

Introduction

This statement accompanies the application to install a new plant area with in an accoustic enclosure to the rear external courtyard including new extract up rear facade to roof level and air supply ducting and A/C condensor units.

The site is Jackson's Corner, Unit I, I-9 King's Road, Reading, RG1 3EY

This statement is to be read in conjunction with the following planning drawings:

443_PL_00 - 443_PL_104

Site Context

The site is an existing Victorian four-storey building, formerly the home of Jacksons department store, the proposal is in relation to to the ground floor unit fit out of a restaurant to include new extract and air supply. The site is located in the Market Place/ London Street conservation area.

Design Statement

The site is part of a developement to include three restaurant premises at ground level with residential above, to operate the unit as a restaurant it is required to install new fresh air intake and kitchen extract ductwork. The proposal has sought to reduce the impact of this as much as possible. All fans and associated equipment for ventilation are to be located within an accoustic enclosure positioned in the rear external courtyard, the main extract duct is to run up the rear of the property to roof level. New air conditioning is required for the restaurant, the proposed condensers will also be located with in the accoustic enclosure, they have been located here in order to meet the background noise requirements and not cause a nuisance to the residential unit above.

Access Statement

The rear access is via a door at the rear of the unit and step downs to the rear coutyard which is being retained as existing.

Access within the building is to remain as existing.

Existing Site Photos

Location of condensor units in accoustic enclosure.



Opening in masonry wall for ducting to pass through into unit.



Temporary wall hoarding, under construction. Opening above new door for air intake.



Elevation where extract ducting located rising to roof level.



Rear courtyard - Location of plant area

Rear courtyard - Elevation location of extract duct rising to roof level



Notes

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Revision	Date	Description
-	16/03/22	Planning consent
A	19/07/22	Revised location of duct rising

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Do not scale. All dimensions to be confirmed on site.
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Project	Rosa's Reading-Jackson's Corner, I-9 King St, RG1 2EA		
Drawing title	Design & Access Statement		
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