

STRATSTONE LAND ROVER READING - NEW VALET BUILDING

Design and Access Statement

June 2026

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Issue History		
Revision	Date	Content of revision
P01	22/06/2026	First issue

1.0 INTRODUCTION

INTRODUCTION

Preface

This report supports a planning application to Reading Borough Council which seeks permission to build a new valet building facility on site of the existing Stratstone dealership.

This report describes the design philosophy for the scheme.

In line with CABE’s recommendations, the report includes a description of the design principles and strategy that have informed proposals. The process of assessment, involvement, evaluation and design has been used as a method of describing the design proposals which this document accompanies.

Associated Documents

This Design and Access statement should be read in conjunction with the following drawings:

- 4087-SRA-XX-XX-D-A-PL-001-P01 - Site Location Plan
- 4087-SRA-XX-XX-D-A-PL-005-P01 - Existing Site Plan
- 4087-SRA-XX-XX-D-A-PL-030-P01 - Proposed Site Plan
- 4087-SRA-XX-XX-D-A-PL-040-P01 - Proposed Ground Floor Plan
- 4087-SRA-XX-00-D-A-PL-050-P01 - Proposed South and West Elevations
- 4087-SRA-XX-00-D-A-PL-051-P01 - Proposed North and East Elevations

2.0 ASSESSMENT

SITE PHOTOGRAPHS

Location of the New Valet Building



Images:
1 External South-West view of the Wet Valet
2 View of the existing Application Site

3.0 DESIGN

USE

The site currently is classed as ‘ Sui Generis’ comprising of a Land Rover showroom and workshop with separate dry and wet valet buildings.

The site’s surrounding are mainly compose of light industry, commercial units recreational and sports grounds.

In regards to the site use this will remain unchanged as it will continue to function as a motor dealership.

Key:

- Site Ownership Boundary
- Site Application Boundary
- Light Industry
- Commercial Units
- Recreational Grounds



