

C&A



DESIGN, ACCESS & PLANNING STATEMENT

132-133 FRIAR STREET, READING, RG1 1EP

16573-1-DA01 | AUGUST 2024 | KB

THE
HARRIS
PARTNERSHIP

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01

INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement has been prepared by The Harris Partnership on behalf of Pinemace Ltd, in support of a Full Planning Application (Minor) for less than 100sqm of works and no residential dwellings. Which seeks consent for an additional exit door added to the shopfront at ground floor level. This application relates to 132-133 Friar Street, Reading.

The aim of this Design & Access Statement is to describe how the design has developed with an awareness of the site context and surroundings, as well as the principles highlighted by Reading Council's Planning Policies.

This statement has been prepared in accordance with the 'National Design Guide', CABE's guidance 'Design and access Statements - How to Write, Read and Use Them', and the 'National Model Design Code'.

Application Description:

"Additional exit door added to shopfront at ground floor level."

1.2 POLICY

RELEVANT POLICY ITEMS

The proposals take account of the Reading Borough Local Plan that was adopted on 4th November 2019 and runs up to 2036.

CR1 – Central Reading

The site sits within the Area defined as Central Reading and is an existing Class E unit within the Primary Shopping Area.

CR2 - Design in central Reading d, relevant:

The architectural details and materials used in the central area should be high quality and respect the form and quality of the detailing and materials in areas local to the development site;

CR3 – Public Realm

Not effecting the public realm – though the door proposed would swing out into the street it is the intention that this be a secondary entrance to the building reserved for fire escape purposes and so interference with the public realm in terms of door swing will be minor due to low potential use.

CR4 – Leisure, Culture and Tourism

The proposals do not impact on the central core prime focus of leisure, culture and tourism.

CR5 – Drinking Establishments

The proposals do not impact on the any drinking establishments.

CR6 – Living

The proposals do not impact on any residential developments or contain any works to residential units.

CR7 – Primary Frontages

The proposals do not alter the ground floor Class E use. The proposals have been developed to ensure the designated primary frontage provides an active building frontage with a display window or glazed frontage at ground floor level, to contribute to the vibrancy of the town centre and provide visual interest.

The proposed frontage amendment has been designed to ensure it is of high visual quality that will not pose an unnecessary safety risk.

CR8 – Small shop units

The proposals are not seeking to amalgamate small units.

CR9 – Terraced Housing

The proposals do not impact on any existing terraced housing.

CR10 – Tall Buildings

The proposals do not impact on a tall building

EN2 – Areas of Archaeological Potential

Although the site sits within an area of archaeological potential the proposals do not impact on the ground floor above or beyond the existing encroachments into the ground that would have been needed to develop the site originally.

EN15 – Air Quality

The site is within an area identified as needing to have regard to Air Quality but the proposals do not detrimentally affect air quality or introduce sensitive uses.

02

CONTEXT

2.1 OVERVIEW

Located within Central Reading; the property sits at the Junction of Union Street and Friar Street and stretches over Union Street at first and second floor level.

KEY



Site Boundary



Figure 1: Site Context Aerial (Aerial Image Base: © Google Earth, Diagram Overlay: © THP)

2.2 IDENTITY - HERITAGE

HISTORY

The property sits at the junction of Friar Street and Union Street, a popular area of Reading's bustling high street. The site is currently vacant but was previously occupied by Mystic Lounge Tattoo and CMart Oriental Foods on the retail frontage.

The whole unit is currently Class E, having formerly been approved for Retail A1 on each level. Consent was granted in 2010 for the conversion of 132 and 133 to A3 from A1. A second application was consented at the same time to convert from A1 to A2.

132 Friar Street was previously linked to 133 Friar Street at first and second floor level as a single unit.

Fire broke out on 26th May 2023 in 11a Union Street which spread quickly to unit 11b and 132 Friar Street. The fire doors in place between unit 132 and 133 were sufficient to prevent the fire spreading to the unit at 133 but it suffered a certain amount of water damage to the linking element at first and second floor.



