

136 FRIAR STREET/ READING/RG1 1EX

Planning application for the extension to the
existing ground floor retail unit



Design and Access Statement

Date: Feb 2022

Ref: 195/DAS01/REV1

Site address: 136 Friar
Street, Reading RG11EX



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A collaborative of architects and
designers with an agenda.

The Wine Store, Brewery Court,
Theale, Reading RG75AJ

+44 (0)1183800328

design@colonyarchitects.com

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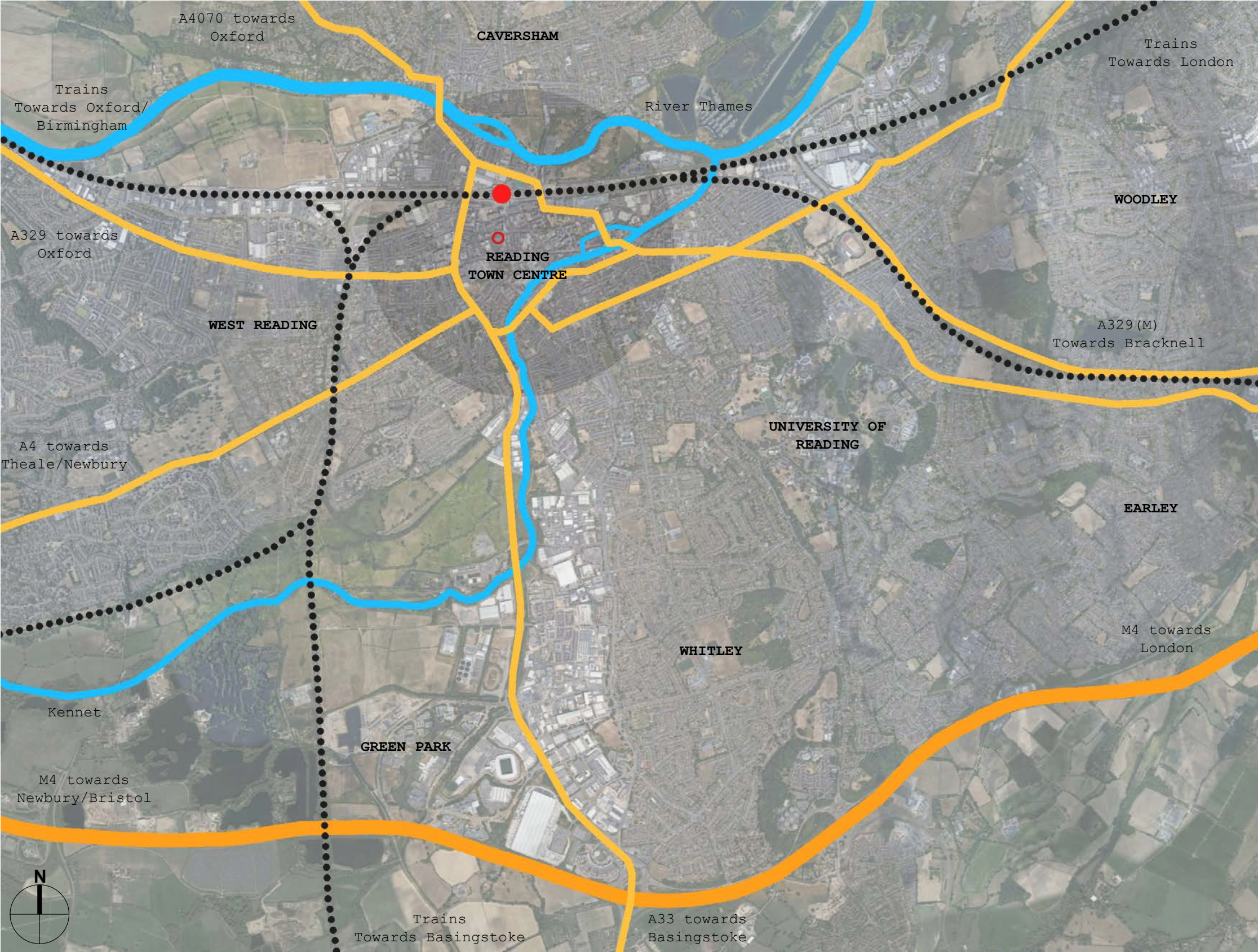
INTRODUCTION

EXECUTIVE SUMMARY

This Design and Access statement supports the planning application prepared by Colony Architects for and on behalf of the client.

