

DESIGN AND ACCESS STATEMENT

REF: 2058-189-DA1

for

PROPOSED EXTERNAL ENTRANCE ALTERATIONS TO FORM LEVEL ACCESS

for

AN EXISTING VIRGIN MONEY BANK UNIT

Executive Summary

This Planning Application is for the alterations of an existing public entrance arrangement & associated alterations to the existing frontage of a Virgin Money Bank retail unit – to provide ‘level’ access. The building is not listed and does not appear to fall within an conservation area, but is an attractive building of some merit. The purpose of this proposal is to enhance the services already provided to the local community by the Virgin Money Bank branch with access to be afforded by both able bodied & disabled people, particularly those using wheelchairs.

This document has been written in cognisance of Paragraphs 62 & 77 of Circular 0106 DCLG Guidance on Changes to the Development Control System and follows Local Government Templates.

1.0 - Type of Application

The Planning Application which this document is to accompany is a Full Planning Application.

2.0 - Location of Proposed Development

The development which is this statement & accompanying application refers to is at the following address:

Virgin Money Bank, 160 Friar Street, Reading, RG1 1HE.

3.0 - Description of Proposed Development

The proposed development comprises alterations to the frontage of the existing Bank on Friar Street. This involves minor alterations to the existing entrance doorset (dropped to provide level access) and replaced with new doorset – to accommodate an internal disabled ramp. These will be the only visible changes to the external appearance of the building.

4.0 - Date of Preparation

This Design & Access Statement is dated 27th November 2020. Any revision to this document will be recorded & scheduled at the end of this document if it is reissued.

5.0 - Date of Amendments

Any revisions to this documents are to be recorded at the end of this document and are to include the following:

Amendment letter.

Date of amendment.

Detailed description of the amendment.

6.0 - Applicant

This statement refers to details submitted on behalf of the applicant – Clydesdale Bank Plc, who have a long term interest in the site.

7.0 - Agent

The agent working on behalf of the applicant is:

Vaughan Monckton Architecture Ltd,
105 Long Row,
Horsforth,
Leeds, LS18 5AT.

Tel: 01132 253530.

Fax: 01132 253722

E-mail: peterb@vaumon.co.uk

8.0 - Assessing the Context of the Site

Assessment - the site is a an imposing multi storey mid terrace Bank building (ground floor retail use with ancillary accommodation over), and surrounded mainly by other retail/ commercial uses, and the proposed alterations will ensure that the facilities already available to the local and broader community will be maintained & enhanced to encompass people with access difficulties. The proposed alterations are to be sympathetic to the existing facade, which is attractive, is to remain largely unaltered by the works proposed and the proposal is therefore considered wholly to be in context with its surroundings.

9.0 - Design Principles & Concepts applied to the Proposals

The building's main frontage is attractive, of some merit and the details applied here look to minimise any impact for the proposals considered. The building is not listed and does not fall within a conservation area, but is attractive & of some architectural merit. The design & materials considered for the proposals have been carefully considered to be sympathetic to the existing building & shopfront.

Evaluation – the applicant, being aware of their requirements on access issues generally, is keen to ensure access is afforded to the building for both able & persons with access difficulties.

Design – due to the limited nature of the proposed works it is felt that the minor external changes proposed to the existing retail elevation will cause limited impact on the frontage. The great majority of the elevation will remain undisturbed as at present. The design of the entrance modifications will be in keeping with the existing building, which incorporates durable materials/finishes & associated fixtures chosen consistent with the age & design of the building.

Siting - the location shown for the level entrance is the optimum determined for the site, taking into account the entrance location & external ground levels.

Landscaping – not relevant to this Application, the area immediately adjacent to the site of the entrance is a wide footpath, of a paved level arrangement for ease of use and access and will remain so.

Access - to the modified entrance will be directly off the wide footpath, which is easily accessible for all prospective users.

10.0 - Philosophy & Approach to creating an Accessible Development

The intention is that the proposed modifications to the existing entrance will be located in a position that is accessible to all potential customers, without any know restrictions – with the amended entrance to afford a stepped & level access into the building for all users.

11.0 - Key access issues of the design including the nature & impact of any constraints

These are that the proposed level access is to be sited both in an accessible position and via its construction will provide access to both able bodied & persons requiring assisted access, both of which have been considered.