

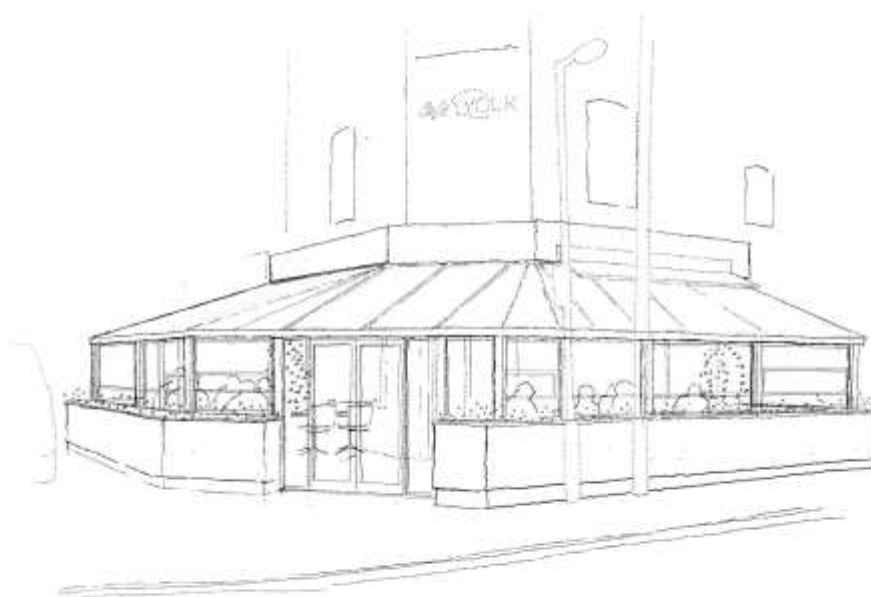
Design and Access Statement

Proposed New Fixed Canopy over Existing
External Dining Area at Café York, 44 Erleigh Road, Reading

Client: Café York

Date: June 2018

Job no: 028_DAS_v1_B



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Revision	Summary of Changes	Date	Rev By	Chkd By
A	Appendix 3 removed – Planning request	11.07.18	SJ	SJ
B	Redact to Appendix 2	11.07.18	SJ	SJ

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1.00 INTRODUCTION

1.01 AIMS OF THE STATEMENT

This Design and Access Statement accompanies a full planning application by Café York for a fixed canopy and side enclosure over an existing open-air dining area.

The description of development is as follows:

'Proposed fixed aluminium and glazed canopy and side enclosure over an existing open-air dining area'

The aims of this Design and Access Statement are to show that the proposed development has been informed by an awareness of the site's context, principles highlighted by Reading Borough Council and national policies.

The statement will explain the proposals, identify the factors which have influenced this application and highlight the principles that were incorporated in the detailed design of the proposed works.

This statement is in accordance with CABE's guidance 'Design and Access Statements – How to Write, Read and Use Them', the Reading Borough Council 'Local Development Framework Core Strategy' (Adopted 2008), 'Sites and Detailed Policies Document' (Oct 2012), 'Supplementary Guidance – Revised Parking Standards and Design' (2011), and the criteria highlighted within National Planning Policy Framework especially regarding 'good design' (2012).

1.02 PLANNING POLICIES

Within the Reading Borough Council 'Local Development Framework Core Strategy' (Adopted 2008), the main Planning Policies relevant to the development are:

Policy CS7 'Design and the Public Realm' All developments must be of a high design quality that maintains and enhances the character and

appearance of the area of Reading in which it is located. The various components of the development form will be assessed to ensure that the development proposed makes a positive contribution.

Policy CS26 'Network and Hierarchy of Centres' The vitality and viability of these centres should be maintained and enhanced. This will include widening the range of uses environmental enhancements and improvements to access.

Development for main town centre uses in or adjoining these centres should be of an appropriate scale where proposed levels of development will be of greater scale, it should be clearly demonstrated that the catchment the development will serve is in keeping with the role of the centre. – Erleigh Road is designated as a Local Centre.

