

Rarebreed Dining, The Corn Stores, Reading

Design & Access Statement

Rarebreed Dining has an established policy in respect of the Disability Discrimination Act. All projects are designed such that where possible, practical and reasonable, Part M of the Building regulations, Equalities Act 2010 and the criteria of BS8300 will be met.

Building Description

Existing Provision

The Corn Stores was formerly a public house run by Fullers brewery and is located a short distance away from the main Reading train station at No.10 Forbury Road, Reading, RG1 1SB. The building consists of four storeys including Ground, First, Second and Third floors with a small mezzanine which can be accessed off the first and second floors. Ground and first floors were formerly front of house areas, the second floor contains a kitchen, store rooms and customer toilets and the Third floor is divided into flats with an internal plant area. A customer stair in the entrance atrium leads from ground to first floor only with a small stair within the first floor leading onto a mezzanine and the second floor. A back of house fire escape staircase to the rear serves all four floors and exits to the front of the building via a compartmented escape corridor. A small external area and land locked out building are located at the rear of the property.

Proposal

Rarebreed Dining propose to carry out a refurbishment to each floor of the Corn Stores, the shopfront and to the rear of the property. Rarebreed Dining propose to extend the current customer circulation to serve each of the upper floors within the existing glass roofed atrium by installing a new Part M compliant staircase which is to be light fixed to the existing building. The existing shopfront entrance is to be modified to allow for the existing original timber front gate doors to be retained and new framed glazing and framed glass entrance doors to be installed up to the existing transom line. This will maintain complete visibility of the original gate doors and allow vision and easier access into the building. The rear of the property is to become a small garden and storage area by removing the existing outbuilding. The Ground floor will consist of a bar and dining area with the provision of a new bar, washroom facilities and a refurbished back of house area. The First floor and mezzanine will also contain a new bar and dining areas with a refurbished back of house preparation area. The second floor will consist of a new extended kitchen area, washup facilities and store rooms to replace the existing and new unisex customer toilets. The third floor will become a bar area for events with a customer toilet provision and a back of house area for a staff toilet and staffroom and a modified internal plant room.

External Approach

Existing Provision

The building is accessed via a pavement which runs onto cobbled stone paving outside of the main entrance to the building where it would have originally received deliveries. The paving slopes away

gradually from the existing threshold to prevent water ingress and allows for a levelled floor access into the lobby of the Corn Stores. There are flag stones in the lobby that ramp up gradually to the existing non original internal entrance doors and lobby.

Proposal

The existing external timber doors are to be fixed permanently open to allow for new framed glazing and entrance doors to be installed. This will maintain complete visibility of the original gate doors and allow vision and easier access into the building. The paving slabs in the lobby are to be carefully relaid to allow for new entrance doors to open.

Visibility

Existing Provision

The four storey building has average visibility off Forbury Road and can be seen as you come off the nearby round about at the bottom of Forbury road or from the top of the road near the train station. The existing main entrance doors and all windows frames are currently painted dark. There are currently three external lamps over the ground floor pilasters, uplighters to pilasters from first floor and uplighters for the gable signage to light up the building at night. There is also lighting to the projecting sign.

Proposal

Rarebreed propose to install a timber framed glass shopfront and entrance to improve the visibility and reveal more of into the building and this will be enhanced at night time through the internal ambient lighting. The existing main entrance doors, window frames on all levels and the new shopfront will be finished in a light paint colour to further improve the visibility of the building. The existing external lighting will be replaced with new fittings and additional uplighters will be added to the second and third floor pilasters to highlight the architectural features of the building. Planters will also be added to locations where they previously existed and a new planter is proposed below the sill of the ground floor windows.

Entrance

Existing Provision

The existing entrance has two large original doors on barn door hinges. One door leaf contains an inner access door which requires stepping over a built in rail to enter. The building is then accessed from a covered lobby into a glass roofed entrance atrium via a single hinged part glazed door.

Proposal

The existing large gate doors are to be retained but kept in the open position, redecorated and to have new sign writing applied over doors to replace existing previous tenant branded signage. New framed glazing and entrance doors are then proposed to be installed along the same demise line and under the existing transom over. The paved flooring will be carefully relaid to suit the new doors and layout. The existing non original internal wall and door from the covered lobby into the atrium will be moved back and replaced with a framed glass wall and door to allow for large beer tanks to be located and

made a feature of, as these will be used to serve all the bars within the building. A newly configured stair will run up through the atrium and supported on new small concrete plinth at the base.

