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DESIGN AND ACCESS STATEMENT

DISPLAY OF SIGNAGE

40 CHURCH STREET, CAVERSHAMM, READING, RG4 8AU



INTRODUCTION

This statement has been prepared on behalf of our clients to support their application for planning permission to make alterations to their property. The proposal is for a display of signage.

The relevant policies have been carefully consulted and taken into consideration to ensure that the proposal will have minimal impact to the local architectural appearance and character of the area.

SITE LOCATION AND BACKGROUND

Church Street is predominantly a mixed-use area, located in the Borough of Reading.

On either side of Church Street, there are multiple shops, businesses for commercial use as it is located on a high street. The site is close to good transport links, shops, and amenities, and located within an established residential area.

Reading is a thriving neighbourhood which is becoming an increasingly attractive area and destination for families, commuters and businesses. The area offers good schools, great recreational facilities and a vibrant High Street.

PROPOSED DEVELOPMENT

The proposed work is for display of signage, roughly measuring 700mm x 525mm with a 100mm depth, that reflects the name and use of the shop which is a convenience store.

The design of the display will employ similar design motives as that for the shopfront. All architectural elements are to be restored and repainted to original form to council's recommendations.

ACCESS

The proposed property is situated near the main roads, so easy access to bus stops, local shops and other facilities.

The proposal shall not affect the off-road parking facility. No trees will be affected, and the works will be constructed to modern standards.

The proposal has been designed to conform to part B of the building regulations in relationship to access for emergency services. Access for emergency services has been allowed via access to the front of the property.

CONCLUSION

The proposed works would preserve the character and appearance of the local area and would not result in a significant impact upon levels of amenity enjoyed within neighbouring properties. The scale and design of the proposed works are subservient to the original building.