



Newbury Suite 7
Centrix@Keys, Keys Park Road
Hednesford, Staffordshire
WS12 2HA
Tel: 01543 275101
www.hlpukltd.co.uk

Design and Access Statement

WATERPROOFING BASEMENT

Anthony Ward
3-3a Broad Street
Reading
RG1 2DP
August 2020

Site and Location

The proposed site is situated on Broad Street, Reading and has a rear elevation. This is a mid-terrace of a high street within the City Centre. The premises are unoccupied and was previously a Vape Shop.



Photo 1: View of the proposed unit

History of site

The existing unit was likely to have been constructed in the 1900s and more currently was used as a Vape shop since its closure approximately 7 months ago.

Heritage Statement

I can confirm the proposals to the basement will not adversely impact the listing as these are internal works. There are no intended works to the external windows nor elevations.

We have reviewed the listing see details below. We can confirm there is no impact to these building elements

No 2 has modern rendering and 2 window front (included for group value)

No 3 (including 3a) is possibly timber-framed and apparently early C18.

3 1/2 storeys rendered; 'pier'-strip to right. Modern tiled roof with slight mansard and 2 gabled dormers. 3 ranges of cross-glazed sashes. Modern shop front on ground floor, which was possibly once jettied. The replica shell hood and 6 panel door to right (serving No 2 The London Tavern) may replace a similar original doorway.

Property

The existing building comprises of five floors, Basement, ground, first, second and third floor. The ground floor consists of a sales area, basement and first floor were used for storage and the second and third are vacant residential areas. Welfare facilities are located on the first floor. The front elevation consists of render and a timber shopfront. The left-hand side elevation comprises of brickwork infill. The rear elevation is land locked and is predominantly brickwork. Deliveries to the unit are through the front of the unit.

There is an existing ramp to the entrance. Other properties along the terrace all have stepped or ramped entrances.

Layout

The ground floor will consist of a sales floor area of 25sqm. Access to the first-floor area will be maintained via the existing staircase at the left-hand side of the unit and utilised for storage and staff facilities. Basement will also be used for storage.

Scale

The proposal does not cover any works which will increase the size of the building.

Landscaping

The proposals cover no landscaping works.

Signage

We have demarcated a signage zone above the new shopfront and a separate application will be made for this.

Internal Development

All existing flooring, installation of fixtures and fittings, lighting and service systems and windows are to be retained. However, a new waterproofing system is to be installed in the basement to deal with ground water ingress, also a new fresh air ventilation extract will be installed within the basement connected to existing ducting. The proposed fitting out works will provide a ground floor area consisting of about 25m² of retail trading space.

ACCESS

Public Access

The approach to the entrance doors is off the high street pavement. The entrance proposed comprises of a single door which will have a clear width of 850mm when fully open.

The existing ramp will be retained for staff trained to assist any wheel chair users wishing to access the unit.

Access to the first floor level is to be retained via the existing single staircase in the rear left corner of the sales floor. This will be for staff use only.

Delivery Access

Access for deliveries is available via the front of the unit. There is a communal service area towards the rear of the property which can't be used due to the property being land locked.

Parking

There is no parking outside the unit, the rear communal service area has staff parking and can be used to transport deliveries. Customers will generally park within the City Centre car parks that are available.