The new outer glazed doors will be fixed in the open position during trading but lockable outside of these hours. The new glazed inner lobby doors will remain closed but openable upon entry/approach to the building.

Manifestations

Existing Provision

None

Proposal

New vinyl manifestation to be applied to new glazed shopfront windows and entrance doors and new glazed walls and doors internally. Manifestation applied to the full height glazing at the two required levels; 900mm and 1500mm AFFL.

Layout

Existing Provision

Ground and first floors currently operate as front of house customer areas. The Ground floor has a bar, customer toilets, a cellar and a back of house prep area. A customer stair leads from the ground to first floor with the glass roofed atrium. The first floor has a bar, back of house prep area and a mezzanine level accessed by a small stair which also then leads onto the second floor. The second floor has a kitchen, back of house store areas and customer toilets. The third floor is divided into flats and an internal plant area. A back of house fire escape staircase to the rear serves all four floors and exits to the front of the building via a compartmented escape corridor. A small external area and land locked out building are located at the rear of the property.

Proposal

Ground floor is proposed to have a newly configured front entrance and atrium area, a new bar located further back than the existing with a smaller back of house area behind, three unisex toilets located where the cellar existed previously and a small internal bin store. The existing flag stone and timber floors are to be retained where possible. Existing non original partitions are to be removed to suit a more open plan layout and to reveal more of the existing building, in particular the exposed red brickwork. A new stair will be installed to serve all floors and will receive finishes and handrails to meet the requirements of Approved Document Part M of the Building Regulations within the constraints of the existing building. The first floor will have a new (smaller) bar located as you enter off the new stair with open restaurant areas either side. Existing non original partitions and bar fixtures will be removed to suit a more open plan layout. Existing timber flooring will be retained where possible to help retain the historical fabric of the building. The Second floor will be reconfigured to allow for a larger kitchen, store areas and three customer toilets. Customer access will be gained from the new atrium stair onto this level improving the existing fire escape strategy to the building and complying to Approved Document Part B of the Building Regulations. The third floor will have a new bar, customer toilet and new partitioning to back of house areas, including a staff toilet and staffroom/

office, to suit a more open plan layout. Customer access will again be gained from the new atrium stair improving the fire escape strategy of the building and complying to Part B regulations.

Layout accommodates adequate customer and fire exit circulation.

Toilet Provisions

Existing Provision

Ground floor - 1no. male and 1no. female toilet. No DDA toilet.

First floor – None

Second floor – 2no. male (plus 4no. urinals), 3no. female toilets.

Third floor – 2no. toilets (1no. within each self contained flat)

Proposal

Ground floor - 3no. unisex and 1no. DDA toilet.

First floor – None

Second floor – 3no. unisex toilets

Third floor - 2No. unisex toilets

All WC's will be equipped with all the regulatory furniture, including an audible and visual warning in the event of a fire.

Wall & Floor Finishes

Existing Provision

Ground floor flooring consists of flag stones, timber and ceramic flooring to customer areas, vinyl flooring to staffed/ back of house areas and exposed concrete screed to cellar. Wall finishes include existing exposed red brick, wall panelling and painted plasterboard/ render walls.

First floor and mezzanine flooring consists of timber flooring and ceramic tile to customer areas and vinyl flooring to staffed/ back of house areas. Wall finishes include existing exposed brick, timber panelling and painted plasterboard/ rendered walls.

Second floor flooring consists of timber flooring and ceramic tile to customer areas and vinyl to staffed/ back of house areas. Wall finishes include existing exposed brick and painted plasterboard/ rendered walls.

Third floor flooring consists of vinyl flooring. Wall finishes include exposed brick and painted plasterboard/ rendered walls.

Proposal

Existing flag stone and timber flooring are to be retained where possible throughout to retain the historical fabric of the building. Existing non original ceramic and vinyl flooring will be removed and replaced with new flooring to suit the new layout. Existing exposed red brick walls are to be retained as exposed and cleaned up to highlight the historical fabric of the building. Existing non original wall panelling will be removed.