The following points summarise the proposals:

- The existing building is currently used for retail at ground (street) floor and offices on first and second floor.
- This application seeks to increase the amount of retail space at ground floor through a single storey rear extension.
- This requires partial demolition of the rear of the existing building.
- The existing retail fit-out is to be stripped back to the shell. The office accommodation on first and second floor, as well as its separate access from Friar Street are unaffected by this application.



Site Location

PROPOSED SCHEME

LAYOUT PRINCIPLES

Use

- The existing use is: Commercial E(a) Display or retail sale of goods, other than hot food
- This application seeks to enlarge the existing commercial unit. The proposed uses are either:

Commercial E(a) Display or retail sale of goods, other than hot food or Commercial E(b) Sale of food and drink for consumption (mostly) on the premises
- The existing Business/Service E(c) accommodation on first and second floor shall remain unchanged.

Amount

- The existing NIA area of the ground floor retail unit is 120sqm / 1290sqft.
- This proposal seeks to increase the NIA of the ground floor retail unit to 144sqm / 1550sqft.

Layout

- The extent of the proposed retail unit footprint maximises the available floor area on the site. This requires the demolition of the rear elevation at ground and the construction of new walls along the boundary.
- The existing step-free retail entrance from Friar Street is to be maintained, with no alteration to the Friar Street elevation required.
- The second entrance from Friar Street is also to remain unchanged. This entrance opens onto the existing lobby and stairs allowing access to the office accommodation at first and second floor.

