

26/08/16

Design & Access Statement

Proposed Alterations

at

Tatetone Ltd & Guest Services
4 Bridgewater Close
Portman Road
Reading
RG30 1JT

Design & Access Statement

Introduction

This application is for the alteration of 4 Bridgewater Close to allow for the construction of two new entrances to the existing building, which will facilitate minor adjustments to the internal layout of the building.

Assessment

Physical

The building is a two story detached building constructed from brick, steel and concrete with a fibre glass pitched roof and a flat roof. The industrial workshop is located in Bridgewater Close, off Portman Road in the town of Reading. The property is not a Listed Building.

The building consists of a series of offices that connects to a main workshop and loading bay. The building also contains a two story gym which has a separate entrance.

Social

The property is detached with a number of similar detached properties in nearby proximity. The front elevation of the property is overlooked by surrounding warehouses. The rear elevation overlooks gardens of neighbouring residential properties.

Economic

The proposed works to be carried out on the property will have no effect on the local economy.

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been kept to be in keeping with the surrounding area and in conjunction with local policies.

Involvement

My client has discussed the proposed works to the property with his adjoining neighbours.

Evaluation

The proposed alterations of the property have been designed to meet my client's brief to make better use of the existing building layout and uses. Currently the building offers limited flexibility of the internal functions.

Design

The reasons behind the proposal are to provide greater flexibility and improved access to independent parts of the building. The external features and finishes of the alteration will match those used on the existing building and complement the surrounding buildings. The details to the new alterations will closely match the existing details. The new doors will replicate the existing doors and the new signage will replicate the same aesthetics as existing entrance and canopy.

The external walls will be finished in matching facing bricks to match existing and will incorporate a style which is in keeping with the area.

Design Process

Use

The works to the existing building will provide new entrances to both the gyms and offices, which offers, a more rationale use to the existing internal functions.

Amount

The floor area to the existing building is approximately 880m² and the proposal will not provide additional floor space.

Layout

The internal layout of the property will undertake several changes. One of which, is the creation of a bigger office space with the removal of the kitchen and internal partition wall. Another alteration will be the addition of a new partition wall to separate the ground floor gym to the stairs leading to the first floor boxing gym.

Scale

The site is approximately 2265m² in area with vehicular access onto the site. The property is a two storey structure with an approximate perimeter area at ground floor of 927m².

Landscaping

The works will not affect the planting on the site and thus the landscaping will remain unaltered.

Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance on the building and surrounding buildings in the area, which is detailed, further back in the design section.

Accessibility

The access to both the site and property will not be altered.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed