

2324-021

3 – 3A Broad Street

Design & Access Statement

Date 07.07.2023 (Rev-)

LUSHERarchitects

21 Thomas More House

Barbican

London

EC2Y 8BT

Location:

Address: 3/3a Broad Street Reading, RG1 2BH

Conservation Area: Market Place/London Street Conservation area

Listing Status: II List entry no. 1154597

Use: Takeaway Food Shop / Sui Generis

Project Overview:

An existing takeaway food shop that is currently vacant. The proposal is to refurbish as a new takeaway food shop with minor amendments to the existing fabric which include:

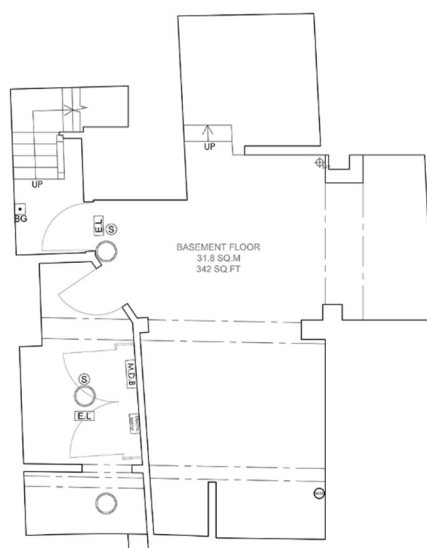
- 1) Replace the existing set back entrance doors to be flush with the shop front.
- 2) Install a new dumbwaiter between Lower ground and first floor.
- 3) Reconfigure the top of the stairs at first floor level.
- 4) Removal / Addition of some modern stud walls.

Use:

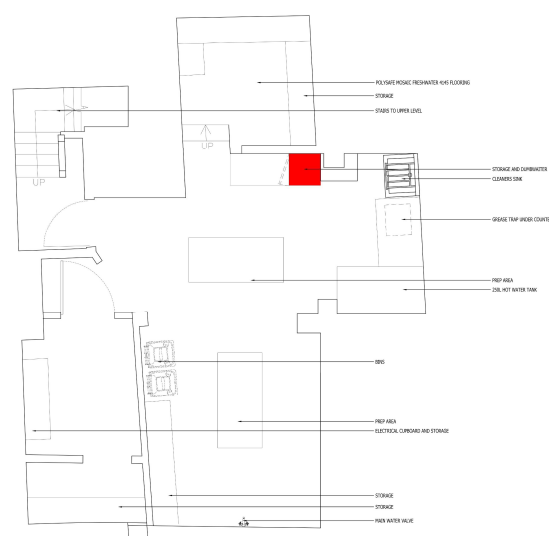
The current use is Sui Generis as a takeaway food store, this use is to be retained.

Design:**Lower Ground Floor**

Minor amendments proposed to layout with relocated door to electric / storage room and replacement of existing equipment with new, new sinks to connect to existing drainage and a new dumbwaiter from ground floor (shown red on drawing below).

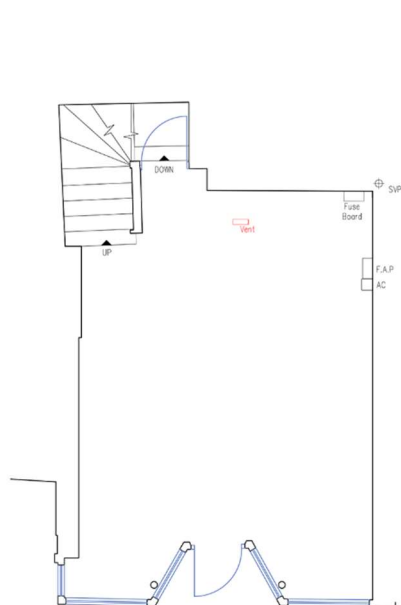


Existing Lower Ground Floor Layout



Proposed Lower Ground Floor Layout

The existing ground floor counter and floor finishes are to be removed and the space redecorated prior to installing new counter and floor finishes with free standing display refiguration unit, tables, and chairs. There is also a new dumbwaiter from lower ground floor to first floor (shown red on drawing below).

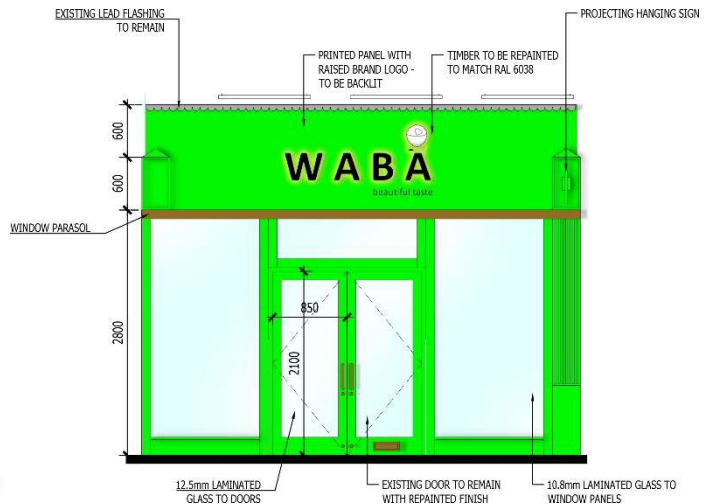
[illegible]

Proposed Ground Floor Layout

The existing shop front is painted black, the works propose to make good all existing timber shop front prior to repainting in the brand colour of the new proprietor. It is also proposed to remove the recessed entrance door and replace with new double timber doors aligned with the existing framed windows (shown in blue on the drawing above and in the proposed elevation below).



