

Matchbox

5-6 Friar Street, Reading, RG1 1DB

Planning Statement

DESIGN COMPONENT:

The Matchbox is situated along Friar Street in Reading and falls within an Air Quality Management Area within the centre of Reading. The property consists of a ground, first and second floors along with a basement. The site is currently closed but its previous known use was a late night bar.

Our client, seeks permission to refurbish the property to provide a bar and restaurant with a theatre kitchen located to the rear of the property at ground floor level. We therefore seek permission to install a new extract at the rear.

AMOUNT:

The proposal is for approx. 5.4m length of kitchen extract duct rising from the existing ground floor rear elevation up to the flat roof of the first floor above – please refer to the submitted elevations for details.

LAYOUT:

No alterations to the layout are to be proposed within this application.

LANDSCAPING:

There are no alterations to the current landscaping within these proposals.

APPEARANCE:

The new extract duct is to be of a galvanised steel finish.

APPRAISING THE CONTEXT:

Assessment:

We feel that the works proposed do not have any detrimental impact on any surrounding areas as the property is located within a highly built up High Street location, whose neighbours are Wetherspoons, O'Neills and Yates, all of which have catering extraction installed to the rear of the premises.

Attenuation is to be provided to the extract fan at atmosphere side and will provide a noise reduction of approximately 10 dBa.

ACCESS COMPONENT:

General access will not change at all from that of the existing under this application.

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