

DESIGN & ACCESS STATEMENT



PROPOSED CAFÉ LOCAL RETAIL UNIT READING RAILWAY STATION, PLAT.7 Proposed Internal fit out works and signage

1.00 INTRODUCTION

- 1.01 This Design and Access Statement has been prepared by Allen Associates Architects Limited to accompany and explain the Planning Application for the internal fit out works and signage to convert the Pumpkin Retail unit on Platform 7 to a Café Local Retail Unit at Reading Railway Station.

2.00 DESIGN PRINCIPLES AND CONCEPTS

- 2.01 The design is to install a Café Local Retail unit with a limited budget to the latest brand standard that has been developed by Select Service Partner.
- 2.02 The design has been limited to the new site area and includes internal fit out works and new signage to replace the existing.
- 2.03 The concept is to design a retail unit without affecting the special architectural features of the station building on the platform elevation.
- 2.04 The new signage position and size along Platform 7 will match the existing

3.00 SCALE

- 3.01 The size of the existing demise will not be altered and stay the same.
- 3.02 The Café Local retail unit is located on a platform 7 elevation of the station building and this elevation will be retained as existing with the window/door brickwork being unaltered. The new external signage will match in size that already there. As such the impact on the overall station is limited.

4.00 LAYOUT

- 4.01 The internal layout of the Café Local is altered to accommodate the new brand however very minimal changes are proposed. There is however no impact on the special character and appearance of the building in terms of layout.

5.00 APPEARANCE

- 5.01 The design principle is to change and modernise the Pumpkin unit with minimal effect/change to the surrounding building. The scheme is to update the tired looking unit with new signage and decorations.
- 5.02 The existing special architectural brick brickwork that makes up both the platform elevations of the station building will be unaltered. The unit is to fit within the new framework in order not to alter the existing building.
- 5.03 The works proposed are principally internal. They include new counters, floor and ceiling finishes and decorations. None of these works affect the fabric of the building and have no impact on its special character and appearance.

- 5.04 The external works are limited. Existing signs position and size are to be retained with changed content. Internal lights will be visible from outside and new vinyl's are to be applied to the inside of the windows. However, the impact of the lights will be negligible while the areas covered by the vinyls will be very small. In overall terms, the impact of the works on the external appearance of the station when viewed from the platform will be very limited and will not affect the special character and appearance of the listed building.

6.00 ACCESS

- 6.01 As the works are in effect limited to the inside of the building, there is no need to deal with access issues.