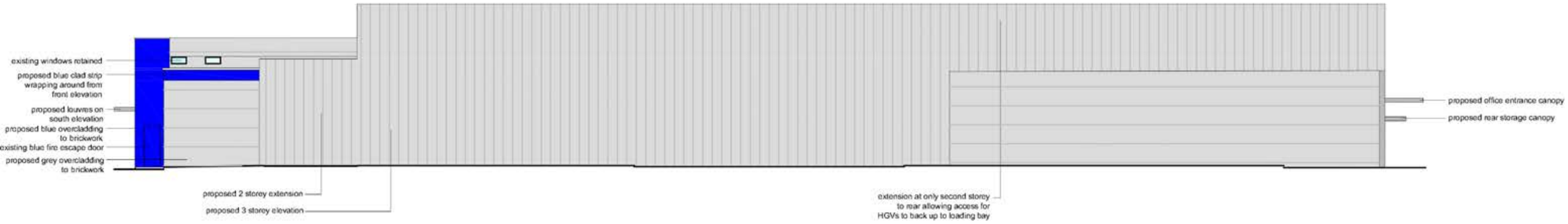
DMWR Job No: 3237

Drawn By: HS | Drawn Date: 05/2016 | Checked By: JA | Scale @ A3: 1:200

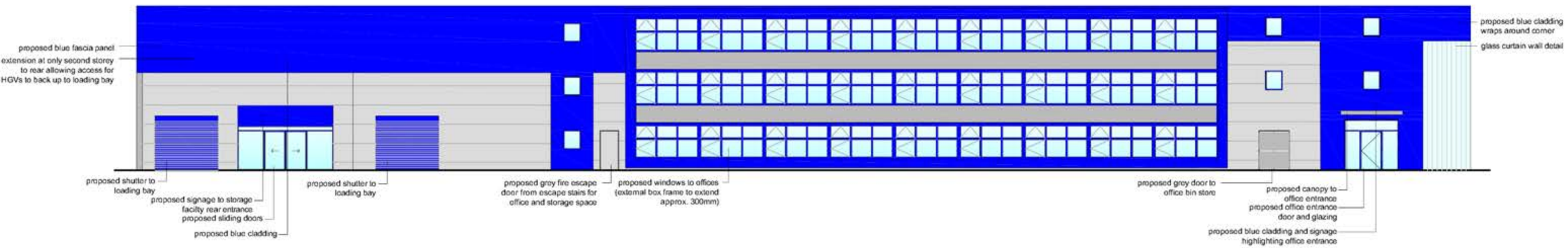
Drawing Number: DMWR/A3/3237-03

Revision: /

ISO A3 Landscape




EAST ELEVATION




NORTH (REAR) ELEVATION

| Rev | Date | Version Description | Drn | Chk |
|---|---|---|---|---|

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

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Use Dimensions - DO NOT SCALE

Contractors Must Verify All Dimensions On Site Before Starting Work

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Project Name: Access Self Storage
62 Portman Road, Reading RG30 1EA

Drawing Title: Proposed Elevations
Page 2 of 2

Drawing Status: Preliminary Issue

North

Drawing Details

DMWR Job No: 3237

Drawn By: HS | Drawn Date: 05/2016 | Checked By: JA | Scale @ A3: 1:200

Drawing Number: DMWR/A3/3237-04

Revision: /

ISO A3 Landscape