Policy CS27 'Maintaining the Retail Character of Centres' A strong retail character will be maintained in the centres identified as being part of the network. Significant groupings of non-retail uses in one part of a centre will not be allowed.

Other relevant policies from the Site and Detailed Policies Document (2012) are:

- DM4 'Safeguarding Amenity'

The Town and Country Planning (General Permitted Development (England) Order 2015

Due regard has been given to the New Local Plan which has been submitted for examination. Café York has made representations regarding several of the proposed policies but because this plan has yet to be examined in public its proposed policies are not discussed further.

2.00 SITE ASSESSMENT

2.01 LOCATION AND MOVEMENT NETWORKS

The application site is part of a Local Centre located on Erleigh Road, Reading. The site is currently used as a café which is popular with residents, local professionals, clinic patients and the wider university student community.

Erleigh Road links with Crescent Road to the east which forms a T-junction with Wokingham Road (A329) linking to another Local Centre. To the west Erleigh Road forms a junction with Craven Road adjoining with Royal Berkshire Hospital and London Road. London Road is part of a one way road system forming a main arterial road into Reading Town Centre from the Eastern suburbs, with a small local centre at cemetery Junction many retail traders are located along this road.

The site is located at 44 Erleigh Road adjoining the junction of Hatherley Road, which is a one-way road, and is fairly centrally located in the Erleigh Road Local Centre. The Erleigh Road Local Centre extends for the majority of the road with a broad mix of shops and facilities ranging from café's, car showrooms to a small convenience store.

Almost all the surrounding area is two storey buildings, being a mixture of residential and retail uses. There are also a few clinics linked to the hospital which are located west of the site towards the hospital. Many of these clinics are formed from converted residences.

There are good shopping, community and recreation facilities nearby and the transport links are excellent, with the No. 19 bus service running along the nearby Addington Road. The bus services along London Road, 13, 14 & 17 are a short 5 minute walk away. This coupled with the nearby Royal Berkshire Hospital site, means the area is very well serviced by most town centre activities, most within walking distance.



Existing external dining area

2.02 SITE AND PLANNING HISTORY

The site originally operated as 'The White Dolphin' Fish and Chip Shop and functioned as this for circa 65 years under an A3 use. Whilst this was a popular venue in the area for take away food the business was in decline in the latter years and required significant investment. The operators at the time retired leaving a vacant retail unit, which soon became the target for vandalism, and the property became rundown.

The Dolphin Fish & Chip Shop



The current operators took over the property in 2012, having substantially invested in revitalising the run-down retail unit and commenced trading as Café York in January 2013.

Café York has become a thriving business, local employer and is very much a community hub, not just for students, but nurses, nearby clinics/hospital, young families, young professionals as well as the retired community. The success of the café has allowed the operators to re-introduce a Fish and Chip Shop opposite, thus adding to the appeal of the area.

The site is currently used as a café with 24 internal covers and 26 open air covers.

Café York is located on a corner position between Erleigh Road and Hatherley Road, a one-way road, heading south to Addington Road. This prominent position together with a modern fit out for today's discerning customer has allowed the café to raise its profile within the area.

Shortly after opening in 2013, Café York scooped the 'Best Breakfast Award' with BBC Radio Berkshire. More recently the café was a finalist in the 2015 retailer awards and came runner up. They were also nomination as a finalist in the 2015 'Best Food Award in the South of England', whilst a 'Certificate of Excellence' from Trip Advisor has been attained. Café York was crowned 'Café of the Year' at the Food Awards 2016.



This ever increasing popularity of the venue has spurred the need for a covered external dining area that will add to the comfort and protect customers in times of inclement weather and add to the outdoor dining experience.

A testament to the café's popularity can be witnessed on weekends when finding a dining space can be a wait of up to 30 minutes.