3 Site Location Plan © 2026 TomTom, © OpenStreetMap, © Vexcel Imaging

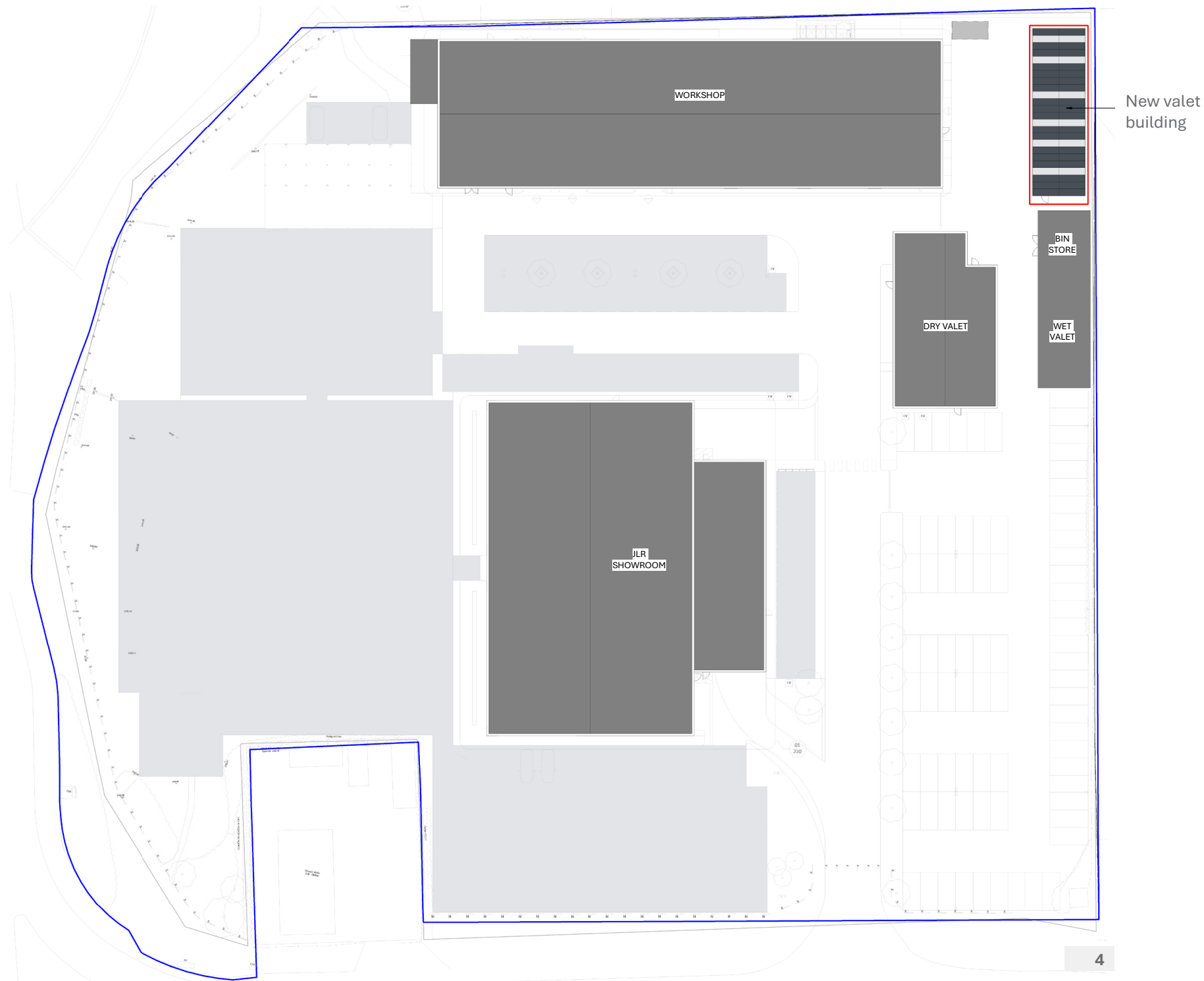


SITE PLAN

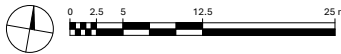
The site application boundary is located in the North-East of the ownership site boundary.

The new valeting building, consisting of six new valet bays, will be situated to the North of the existing bin store and wet valet building and East of the existing workshop.

The existing cycle parks will be relocated next to the workshop.



4 Proposed Site Plan



- Key:
- Site Ownership Boundary
 - Site Application Boundary

ELEVATIONS

Scale

The new valet building sits in the corner of the site, to the east of the large workshop building and north of the wet valet/ bin store for the site.

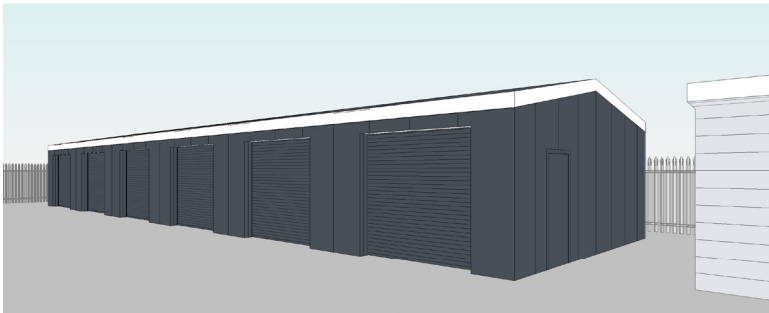
The height of the new building is approx 3.6m high, less than half the height of the workshop building adjacent. The bin store / wet valet is .approx 3m tall at it's highest.

Materials

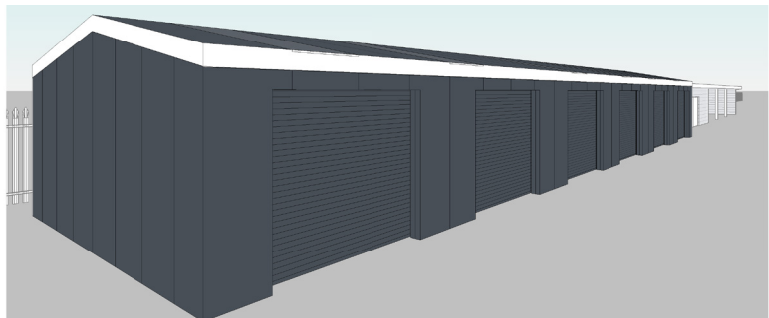
The new valet building is to be formed with insulated metal composite panels over a cold rolled steel frame.

