

84 QUEENS ROAD, READING

**DESIGN & ACCESS STATEMENT WITH PHOTOGRAPHS TO ACCOMPANY
A PLANNING APPLICATION FOR ALTERATIONS TO IMPROVE ACCESS TO THE
MAIN ENTRANCE**



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This statement is to accompany a planning application made for the alterations to improve access to the main entrance, to be read in conjunction with Seymour & Bainbridge drawings 908 / 21, 22, 23 & 24.

Introduction

No. 84 Queen's Road is situated next to the Wesley Methodist Church at the east end of Queen's Road opposite the junction with Watlington Street.

No. 84 Queen's Road dates from c 1900 and is not Listed but is situated within the curtilage of the Grade II Listed Wesley Methodist Church. It is a three storey brick office building owned by Trustees for Methodist Church Purposes and used by the Wesley Methodist Church. No. 84 Queen's Road sits just outside of the Eldon Square Conservation Area.

There is a footpath to the main entrance that runs from the public footpath on Queen's Road (to the north) to the private car park (to the South) with stepped access up to the main entrance door. The footpath is over grown and the surface is damaged.

The church wishes to improve the accessibility to the main entrance with a new path linking the public footpath with the carpark, and a new ramp up to the main entrance threshold with dwarf walls and balustrading either side.

Design

The path is to be asphalt to match existing with hard edging. Excavation of up to 300mm depth is anticipated in the line of the path. The base is to be formed with a layer of MOT Type 1 Sub Base on compacted gravel / hardcore.

The balustrading either side of the ramp to be mild steel bars painted black to match existing railings elsewhere around the church.

The dwarf walls approx. 100mm above surface finish to be red brick to match existing the building with chamfered brick coping.

Landing to top of ramp to be terracotta tiles to match existing landing, which will be removed.

Planting beds are to be regraded to meet new path level with new planting adjacent to balustrading to help reduce visual impact.

New below ground drainage run is to connect into the existing manholes located to the north side of No. 84 within the boundary wall.

Access

Access to the building will be improved by provision of the new path, ramp and handrails.



View of main entrance with step



View of south end of path



View of path with car park in background



View of access road and planting



Existing railings to Wesley Methodist Church