Access

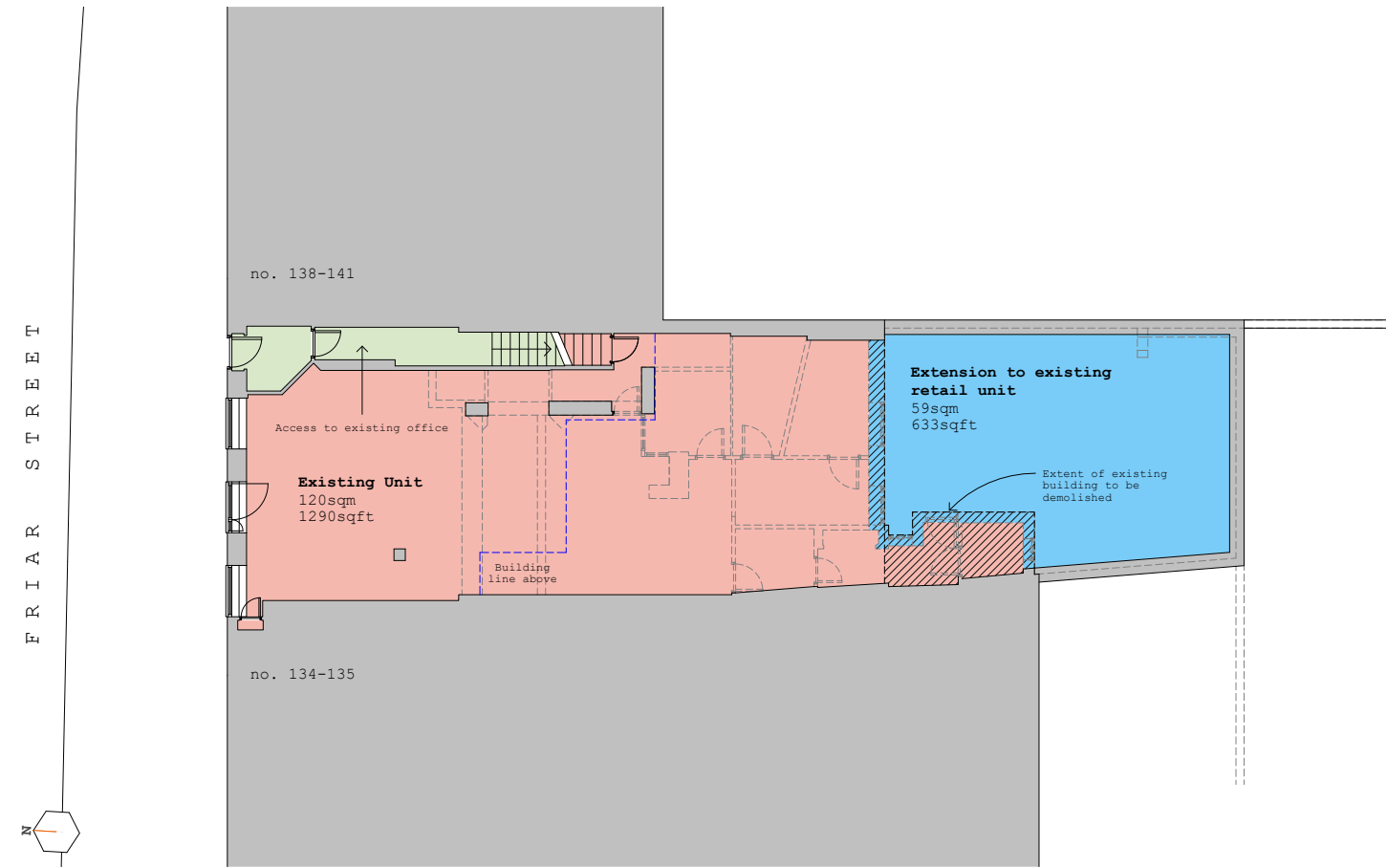
- There is existing, step-free pedestrian access into the building from Friar Street. This remains unchanged.
- Refuse will be stored within the footprint of the retail unit and will be determined by the tenant during their fit-out.
- Refuse will be collected from the kerb by a commercial contractor as per

the existing arrangement.

