

DESIGN AND ACCESS STATEMENT

1 INTRODUCTION

- 1.01 This Design and Access Statement has been prepared by Bourne Wood Partnership Limited to support the planning application for alterations to the front elevation to the existing Halfords / National Tyres & Autocare vehicle repair shop.

2 EXISTING SITE

- 2.01 The property is located on 196 Basingstoke Road, Reading, RG2 0HE. The property is a ground floor and partial first floor unit.

3 USE

- 3.01 The property currently serves as a vehicle repair shop.
- 3.02 A new class 7 MOT lane is to be installed. To accommodate the MOT lane height requirements, it is proposed to raise the height of the half width of the roller shutter.
- 3.03 To achieve this a brickwork encased steel column is proposed to be installed in the centre of the roller shutter opening.

4 AMOUNT

- 4.01 It is proposed to raise the height of the lefthand roller shutter opening to 3.25m clear.

5 LAYOUT

- 5.01 The existing fascia cladding is to be adjusted to suit the roller shutter height.

6 SCALE

- 6.01 It is proposed to raise the height of the roller shutter locally. To achieve this a new brickwork encased steel column is proposed in the centre of the roller shutter opening.

7 LANDSCAPING

- 7.01 No works proposed.

8 APPEARANCE

- 8.01 The existing roller shutters are proposed to be painted in anthracite grey.
- 8.02 Existing cladding on the front elevation is proposed to be painted dark grey.

9 ACCESS

- 9.01 No change to the access arrangement the highway is proposed.