

Design and Access Statement



117-119 Oxford Road, Reading

Introduction

This design and access statement is in support of an planning application for :

- 1- changing a window to a disabled access door
- 2- Increasing the depth of two frontage windows to reach Finish Floor Level of the building. (please refer to images within the report and drawings)
- 3- Construction of a ramp for disabled access.
- 4- Use of the frontage area as display for fresh vegetables /groceries

A range of considerations are described further in the following statement and the relationship between the existing building and consideration of street scape.

Planning Policy considerations:

The existing building use (ground floor) remains unchanged as Class ` E` , previously the building was used as an office , and the proposed use are for a shop/groceries store (ground floor)

The proposed application will have minimal change to street scene.

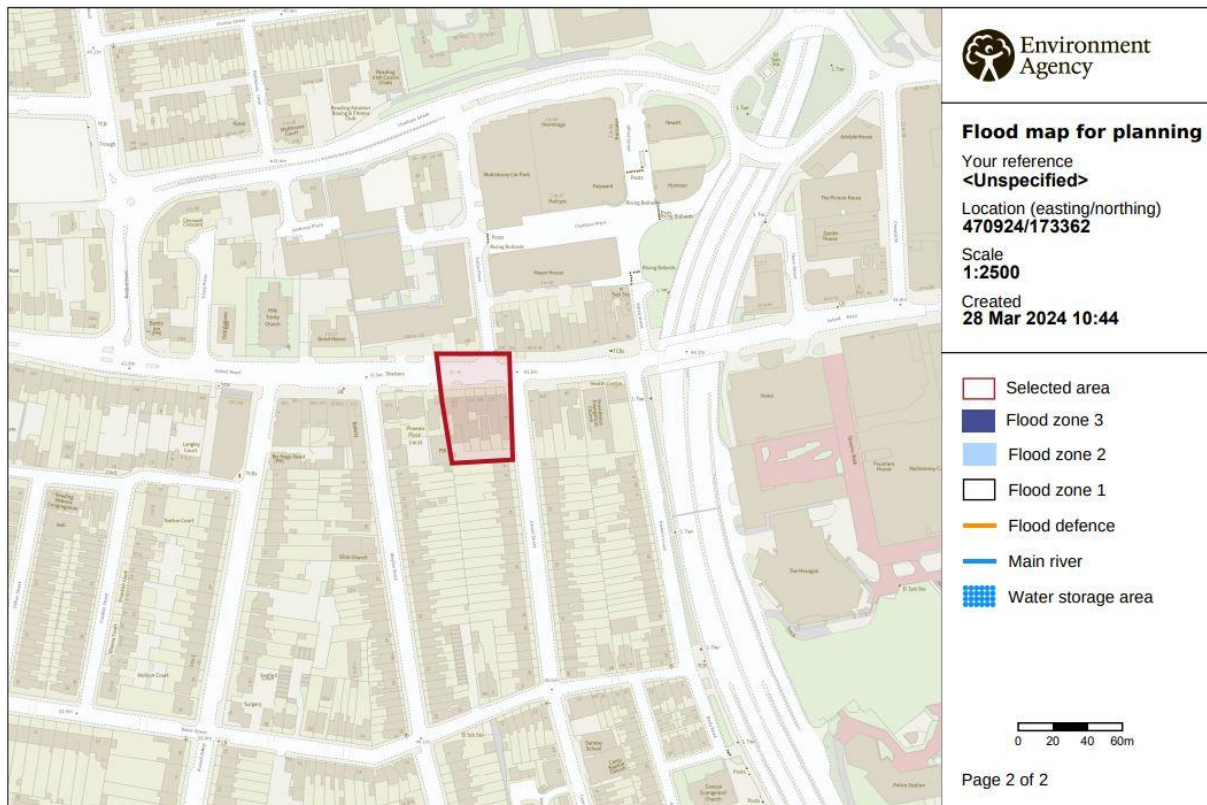
The site is located within a Conservation Area.

The building is not listed building or is close or impacted upon any adjacent listed building.

Flood Risk

A check with the Environment Agency indicates that the site is not located within a Flood Plain

- low risk of surface water flooding
- very low risk of flooding from rivers and the sea



Existing Use

The existing property at 117-119 Oxford Road is one of the traditional examples along the Oxford Road there has been modifications at ground level previously with large shopfront windows but currently the property does not have access door from at the front of the property (on the ground floor).

The only access currently to the property is from the neighbouring Zinzan Street, which provides vehicular and pedestrian access into the site and **off-street** parking.

The property is constructed of ashlar stonework at ground level to the front with facing brickwork to the first floor and rear extension. The roof is a shallow pitch finish with natural slate



Frontage-Design – 117-119 Oxford Road

- The design presented is a two-storey façade to Oxford Road adequately set back from the road. The proposed changes are only for the ground floor.
- The Elevational takes its cue from the window style of the existing property and incorporates top hung black framed windows made from aluminium. (as existing)
- It has green sign boards above the windows and doors broken up to each opening to give it a conservative design detail and give further style and architectural merit.
- The front door will be disabled accessible as shown on the accompanied drawings.
- The ground floor windows at the front of the property will increase in height to maximise daylight entering the building. With First floor windows remains unchanged.
- The ramp at the front of the building will be for disabled access with correct balustrade. There are other commercial properties within oxford Road that have either ramp or staircases for access to the property.
- The balustrade will be open type with painted steel handrail.
- All other existing frontage details will be kept the same.



Proposed Justification

The scheme makes good use of natural light and avoids excessive overshadowing.

In Accordance with the waste and recycling policies of the Reading Borough Council Waste Department, provision for waste and storage have been included within the development in line with the Council's requirements.

All other elements of the building such as drainage will remain unchanged.

Conclusion

Currently the property is empty and had been advertised to be used as offices, but given that the nature of office staff working from home since Covid the demand for office use are very low There are considerable offices empty in the town .

As part of supporting documents for the application a letter has been enclosed from the marketing agent.

With this planning application an empty commercial office property will have a new lease of life , still within commercial use .

There is access to the rear of the property for delivery of materials to the site and the staff will have the use of 4 parking spaces should the need arise.

The property is on an excellent public transport route with pay and display parking spaces within oxford road.

The development will have a positive impact in the area as to an otherwise an empty commercial building with minimal external or internal changes.

The proposed application represents high quality, contextual design, of which we believe the applicant, Reading Council and residents can feel is suitable.

Photos of Survey



Photo of rear access door to property



Photo of the interior of the three windows that are proposed to be altered.



Photo of the car parking in the under-croft at the rear of the building



Photo of access to rear of the building



Photo of the Rear carparking and rear of the building



Photo of the existing elevation of the Building