

Design+Access Statement

May 21

2020

Proposed Change Of Use and amalgamation of 29 Queen Victoria Street (Class A5) and 31 (Class A2) Queen Victoria Street, Reading to a Restaurant (Class A3)

Prepared on
behalf of Axa
Insurance UK PLC
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1. Introduction

This Design and Access Statement is provided in support of a Planning application for the Proposed Change of Use and amalgamation of 29 (Class A5 - trading as Kokoro) and 31 (Class A2 - vacant Betting shop) Queen Victoria Street, Reading to a Restaurant (Class A3). Kokoro will extend into the amalgamated unit.

The purpose of this statement is to outline the key planning policies and considerations at National and Local level in relation to the current proposed internal and external alterations to the Listed building.

Planning guidance and policy is provided at National level (NPPF) and local level - Reading Borough Local Plan (2019).

2. Site Description



29 and 31 Queen Victoria Street are two separate retail units located in the Primary Shopping Area of Reading town centre. 29 is the former William Hill Bookmakers unit and 31 is Kokoro, a sushi restaurant.

1-32 Queen Victoria Street are classified as Grade II Listed buildings. These buildings were Listed in December 1978 with the following accompanying description:

“A circa 1894 commercial street with returns to Broad and Friar Streets. Probably by Joseph Morris. Dutch gabled free Baroque style. 3 1/2 storeys, yellow brick and terracotta with dividing Ionic pilasters. Dentil cornice. Pilasters to dormers, broken pediments above. An elongated pattern of shallow bays to 1st and 2nd floors. Mullion and transom window to bays, sashes with architraves (and pediments on 1st floor) to rest. Modern shopfronts, retaining cornice to fascia and scroll brackets to pilasters, only one shop retains prewar shopfront. Large returns to Broad Street. The return to east (No 28 Broad Street) supported by No 26 (dated 1894, grey brick with red terracotta dressings) and by No 24 (an early C20 Bank with -large shaped pediment doorway on corner to Cross Street; red brick with stone dressings and stone fret patterns to gables)”.

The listing focuses on the exterior of the buildings with no specific reference to the interior. 29 and 31 have been altered over time with varied levels of fit out as occupiers have changed. Consequently any interior features that may have been apparent at ground floor level have been removed or covered up.



3. Design

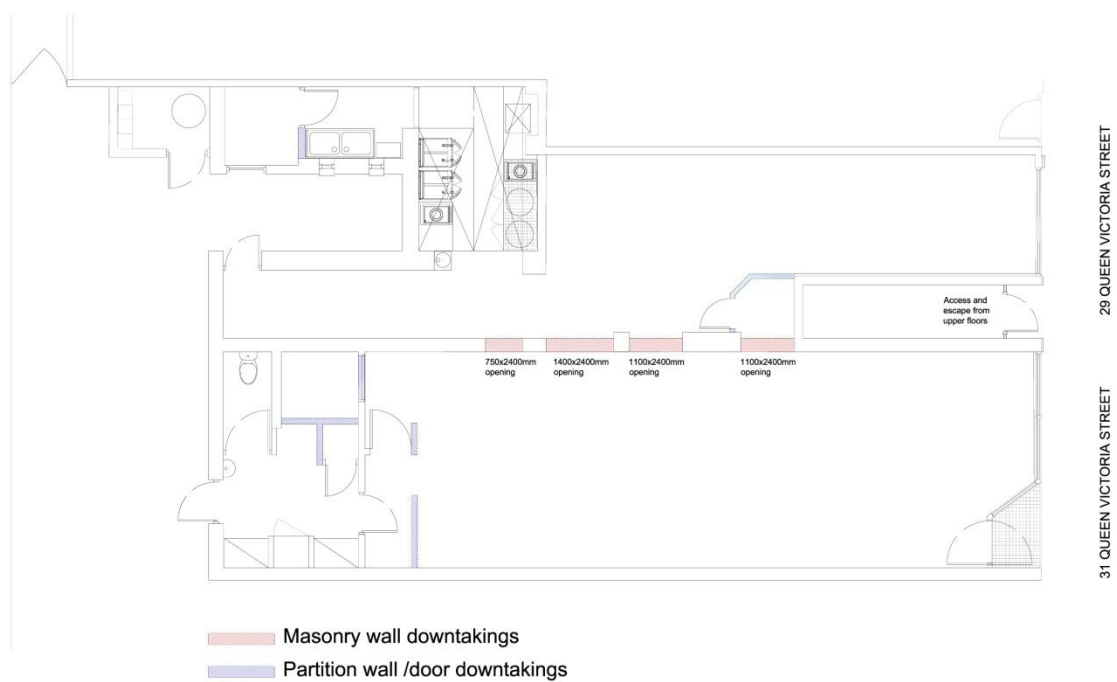
3.1 Application proposal

This application is for the Proposed Change of Use and amalgamation of 29 (Class A5 - trading as Kokoro) and 31 (Class A2 - vacant Betting shop) Queen Victoria Street, Reading to a Restaurant (Class A3). Kokoro will extend into the amalgamated unit.

