DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS TO SHOPFRONT, INSTALLATION OF KITCHEN EXTRACTION SYSTEM & INTERNAL ALTERATIONS

UNIT 2
JACKSONS CORNER
KINGS ROAD READING

CLIENT:	FAT HIPPO GROUP
OUR REFERENCE:	22 10
REV A	

1.0 INTRODUCTION

- This Statement has been prepared on behalf of the applicant, namely The Fat Hippo Group.
- The statement is to be read in conjunction with the Heritage Statement.
- The statement is to be read in conjunction with the following drawings:

  Existing:

  - 22 10 PL-001
  - 22 10 PL-002
  - Site Location Plan

  Proposed:

  - 22 10 PL-003
  - 22 10 PL-004
  - 116091 (By Trivent)

2.0 THE APPLICATION SITE:

- The application site is Unit 2, 1-9 Jacksons Corner, Kings Road, Reading.
- The site benefits from Class E use and is to be utilised as a restaurant.

  Fit out works have not yet commenced.
- The subject property is set over Lower Ground and Ground Floors.
- The property is located within the town centre; adjacent to the crossroads of King Road and High Street, the site is known locally as Jacksons Corner and is a prominent and well-known, local landmark within the town centre.
- Location indicated below.

- The site extends to a 339 Sq M in total over the two storeys.

- The Unit benefits from an external amenity space, which will be shared with the adjacent unit (Within Jacksons corner).

- Jacksons Corner has been transformed into a high quality, mixed use development comprising commercial uses at ground floor and basement and residential apartments on the upper floors and to the rear.

3.0 EXISTING BUILDING:

- The Jacksons Corner building was built in 1880.
- The department store use ceased in the early part of 2014.
- The existing shopfront which serves the Unit is not original, as can be seen from the image below.

4.0 APPLICATION PROPOSALS:

- The proposals consist of the following elements:
- ***Alterations to existing Shopfront:***
  - The current shopfront is not original and is a more recent addition comprising of powder coated aluminium frames.
  - The existing shopfront is to be retained with some minor modifications, namely:
  - The existing shopfront is to be refinished Black.
  - New ironmongery will be applied to the double entrance doors.
  - Existing tiles to the base plinth will be retained
- ***Removal of existing Canopy and installation of New Awnings:***
  - The existing flat canopy is to be removed and replaced accordingly.
  - The proposal is to install a Victorian style fabric awning.
  - Branding will be applied to the top of the awning.
  - The awning will incorporate a 200mm valance to the front which will receive text as indicated on the provided elevational drawings.
  - All fabric will be Black.
  - Projection will match the existing canopy.

  Kitchen Extraction System:
  - Refer to Trivent Drawing Number 116091-A for full details.
  - The Extract system we have proposed comprises of a High Performance Baffle Filter 75% Grease efficiency at 8 micron. This is then followed by an Ultra Violet system built within the extract hood. The JIMCO Kitchen Pollution Control System is used to purify the air coming from the food production in kitchens. Ozone will be produced with special JIMCO UV-C lamps. The ozone will react with fat and grease through the duct and in left over ozone will naturally turn back to oxygen in the atmosphere.
  - The new extraction system will serve the cook line within the Kitchen located on the Lower Ground Floor of the Unit.
  - Structural internal alterations will be required in order to provide a route for internal ductwork.
  - The external system will be located within the rear courtyard and will terminate above the level of the existing lean to roof.
  - As noted on the aforementioned drawing, the system incorporated significant noise attenuation and filtration measures in order to avoid adversely affecting any adjacent residential units.
  - The proposals would not be visible from any of the principal or historic view of the subject building and would be limited to the new residential units which overlook the courtyard.
  - We also would like to note that the fan has been installed internally to further reduce any impact upon adjacent residential properties.

Internal Alterations:

- Proposals are fairly minimal and are evident on the provided proposed GA floor plans, most notably these involve the following:
- Installation of new staircase to serve the Lower Ground Floor.
- Installation of service corridor.

5.0 PLANNING POLICY

NPPF:

- Section 2: Achieving Sustainable Development

  The proposals are eminently sustainable and will enhance and sustain the use of the building. Local Authorities should operate a policy in favour of presumption of favour of sustainable development.
- Section 4: Decision Making.
- Section 6: Building a Strong Competitive Economy
- Section 12: Achieving well-designed places.

  The proposed external re-finishing would result in a neutral impact upon the existing principal elevation, wider Streetscape and therefore result in no adverse harm to the historic nature of the building and to the Conservation Area.
- Section 16: Conserving & Enhancing the Historic Environment.

LOCAL POLICY:

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design & Construction
- CC7: Design & the Public Realm
- EN3: Enhancement of Conservation Areas
- EN4: Locally Important Heritage Assets
- CR2: Design in Central Reading
- CR7: Primary Frontages in Central Reading
- The site lies within Character Area 3 of the London Street/Market Place Conservation Area; identified as ‘a local landmark’.
- The proposals bring back in to use a redundant unit within the Centre of Reading, which in its current state is offering little to the local economy or the Conservation Area.
- The external proposals are minimal, resulting in minor impact upon the existing building. We would reiterate that that the existing shopfront installation is a more modern fitting.
- The loss of the canopy, and replacement with new awning we believe would not result in any harm to the principal frontage. The canopy is not an original feature and has been added in more recent times.

- In relation to the Kitchen extraction, unfortunately such installations are a requirement for such a restaurant operator. Although not ideal and clearly creating some harm, its concealed location would aid in reducing its impact.
- Significant noise attenuation and filtration has been designed to ensure that this impact is minimal, particularly in relation to nearby residents.

6.0 CONCLUSION

- The proposals accord with Local and National Policy.
- We believe that the positives outweigh any potential harm in relation to the asset and wider conservation area.
- Significant weight should be given to the reuse of the unit, aiding in ensuring the vitality and viability of the town centre.
- The extractor flue is a necessary feature of the Units use. The location of the flue also results in negligible impact as it cannot be seen from any of the main public views.
- The proposal will aid in conserving and enhancing the viability of the building for the foreseeable future.