

9th June 2021

DESIGN AND ACCESS STATEMENT FOR

The George Mercure Hotel, 10-12 King Street, Reading, RG1 2HF

PROJECT REF: 20.04_MER_Reading

PREPARED BY: Studio Spacebrand Ltd

Development

- To create a new raised and level seating area externally to be used as an outside restaurant/bar space for the hotel.
- To locate new planters at the perimeter of the seating area to make the seating area more secluded for diners/drinkers.
- The proposal does not include increasing the overall seating area

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Layout – Courtyard

Refer to drawing 20.04_240 Proposed Courtyard Layouts

- The proposal is for a new paved area to be built over the top of the existing flooring. The existing flooring will be protected by a PVC waterproof sheet with gravel and fine sand over. Then the new paving slabs will be laid over. Effectively the build-up is a temporary structure.
- Because of the drop on the site the level seating area will cause a significant step at one end [appx 700mm]. Therefore, the proposal is to install timber planters with hedging to create a threshold to the raised area and also provide some privacy to the customers.
- The new paving will be laid to allow for a drop to direct rainwater to a newly built drain.

Design and Access - Summary

- The raised paved area will be accessed from the hotel by steps up in the same slip resistant floor tile as the paving on the new seating area. At the extreme end of the seating area due to the sloping site there will be a step free access.
- The new steps to the raised area are generous in both step height and tread so we do not deem a handrail necessary in this instance.
- It is noted that the current flooring in the courtyard area can be treacherous when wet and there is a history of slips and falls, some culminating in broken bones. The new raised area will direct those passing through to use the modern paving which provides a suitable slip resistant surface.
- It is noted that there is a fire exit from the Prezzo restaurant via stairs down from the kitchens. We have maintained a route through the new seating layout for kitchen staff and [possibly] customers to egress.
- It is noted that there are other stairs and doors leading into the courtyard from adjacent properties and although these are not fire exits access will be maintained and handrails retained to provide customer safety in the seating area.