

136-137 FRIAR STREET/ READING/RG1 1EX

Design and Access Statement Addendum



**Design and Access
Statement Addendum**

Date: March 2024

Ref: 195-DAS03-
ADDENDUM-REV1

Site address: 136-137
Friar Street, Reading
RG11EX



COLONYARCHITECTS.COM

A collaborative of architects and
designers with an agenda.

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01 SCHEDULES

HOTEL ROOM SUMMARY

Summary of the Hotel room provision.

Hotel Net Internal Areas			
Hotel Room 1	23	sqm	
Hotel Room 1 Ensuite	3	sqm	
Hotel Room 2	23	sqm	
Hotel Room 2 Ensuite	3	sqm	
Hotel Room 3 Disabled Room	22	sqm	
Hotel Room 3 Accessible Ensuite	6	sqm	
Hotel Room 4	23	sqm	
Hotel Room 4 Ensuite	3	sqm	
Hotel Room 5	23	sqm	
Hotel Room 5 Ensuite	3	sqm	
Hotel Room 6	20	sqm	
Hotel Room 6 Ensuite	3	sqm	
Hotel Room 7	21	sqm	
Hotel Room 7 Ensuite	3	sqm	
Hotel Room 8	23	sqm	
Hotel Room 8 Ensuite	3	sqm	
Hotel Room 9	23	sqm	
Hotel Room 9 Ensuite	3	sqm	
Hotel Room 10	20	sqm	
Hotel Room 10 Ensuite	3	sqm	
Hotel Room 11	21	sqm	
Hotel Room 11 Ensuite	3	sqm	
Hotel Room 12	25	sqm	
Hotel Room 12 Ensuite	4	sqm	
Hotel Room 13	20	sqm	
Hotel Room 13 Ensuite	3	sqm	
Hotel Room 14	21	sqm	
Hotel Room 14 Ensuite	3	sqm	
Total 14 Ensuite Rooms	354	sqm	

NET AREA SUMMARIES

Summaries of the proposed Hotel and Retail Net Internal areas.

Proposed Hotel Net Internal Areas			
Hotel Rooms	NIA	308	sqm
Hotel Room Ensuite	NIA	46	sqm
Hotel Concierge	NIA	26	sqm
Hotel Support	NIA	32	sqm
Hotel Circulation	NIA	123	sqm
Total Hotel Areas		535	sqm
Proposed Retail Net Internal Areas			
Retail Unit 1	NIA	146	sqm
Total Retail Areas		146	sqm
Proposed Total Net Internal Area			
Total Net Internal Area		687	sqm

GIA AREAS

Existing and proposed Gross Internal Areas (GIA).

Existing Gross Internal Area			
L00 Ground Floor	GIA	131	sqm
L01 First Floor	GIA	67	sqm
L02 Second Floor	GIA	49	sqm
Total Existing Gross Internal Area		247	sqm
Proposed Gross Internal Areas			
L00 Ground Floor	GIA	180	sqm
L01 First Floor	GIA	150	sqm
L02 Second Floor	GIA	150	sqm
L03 Third Floor	GIA	120	sqm
L04 Fourth Floor	GIA	145	sqm
Total Proposed Gross Internal Area		745	sqm

GEA AREAS

Existing and proposed Gross External Areas (GEA).

Existing Gross Internal Area			
L00 Ground Floor	GEA	140	sqm
L01 First Floor	GEA	73	sqm
L02 Second Floor	GEA	54	sqm
Total Existing Gross Internal Area		267	sqm
Proposed Gross Internal Areas			
L00 Ground Floor	GEA	141	sqm
L01 First Floor	GEA	172	sqm
L02 Second Floor	GEA	172	sqm
L03 Third Floor	GEA	168	sqm
L04 Fourth Floor	GEA	181	sqm
Total Proposed Gross Internal Area		833	sqm

02 TOWNSCAPE

VISUAL IMPACT ASSESSMENT

The scheme's visibility and relationship with the surrounding context has been carefully considered throughout the design process.

A series of views along the street scene have been provided to demonstrate that the proposed scheme will enhance the local streetscape and is wholly appropriate in its scale and massing.

The following diagrams are shown for each situation in respect of:

1. Existing
2. Proposed with existing context
3. Proposed with future context following the completion of the adjacent development at 138-144 Friar Street (planning permission reference 22/1235/FUL)

VIEWPOINT 1



Existing



Scheme in Existing Context



Scheme with approved QVS2 Development

02 TOWNSCAPE

VIEWPOINT 2



Existing



Scheme in Existing Context



Scheme with approved QVS2 Development

02 TOWNSCAPE

VIEWPOINT 3



Existing



Scheme in Existing Context



Scheme with approved QVS2 Development

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VIEWPOINT 4



Existing



Scheme in Existing Context



Scheme with approved QVS2 Development

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VIEWPOINT 5



Existing



Scheme in Existing Context



Scheme with approved QVS2 Development

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VIEWPOINT 6



Scheme in Existing Context



Scheme with approved QVS2 Development



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