



Architectural Services & Energy Assessments
187 Carlton Avenue East, Wembley HA9 8QB tel: 0203 3710259 mob: 07957 444257
email: info@rsdes.com www.rsdes.com

PLANNING STATEMENT

**150 FRIAR STREET
READING
RG1 1HE**

Prepared by:
RS Designs
September 2021

Job Ref: RSD2471

Please read this report in conjunction with the drawings submitted as part of the Full Planning Application.

RS Designs is a trading name for RSD Projects Ltd | Registered in England: Number 07603946 | Registered Office: 39a Joel Street, Northwood Hills, Middlesex HA6 1NZ

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Introduction

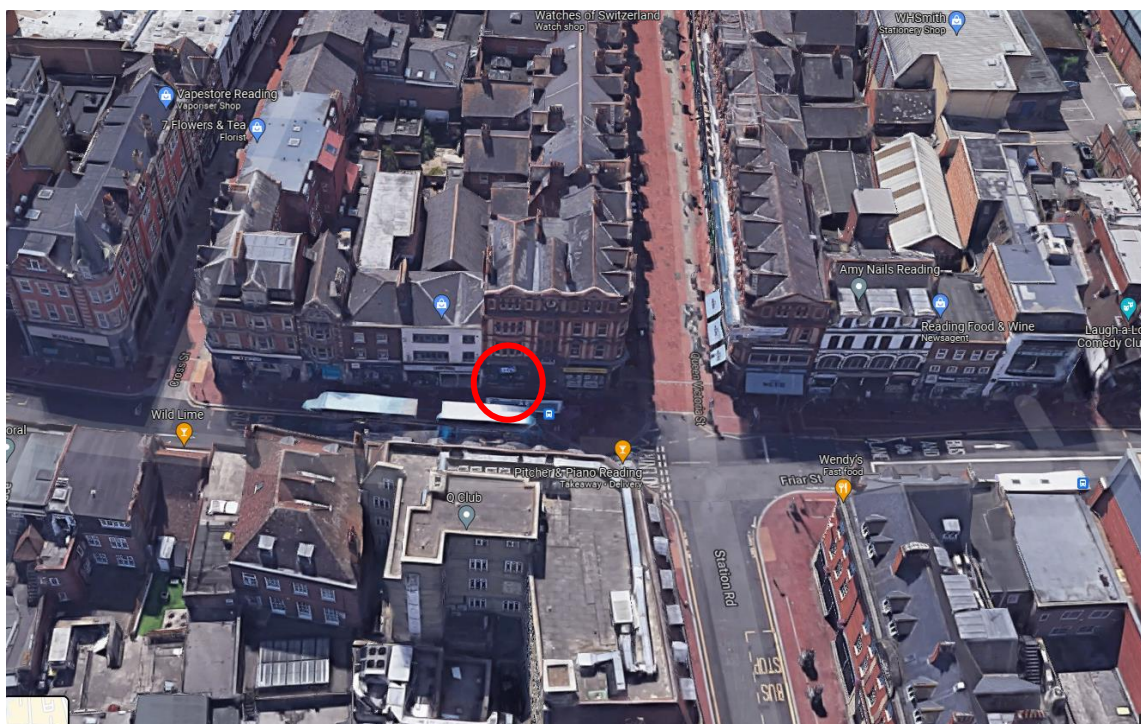
This Planning statement has been prepared to accompany the planning application submission for the development of the application site. The statement describes the proposal and design strategy that relates to the use of the vacant ground floor shop as A3/A5 Restaurant/Takeaway use along with installation of new signage to the front and an extractor vent panel to the rear within the curtilage of 150 Friar Street, Reading RG1 1HE.

The purpose of this statement is to justify the proposals, to demonstrate that the proposal will not conflict with relevant planning policies and to show that the scheme will have a beneficial outcome to the surrounding area.

Site Location & Description

The site is located on Friar Street, at the junction of Queen Victoria Street and Station Road. The application site is well developed commercial area Reading town center with easy access to local public transport.