Figure 2: Streetview of the Property from Friar Street (© Google Streetview)

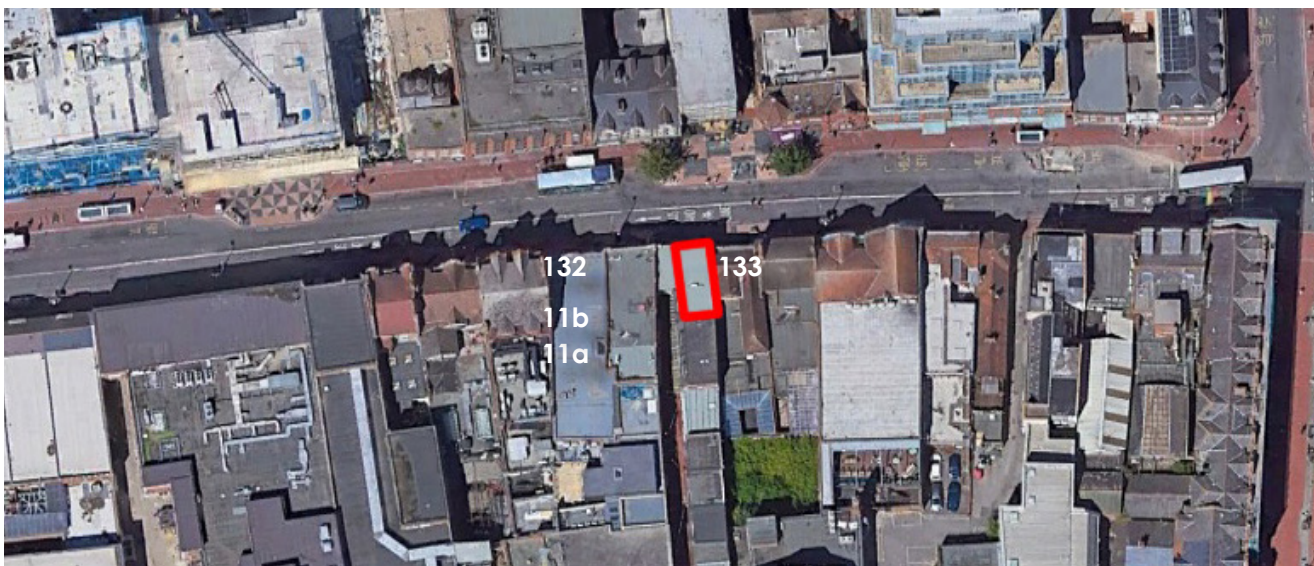


Figure 3: Aerial of the Site and Surrounding Areas (© Google Maps)

2.3 IDENTITY - APPEARANCE

GENERAL APPEARANCE

The property is three storeys with an additional basement area.

The site works for the purpose of this application relate only to the ground floor glazing and doors of unit 133 which is currently formed with clear plate glass doors with a dark grey powder coat aluminium frame.

The remainder of the property is formed with brick, render and tile. There is a brickwork parapet wall surrounding the roof



Figure 4: Brickwork Parapet Wall (© THP)



Figure 5: Shopfront of Unit 133 (© Google Street View)

2.4 ADDITIONAL CONTEXT

BUILT FORM

The existing entrance is formed as a four panel glazed segmented shopfront with a single swing door opening inwards to unit 133.

MOVEMENT

The site is within Central Reading, and thus in close proximity to Reading railway station. This provides connections to a plethora of places such as London Paddington, Didcot Parkway and Swansea.

The site is a short walk from Forbury park and Broad Street High Street which are popular walking routes. The pedestrian area in front of the property is well maintained and well linked with signalised crossings and tactile paving

NATURE & PUBLIC SPACES

Street furniture for the area is finished in stainless steel and there is a clear demarcation between pedestrian and vehicular areas with a change in surface colour from brown and black paving slabs to dark grey tarmac.

The site sits on the corner of Union Street, otherwise known as 'Smelly Alley' which is lined with small shops and other retail outlets. This street connects Friar Street to Broad Street, providing public access to the High Street.

