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11th August 2022

Our Ref: 8460 – Zambrero Reading

DESIGN & ACCESS STATEMENT

(Prepared in accordance with DCLG01/06 & CABE Guidance Notes)

CLIENT Zambrero UK
LOCATION 31 Queen Victoria Street, Reading, RG1 1SY

1.0 DESIGN STATEMENT

COMPONENT	STATEMENT
1.01 Context	31 Queen Victoria Street is located in Reading. The proposed project comprises of Ground Floor works only. The site is an ex William Hill bookmakers, we intend to fit out a new Zambrero restaurant in this space; some adjustments will need to be made for this. The unit is listed.
1.02 Use	This proposal is to add new signage in place of the old, fit new customer facing surfaces (flooring, decorations, etc), install new furniture, fit a new serving area, fit out a new food preparation/kitchen area and upgrade staff facilities. This will involve the erection of new stud walls and partitions, however this does not include any structural works. We do not intend to alter any listed elements on or in this building.
1.03 Amount	Entire building.
1.04 Layout & Appearance	The layout within will be changing (as plans) to suit the buildings new use, this will only be new stud walls and partitions etc. We do not intend to alter any listed elements on or in this building.
1.05 Scale	The scale & proportion of the new installation will suit the building envelope & well be in harmony & keeping with surrounding shopfronts along the 'High Street'.
1.06 Landscaping	Not applicable.
1.07 Summary	In considering this design all aspects of local & national policy have been considered for retail regeneration in the area. Further we have considered the surrounding finishes, designs & materials & have proposed all architectural form, material, colour & texture to be visually impressive & not the least to function clearly for the purpose intended.

2.0 ACCESS STATEMENT

COMPONENT	STATEMENT
2.01 Surrounding Area	Access is via Highways pedestrianised pavement. Parking is available in numerous car parks in the area.
2.02 Approach / Entrance	Zambrero ensures that, except where unalterable physical features of the building do not allow it, entrances to their stores are made level. Where the plot gradient does not allow this, ramps will always be provided.
2.03 Access Philosophy	Zambrero is aware of its obligations under The Equality Act (2010) (EA) (replaces the repealed Disability Discrimination Act (1995) (DDA)) and has at every stage of development of this project taken into account the requirements of the EA. It has at all times adopted an inclusive approach to those with disabilities. Zambrero will ensure that in the event of any employee, customer, or other member of the public, who has any sort of disability (whether it be of mobility, vision or hearing) wishing to do business with Zambrero, every effort will be made to accommodate them. If required, a member of staff will be allocated to act as a personal shopper. Furthermore, Zambrero has a policy of assessing the individual needs of Staff members and accommodating them as necessary.
2.04 Exit Doors	The Entrance door is the principal fire escape for the unit. All routes of escape to this door have been highlighted with appropriate illumination to BS 5266: Part 1: 1999 and BS 5499: Part 4: 2000. Zambrero always ensures that clear signage is provided in its stores to ensure quick and easy exit should it become necessary. In the event that a customer is unable to hear fire alarm signals in the store because of a hearing disability then a member of staff will be on hand to ensure that the customer is escorted from the building to the designated assembly area.
2.05 Circulation	The Ground Floor Sales Area has 1 level. Accessible access is via Queen Victoria Street where all internal retail amenities are available to customers. Zambrero provides regular training for its staff to ensure that they are well equipped to service the needs of any customer who requires assistance. They have specific training to support the needs of all customers who do not wish, or find it hard, to select and access the facilities in the store and at cash desk locations. The cash desk is equipped with chip & pin devices on flexible cord and can be handed to customers for discreet processing of the transaction. Other methods of payment are also available and would be accommodated by a member of staff. Horizontal circulation is for staff and customer use only.
2.06 Counter	The Sales Counter unit being installed is 900mm high for

2.0 ACCESS STATEMENT

COMPONENT	STATEMENT
	accessibility reasons, cash is handled within this location. Assistance will be made available to all customers who are unable to safely order/collect.
2.07 Staff Accommodation	Existing Staff Facilities will be to the rear of BOH.
2.08 Customer Toilets	None within project.
2.10 Decoration	The finishes will be as per Zambrero brand colours, as also demonstrated in the CoA proposal for the signage.
2.11 Signage	The corporate, directional & information signs adopted by Zambrero in the store are designed in accordance with the recommendations of the Sign Design Guide & comply to BS 5266: Part 1: 1999 & BS 5499: Part 4: 2000.
2.12 Means of escape	The means of escape policy for Zambrero in these premises include management assistance when needed to exit via the main entrance. The escape distance from the store is only a nominal distance & all escape routes will be kept clear of any obstructions.