The building is part of a larger development fronting along Queen Victoria Street and is a Grade II listed building. The typology of the street and surround context is commercial units at ground floor and mainly Offices at upper levels.



Given the location of the site to public transport links and shops, the size of the site and the scale and typology of the surrounding context buildings, we consider the application site provides a suitable location for development to provide a new restaurant /takeaway establishment.

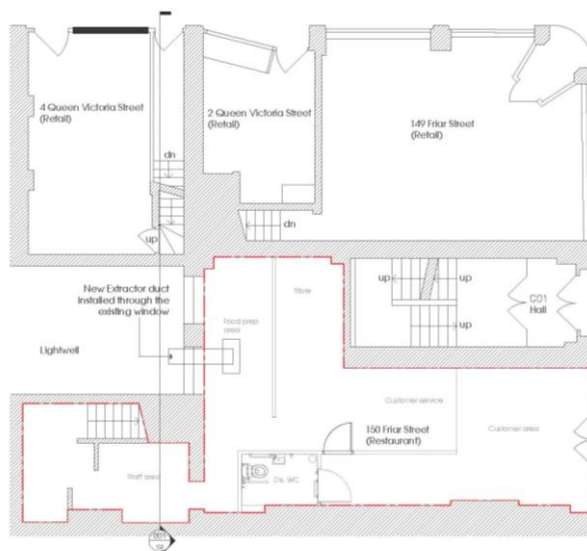
Pre-Planning advice

A pre-planning application was submitted for the installation of the extract duct to the rear, ref: 211192.

The proposal was to install a commercial extractor duct to the rear of the property, running vertical to the full extent of the building.



Proposed Rear Elevation



Proposed Ground floor plan

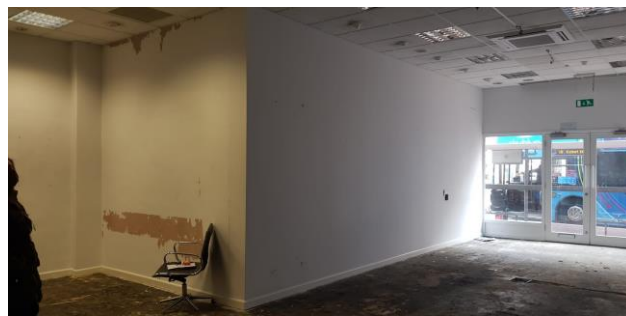
The pre-planning report and further discussions with planning officer Tom Hughes suggested that the extractor duct installation would be resisted as it would have an unsightly appearance and cause material harm to the character of the heritage asset. Please refer to *Appendix 1 – Pre-Planning Report*.

In light of the pre-planning response the client has decided to install an internal air filtration system that doesn't require an extractor duct to the external wall. Please refer to Kitchen Equipment & Exhaust document.

The report mentioned the significant harm to neighbouring residential amenities in terms of noise and odours, however the upper floors of this building and neighbouring building are office spaces and not residential. There is equipment proposed for odour control as detailed in the Kitchen Equipment & Exhaust document and an Acoustics Assessment is carried out by Noise Assessments Ltd, also included in this application.

Proposed works

The interior of the unit will be refurbished with new floor finishing's, replaced suspended ceiling and new restaurant fit out by kitchen specialists.



It is intended to retain the frontage as is and only install a new signage over shop window and a projecting wall sign, as detailed below:

