



LF Architecture Ltd
architectural consultants

Design and Access Statement
273 Basingstoke Road, Reading, Berkshire, RG2 0HY
New pair of doors



1. **Use:** The existing building consists of two storeys. Both floors are currently vacant with the last known use a Bank. The application seeks to obtain approval for the insertion of a new pair of doors in the South side elevation.
2. **Amount:** There is to be no gain/loss of usable floor area.
3. **Layout:** There are no major internal alterations proposed.
4. **Access:** The existing main entrance door is to be retained in its current position with the new pair of doors providing an additional access point into the ground floor accommodation.
5. **Scale:** The replacement doors will be of a similar height to match existing openings.
6. **Landscaping:** Not applicable.
7. **Appearance:** A new pair of flush panel painted external quality timber doors is to be inserted in the new opening below the existing high level windows.

- 8. Scheduled Ancient Monument (SAM):** The proposals do not affect a scheduled ancient monument or its setting.
- 9. Archaeologically Sensitive Area (ASM):** The proposals do not affect an archaeologically Sensitive Area.
- 10. Listed Buildings:** The application site is not a Listed Building.
- 11. Conservation Area:** The application site is not located within a Conservation Area.
- 12. Historic Parks and Gardens:** The site does not form part of a historic park or garden.

