

DESIGN AND ACCESS STATEMENT

Site Address: 51-52 Broad Street, Reading, RG1 2AY
Date: 6th December 2017

Contact Details:

Applicant

Nationwide Building Society
Pipers Way
Swindon
SN3 1TA

Agent

Four Architecture & Design
The Lux Building
2-4 Hoxton Square
London
N1 6NU

Proposed Development

The proposed development is largely limited to internal alterations and refurbishment to bring the branch up to Nationwide's current retail standards.

The external works comprise of re-spraying the existing aluminium surround and window frames, fit new automatic doors to match window frames, with new dark grey Aluminium fascia panel above; new fascia signage to be internally illuminated lettering and logo, mounted on fascia. To front elevation a new internally illuminated projecting sign is to be included. There will be a new external ATM located to the right hand window with a new unit with new edge-illuminated surround. The glazing panel behind will be obscured with vinyl to rear of glass. Vinyl logo applied internally to 1st floor window front elevation

Access

The existing high street entrance with ramped access will remain unchanged. There is also a secondary external shopfront with entrance/exit at the side of the branch in Union st. which will be removed and returned to standard glazed shopfront matching existing

Community & Safety

The proposal improves community safety by providing new DDA compliant counters and external ATM, and will serve to uplift the appearance in this part of the street.

The Environment

Wherever possible sustainable materials will be used for the refurbishment.

Impact on the structures heritage and the surrounding area

The works are not of a structural nature and will not impact upon the structure's heritage. The aforementioned will have no significant impact on the surrounding area. The building currently has fascia & projecting hanging signage which will be replaced within the same footprint as the existing.

The proposals for the treatment of the shopfront will generally improve the appearance of the building. The refinished shopfront should relate well to adjoining buildings and the building's position in the street scene.

This statement is to accompany drawings:

EX.51.00-LOCATION PLAN
EX.00.00-EXISTING GA GF
EX.00.01-EXISTING GA 01
EX.00.02-EXISTING GA 02
EX.01.E1-EXISTING ELEVS 1
PR.00.00-PROPOSED GA GF
PR.00.01-PROPOSED GA GF (Expanded view)
PR.01.E1-PROPOSED EXT ELEVS
EX.50.00-PHOTOSHEET
115540 External Signage 600 Fascia
115541 External Signage 600 Hanging
115542 External Signage ATM