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DESIGN & ACCESS STATEMENT



Unit 5A. The Village
19/23 King Street
Reading
RG1 2HG

Prepared by HAD

1 Introduction

This Design and Access Statement aims to support and explain the proposed redevelopment of a first storey restaurant at Unit 5A, The Village 19/23 King Street. It will go through the considerations that have been made regarding the design aspects of the building following the client's brief and local planning policies.

2 Proposal

The proposal is for both internal and external changes. The proposal will alter the exterior to create an outdoor space and include a designated outdoor smoking area. The redevelopment will be finished to a high specification with new modern fittings and facilities.

3 Site

The building is located in The Village shopping centre on Kings street, the shopping centre is in based in central Reading. The surrounding area is mostly comprised of retail stores, bars and restaurants. The village is 6 minutes walking distance from the Reading train station.

The application site is a unit situated at the back of the shopping centre in a 2-storey building. Overlooking the river Kennet and Yield hall place.



Fig 1. Location Plan, Google Maps.

4 Design

The design mainly concerns the exterior of the building. Although we propose additional interior changes to include customer toilets and a staff room, the changes should have no impact on the character of the building or surroundings.

4.1 Use

It will continue its use as a restaurant with an outdoor smoking area.

4.2 Amount and Layout

The proposal layout includes changes to the exterior to create larger external space. The amenities and services will be on eastern side of the building with most of the floor space served as a restaurant and outdoor smoking space. Please refer to plans for further information.

4.3 Scale

There will be no change in the scale of the building.

4.4 Landscaping

There will be no changes to the landscaping of the site.

4.5 Appearance

The proposal the two external walls leading to the balcony area will be altered with the proposed material matching the existing structure.

No other exterior changes will be made to the building. Please refer to plans for further information.

4.6 Access

The main front access to the property based on the will remain the same coming from inside The Village shopping centre.

5 Conclusion

Following the clients brief, readily available design guidance, planning policies; the proposed redevelopment has been designed with the end user in mind. The minor alterations will improve the customer experience. Most of the changes are internal and the external changes will be created to match the existing structure. Therefore, the proposal will not harm the fabric of the surrounding area. And have no effect on the street scene.