



Design & Access Statement

Incorporating planning.

Proposed installation of new glazing and entrance doors to 3a and 5 Cheapside

3a and 5 Cheapside,

Reading

RG1 7AG.

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Introduction

This Design and Access Statement has been prepared by RDjW Architects Limited to accompany a planning application for the proposal of a new façade. The property is located at 5 Cheapside, Reading, RG1 7AG.

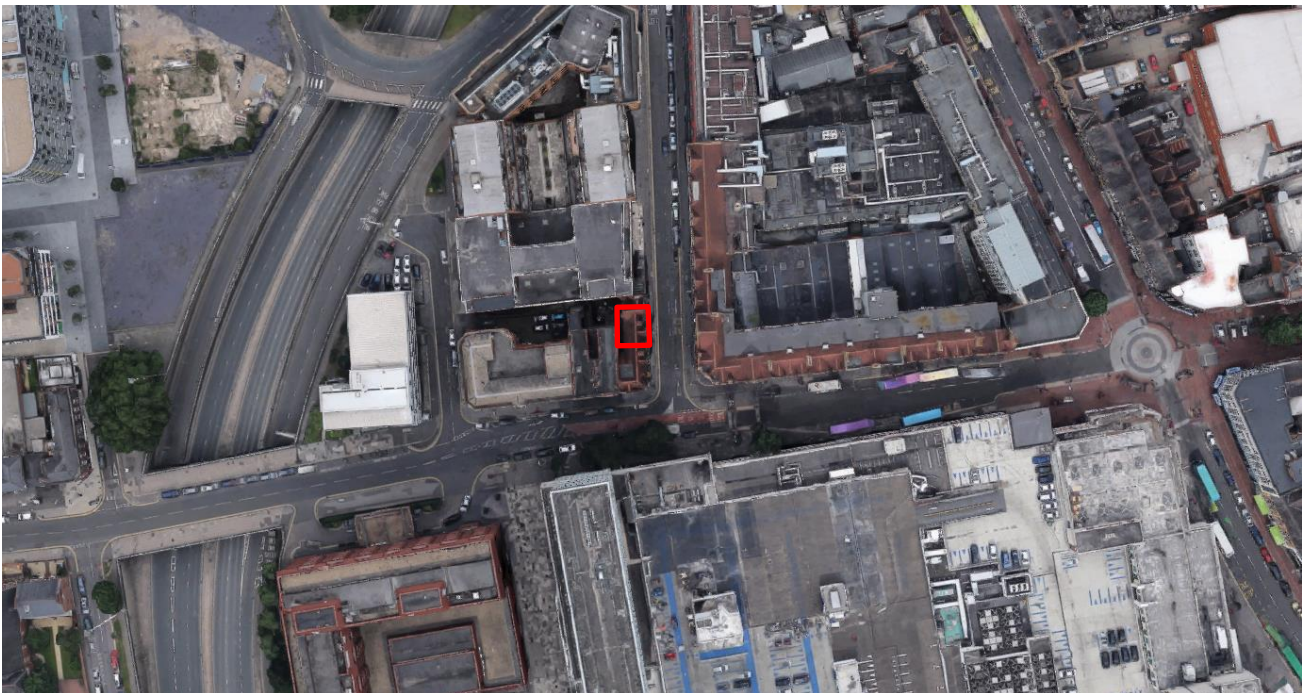
Incorporated into this document is explanatory text and imagery of the site and the surrounding area, urban design objectives and principles as well as design development and design solutions. This Design Statement should be read in conjunction with the application drawings:

Drawing No.	Drawing Title	Revision
5393-001	Location and Block Plan	A
5393-002	Existing Plans	B
5393-003	Existing Elevations	A
5393-004	Proposed Plans	A
5393-005	Proposed Elevations	B

1.0 Site and Surroundings

The site is located at the south end of Cheapside, near the corner with Oxford Road and a two minute walk from Broad Street, on the edge of Reading town centre. Access to the site is via Cheapside from the north or south. The site sits within a 4 storey Grade 2 listed property, surrounded by other buildings of a similar scale and use. The area is well served with a number of local bus routes and local shopping amenities.

The site falls within the Reading Central Area Action Plan (RCAAP) and will be directly affected by the proposed development of the area.



Site context.