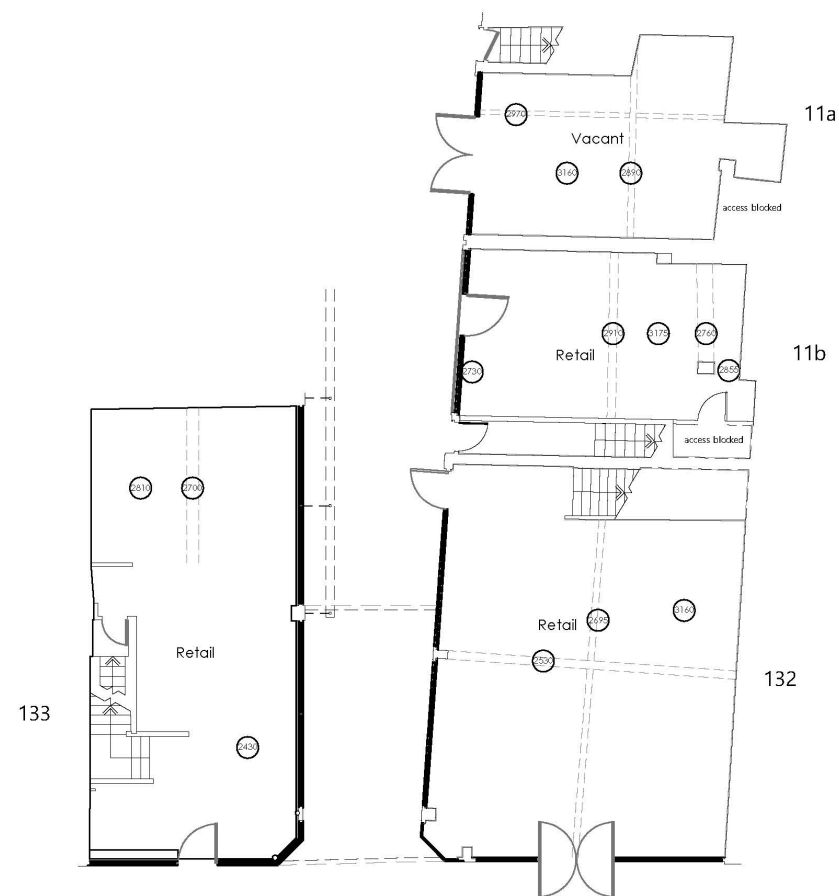


Figure 6: Existing Ground Floor Plan (© THP)

2.5

ADDITIONAL CONTEXT

USES

The area is dominated by retail and office use. The site is currently vacant but was formerly used for Retail.

HOME & BUILDINGS

Servicing for the existing building occurs via Friar Street.

There is no cycle storage on site but there are public cycle spaces opposite the site.

RESOURCES

The shopfront forms an active frontage on the streetscene. There are no renewables currently in use on site.

LIFESPAN

The units are narrow but open plan so are easily adaptable to meet the requirements of multiple potential operators.