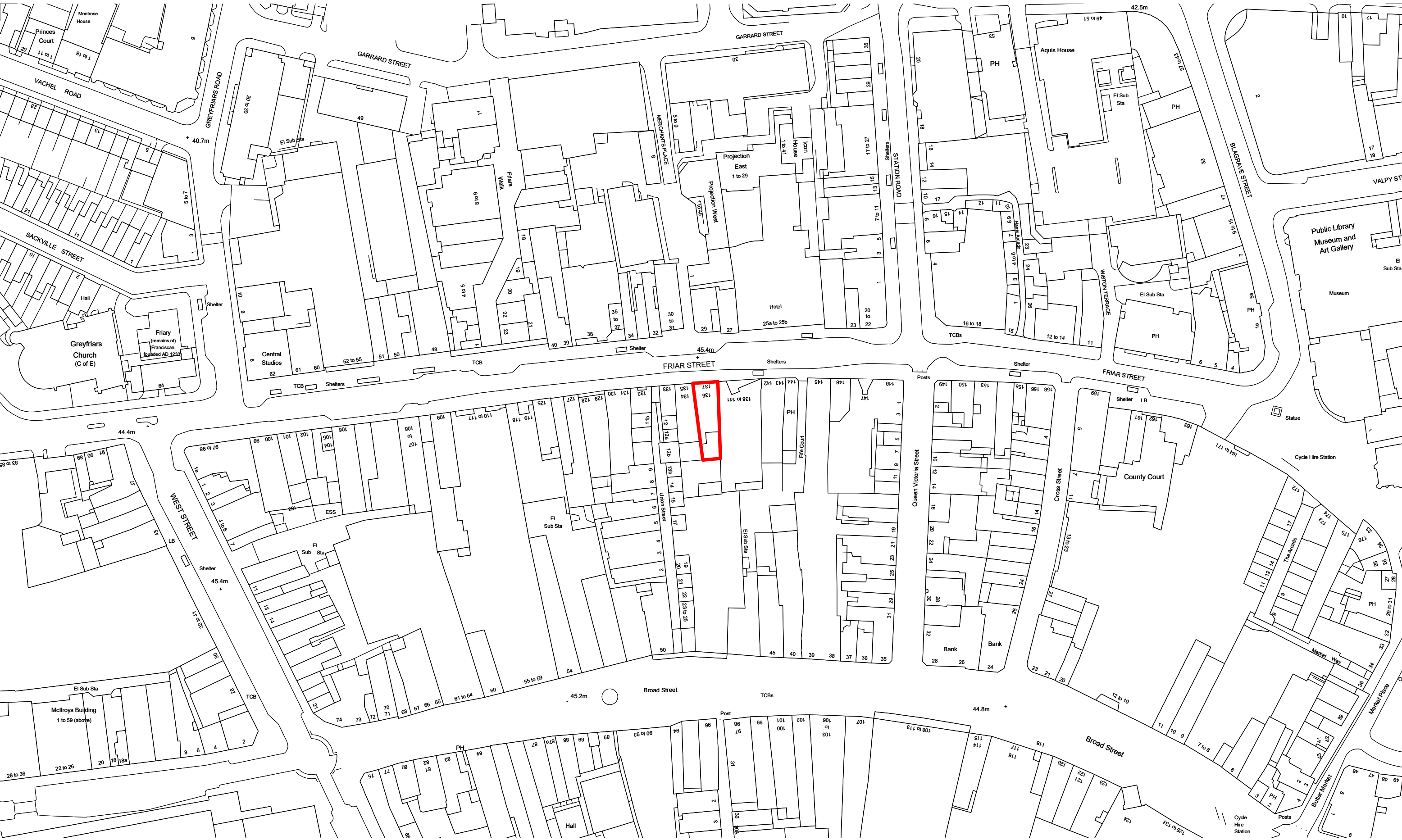
- There is no existing vehicle access onto the site. This remains unchanged.
- As there is no vehicle access to the site, the retail unit will be serviced from the kerbside as per the existing retail unit's service arrangement.

Appearance

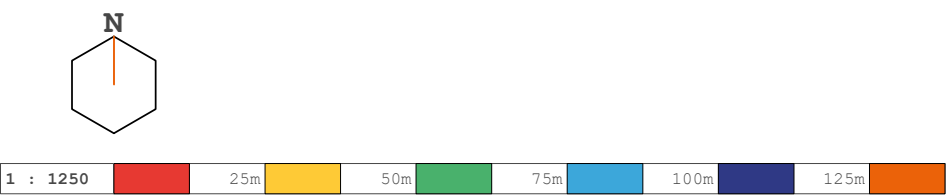
- The extension consists of a new wall which will rise to the existing parapet level.
- Behind the parapet is a flat roof at the same level as the existing roof.
- The external walls shall be finished in red brick with a buff coloured coping to the top of the parapet. Materials to match the existing building.



