

**PLANNING DESIGN & ACCESS STATEMENT
INCL. SUSTAINABLE DESIGN &
CONSTRUCTION STATEMENT**

THE SUN INN, CASTLE STREET, READING, RG1 7RD

PLANNING DESIGN & ACCESS STATEMENT

1.DESIGN COMPONENT:

The building is situated in Reading, a town in Berkshire. The building is currently closed and not trading and currently has a bar area situated on the ground floor with Managers accommodation to the upper floors. It also has adjoining outbuildings to the rear which were unused when the Public House was last operational.

Our Client, Brasserie Bar Co, are seeking permission to bring the premises back into an operationally feasible condition to ensure it's commercial viability in the future. The proposals entail rationalisation of the current trading area and utilisation and extension of the rear outbuildings to create additional trade area and associated facilities, including new trade kitchen. Additional toilet facilities are being created to the first floor. A new accessible toilet has been incorporated into the proposals. The Public House benefits from an enclosed external area and it is the intention to create an attractive garden area for customers, a commodity rarely found in a town centre location. The external proposals include garden booths and a covered pergola.

2. AMOUNT

The proposal is for a single storey extension to help create additional internal covers and an improved link from the front bar area into the rear restaurant area. The additional extension measures approximately 147 m². This will create room for a new trade kitchen and the additional trade area will benefit from glazing and french doors opening up onto the new garden area.

3. LAYOUT:

The current front bar area remains predominantly unchanged with the exception of a new bar servery which extends into the front area and improves the customer experience and supervision of the bar areas. The area directly behind the front trade area currently is 'back of house' and affords access to the upper floors via a staircase. It is proposed to rationalise this area to improve the link between the bar areas and the proposed new restaurant area to the rear.

This includes relocating the position of the staircase and creating a new restaurant entrance from the beer garden, whilst at the same time maintaining a protected means of escape and incorporating an accessible toilet for customers. The current outbuilding is to be extended both into the garden area to create a useable area for dining covers, and towards the rear to create a workable trade kitchen and associated facilities.

To the first floor there is currently ample Managers accommodation and it is intended to utilise some of this space to provide additional toilet facilities and welfare facilities for the staff whilst maintaining more than sufficient Managers accommodation.

4. SCALE:

The proposal has minimal effect on the existing scale, being subservient to the existing building. Land mass is therefore minimally affected as the proposal is within the existing curtilage to the rear of the existing premises.

5. LANDSCAPING:

The intention is to create an alternative external garden area with hard landscaping complimented by planted areas and potted shrubs etc. A timber framed pergola will create a covered, shaded area with subtle Edison lamp festoon lighting under. The proposals also include for a series of individual garden booths which will have their own heating and lighting. As a centre point, it is intended to plant a feature tree to help soften the area in addition to the overall planting scheme.

6.APPEARANCE:

The new extensions are to be constructed in masonry. The pitched roof extension is to take form by being constructed from painted brickwork and have a tiled roof, with all finishes to match that of the existing as best as possible. The flat roof extension is to be constructed from thermally efficient blockwork and clad with a chestnut feather edged boarding. The flat roof will have a Zinc simulated metal roof roofing membrane with a standing seam detail.

7. APPRAISING THE CONTEXT ASSESSMENT:

We feel that the works do not have any detrimental impact on the site.

8. ACCESS COMPONENT:

General access for able bodied customers will be from the front entrance and also through the new side access for the restaurant area. This newly formed side access will also be designed for ease of access for less able-bodied customers with accessible toilet provision, ideally located between the two zones.

9. ARCHITECTURAL & HISTORIC IMPORTANCE & FEATURES:

See Historical Report etc.

SUSTAINABLE DESIGN & CONSTRUCTION STATEMENT

MANAGEMENT:

1. Guidance will be provided for management and staff so they can understand and operate the building efficiently and understand how the design reduced the overall environmental impact of the building.
2. The impact of the construction process will be given consideration with respect to resource use and the utilisation of sustainable materials as will the use of energy consumption and pollution to the environment and all reasonable steps taken to reduce the environmental impact.
3. It is confirmed full site investigation will be undertaken prior to the construction process including specialist reports etc and only recommendations will be adhered to.
4. The premises are being fully designed to maximise the use of the local community and the importance of flexibility in design for all users.
5. The building will be designed to minimise the fear of crime by creating a well supervised open space, including both architectural design (layouts, circulation control, landscaping, signage etc) and also electronic methods (CCTV, alarms etc).
6. The use of durable materials and methods of construction will be given due consideration to minimise the ongoing maintenance of the building as will accessibility to maintain all areas, fabric, plant etc.

HEALTH & WELLBEING:

7. The proposals have been purposely designed to maximise natural light where possible and to create an attractive view from the premises. The building will also benefit from zonal lighting (fully controllable and dimmable), adequate ventilation to relevant areas and drinking water taking into account current legislation with respect to Legionella etc.

ENERGY:

8. Within the new construction and conversion of the existing outbuilding, the external fabric will meet current legislation with respect to thermal transmittance, which will therefore improve the energy efficiency at the building and reduce relevant CO2 emissions. The existing structure will also be investigated with respect to improving the insulation without affecting the Listed elements of the structure, i.e. additional thermal insulation to roof spaces etc.
9. The scheme is fully designed in accordance with current Building Control requirements, to optimise the use of energy. Large expanses of glazing will improve natural daylight but will be double glazed to maintain the thermal envelope. Windows will be fitted with trickle vents etc to ensure there is natural ventilation.
10. The new elements of the building will be designed in accordance with current thermal transmittance regulations, all as item 8, above.

11. The building is of Listed status and it is felt the use of solar panels, for example, would affect the character of the Listed Building. However, the use of efficient energy sources will be utilised as much as possible.

TRANSPORT:

12. The site is located within the city centre and benefits from high foot traffic and good public transport. It is intended to convert the existing car park to trade garden and therefore reduce the desire to visit by car. A cycle rack will be provided to encourage the use of this mode of transport.
13. The site benefits from a very good public transport service as existing.
14. Off road delivery point has been incorporated in the design so as not to cause problems from main highway deliveries.

WATER:

15. The incorporation of water saving devices will be an important factor within the design, for example, cisternisers will be installed to all urinals to minimise the flushing, except when necessary. Also, slit flush w.c. pans and percussion taps fitted to all washbasins.
16. There will be no alteration to the existing conditions with respect to access from roads and pathways.
17. The development will incorporate water butts for use to the soft landscaping areas.
18. It is confirmed that the supply of water, intended for human consumption, in full accordance with the requirements of EN18.

MATERIALS:

19. The use of materials will be in full agreement with the Conservation Officer, due to the Listed nature of the building, but full consideration will be given to the local character, durability and lifespan as well as low environmental impact.
20. It is confirmed that all existing materials will be re-used where possible. For instance, the existing tiles to the outbuilding will be stripped and stored ready for re-use once the roof has been insulated and made watertight.

WASTE:

21. It is intended to re-use as much of the existing materials on site for environmental, economic and historical reasons.
22. We confirm existing materials will be re-used wherever possible for the above reasons.
23. The bin area provided will be segmented into separate receptacles as normal practice, i.e. general waste, recycling waste and glass/bottles and confirm this is standard practice for Brasserie Bar Co sites.

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LAND USE & ECOLOGY:

- 24. The scheme will adhere to any recommendations following a preliminary ecological appraisal and specialist surveys if required.
- 25. There is no previous undeveloped land on the site.
- 26. It is confirmed that trial holes will be carried out prior to construction and contamination will be identified and dealt with accordingly, if identified.