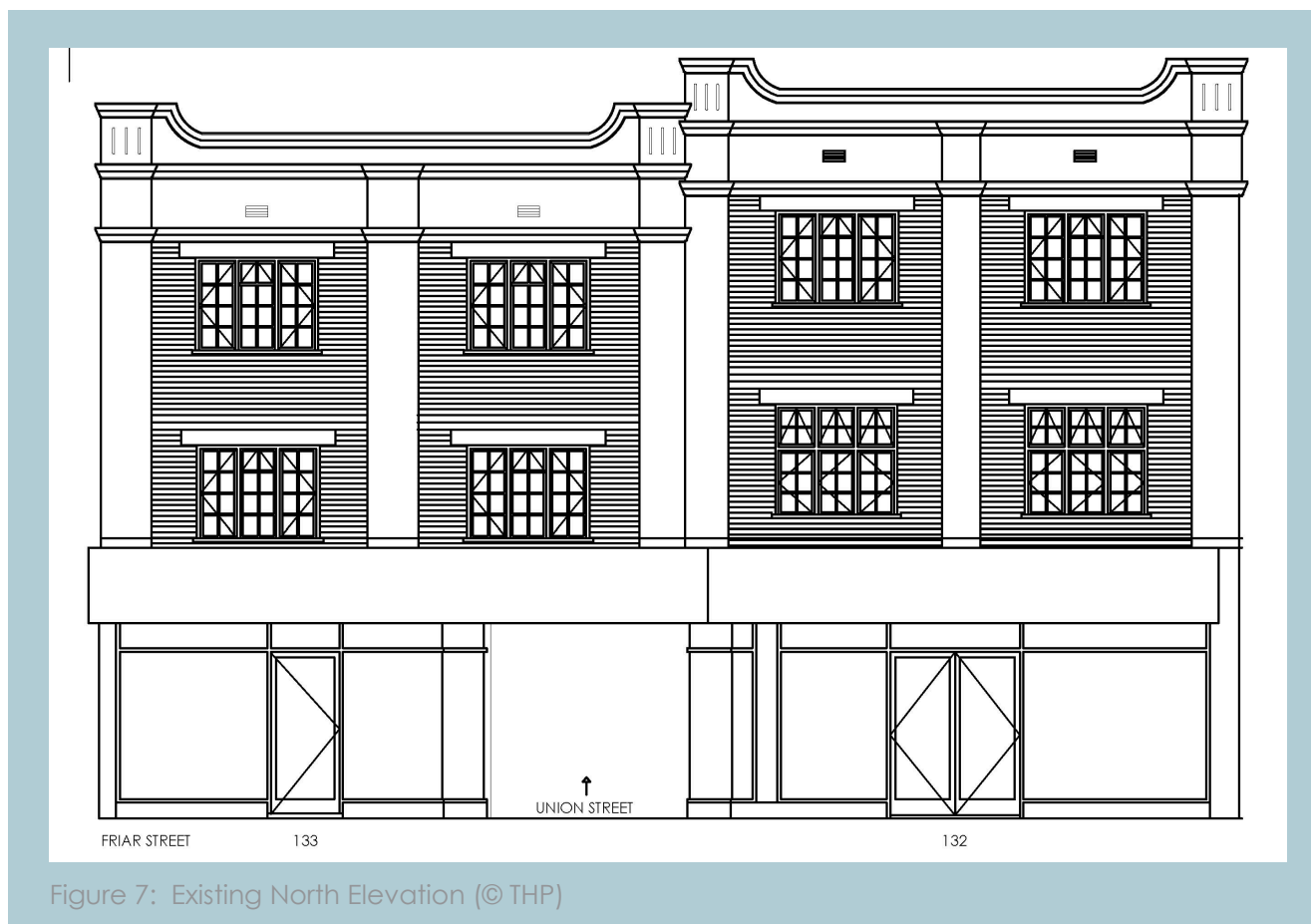


Figure 7: Existing North Elevation (© THP)

03

SITE PLANNING HISTORY

3.1 PLANNING HISTORY

PLANNING APPLICATION 09/01826/FUL

Consent was granted in 2010 for the conversion of 132 and 133 Friar Street from A1 (shops) to A3 (food and drink) to form two separate units.

PLANNING APPLICATION 09/01825/FUL

Consent was granted in 2010 for the conversion of 132 and 133 Friar Street from A1 (shops) to A2 (financial and professional services) to form two separate units.

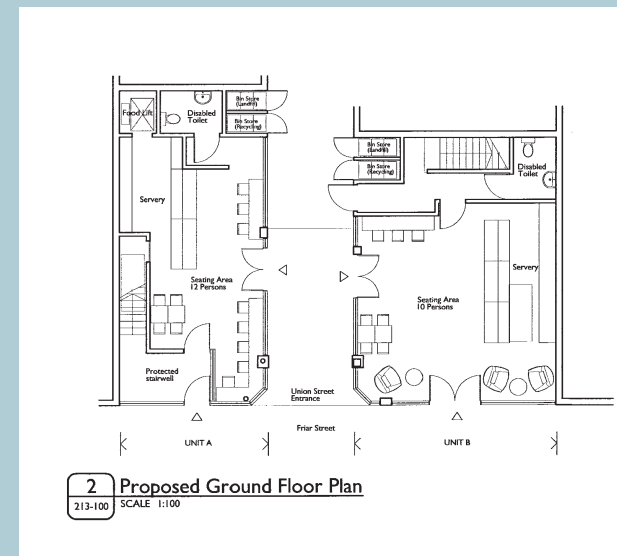
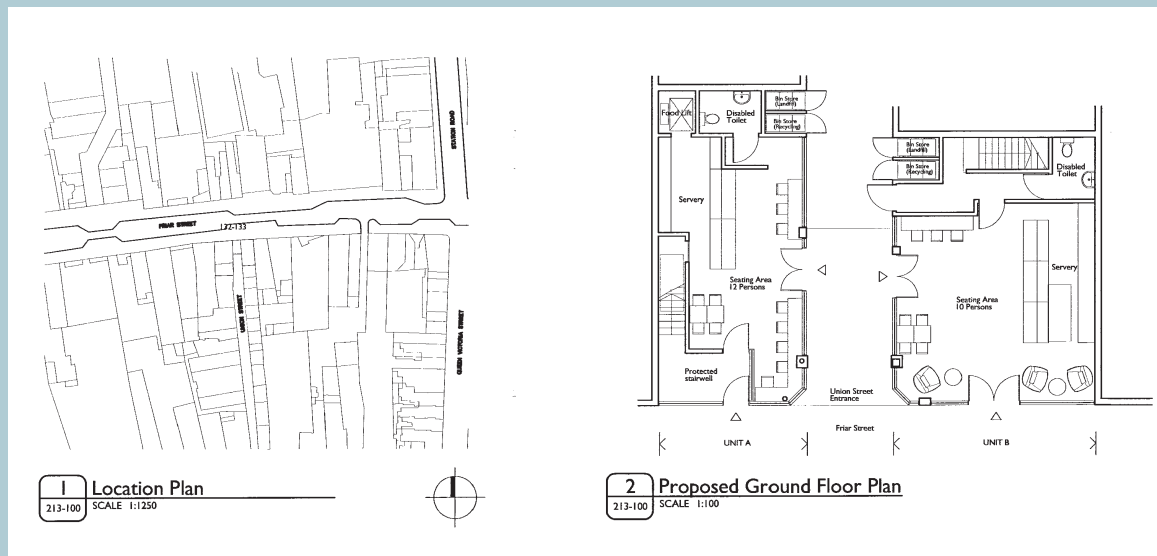