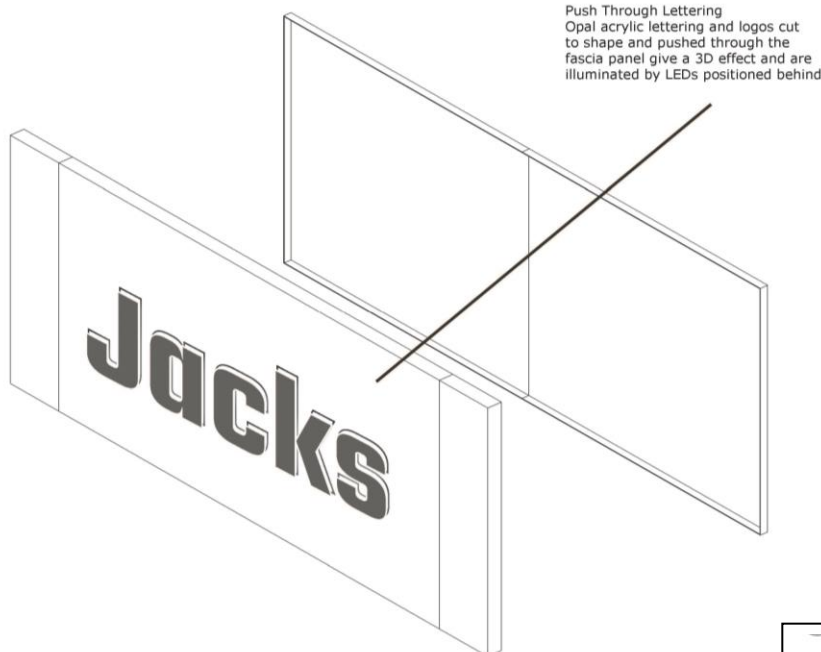


Projecting Wall sign



Illuminated signage example

Fabricated Aluminum Sign Tray -
LANDSCAPE. Backing for above sign tray
FOLDED returns 40mm 90 degrees (all round).
WELDED corner seams. Comprising: 2 panels
NOT PREPARED FOR PAINTING. No Anti-flex plates.



Fret Cut Fabricated Aluminum Sign Tray - LANDSCAPE.
C/W Fret Cut to face to read: "JACKS" @ approx 570mm
Cap Height (Artwork TBC) C/W Opal acrylic 3mm Backing (with M6 studweld and wingnut fixings)
4000mm x 1200mm (face to view).
FOLDED returns 75mm 90 degrees (all round). WELDED corner seams
.Comprising: 3 panels



Previous shop front signage



P0 29.03.21 For comment

REV. DATE ISSUE

149-150 FRIAR STREET
Reading
RG1 1EX

Existing
Friar Street Elevation - Ref: A

STATUS

Planning

SIZE

A3

PROJECT NO.

21357

DRAWING NO.

30

REV.

P0

1 : 100 1 2 5m

****Please refer to additional page**

Appendix 1

Pre-Planning Report – 09.09.2021



RS Designs
187 Carlton Avenue East
Wembley
HA9 9OB

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 211192

Direct: ☎ 01189374150

e-mail: Tom.Hughes@reading.gov.uk

Your contact is: Tom Hughes, Planning

Dear Mr Patel,

PRE PLANNING APPLICATION ENQUIRY RESPONSE

Enquiry Reference: 211192

Address: 150 Friar Street, Reading, RG1 1HE

Proposal: Installation of extract duct to rear

Thank you for your enquiry. I am sorry for the delay in responding.

The following information was supplied:

Drawing No: RSD2471-001 (DRAFT) - Site Location, Block Plan, Existing Floor Plans and Elevation

Drawing No: RSD2471-001 (DRAFT) - Site Location, Block Plan, Proposed Floor Plans and Elevation (*labelled as existing*)

Site Photographs and Indicative View

Site Location

150 Friar Street is a Grade II Listed Building located close to the junction with Queen Victoria Street in Reading town centre. The enquiry relates to the ground and basement floors, currently in retail use. The building has undergone significant internal alteration, with upper floors recently converted to residential use. To the rear of the building is a small yard, enclosed by buildings on Friar Street and Queen Victoria Street. The site is located within an Air Quality Management Area and a Smoke Control Zone.

Proposal

The proposal is for the installation of an extract duct to the rear of the building, to facilitate the conversion of the existing retail premises to a restaurant. The duct would have a shiny, metallic appearance, exiting the building through a ground floor window and projecting

above the existing eaves. The duct would be secured to the building with anti-vibration mountings.