Proposed ground floor plan



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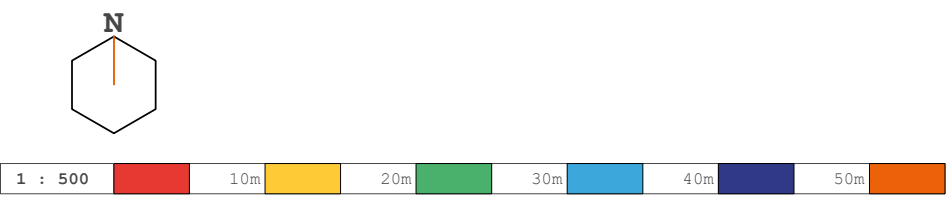
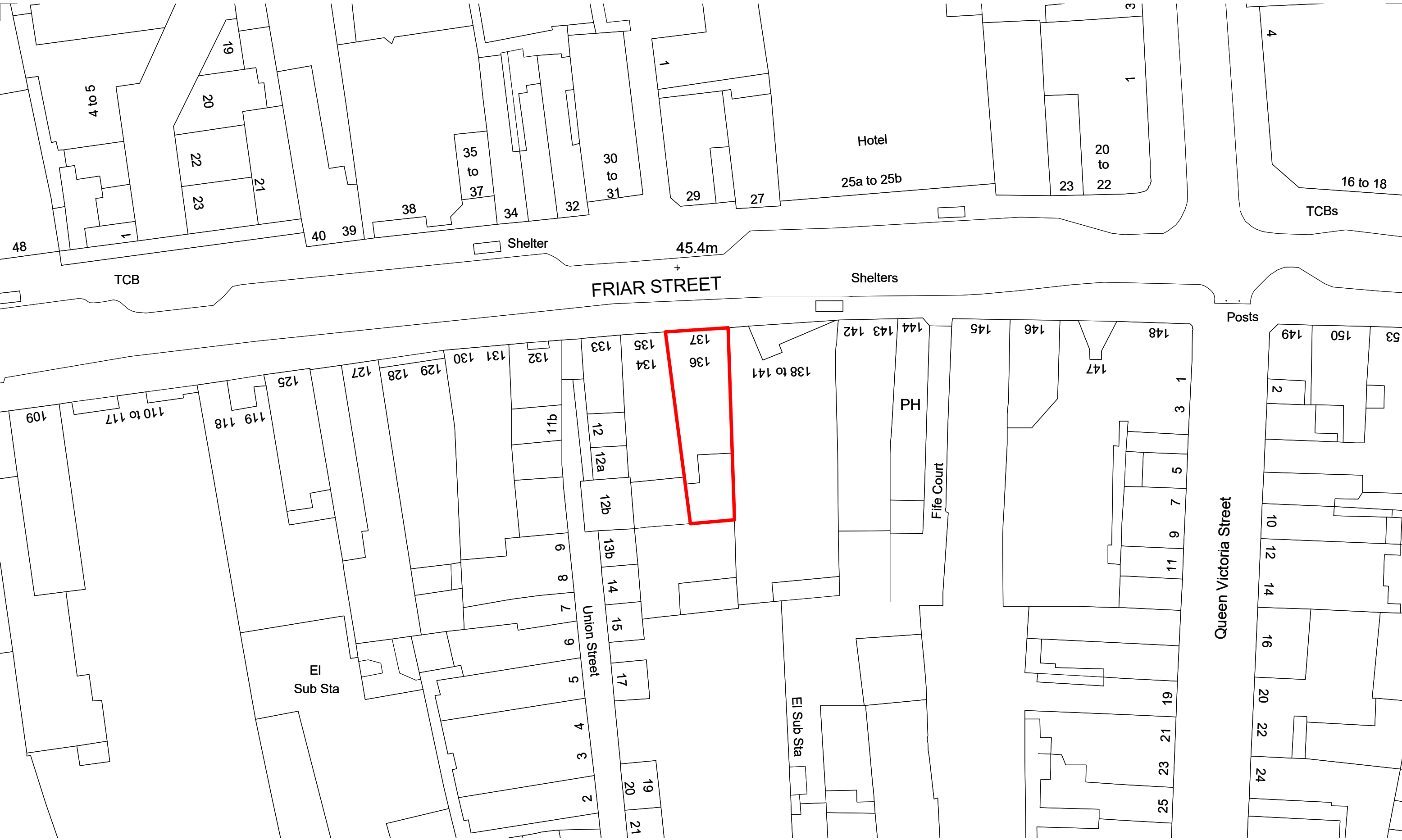
Job: 195
Drawing: P001
Revision: 1