Figure 8: Location Plan and Proposed Ground Floor Plan by 'HWO Architects' (Planning Application Reference: 09/01826/FUL)

Figure 9: Proposed Ground Floor Plan by 'HWO Architects' (Planning Application Reference: 09/01825/FUL)

04

PROPOSALS

4.1

IDENTITY & BUILT FORM

OVERVIEW

The proposals are to revise the shopfront of the unit on the ground floor. The addition of another fire escape is proposed for Building Regulations, Health & Safety and Fire Protection reasons.

The proposals are to completely separate units 132 and 133 and to create a protected core staircase which accesses unit 133 only with a door that leads directly to the outside at ground level.

APPEARANCE

The shopfront changes introduce an additional exit door at ground level. The new door will match the existing aluminium framing.

No amendments are proposed to the other ground floor windows nor the first or second floor windows.

BUILT FORM

The main built form of the building will remain unchanged.

The proposed shopfront exit door will sit alongside the existing door and open outwards from the unit.



Figure 10: Existing Shopfront Elevation (© THP)

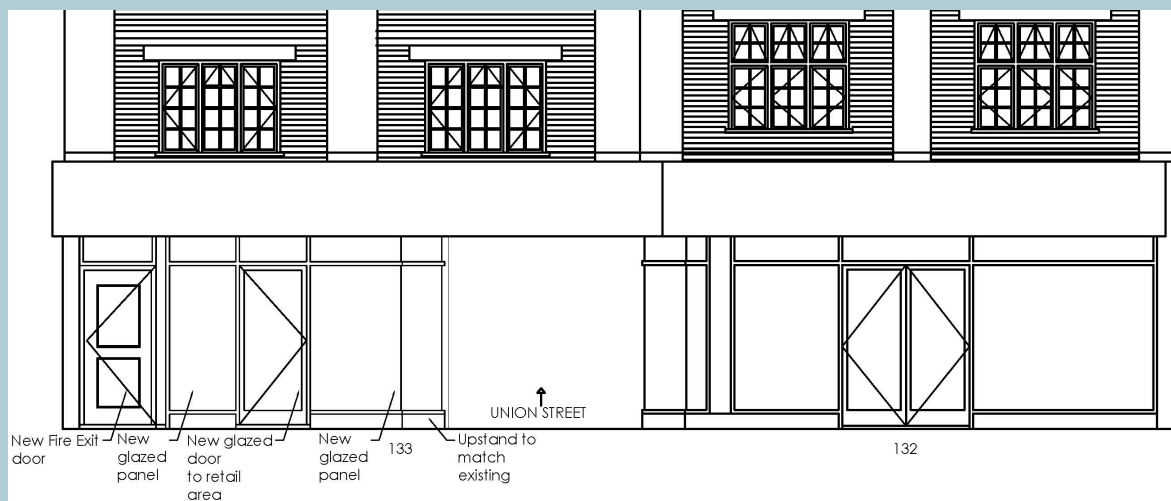


Figure 11: Proposed Shopfront Elevation (© THP)

4.2 ADDITIONAL INFORMATION

MOVEMENT & LANDSCAPING

A revised exit is proposed on the frontage with any newly created public areas formed in materials to match existing.

USES

The proposals will not alter the existing use of the property.

HOME & BUILDINGS

The servicing will not be altered as part of this proposal.

The proposals do not alter the external area.

