

Design and Access Statement

Units 5-7 Oakmede Place
Binfield
Bracknell
Berkshire
RG42 4JF

RECEIVED

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Division of single commercial unit back into three individual units, the reinstatement of two external doors and the re-arrangement of external plant.



January 2024
Revision 00

1.0 – Introduction

- 1.1 Primmer Olds B.A.S have been instructed to act as Architect/Agent in respect of returning 5-7 Oakmede place from a single retail unit, back to its original arrangement as three individual commercial units – with all units remaining of Class E.

2.0 - Site & Context

- 2.1 The application site does not lie in a Conservation Area, nor is the building Listed.
- 2.2 The site lies in Flood Risk Zone 1, has no known contaminants and lies in an area with a radon potential of less than 1%.
- 2.3 The property is currently used as a single commercial unit, that is currently vacant, but was previously occupied by a 'Co-op' grocery shop with post office facilities (closed in May 2022). Units 6 and 7 were the shop floor and unit 5 was the store room and back of house area.
- 2.4 Prior to this use, the site subject to the application was historically three smaller individual units; 5,6 and 7.

3.0 – Proposal

- 3.1 Block up the openings previously made between the three units internally.
- 3.2 Reinstate blocked up and fixed shut doors to the rear, so that each of the individual units has a separate rear access.
- 3.3 Relocate an AC condenser that currently blocks the rear access proposed to be reinstated for unit 6.
- 3.4 No change is proposed to the front elevations.

4.0 – Design and Access

- 4.1 Access to the units at the front is to remain the same – with a single access point to each unit.
- 4.2 A rear entrance is proposed to each individual unit to provide staff/loading access. This is as per the historic access to the property.
- 4.3 No visual/material change is proposed to the front elevations.
- 4.4 Negligible change is proposed to the rear elevations to accommodate the new doorways. Specifically one door that is currently fixed shut is proposed to be made functional again, and one bricked up doorway (that is clearly visible on site) is to be reinstated. The existing opening still has a step and lintel visible which will be reused.

5.0 - Conclusion

- 5.1 The proposed changes are minor in appearance, and are simply reinstatement to a former condition.