



B220310 – 121-122 Broad Street, Reading - Design and Access statement

Installation of External Fire Escape

THE SITE

121-122 Broad Street is a 4-storey high street retail unit located in the centre of Reading. Adjacent buildings are of retail/commercial use. Building in question is not listed nor in a conservation area.

DESIGN

The proposal requiring planning permission comprises the following elements as per the proposed layout plan:

- Installation of new padstones into perimeter walls
- Installation of new supporting steelwork
- Installation of new galvanised steel staircase
- Removal of existing brickwork and installation of new door into the Oracle Shopping Centre

It is worth noting that the staircase is not visible from any areas of the public realm being surrounded by brickwork elevations at all sides, therefore will not have an impact externally.

The staircase is required to improve the fire safety arrangements of the unit. At present the unit has only one alternative means of escape which is via a escape route into the adjacent unit (123 Broad Street). This arrangement relies heavily on both tenants keeping the escape free of obstructions, unlocked and having sufficient staff training.

Therefore it is proposed to construct an external staircase into the Oracle Shopping Centre to serve both units and will only be utilised in the event of fire.

The proposal has been reviewed by a fire engineer and deemed acceptable.

The remainder of the property will remain as existing other than numerous internal and external repairs to bring the property into a lettable condition.

ACCESS

Access to the unit is to remain unchanged via the front door on Broad Street. The escape route will only be used in the event of a fire, occupancy figures have been accounted for when determining if an opening could be made into the Oracle Shopping Centre.

The works will be accessed directly from Broad Street, separate scaffolding, hoarding and crane licences will be arranged directly with the council.

ADDITIONAL NOTES

Due consideration has been given to the following points:

Accessibility

The proposed works do not affect accessibility into the unit. During occupation evac chairs will be provided to facilitate evacuation via staircase under the tenants duties within the Regulatory Reform (Fire Safety) Order 2005.

Character

The staircase will be constructed from galvanised steel with open treads and a simple balustrade. The finish will be a neutral colour (e.g. dark grey or black) to reduce visual prominence. The industrial character of the rear elevation allows the staircase to blend into the functional rear setting.



Flood Risk

The proposals do not impact on the existing risk of flooding for the unit or the site.

Community Safety

The proposal does not impact on community safety.

Environmental Sustainability

The proposal does not impact on the environmental sustainability. All materials (largely steel) will be responsibly sourced, using local (UK) and recycled content where available.

Movement to, from and within the development

The escape will only be used in the event of emergency and not affect regular movements.