

OVERVIEW

CLIENT

Chancerygate

SECTORS

Employment

LOCATION

Cain Road,
Bracknell

PLANNING AUTHORITY

Bracknell Forest Council

HIGHWAY AUTHORITY

Bracknell Forest Council

PROJECT TEAM

Cornish Architects

PROJECT MANAGER

Tom Wilkins

PROJECT DIRECTOR

Damian Ford

RELATED PROJECTS

West Point, Bracknell



CAIN ROAD, BRACKNELL



PROJECT

TPA were appointed by Chancerygate to support a planning application to redevelop the former Hewlett Packard headquarters building to provide an industrial park.

The industrial park would provide 22 individual units totalling over 32,000sqm of floorspace for light industrial and / or warehouse and distribution use.

APPROACH

Access to the site utilised the two existing accesses onto Cain Road, although improvements were required to ensure the suitability for the likely increase in HGV movements to and from the site.

We were able to demonstrate that the redevelopment proposals would result in a reduction in peak hour vehicle movements on the local highway network and therefore no off-site improvements to the local highway network were required.

To address local highway authority's concern regarding how the car parks would work and how the loading bays would be accessed by a range of delivery vehicles, suitable swept path assessments were prepared.

OUTCOME

Planning permission was granted in 2021.