The café forms part of a short run of shops on the south side of Erleigh Road which are set back from the road by circa 7m. The existing dwarf walls defining the external area, are set far enough back from the Erleigh Road elevation so as not to be a prominent feature in the streetscene.

In terms of planning history for the café, there was a previous planning application for a covered external area (ref: 152282);

'Proposed canopy timber structure with tensile membrane roof and demountable tensile membrane side screens'

Despite this application being validated on January 11, 2016, the case officer took to task an anomaly with the ownership boundary. After strenuous research and expense to the applicant, the applicant elected to withdraw the application, as no conclusion could be reached.

Prior to the withdrawal the case officer was able to take the submission to an Application Steering Group (ASG) on February 2, 2016, and provided the following comments;

ASG had great reservations over the design of an awning and removal window panels/frame etc. For a number of reasons as it hides much of the existing features of an existing attractive corner red brick building, irrespective of the fact that the existing awning has not been approved in any planning application nor the 0.9m high wall.

Here is an opportunity to produce an attractive design that enhances and not detract from the street scene, and a late Victorian building, as outlined in Policy "the sites and detailed" policy DM4 Safeguarding Amenity and Core Strategy CS7 (Design of the public realm)

A design must reflect and enhance the features of the existing building.

In addition I must say that with the design of removable side windows and the retraction of the awning back into its case against the wall. With a scenario such as this in place a windowless timber or aluminium

frame left in place would be incongruous to the street architecture and street scene in general. A scenario where when both the awning and



Location Plan

window panels are removed the wood frame would need to also be removed, leaving the wall as the only remaining feature.

The comments provided above serve to illuminate how this early proposal was mis-interpreted as well as the context of the original building. The point on 'attractiveness of the corner red brick building' is wholly inaccurate. Even at the time of The Dolphin chip shop the ground floor elevation was never red brick (see photo on previous page). In terms of the proposal, only the side panels were to be demountable. Therefore, any comments made to application 152282 should be set aside as they are considered not relevant.



Junction of Erleigh Road & Hatherley Road



Erleigh Road Local Centre

2.03 LAND USE

The property's immediate and contextually surroundings to the north, east and west are a mix of retail and residential in nature. Please note the mix of building styles, advertising and single storey side extensions.

2.04 LANDSCAPE AND FLOODING

The existing building at 44 Erleigh Road occupies its current site curtilage, with no historical extensions to the building. The area in front of No.44 and that of its neighbouring retailers is demised to these properties as this area does not form part of the public footpath.

The site is not identified by the Environmental Agency as somewhere at risk of flooding and as such a Flood Risk Assessment does not accompany this application.

2.05 SCALE AND AMOUNT

The properties on Erleigh Road are mainly two/three storeys in height with ridge heights approximately 9m above finished floor level.

2.06 ARCHITECTURAL VENACULAR

The surrounding properties are mainly built around the early Twentieth Century. The predominant materials are red brick with contrasting coloured brick features, bay windows and grey slate pitched roofs.

To the front of the site is a low rendered dwarf wall encompassing the external dining area. The dwarf wall to the west terminates at the edge of the footpath with the dwarf wall stopping approximately 2.6m away from the footpath.

The existing lighting for the area is primarily from highways authority street lighting or secondary illumination from within the buildings and surrounding residential properties.



Form of Staggered Building Line

The form of the building line is staggered south of Erleigh Road and is illustrated in the drawing above. The proposal will not detract from this building form but rather enhance the staggered building. The proposal comfortably respects the existing staggered building line and becomes a seamless addition to the locality.

3.00 DESIGN

3.01 PRINCIPLES OF DEVELOPMENT

It is evident from the 'site assessment' that various opportunities and constraints exist which needed to be incorporated when formulating a design for any development of the proposed site. For ease of understanding the main principles have been identified:

- The existing site is brownfield and is in need of development to improve safety and provide a more aesthetic addition to the streetscene. (CS7 Design of Public Realm)
- The area surrounding the site is mainly retail and residential in nature.
- There is an existing level access from Erleigh Road which could be utilised within any development of the site.
- The site is relatively level given its current use.

