



Shinfield Park

Reading RG9 2FW

Design and Access Statement

1402.25



WRENBRIDGE

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1 Introduction

- 1.01 Introduction
- 1.02 WLL Profile
- 1.03 Consultant Team

2 Site & Contextual Analysis

- 2.01 Site Location
- 2.02 Site Overview
- 2.03 Existing Landscape Context
- 2.04 Existing Transport Context
- 2.05 Constraints & Opportunities
- 2.06 Planning Policy Context

3 Stakeholder & Community Engagement

4 Design Brief and Design Development

- 4.01 Project Design Brief
- 4.02 Architectural Design Drivers & Typical Industrial Design Precedents
- 4.03 Strategic Landscape Design Drivers
- 4.04 Masterplan Concept Design & Layouts Testing
- 4.05 Key Moves – Pre-App Consultation
- 4.06 Landscape Design Response
- 4.07 Overall Landscape Strategy
- 4.08 Elevation Design Concept

5 Architectural Proposal

- 5.01 Site Layout Masterplan
- 5.02 Proposed Elevations
- 5.03 Scale and Massing
- 5.04 Materiality
- 5.05 Accommodation Schedule & Car Parking

6 Landscape Design

- 6.01 Illustrative Landscape Masterplan
- 5.02 Landscape Precedent Images
- 5.03 Landscape Character Areas
- 5.04 Access Gateway & Central Spine East
- 6.05 Central Access Spine West
- 6.06 Linear Park
- 6.07 Linear Park Sections
- 6.08 Core Amenity Space
- 6.09 Site Frontage
- 6.10 Northern Car Park
- 6.11 Public Right of Way Corridor
- 6.12 Green Edges
- 6.13 SUDs Strategy
- 6.14 Soft Landscape Strategy
- 6.15 Tree Strategy
- 6.16 Hard Landscape Palette
- 6.17 Boundary Strategy
- 6.18 Approach to Retaining Structures
- 6.19 Landscape Comparison Study – Existing vs Proposed

7 Sustainability Design

8 Access and Movement

9 Security Strategy

10 Summary & Conclusion



1 Introduction

- 1.01 Introduction
- 1.02 WLL Profile
- 1.03 Consultant Team

1.01 Introduction

This Design and Access Statement (DAS) has been prepared on behalf of Wrenbridge (FRELD Reading) LLP to accompany a full application for the redevelopment of Shinfield Park, Reading, RG2 9FW ('the Site') for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with associated servicing areas, parking, landscaping and other associated works (including demolition).

This DAS will demonstrate that the scheme has evolved following a structured process of assessment, involvement, evaluation and detailed design. This analysis has been used to characterise the Site and its surroundings which, alongside commercial and planning policy considerations, have informed the design aspirations of the scheme.

In terms of the planning context, full details are set out within the Planning Statement, prepared by Stantec. However, the following is of particular note:

- The Site is an existing, established employment site, located within a Major Development Location and therefore presents a sustainable location for development.
- Both adopted and emerging policy support the principle of redeveloping existing employment sites for employment use and there is a general presumption against loss of employment land (irrespective of whether the site is formally allocated for employment use).
- The Council's Employment Land Needs Report (ELNR) (March 2023) identifies a surplus of office floorspace within the Borough and recommends that this be selectively released. At the same time, the evidence identifies low provision but strong demand for additional industrial floorspace - amounting to significant 53ha based on a recommended aspirational target.
- There is investor confidence in the Site and a clear opportunity for the Site to provide a more meaningful contribution to the local economy as well as assist in meeting some of the identified need for additional industrial floorspace.
- The Site itself is not subject to any protective policy designations which would preclude the principle of redevelopment for employment use.
- There are however, acknowledged sensitivities around the Site boundaries in addition to other general development management considerations which have necessarily informed the design approach and are discussed in detail in this Statement and supporting application material. These include, but are not limited to, the following:
 - Proximity to Ancient Woodland and Priority Woodland Habitat.
 - Proximity to residential uses.
 - Visual impact, both in terms of close range and long-distance views.
 - Impact on existing trees and landscape character.
 - Design.
 - Public Right of Way.
 - Drainage/hydrology.
 - Highways.