Project:
Friar Street
136 Friar Street RG11EX
Drawing:
Site Location Plan

Date: Feb '22
Status: For Info
Drawn By: MC
Checked By: EM



Colony Architects Ltd.
The Wine Store, Brewery
Court, Theale, Reading, RG7 5AJ
+44 (0)118 380 0328
hello@colonyarchitects.com
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Job: 195
Drawing: P002
Revision: 1

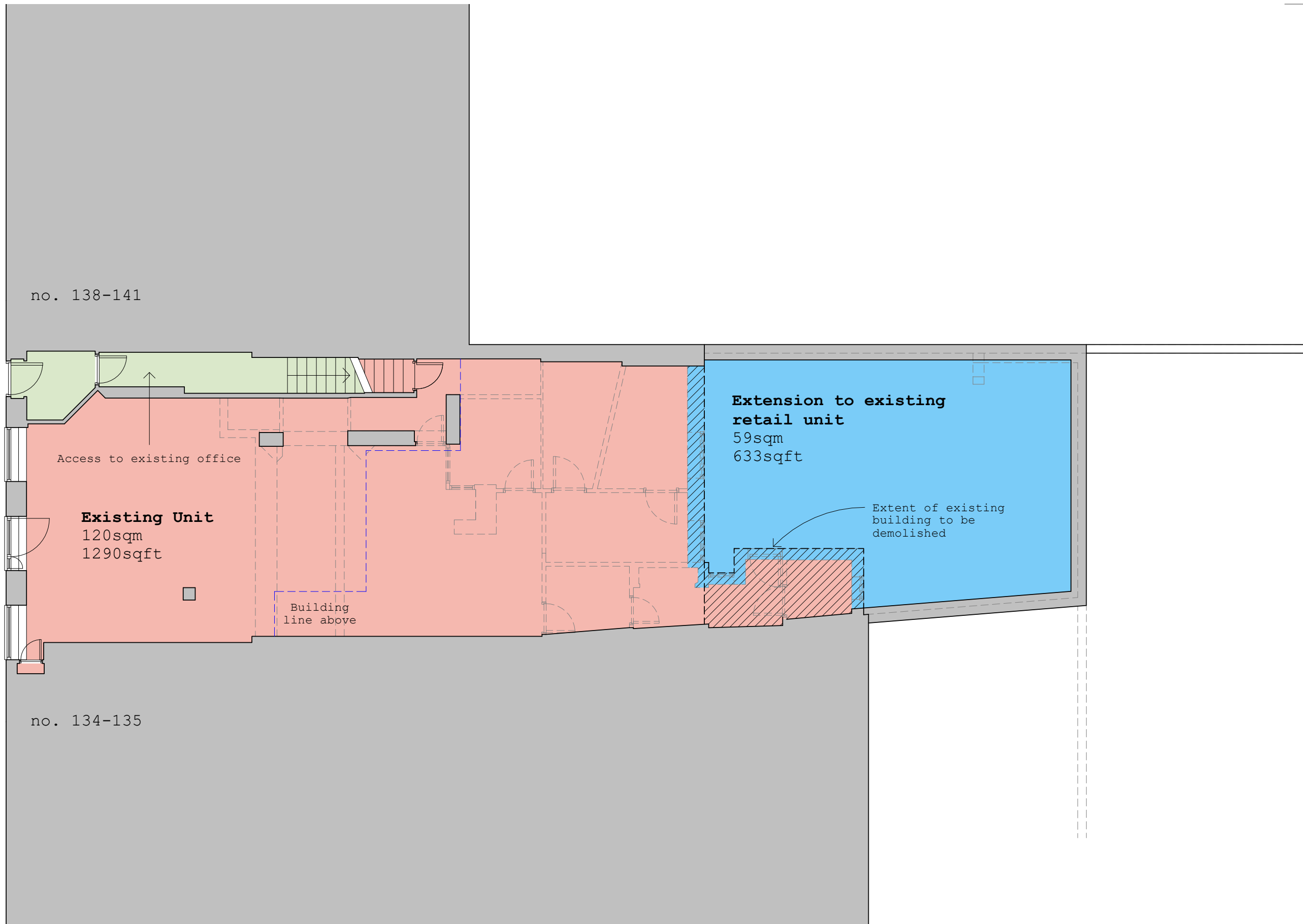
Project:
Friar Street
136 Friar Street RG11EX
Drawing:
Site Block Plan

