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Design and Access Statement

8A High Street, Reading
RG1 2EA

1. Introduction

This Design & Access Statement accompanies a full planning application for the proposed change of use of the ground floor unit at 8A High Street, Reading, from retail to a takeaway restaurant. The proposal also includes a new entrance door and installation of an external extractor fan to the rear.

2. Site Context

The property sits within a mixed-use historic streetscape comprising Victorian and Edwardian buildings. The building, known as Bank Chambers, is Grade II listed and features decorative terracotta, faience tiling, arched windows, and ornate brickwork.

3. Design Proposal

3.1 Change of Use

The proposal reinstates an active commercial use, supporting the vitality of the High Street.

3.2 New Entrance Door

A new customer entrance will be installed on the front elevation, designed to match existing proportions and materials, ensuring minimal visual disruption.

3.3 Rear Extractor Fan

The extractor will be installed at the rear, out of public view, finished in a neutral colour, and positioned to avoid impacting decorative heritage features.

4. Heritage & Visual Impact

The works are minor, reversible, and sympathetic to the listed building. The front door maintains architectural coherence while the rear plant installation has no effect on public views.

5. Access Statement

Customer access is improved with a direct High Street entrance. Servicing will

continue from the rear. Maintenance of the extractor is safely achieved without affecting public access.

6. Conclusion

The proposal preserves the building's architectural character, ensures minimal impact on heritage significance, and complies with local and national planning policy.