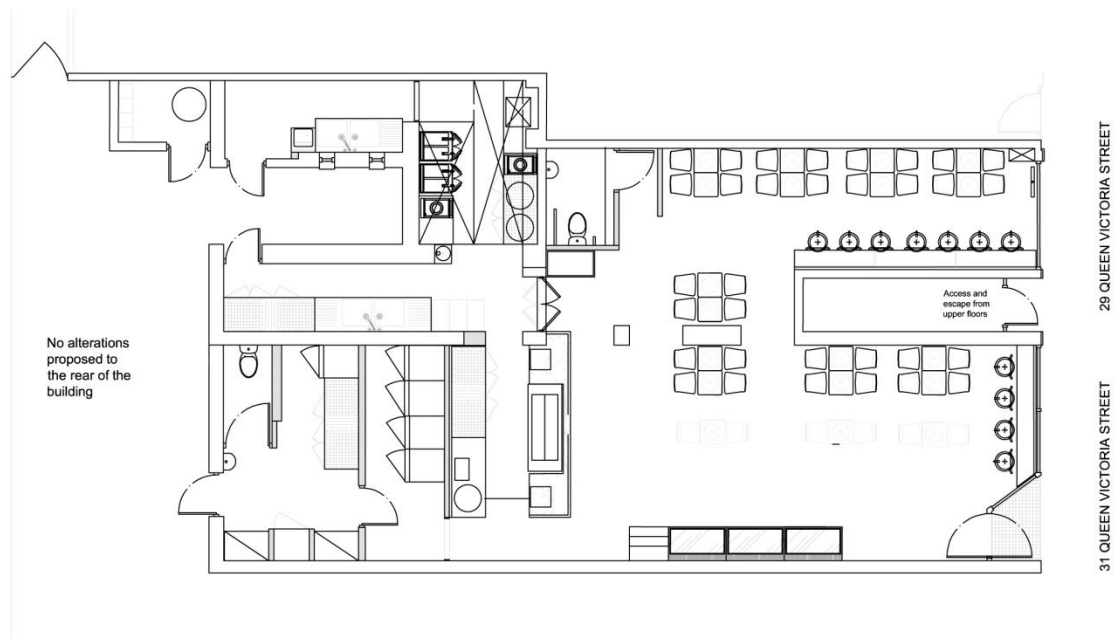
The existing shopfronts are retained with revisions to the signage / fascia board and redecoration. The rear elevation is unaltered. The internal alterations consist of four door scale openings in the wall between the units and the removal/ installation of contemporary stud partitions.

3.2 Floor plan

Downtakings plan showing existing layout



Proposed floor plan



3.3 Elevations

Proposed shop front elevation



Photo of existing and visual of proposed



SHOPFRONT AS PROPOSED



SHOPFRONT AS EXISTING



Rear elevation - no alterations

3.4 Materials

There are no alterations to the rear elevation of the building.

Some internal changes to the building are proposed, this primarily includes the opening up of four door size openings between the units and the insertion of stud partition walls.

To the front of the building the shopfronts to both 31 and 29 QVS are retained with a new fascia board to the William Hill unit. The top pelmet above the fascia signage is also to be re-painted in eggshell to match the proposed fascia signage background whilst the shop front framing is to be painted a darker colour: Dulux 00NN 37/000 - Grey, eggshell finish.

The buildings existing pilasters are retained with matching sized fascia boards for the units. The proportions of the shopfronts remains the same and are in keeping with the overall streetscape of Queen Victoria Street.

3.5 Refuse storage & servicing

Refuse storage for the units is located to the rear of the building and this arrangement will not be altered as part of this application.

Deliveries will be made to the restaurant via the access on Queen Victoria Street. Deliveries will be made within hours as constrained by Reading Council.

Delivery vans will comply with all parking and loading restrictions in place.

4 Access

The following aspects with regards to Access have been carefully considered and their impact on the proposals are as follows:

Inclusive Design
Sources of Guidance
Approaching the Site
Entering the Building
Internal Planning
Facilities within the Building

4.1 Inclusive Design

The general movement to and through the building has been covered in accordance with the current building regulations.



4.2 Sources of Guidance

Designing for Accessibility (Centre for Accessible Environments 2012)

Building Regulations Approved Document M (2010)

BS 8300:2009

Equality Act 2010

4.3 Transport Links

The building is very centrally located within Reading and as such has very good links to public transport. There are several bus stops to Friar Street and Station Road serving the local area and beyond.

Further, Reading train station is approx 200m from the application building giving good access to the local area and beyond.

Due to the constraints of the existing building and site along with the city centre location , the access arrangements will remain as existing.



4.4 Entering the Building and internal circulation

The existing access from 31 Queen Victoria Street is level and this entrance will form the principal entrance to the amalgamated units. Further DDA compliance with regard to circulation, access to suitable toilet facilities and contrasting requirements of internal finishes will be achieved through the detailed design of the fit out of the space.

All new internal circulation spaces will comply with Approved Document M.

All new doors to toilets etc will have an effective clear width of 775mm.

The access to and within the building have not been made worse as a result of the works.

5.0 Summary and Conclusion

The proposals for the change of use of 29 and 31 Queen Victoria Street have been carefully considered in the context of the host building, surrounding context and local planning policy

In summary the proposal as demonstrated:

- Promotes sustainable development through the re-use of existing Retail units
- Preserves the character of the heritage asset
- Protects and supports the city centre and its functions
- Supports the needs of an existing and established business by providing expansion space
- Accords with the vision set out in the Reading Local Plan, that identifies 'Centre Uses' that include financial & professional services, restaurants & cafes, and hot food take-away.

This statement identifies the proposed alterations to the Listed building with due consideration of the Heritage Asset. The proposal are aligned with the requirements of both National and local policy.