

DESIGN & ACCESS & STATEMENT



Former George & Dragon Public House,

162 Bath Road

Reading

RG30 2HA

Date 16th February 2023

Revision A – 29th March 2023

INTRODUCTION

The proposal is for the demolition of the existing disused public house/ restaurant and the erection of a new Drive Thru retail/bakery together with alterations to means of access, car parking, landscaping and associated works.

The proposals were the subject of a Planning Pre Application Enquiry in September 2022.

EXISTING SITE

The site is currently an existing public house which has been closed since March 2020. It is a large brick building at the front of the plot, part 2 storey and part single storey with car parking to the side & rear for approximately 26 cars. There is also a beer garden to the side and grassed areas to rear and side.

The existing building is a mix of pitched roofs and flat roof areas, the walls are brick built, there is some traditional detailing with traditional cills and windows there have been several additions to the existing building over the years. The original building dates back to the 19th century, with The George & Dragon first mentioned in directories in 1877 and 1883.

The boundaries are a mixture of low wall to the Bath Road frontage, low wall and chain link fence to Western boundary, 1.8m high close boarded fences to the northern boundary and 1.8m close boarded fence to the Eastern boundary with the neighbouring property.

ACCESS

The site is located on the main A4 in Reading, Bath Road, so is well connected in terms of access by car, local bus routes and cycle route NCN 422, the car park accesses directly onto Bath Road, the proposal will involve improvement to the car park access and road markings subject to Highways approval. Provision has been made for 33 parking spaces in total including 2no. accessible parking spaces immediately adjacent the main entrance and 2 drive thru waiting bays. There is a separate pedestrian and cycle access from Bath Road, which link onto crossings across the drive thru lane, again with drop kerbs for level access.

Internally provision has been made with an accessible toilet facility. The public area incorporates a main entrance with level threshold and a separate fire exit door to the side.

LAYOUT

The layout of the site has the building set further back from the current pub location which was immediately next to the Bath Road pavement. This allows the circulation route for the drive thru lane round the rear of the building, it also keeps the building away from boundaries and the neighbouring property and boundaries.

The car park is designed to allow cars to circulate around the parking areas and also for delivery and refuse vehicles to enter the site and leave in a forward direction. Specialist tracking drawings will demonstrate these circulation routes. Disabled Spaces have been located adjacent the main building entrance for ease of access. Cycle parking provision is also included with a covered cycle parking area at the edge of the car park.

SPACE/APPEARANCE

The existing building to be demolished have a total footprint area of 447 sq. metres. The new building proposed has a footprint area of 211 sq. metres

The existing building is a mix of single and 2 storey, the new drive thru has been constructed as a single storey building approx. 7 metres high to the ridge. The new building is significantly lower than the existing buildings which are a maximum of approx. 8.9 metres so should reduce any impact on neighbours. The building is a single storey to suit Greggs specific requirements, the building set back from boundaries to allow landscaping and the circulation of the drive thru lane.

The site currently sits in an area with a variety of buildings and uses. Some traditional houses with render, some brick and tile roofs, brick built modern flats with tiled roofs, there are also Aldi and Lidl stores in modern cladding materials with flat roof and clad roof.

Concerns were raised about the boxy appearance of the building in the Pre-application advise. This has been addressed by redesigning the building to incorporate a pitched roof rather than a flat roof in an eternity slate sympathetic to the materials in the locality. In terms of the walls the cladding has been changed to a more traditional appearance with a combination of facing brick and render.

LANDSCAPING

The boundary to Bath Road will have the low wall in poor condition removed and provided with an edging kerb to the back of the footpath. With landscaped area behind. The western boundary currently has a mix of low wall and chain link fence. The low wall will be retained with repairs where necessary, beyond this a new 1.8metre high close boarded fence will be provided. The northern boundary will see the existing 1.8metre high close boarded fencing retained. The eastern boundary that adjoins an existing dwelling will have a new 1.8 metre high acoustic fence provided.

Tree screening to the boundaries is proposed to be retained, The removal of 8 trees and 2 tree groups to the middle of the site will be necessary. Replacement tree planting is proposed to the northern and eastern boundaries and tree screening to the boundaries is proposed to be retained, it will also be enhanced by additional tree planting to the Bath Road frontage.

The tree planting will be designed to provide a net gain in line with the requirements of EN14

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