The design approach has sought to avoid or minimise any significant adverse impacts in relation to the above and where possible deliver enhancements, whilst also ensuring that the proposal is fit for purpose and capable of delivering suitably designed accommodation which will be attractive to the industrial market and ultimately viable in investment terms.



Precedent images: Recent Development by Wrenbridge at Aylesford (designed & delivered by Chetwoods Architects)



Precedent images: Recent Development by Wrenbridge at Stevenage (designed & delivered by Chetwoods Architects)



1.02 Who is Wrenbridge

Wrenbridge is a leading UK property company founded in 1993 who have been successfully developing and investing in properties across the UK for over 30 years.

As a specialist in industrial redevelopment projects, Wrenbridge prides itself on the design and quality of its developments and has a consistent track record of delivering best in class industrial/logistics facilities around London, East Anglie, and the Southeast. Their approach is to positively add to the local areas in which they work and deliver highly sustainable facilities that stand the test of time and support the local and wider community, and which are valued by their tenants, partners and neighbours. Wrenbridge take adding positively to the built environment very seriously and work closely with its design team, landowners and stakeholders to bring forward projects that are both viable and sustainable.



Precedent images: Recent Development by Wrenbridge at Aylesford (designed & delivered by Chetwoods)



Precedent images: Recent Development by Wrenbridge at Stevenage (designed & delivered by Chetwoods)



Precedent images of other recent development by Wrenbridge



1.03 Consultant Team



Applicant / Developar	Wrenbridge Land Limited
Planning Consultant	Stantec
Architect	Chetwoods Architects
Landscape	Stantec
Structural / Civils	Burrows Graham
Arboriculture / Ecology	Aspect
Building Services	MBA
Highways	Iceni
Project Manager	KAM
Building Control	C3 Design Approvals
Fire Engineer	Jensen Hughes
LVIA	Stantec





2 Site & Contextual Analysis

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2.01 Site Location

The boundary of the Site is identified in red on the Site Location Plan.

The Site extends to 5.5 hectares and comprises an existing geometric shaped office building providing 4-storeys of office floorspace plus basement parking. Until recently, the Site also included a detached 3-storey modular office building (which was subject to a long-term temporary planning permission) but this has since been removed.

The Site also contains internal access roads, surface level car parking, 2No. longstanding vacant dwellings, and there are a number of existing, established trees. The area to the south of the main office building (outside the application area) comprises mature woodland and ponds.

The Site sits to the north of and is accessed off Lower Earley Way (B3270) and Whitley Wood Lane. The M4 motorway runs south of the Site, with Shinfield Studios located approximately 700m to the east of the Site (south of the M4).

The Shinfield Park, Nores Hill Local Wildlife Site surrounds the Site to the west, south, and north, with existing dwellings beyond to the east, north, and west. The Local Wildlife Site includes areas of Ancient Woodland (to the north) and priority woodland habitat (to the west).