Date:
Feb '22
Status:
For Info
Drawn By:
MC
Checked By:
EM



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F R I A R S T R E E T



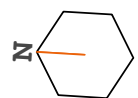
				
Collaborating with:			Project: Friar Street 136 Friar Street RG11EX	
Job: 195			Drawing: Proposed Ground Floor	
Drawing: P003			Date: Feb '22	
Revision: 1			Status: For Info	
Drawn By: MC			Checked By: EM	
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F R I A R S T R E E T

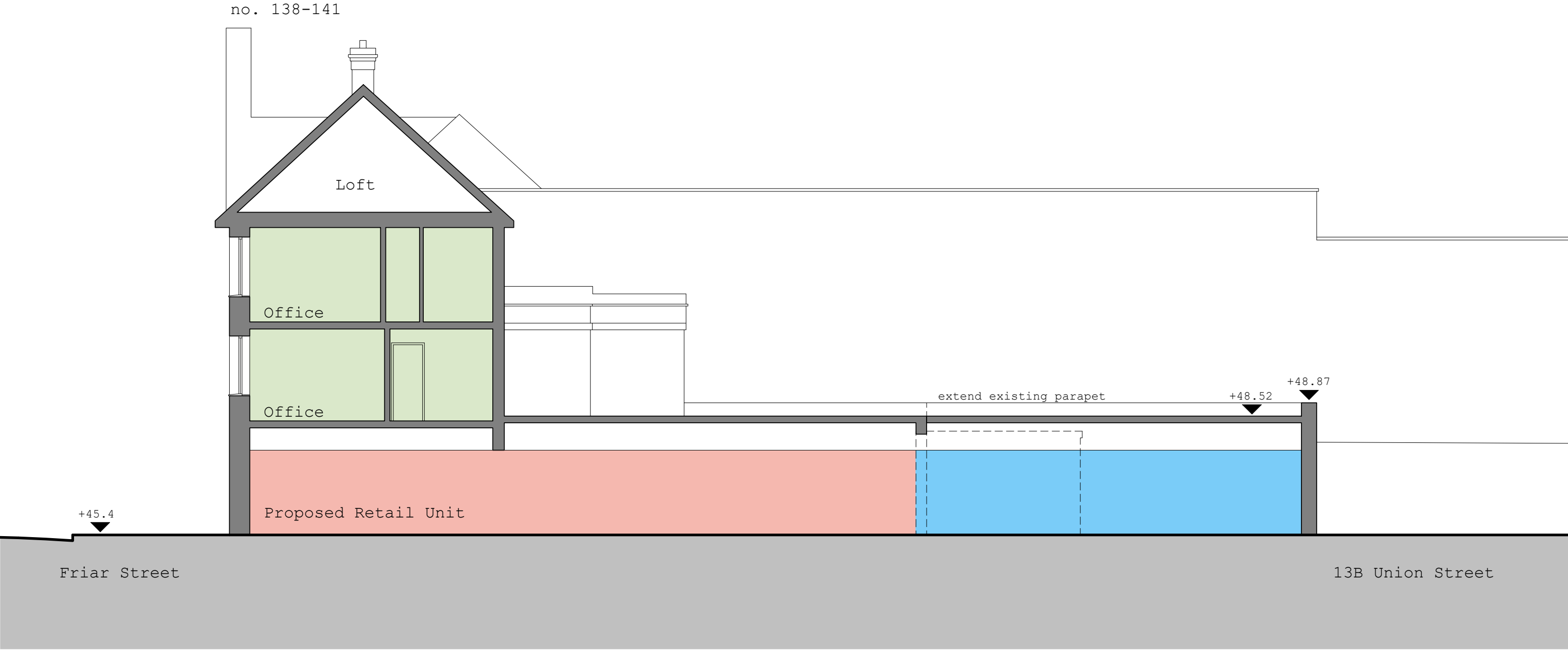
no. 138-141

no. 134-135

Existing building outline



				
Collaborating with:			Project: Friar Street 136 Friar Street RG11EX	
Job: 195			Drawing: Proposed First Floor (Roof)	
