

owens galliver architects

**PROPOSED AIR CONDITIONING PLANT
AT**

**PROPOSED CAFÉ
THAMES QUARTER
VASTERN ROAD
READING
RG1 8FU**

For

HONESTY GROUP Ltd

DESIGN AND PLANNING STATEMENT

23-2132 15jun23

10 HIGH STREET PANGBOURNE READING BERKSHIRE RG8 7AB

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Owens Galliver Architects LLP
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LOCATION and site.

The host building is on the junction of Vastern Road and Napier Road, Reading , next to the railway line and railway bridge over Vastern Road.

THE PROPERTY

The host building is Thames Quarter, a recently completed residential development of 23 storeys, with a commercial unit on the ground floor facing Vastern Road

The commercial unit is stated to be Use Class E, which includes E(b), covering the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises.

The Planning Approval **190809**, **10th March 2020**, for the host building includes a number of Conditions covering mechanical and air handling and conditioning plant.

PROPOSAL

The commercial unit is being leased by Honesty Group (www.honestygroup.co.uk), which amongst other interests runs high quality cafes, located across Hampshire and Berkshire.

The proposal is for necessary equipment to be sited on the outside of the building to support air handling and conditioning equipment within the unit such as MVHR. Equipment on the outside will be air intake and extract louvres, and wall mounted condenser units.

The equipment's locations have been carefully considered for minimum impact, being on the side wall, with condensers screened by an existing boundary fence, and louvres arranged neatly and in a similar fashion to the existing external lighting.

Louvres will be powder coated grey to match existing metal elements.

The proposed condensers are Midea X3 Outdoor units - MOD30U-36HFN8-Q(GA)

The Outdoor Sound Pressure level of these units is 60dBA.

There are no kitchen fume extracts required.

PURPOSE OF THE APPLICATION

The proposals within this application may be deemed to be a departure from the Approved mechanical ventilation and extract equipment schemes, covered by Conditions on the Approval already Discharged, and/or may be considered to be a material change to the Approved appearance of the building.

There is not considered to be any Change of Use; the café is just a definition of a specific use within the generality of uses within the permitted Use Class.

The only signage related to the café will be manifestation on the existing windows.