

Support Statement

Proposed use of part rear covered yard of existing shop unit as Commercial Kitchen

At 11-13 St Peters Road, Reading BERKSHIRE RG6 1NT

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Prepared by RAMMURTI DESIGN LTD

Site and Surroundings

The site is located on St Peters Road, at its junction to Brighton Road, and is a corner plot.

The Building is essentially an end of terrace two storey commercial use at ground level and residential at upper floors.

It is forward projecting to its neighbour at No 15, and has been in various ownerships as an A1 shop unit, with the most recent as a cake and confectioner of both western and Indian sweet cakes, remaining in an A1 user class.

There is a rear yard that is covered with a vertical sliding door garage entrance to the yard, where both parking of vehicles and some stock items are stored.

There are up to 3 No off road parking spaces at the front for customers.

The area is a mix of commercial but mainly residential uses, but where the commercial use of the application site has been established for a considerable number of years.

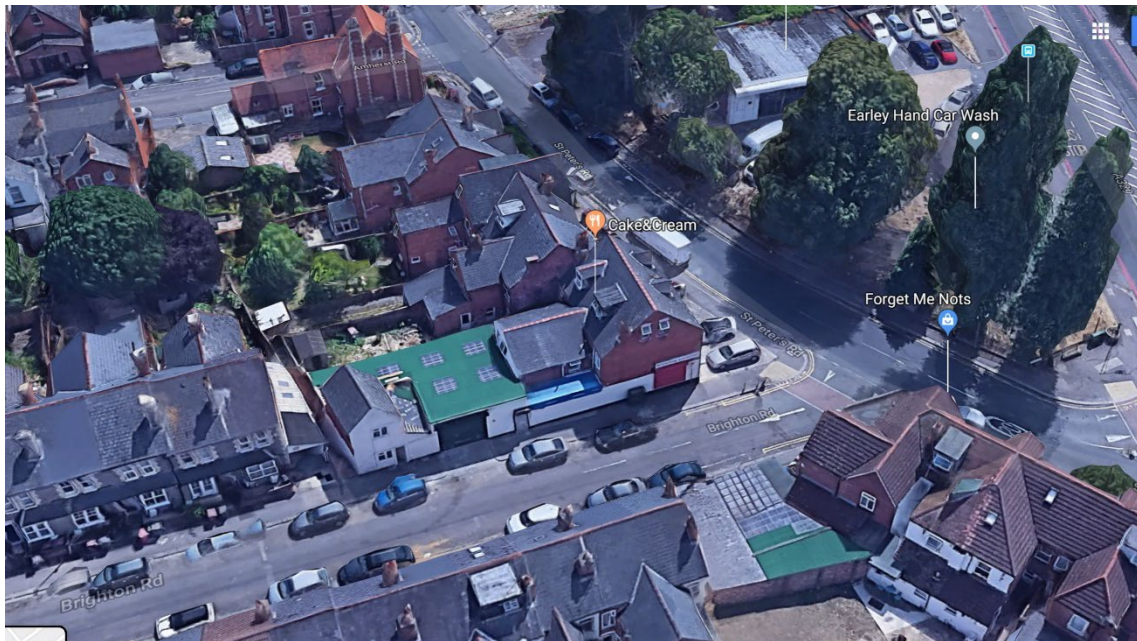
Wokingham Road lies to the east with a major commercial area of shops and restaurants along its length to the east up to Palmer Park Avenue.



View from Brighton Road/St Peters Road junction



View facing Brighton Road



Birds eye view

Proposals

The proposal is to create a commercial kitchen within the existing covered shell at the ground floor of the rear yard.

The use will be to make and prepare meals to outside events such as weddings and parties. The construction of an inner enclosure of walls and tiled floors to meet hygiene standards, will be undertaken as shown on the floor plans, with extraction and ducts to take cooking odours and etc out to external air. Vertical flues will terminate away from the first floor residential accomodation, and noise levels controlled with and by way of the recommendations made within the noise reports prepared for the purposes.

No additional customer or vehicle movements are anticipated as staff will remain as per existing, and additional part-time staff when required would come from the local area.

Floor areas

The majority of the plot is a built footprint which includes the covered yard.

The application site is comprised of the two original units at nos 11 and No 13 which were combined as a single plot historically.

The site area is 332.33m²

Gross internal floor area is 136.35m² of ground floor shop area.