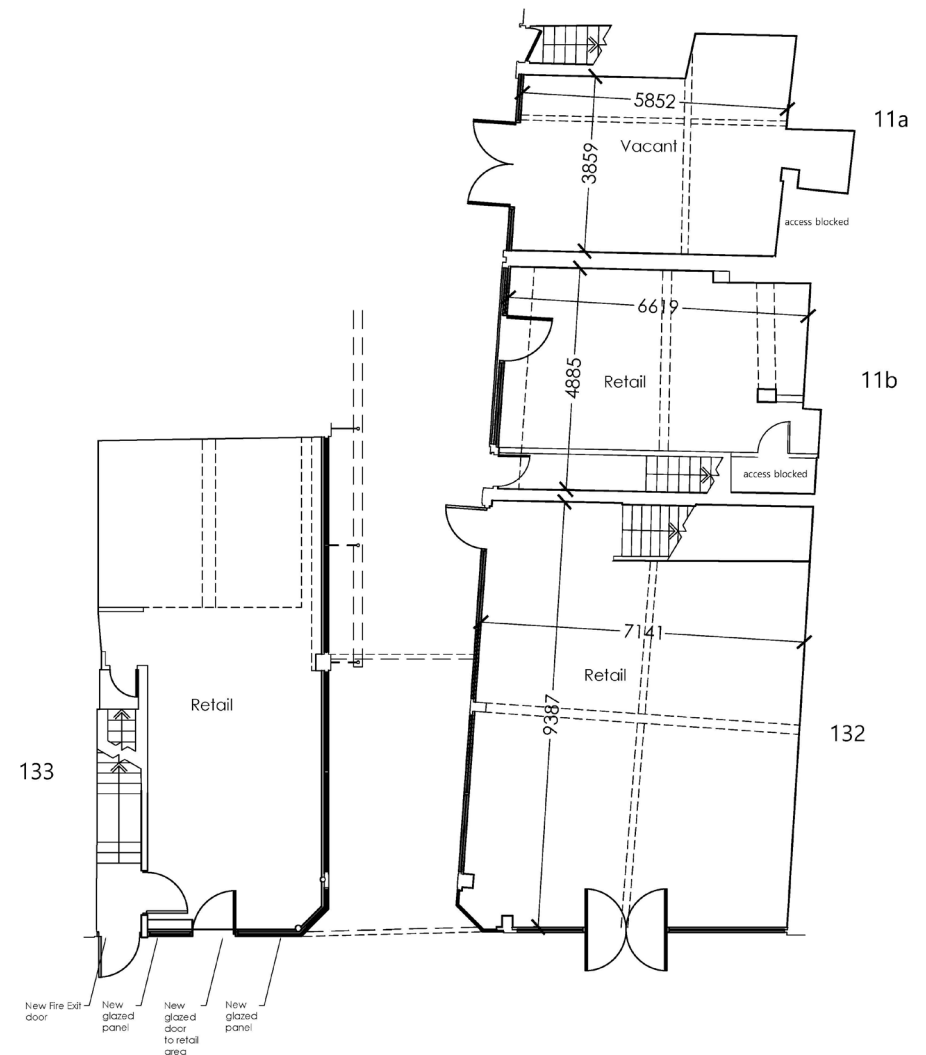


Figure 12: Proposed Ground Floor Plan (© THP)

4.3

ADDITIONAL STATEMENTS

STATEMENTS & EXEMPTIONS

Air Quality Statement

The site is within an area identified as needing to have regard to Air Quality but the proposals do not detrimentally affect air quality or introduce sensitive uses.

Archaeological Assessment

Although the site sits within an area of archaeological significance the proposals do not impact on the ground floor above or beyond the existing encroachments into the ground that would have been needed to develop the site originally.

Article 4 exemptions

The site is within an area that is covered by an Article 4 direction; identified as within Area A, the unit is exempt from permitted development rights within Part 3: Class MA, Part 3: Class M, Part 3: Class N, Part 20: Class AA and Part 20: Class AB. These directives do not relate to the works proposed as part of this application.

BNG Statement/covering letter

De minimis exemption - developments that do not impact a priority habitat or impacts any habitat less than 25 square metres of habitat or 5 metres of linear habitat.

Daylight Sunlight Assessment

Not needed for this application.

Fire Statement

Not needed for this application but following the event of a fire the proposals have been developed with full input from a Fire Engineer who has carried out a Full Plans Review and provided a Fire Report.

Heritage Statement

Not needed for this application – we are not in a conservation area.

Tree Survey / Arboricultural

There are no trees within 15m of the proposed site.

Site Levels

Site level information is included on the existing and proposed drawings (latest surveys).

SUDS

The existing drainage proposals are not being altered as part of this development.

Sustainability

Where possible any existing shopfront materials will be recycled, any waste from the development will be kept to a minimum where possible and responsibly disposed of.

Vehicle parking and waste storage are not effected by the proposals.



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