

Unit 7/9, 1 Station Hill, Reading, RG1 1NR

Red Engine

Written by Stephen Matthews & checked by Jonathan Phillips

14 October 2025



BIDWELLS

DESIGN AND ACCESS STATEMENT
PROPOSED USE OF PART OF THE
ADJOINING FORECOURT TO FORM AN
OUTSIDE CUSTOMER SEATING AREA,
TOGETHER WITH THE DISPLAY OF SIGNAGE
AND BRANDED ITEMS AND MINOR
EXTERNAL ALTERATIONS

1.0 Design and Access Statement

1. This Design & Access Statement has been prepared to accompany an application for planning permission for use of part of the adjoining forecourt to form an outside customer seating area, together with the installation of some minor external alterations at Unit 7/9, 1 Station Hill, Reading, RG1 1NR. The planning application has been submitted jointly with an advertisement consent application for the installation of a signage scheme, but that aspect of the proposals does not require a Design and Access Statement. Additionally, the change of use element of the planning application also does not require a Design and Access Statement; such that this Statement is solely concerned with the proposed minor external alterations. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.
2. **Amount:** The application proposals are very modest in nature and comprise proposed minor external alterations. The external alterations comprise the installation of a freestanding Corten steel canopy over the entrance doors, together with the installation of festoon lighting on shepherd's hooks within the left-hand external customer seating area. The proposed external alterations are all detailed within the accompanying application drawings.
3. **Layout:** The application proposals will not alter the existing layout of the existing premises.
4. **Scale:** The application proposals will not alter the scale of the existing premises.
5. **Landscaping:** No landscaping is affected by the application proposals. Some modest additional landscaping is achieved through the use of branded planters.
6. **Appearance:** The wider visual and design implications of the application proposals are considered to result in appropriate, sympathetic development which respects the visual characteristics of this site and its local street scene context. The proposed external alterations are minor in nature. None of these proposals will result in any significant, genuine impacts upon the character and appearance of the application premises, the wider host building, nor the local street scene.
7. **Access:** The application proposals would not alter the existing access arrangements at these premises.

Prepared by

Bidwells LLP