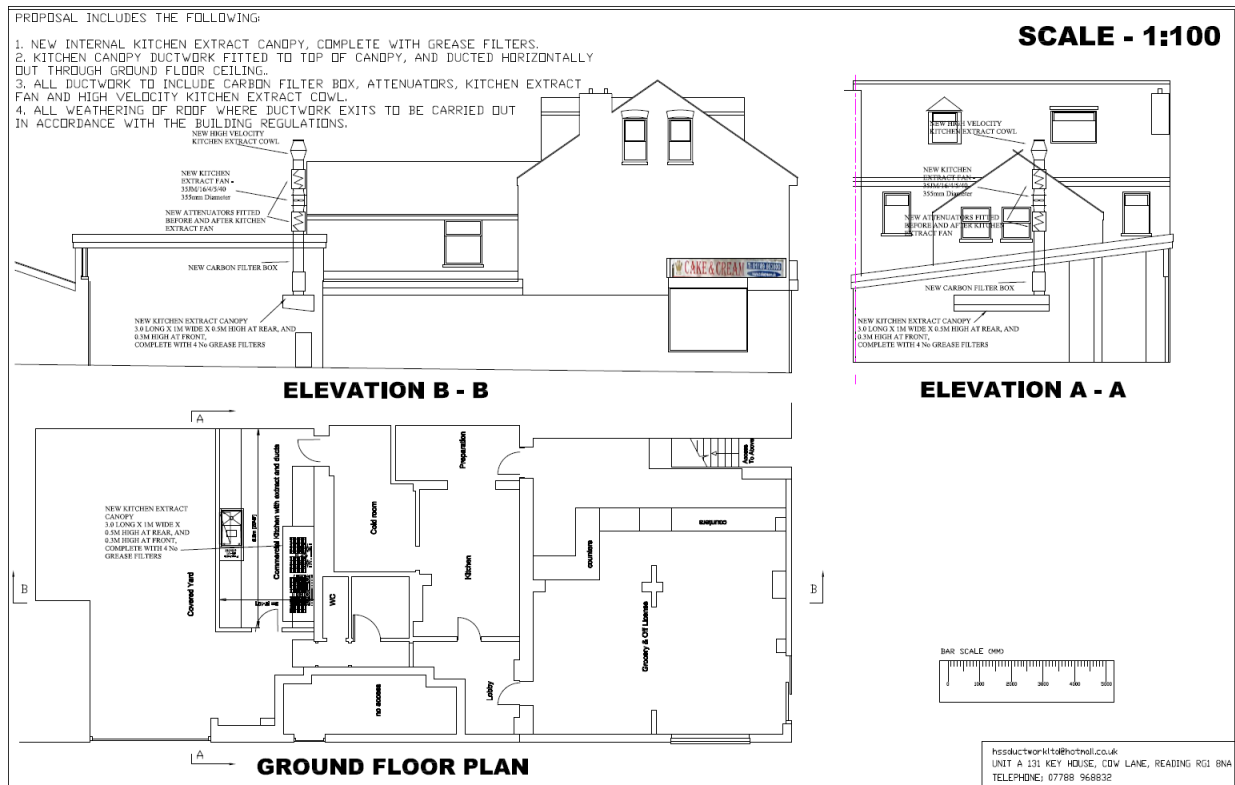
With 79.10m² taken up by the rear covered yard.

It is proposed that up to 20m² would be taken out of the rear yard to create the enclosure of the commercial kitchen,

Extraction, ventilation and odour controls

It is proposed that the new preparation and cooking areas are to include extraction and ventilation taken up to high level and away from residents windows at first floor.

The extraction system proposed is shown on the manufacturers scheme drawings that are attached as part of the application set of information.



The scheme for extraction and odour control

Noise

The area has been surveyed and report attached that confirms the base levels prior to the changes being implements and then assessing the extraction and ventilation plant to be used to ensure that noise levels remain within acceptable limits.

The Environmental Noise and BS4142 Assessment report has been prepared by Paragon Acoustic Consultants Ltd and is attached as part of the application set of information.

The report concludes that:

A background noise survey has been undertaken to determine the noise climate likely to exist at noise sensitive properties at the 1st floor of 11-13 St Peters Road, where the positioning of a mechanical kitchen extraction system is proposed.

Noise emissions of the kitchen extract system have been determined where possible and extrapolated to the receiver positions using standard acoustic calculation techniques. Based on the predicted kitchen extract fan noise levels at the receiver positions an assessment has been undertaken.

The assessment shows acoustic enhancements are required to the scheme in order to meet with the Local Authority noise requirements for the system. Enhanced noise mitigation measures are detailed herein.

Subsequent analysis of the system noise emissions based on the noise mitigation measures detailed in Section 7.0 show that the scheme will meet with the noise requirements set out by the Local Authority.

Noise silencers are to be included in the ducting system, with acoustic panels to form an enclosure of the ducting system as per the recommendations sections 7 and 7.6 of the report summary are to be included to ensure that any impact to neighbours is mitigated.

Waste storage

The existing arrangements that exist for the A1 use for food waste etc and other waste storage can be utilised with commercial euro bins located to the rear of the covered yard.

The storage and collection arrangements of waste are in place and would be continued with the new additional facility being proposed.

Opening hours

Opening hours are not relevant to the proposals as would be on an as required basis dependant on commissions received

Highway impacts

It is not expected that an impact to highways would be an issue as there is no requirement for an increase in vehicle movements other than those that already exist, moreover as there is off road access to the rear yard for collections and deliveries which would remain as currently available to the application site.