The View of the east façade (Front) of the property



Image 1



Image 2

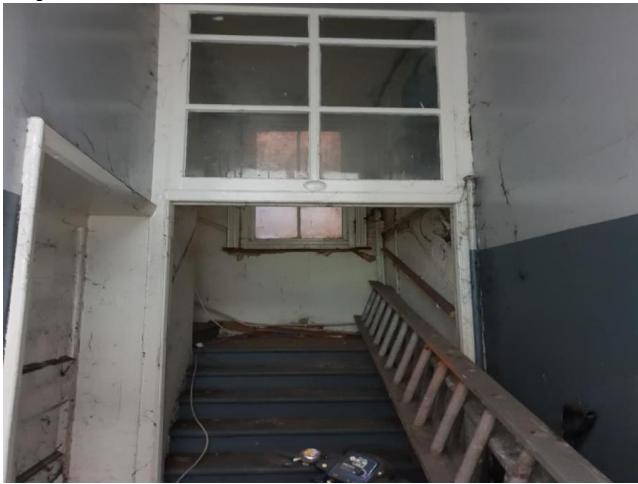
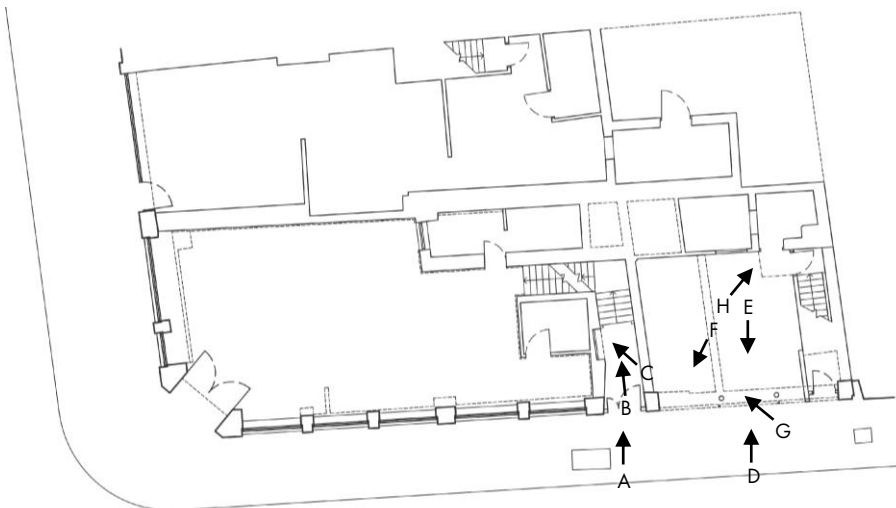


Image 3



Image 4

Internal Images of 3a Cheapside



- A - Image 1
- B - Image 2 & 3
- C - Image 4
- D - Image 5
- E - Image 6
- F - Image 7
- G - Image 8
- H - Image 9



Image 5



Image 6



Image 7



Image 8



Image 9

Internal Images of 5 Cheapside

2.0 Planning Policies

At present the property is comprised of 5 residential units, 3 ground floor and 2 first floor flats. The proposal is to install a new façade to the retail space and entrance doors to the residential space above. The proposal adheres to the objectives outlined in the Reading Borough LDF Core Strategy and the RCAAP.

3.0 Proposals

The proposal will see little material change to the exterior of property as it is replacing the current, unmaintained façade. The only changes to the front façade will come in the form of new PPC Aluminium glazing, new wall tiles, new shutter box and new fascia signage (to be decided by future tenant). The proposal aims to redevelop the shopfront and private entrances to have a better access from the street and updating the shop front to a more attractive and inviting façade. These amendments will be in line with the objectives of the Core Strategy and the RCAAP, and in keeping with the existing character of the shop front and so will minimise any impact on the original aesthetic.

4.0 Access

Access into and out of the existing site would remain unchanged as part of this application.

Vehicular and Transport Links

- *Road Network*

The main vehicular access to the site is from Cheapside. The site is located with excellent access to both the A329 providing transit London via the M4.

- **Rail Network**

The nearest railway station is Reading station which is less than half a mile to the north east, approximately a 10 minute walk. Regular train services run from Reading to London Paddington and London Waterloo stations.

- **Bus Network**

The bus network within the town centre area provides frequent services to the surrounding and wider areas.

5.0 Vehicle Parking

There is no onsite parking, all parking will be available on the surrounding streets of the property where unrestricted parking applies.

6.0 Conclusion

The proposal is in accordance with the policy objectives of Reading Borough Council. Our proposal seeks to update and replace the existing façade and entrance doors to the property improving the quality of the street and surrounding area for both residents and shoppers.