A photograph of the existing shop front.



Existing Front Elevation

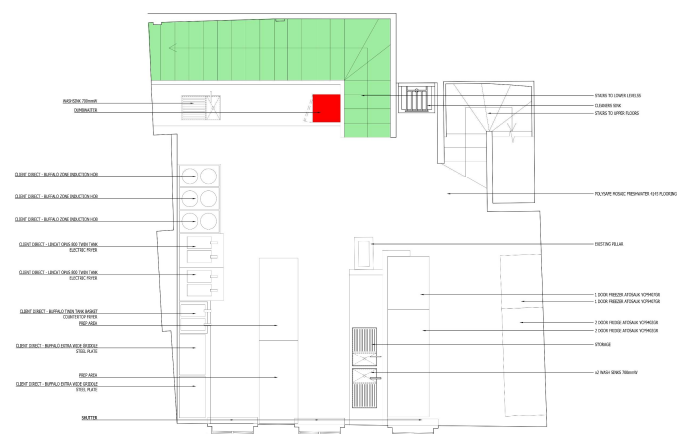
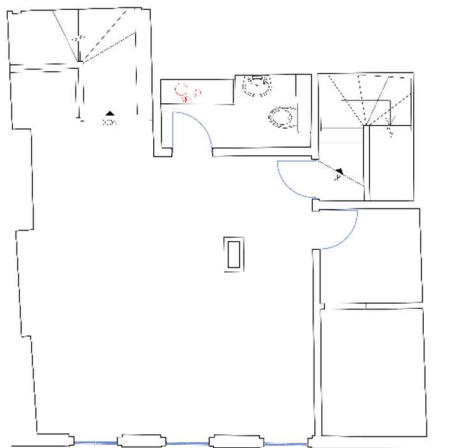
Proposed Front Elevation

It is also proposed to remove the two existing lanterns from the shop front.

NOTE: the proposed new signage, including projecting sign, and the addition of a window parasol will be applied for under a separate planning application.

First Floor

Existing WC and modern stud walls to be removed to open the space to be used as the main food preparation area. The stairs from ground floor are to be reconfigured within the existing volume of the building (shown green in the drawing below) and a dumbwaiter is to be installed serving the ground and lower ground floors (shown red on drawing below).

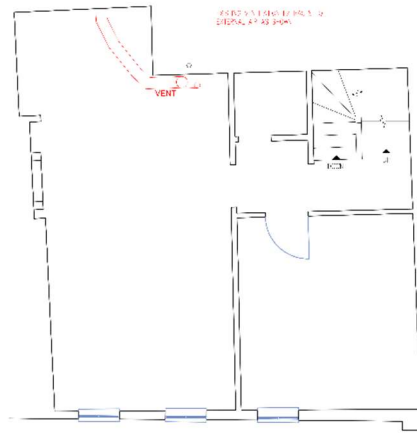


Existing First Floor Plan

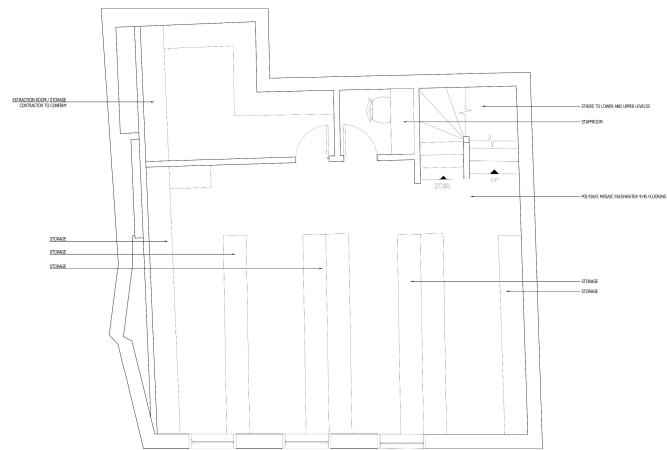
Proposed First Floor Plan

Second Floor Plan

Some of the existing modern stud walls are to be removed to create a storage room with a new stud wall created to the rear of the floor.



Existing Second Floor Plan



Proposed Second Floor Plan

Amount:

General redecoration throughout with minor amendment to the existing shop front, removal of some modern stud walls, amendment to the top of the first-floor stairs and the insertion of a dumbwaiter between lower ground and first floor.

Layout/Appearance:

The layout will stay similar to the existing with only minor amendments to the existing modern stud walls, amendment to the top of the first-floor stairs and the insertion of a dumbwaiter between lower ground and first floor.

Scale:

The new installation is of a scale and proportion to suite the building envelope and to be in harmony and keeping with surround shop fronts along Broad Street.

Summary:

The proposed works are a light touch refurbishment with minor amendments to the internal layout and the shop front.

The proposed works will have a positive impact on the existing streetscape by bringing a disused retail unit back into use.