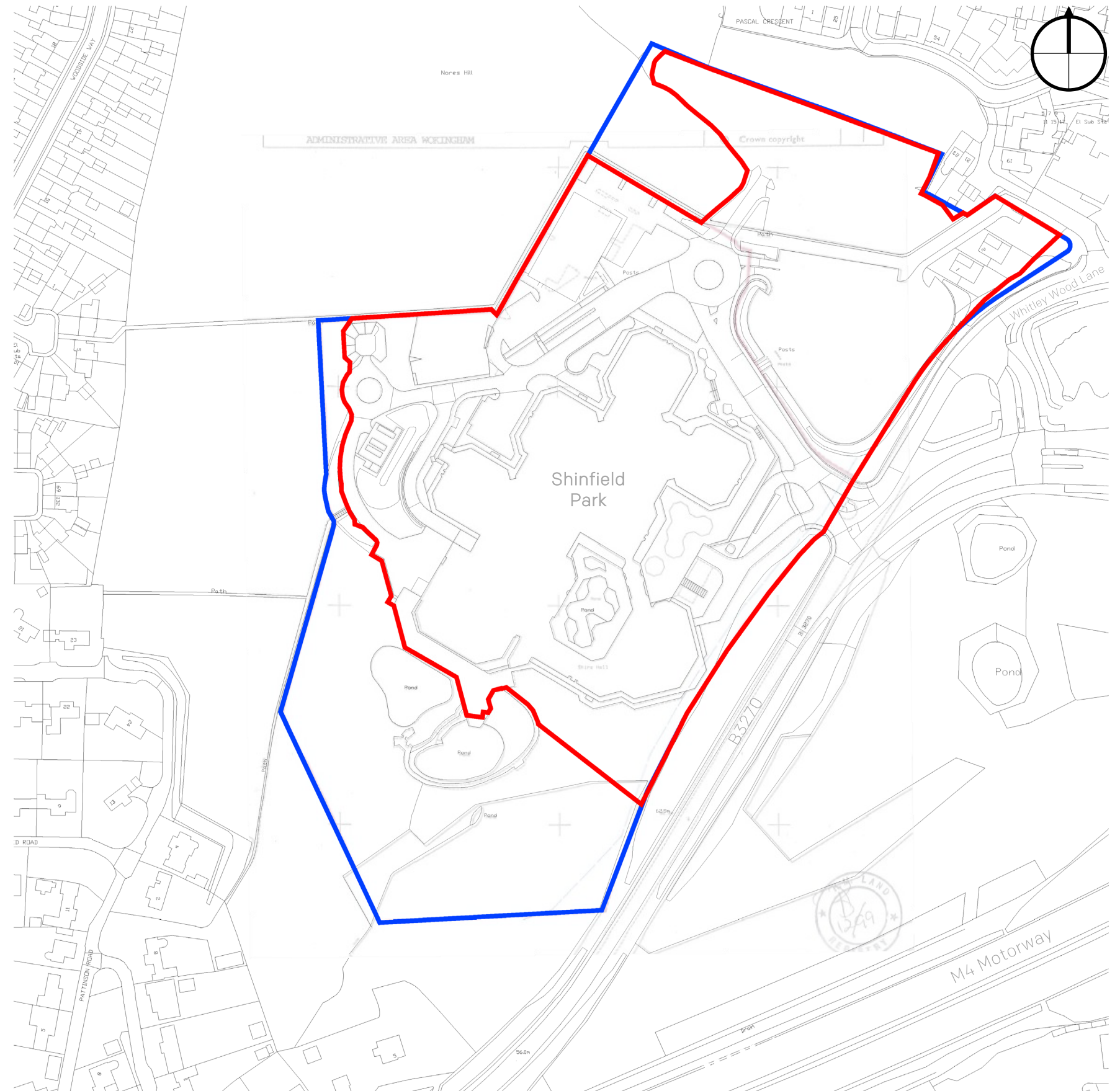
There are no heritage assets located within the Site or within its immediate surroundings. The Site does not fall within a Conservation Area. The closest heritage asset is the Grade II Listed 'Lodge to Meteorological Office', located approximately 300m north-east of the Site.

The Site is located entirely within Flood Zone 1 and is therefore at low risk of flooding.

A Public Right of Way (PROW), identified as SHIN10 on the definitive map, crosses the northern part of the Site. The PROW links Greenwich Road to the north-east to Railton Close to the west and provides access to and a route through the Local Wildlife Site.



Site Location Map



Site Location Plan



2.02 Site Overview

Aerial Views of Existing Site



Aerial view of site looking north



Aerial view of site looking east



Aerial view of site looking south



Aerial view of site looking west



2.02 Site Overview

Existing Site Photographs

