

Design & Access Statement

87a Broad Street, Reading RG1 2AP

1 - Introduction

This Design and Access Statement has been produced in support of a planning application seeking consent being submitted by Aderyn Building Consultancy on behalf of Toucan Finance Limited for the reinstatement of 87a Broad Street as a separate unit from 88 Broad Street with the construction of a sub-dividing wall internally and provision of new pedestrian access from the main highway of Broad Street. The works proposed as part of this application are to provide a shell building only. Any incoming tenant completing their fit-out internally to suit their business will need to submit their own application as required.

2 – Application Proposal

This application seeks consent for the adaptation of the existing shopfront serving 87a and 88 Broad Street to provide additional access from the pedestrianized shopping precinct area such that the existing vacant ground floor retail space may be sub-divided to form a new retail demise which will be known as 87a Broad Street. The proposal is to sub-divide the existing ground floor arrangement which will reinstate the properties previously known as 88 and 87a Broad Street respectively, which in turn will create two smaller retail offerings for which there is presently more demand for in the current market and, therefore, lessening the impact of vacant premises in the precinct.

The proposal is to ‘mirror’ the access into the newly created unit of 87a to reflect the existing access that is presently afforded to 88 with the creation of ramped access in to the unit to address the difference in levels from Broad Street and the provision of a double set of sliding doors that will be manufactured to be aesthetically similar to the existing doors.

The new materials to be utilized for the proposals will all be of a current modern type but will match those already at the premises and will provide compliance with current Building Control requirements.

3 – Character & Context

The proposal is to enhance and preserve the existing building and shopfront arrangement by retaining the existing features and complimenting them with new access constructed to match what is already in place and, therefore, provide continuity and uniformity to the building.

The property is a fairly prominent building set on a main thoroughfare through the center of Reading. The ground floor retail unit was previously occupied by a national mobile phone provider and has been vacant for some time. In the current market and the changing trends of retail, it has proved difficult to secure a letting of the current size but by the proposal to sub-divide the unit and provide new access it is hoped that the current interest in the proposals will be progressed with the prospective tenant such that it will enable the preservation of the existing building and add to the vibrancy of the local precinct whilst maintaining the existing uniformity.

We understand that the property is neither listed nor in a local Conservation Area.

4 – Access & Movement

The proposals are to provide a shell retail unit and as such access into the property will be considered as part of the works. The proposal is to provide a ramped access from the boundary with Broad Street up to the current floor finish internally all in accordance with current Regulations and Legislation. The ramp will be constructed to reflect the existing ramped arrangement within the shopfront currently serving 88 Broad Street and will be finished with an appropriate non-slip material to reflect the same. The provision of access doors into the unit are proposed to be automated and will, therefore, open on detection of pedestrians approaching. All relevant safety provisions in association with such doors will be considered and implemented accordingly by the specialist provider for this aspect of works.

As these proposals only deal with the provision of a shell unit, it will be the responsibility of the prospective tenant to consider access within the unit as part of their fit-out and, therefore, we will not provide any comment in this respect.

5 – Conclusion

The proposed works to the building will provide a modern retail shell unit to the immediate locality and will ensure that an existing dated and tired offering is brought back in to use and maintained accordingly. By virtue of its setting and scale, it is considered that the proposals are appropriate within the context of the site and will have no detrimental impact upon the amenity of nearby properties.