There is an opportunity to comprehensively design an addition to the site to provide an externally covered dining area which would fit well with the surrounding context in terms of use and scale.

3.02 Planning Policy

Reading Borough Local Development Framework Core Strategy CS7 states that 'All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Reading Borough Local Plan (1998) CUD14 states the use of traditional materials etc, to be compatible with the main architectural tradition of the town. It also advocates and encourages the re-cycling of materials.

Policy DM4 Safeguarding Amenity of the Sites and Detailed Policies document (Altered 2015) states 'Development will not cause a significant detrimental impact to the living environment of existing or new residential properties'

Side extension at Punjab Stores built up to the pavement boundary



Side extension at former Mekka Hut built up to the pavement boundary



Side extension at Co-op built up to the pavement boundary



3.03 Proposal

In considering the design of the proposed fixed aluminium and glazed canopy due regard has been given to the surroundings and local character.

Planning policy CUD 14, would make any proposal along the lines of a Victorian Conservatory frontage, and from precedence studies around Reading, this Victorian concept is not unusual for the area. However, to reproduce such a proposal would not be cost effective, as these structures were mainly constructed in wrought iron. Not to mention the skilled labour involved which is now very specialised in today's world.



Victorian wrought iron canopy



Examples of local Victorian canopies with glazed sections & ornate ironwork

However, modern construction and manufacturing techniques have created systems and products that sit harmoniously with their historical counterparts i.e. the glass pyramid at the Louvre. Taking the Victorian Conservatory theme, the design has sought to re-invent this with modern techniques that are sensitive to the character of the area.

Typical section through the parapet g

The single storey proposal wi
issues by virtue of its location
proposal is located to the north
elevation will get some sunlight
the surrounding buildings. The
neighbouring businesses i.e.
existing sightlines that these fra
existing awning which does



The proposed glazing to the side elevations will consist of two types. The end elevations will have fixed side screens, with the side elevations to have parapet glazing. The parapet glazing will front the highway elevations, and will slide vertically open, to allow the outdoor dining experience. The parapet glazing feature is identical to the traditional Victorian sash window casements. This is another strong reference to the local character of the area.



Café Yolk will still operate its agreed opening hours 8.00am – 4.00pm and therefore will not increase any noise/disturbance. The café's kitchen utilises an efficient extract system so there will be no fumes/smells generated by the proposal.

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Payroll suggests 5 people work 40 hours and 5 people work 20 hours and 4 people work 10 hours = 200 + 100 + 40 = 340 hours so

$784/340 = 2.3$ therefore the full time equivalent staff is $14/2.3 = 6$

It is envisaged that the proposal will not generate an increase in traffic with specific journeys made to the site but allow the existing influx of patrons to be better accommodated all year round. Therefore, the existing seating covers will remain unchanged with 24 covers internally and 28 covers externally (within the proposal).

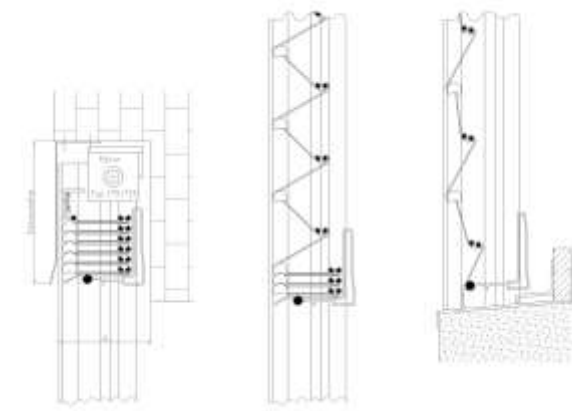
The approximate consumer figures that frequent the café can be broken down as follows;

Drive to the café	5%
Walk to the café	70% (students)
Walk to the café	25% (local community)

The recent change in the highway parking which is now a ticketed meter system has allowed for a turnaround of parking spaces. This has been facilitated with a maximum 2 hour stay which has allowed a continuous opening of parking for locals and visitors.