Drawing: P004			Date: Feb '22	
Revision: 1			Status: For Info	
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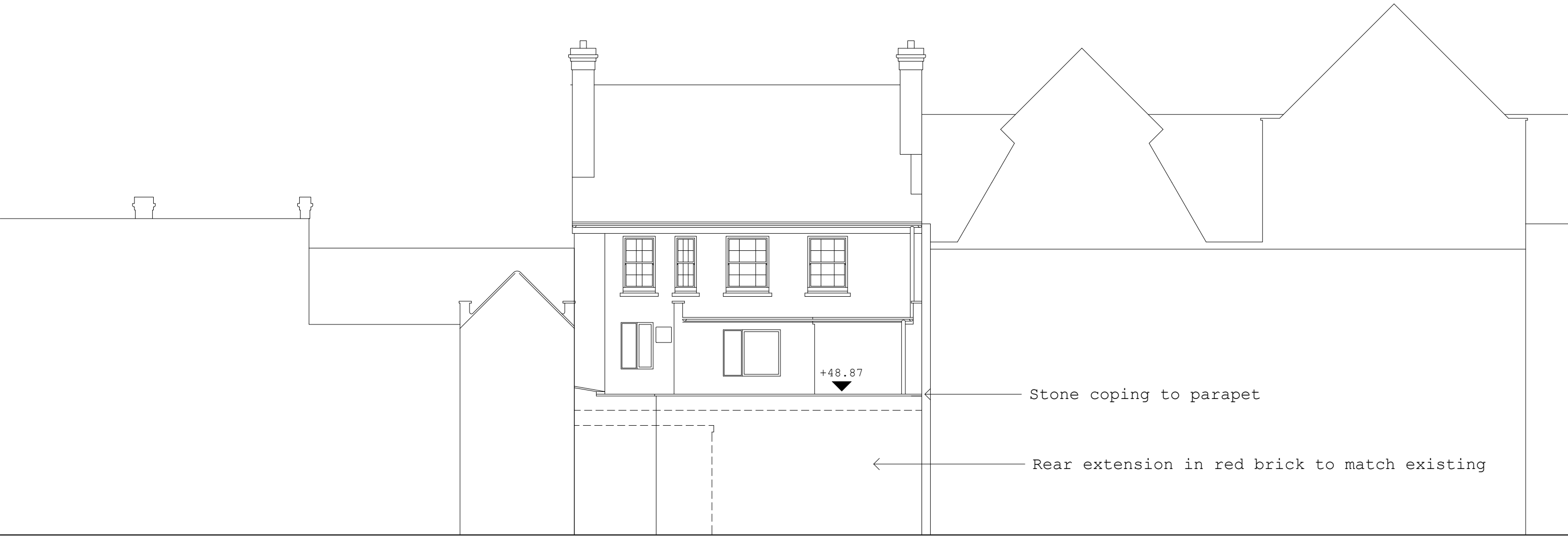
Job: 195
Drawing: P005
Revision: 1

Project:
Friar Street
136 Friar Street RG11EX
Drawing:
Proposed Sections AA

Date:
Feb '22
Status:
For Info
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no. 133

no. 134-135

site

no. 138-141



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Job: 195 Drawing: P006 Revision: 1

Project:
Friar Street
136 Friar Street RG11EX
Drawing:
Proposed Rear Elevation

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Feb '22
Status:
For Info
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