The colour to be Anthracite Grey

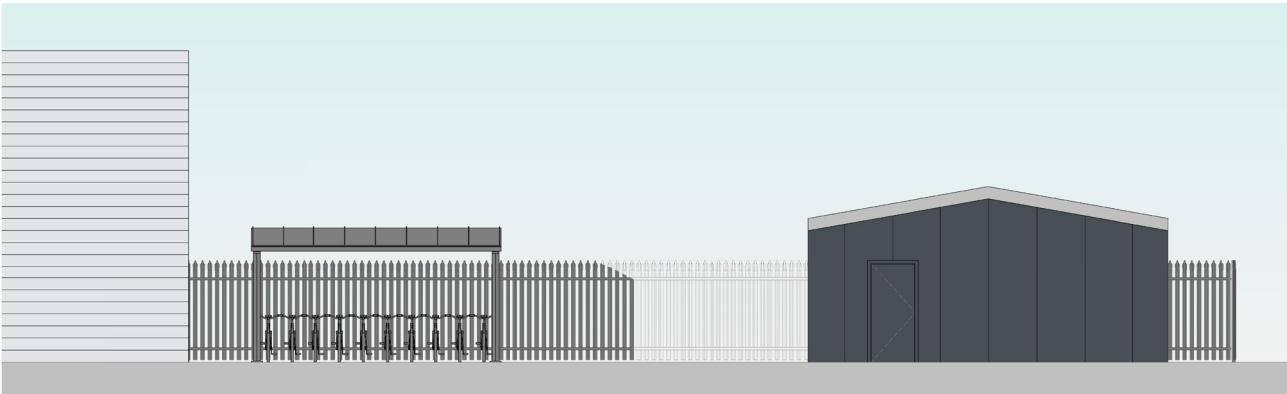
The building will have 6 no roller shutter doors across the front with a personnel door to the side. All in matching colours.



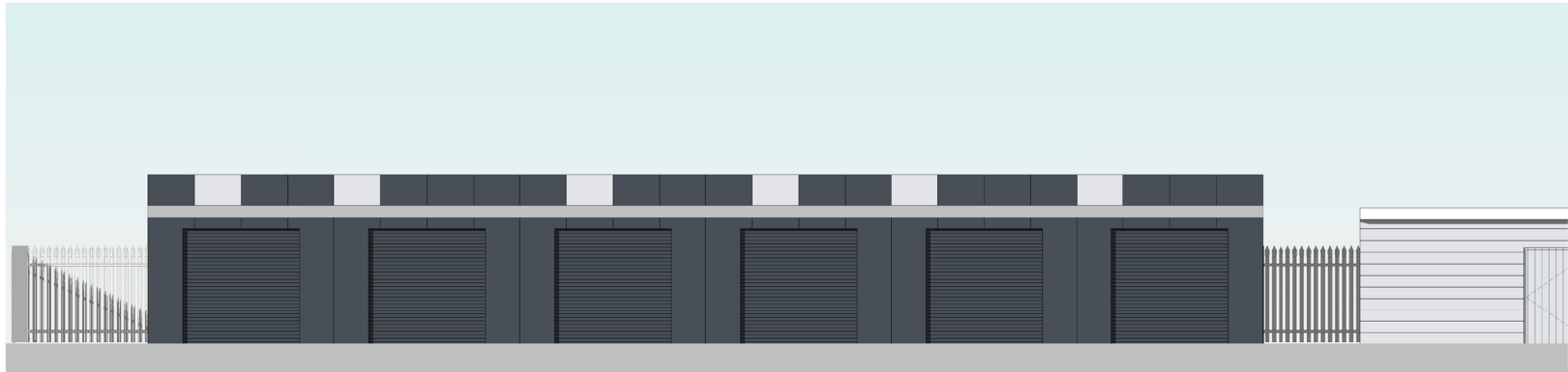
3D South-West View



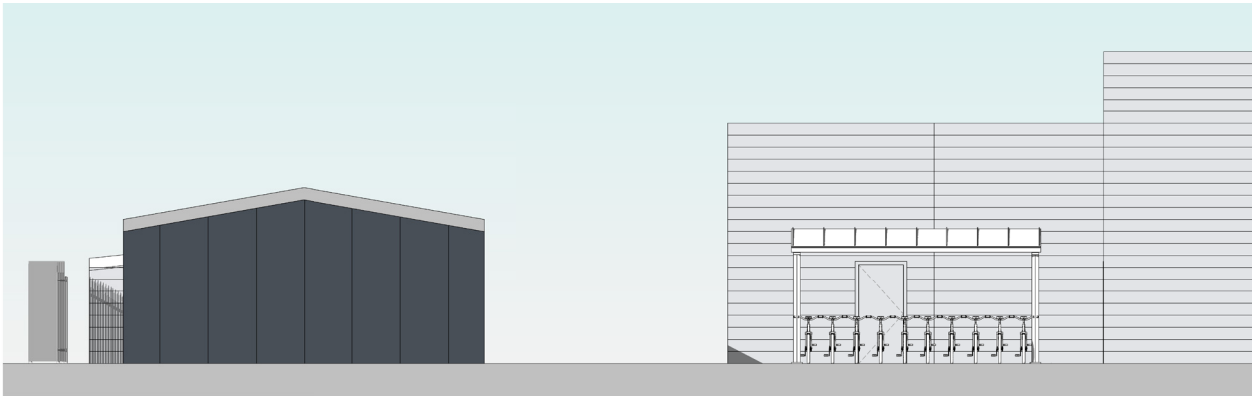
3D North-West View



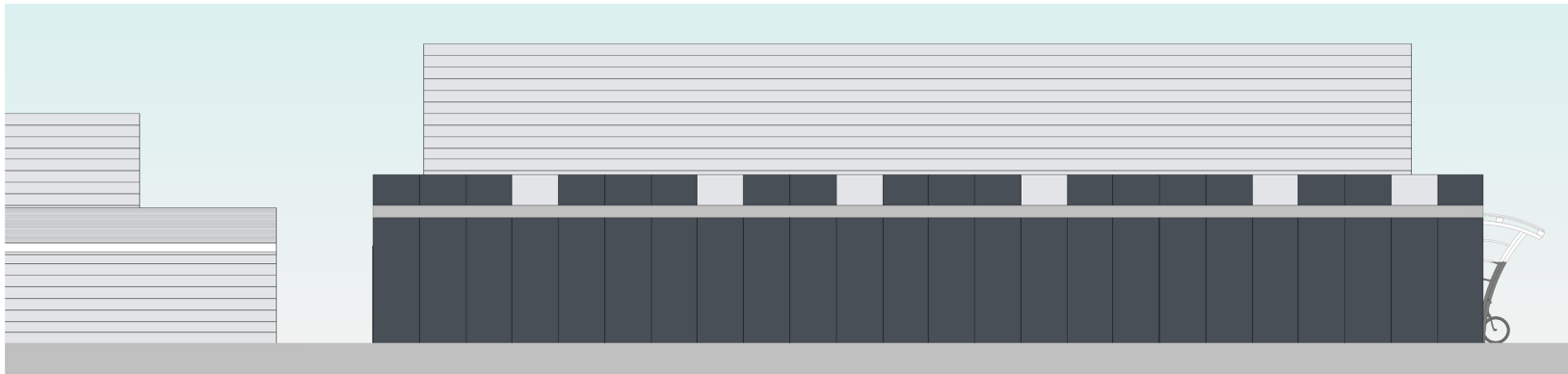
South Elevation



West Elevation



North Elevation



East Elevation



4.0 ACCESS

FLOOD RISK ASSESSMENT

It is proposed to build a new valeting building, consisting of six new valet bays, situated to the North east corner of the site of the current Land Rover dealership.

The existing drainage system will be unchanged and the outfalls that currently serve the Site will be retained.

The Site is in flood zone 2 and the probability of fluvial flooding is considered to be low, between 1 in 100 and 1 in 1000 in any year. Development such as that proposed is normally considered to be acceptable in flood zone 2. Other sources of flood risk are considered to be insignificant.



5 Planning Flood Zone



- Key:
- Site Ownership Boundary
 - Site Application Boundary
 - Flood Zone 2
 - Flood Zone 3
 - Water Storage
 - Main Rivers

ACCESS STATEMENT

Introduction

The client, Lithia UK, endeavours to offer a equal experience for their visitors and staff by providing inclusive premises. They seek to foster an inclusive approach to meet the needs of all people who work or use the premises.

Lithia seek to meet the requirements of current statutory legislation, Planning and Building Regulations, the Equality Act 2010 and British Standard BS8300 but also seeks to promote best practice with regard to accessibility as this legislation describes.

The services undertaken are back of house activities and away from public areas. These services will be specialised and require full dexterity and able bodied staff to undertake the work. So, at present, there are no specific staff accessibility requirements. The building will be fitted with a level threshold for accessibly for any future staff requirements however.

Various documents have been used during the planning of the project to ensure issues relating to accessibility are thoroughly taken into consideration, these include:

- The Approved Documents M K (2015 edition incorporating 2020 and 2024 amendments) & K (2013 edition) of the Building Regulations
- BS8300-2:2018 ‘Design of buildings and their approaches to meet the needs of disabled people – Code of practice’
- Equality Act 2010
- ‘Design for Accessibility’ (2012) Centre for Accessible Environment & RIBA Enterprises

External Access

Within the site clear signage guides staff and visitors to designated parking zones. Accessible parking for disabled visitors is provided near to the entrance of the main buildings.

Level demarked pedestrian access is provided from the public site parking into each building on site.

This valet building will be located in a BOH staff area and easily accessible from the internal site roadways

Internal Access

The valet building is a simple open building built on grade.

Maintenance

All maintenance of the rooftop and external gutters will be accessed by a cherry picker.

The cladding system and shutters can be cleaned from the ground outside using an adjustable pole system

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