Security of the proposal has been duly considered and whilst the roof is protected by tempered glass and less accessible, the glazed side elevations will require protection. It is proposed to utilise integrated security shutters which are motorised, with a shutter lath profile that allows relief to the elevation when in the closed position. Furthermore, in order to contrast with the framing system, it is proposed that the security shutters are White Aluminium (RAL 9006) in colour. This further animates the elevations when the café has closed for business.

An alternative shutter lath to consider would be a perforated type which would allow a translucency but still provide a secure shutter system.



Security shutter system - retracted/in motion/deployed



Typical shutter aesthetics

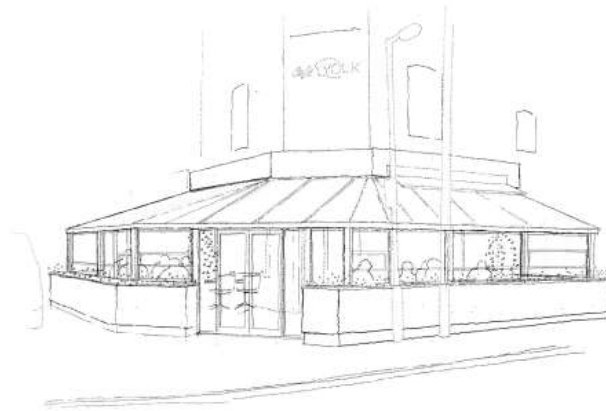


Typical shutter aesthetics

The existing café windows are protected by shutters which are becoming time expired and costly to maintain, the above proposal will modernise the security feature with well-designed shutters.

Other existing security measures will be maintained i.e. cctv and motion detectors.

The proposal is therefore of the highest possible quality and design whilst respecting the Victorian design principles of the area.



Proposed Sketch View

3.04 LAND USE

The proposal is to provide a fixed canopy to an existing external dining area with opening side screen parapet windows.

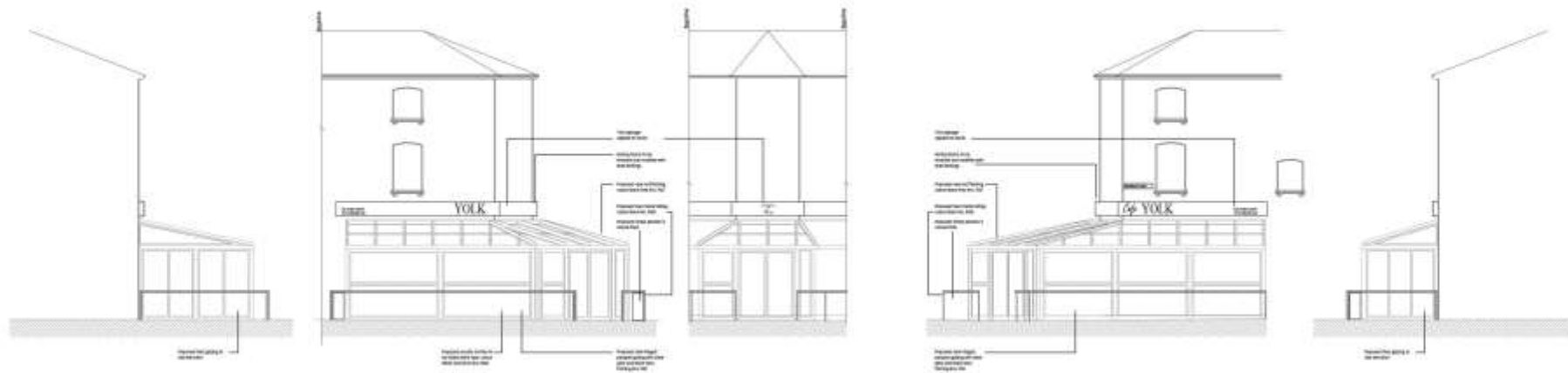
3.05 ACCESS AND LAYOUT

The proposals are to retain the existing level access to 44 Erleigh Road to access the site. This will allow access for pedestrians and from public footpaths.

