



Stuart Henley & Partners
Chartered Surveyors

Design & Access Statement in respect of; Dukesbridge Chambers, Duke Street, Reading.

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- 1.0 The planning application seeks to change the use of the ground floor of Dukesbridge Chambers from its existing retail use into an A3 restaurant and an A5 take-away by sub-dividing the property into two and creating a new entrance from Duke Street.
- 2.0

The existing front elevation is shown on the photograph below,



The current retail unit has one access from Duke Street.

It is proposed to introduce a new brick pier to the existing door opening, which will match the other brick piers on the front elevation. This will allow two doors to be inserted each side providing access into each of the new units created.

The new doors will be formed in matching materials to the existing shopfront. No other changes are proposed to the front elevation.

On the rear elevation the only changes relate to the installation of a pair of extract ducts that will run vertically up the building terminating at roof level as indicated on the submission drawings.



Existing rear elevation. New ductwork to run where existing air bricks are shown.

The site lies within an Active Frontage as indicated on the proposals map. Policy RC10 of the Reading Area Action Plan deals with Active Frontages.

RC10: ACTIVE FRONTAGES

Uses on the ground floor along the designated active frontages (illustrated on the Proposals Map and in Figure 8.1) will be within one of the following use classes: A1, A2, A3, A4, A5, C1, D1, D2 or related sui generis uses, unless it would be an entrance to upper floors. New developments (or alterations to existing uses) that front onto any of the designated active frontages will provide an active building frontage with a display window or glazed frontage at ground floor level, in order to contribute to the vibrancy of the Town Centre, and provide visual interest.

Frontages should be of a high visual quality. Any frontages that have the potential to hinder movement or cause unnecessary safety risk will not be permitted.

The proposed new uses, A3 and A5 are within the use classifications permitted under policy RC10 and with only very minimal alterations to the shop frontage the proposal will be in accordance with the requirement.