Relevant Planning Policy and Guidance

The following local and national planning policy and guidance is relevant to this enquiry:

National Planning Policy Framework

Reading Borough Local Plan (2019)

Policy CC1 - Presumption in Favour of Sustainable Development

Policy CC2 - Sustainable Design and Construction

Policy CC3 - Adaption to Climate Change

Policy CC4 - Decentralised Energy

Policy CC5 - Waste Minimisation and Storage

Policy CC6 - Accessibility and the Intensity of Development

Policy CC7 - Design and the Public Realm

Policy CC8 - Safeguarding Amenity

Policy EN1 - Protection and Enhancement of the Historic Environment

Policy EN3 - Enhancement of Conservation Areas

Policy EN6 - New Development in a Historic Context

Policy EN15 - Air Quality

Policy EN16 - Pollution and Water Resources

Policy EN17 - Noise Generating Equipment

Policy CR2 - Design in Central Reading

Appraisal

The installation of a large extract duct is intended to facilitate the conversion of the ground and basement floors from retail use to a restaurant. The installation of a duct requires both planning permission and listed building consent. No information has been provided about the nature of the restaurant use. It is presumed that the use would fall within Class E(b), for the sale of food and drink for consumption on the premises. It is accepted that this conversion can be undertaken through permitted development rights. Accordingly, the only matter which this response will address is the installation of the duct. It is also accepted that a restaurant will require some sort of extraction equipment.

150 Friar Street is Grade II Listed, part of a group of listed buildings on Friar Street and Queen Victoria Street. The buildings have undergone extensive, recent, internal and external alteration including the conversion of the upper floors to residential use. The proposed duct is very large, with a stark metallic appearance, extending above the eaves of the building. Though the duct would have a limited view from public areas, by virtue of its size, height and appearance would constitute a marked change to the overall appearance of the building. In its current proposed form the duct would have an unsightly appearance, causing material harm to the character of the heritage asset. A slender, less visually obtrusive duct, with a matt finish, will be necessary to address this harm. Any future submission should explicitly demonstrate how the installation of a duct would cause less than substantial harm to the character and appearance of the heritage asset.

Any future submission will also need to demonstrate that no significant harm would be caused to neighbouring residential amenities in terms of noise and odours. Any future application

should be accompanied by an acoustic assessment carried out in accordance with BS4142:2014 methodology. The noise assessment needs to establish the predicted noise rating level taking account of any characteristic factors like tonality or impulsiveness of the noise. The rating level should be compared with the background noise level.

The predicted specific sound level ($L_{Aeq,Tr}$) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, $L_{A90,T}$ when all plant/equipment (or any part of it) is in operation. The predicted rating level, $L_{Ar,Tr}$ (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, $L_{A90,T}$ when all plant/equipment (or any part of it) is in operation.

Within Reading there is strong justification for requiring the plant noise specific noise level to be at least -10dB below the measured background level. This is to prevent cumulative impact from addition of plant over time which could result in background creeping up to levels which might cause adverse health impact, which is more likely in a densely occupied town such as Reading. Levels of -10dB ensure that the background level is not increased and nuisance is unlikely. However, there may be some situations where this cannot be achieved there may be some flexibility where this is justifiable for example where there are very low background noise levels, etc. Reasons should be clearly stated within the assessment conclusion. The rating level should be no greater than background level to reduce the impact on amenity.

In addition to concerns about noise, cooking odour is often a significant problem in commercial kitchens and therefore an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented should be provided. Reference must be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005).

In summary, any future submission will need to demonstrate that less than substantial harm would be caused to the character and appearance of the heritage asset, and that harm to neighbouring residential amenity in terms of noise and odours can be sufficiently mitigated.

The Council's Planning Application Validation Information Requirements document should be read prior to submitting an application. This document can be found on the Reading Borough Council website at: www.reading.gov.uk

The following is required should an application be submitted:

- Correct fee
- Correct application form and certificates
- Planning and Heritage Statement
- Site Location with the application site outline in red, to a scale of 1:1250 showing at least two road names
- Block Plan showing the proposed development to a scale of 1:200
- Proposed Floor Plans, Elevations and Sections
- Noise Assessment
- Odour Assessment

- Materials detail

Please note that the advice contained within this letter, or attached report, is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council in the event of a formal application for planning permission.

Yours sincerely

SDV

pp

Tom Hughes