As mentioned earlier the site has the benefit of good public transport links to the town centre and railway stations by the use of the frequent No. 19 bus service along the Addington Road. Most local facilities, including schools, shops, library, places of worship and recreation ground are accessible by foot and the majority are no longer than a ten minute walk or less.

3.06 SCALE

We are proposing the removal of the existing electronically operated external canopies, and dwarf walls, and to provide a fixed canopy around the frontage to provide cover for the external dining area. The canopy is to be an aluminium frame with glazing, with parapet glazing to the sides to allow for seasonal changes in the weather and to make the external dining comfortable in inclement weather.



Proposed elevations

The scale of the new fixed canopy proposal will be at the same height as the existing electric canopies thus retaining the shop front proportions indicative of the surrounding area. Therefore, it is

considered that there will be no visual dominance or overbearing issues from this single storey proposal.

The proposal will be in scale to the existing properties on Erleigh Road. The materials used will be complimentary to the area and be in keeping with the Café Yolk grey colour scheme.

3.07 LANDSCAPING AND OPEN SPACE

The existing dwarf walls are to be removed and as part of the proposal bespoke timber planters are to be installed with low level ground cover flowering plants to soften the boundaries. In front of the planters will be metal railings which form an integral feature of the area.

In terms of hard landscaping the existing paving is to be retained within the outdoor dining area.



Typical timber planter and railing design

3.08 ARCHITECTURE AND APPEARANCE

It is proposed to have a fixed canopy over the existing external dining area. The proposal will help define the external area and give this active corner plot the vitality of a café offer. The references to Victorian features strengthens the proposal from the form, colour and glazing. The proposal can further integrate and interact with its surroundings when the parapet glazing is opened.

The membrane fixed to the roof is to have clear vinyl panels to allow natural light to percolate into the dining area.

3.09 WASTE MANAGEMENT

A bin store enclosure has been included on the site. Kerbside collections will be arranged with the local authority.

3.10 EXTERNAL LIGHTING

The new covered dining area is to be illuminated with energy efficient spot lights which will be integrated within the roof framing system. The space will be heated by infrared heaters by Burda with variable heat control.



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Proposed Fixed Canopy



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Proposed view from
Co-op

4.00 CONCLUSION

The physical extent of the development proposed within this Local Centre location has been appropriately designed ensuring the visual impact upon the character, appearance and visual amenity of the locality has been preserved and enhanced.

It is the applicant's desire to create a high quality enhancement to the site, the scheme has been designed to the highest standards thus ensuring a quality and sensitive development overall within keeping of its surroundings.

The proposal will not give rise to any adverse impacts upon the retail/residential amenities within the Local Centre currently enjoyed by existing retailers/residents within the proximity of the site. Many local businesses have written letters of support (App 2) for the proposal. The Café's Facebook campaign has generated in total 2,200 likes and in addition received in excess of 1300 signatures in support of their 'in house' public consultation (App 3).

The proposal makes a positive contribution to an existing café and wider area within this Local Centre, enhancing the vitality and viability of the area. Therefore, it is in accordance with Policy CS26.

The existing site is to remain as a café which is already a community hub and feature of Erleigh Road, therefore the proposal is in accordance with Policy CS27.

The development will not prejudice highway safety conditions along Erleigh Road or at the junctions immediately adjacent to the site.

Given the proposals lack of encroachment and visibility beyond the immediate vicinity of the site, it is not considered that there would be any harmful visual impact on the retail/residential environment, and therefore considered to be acceptable and in accordance with policies CP7 and DM4 of the Core Strategy.

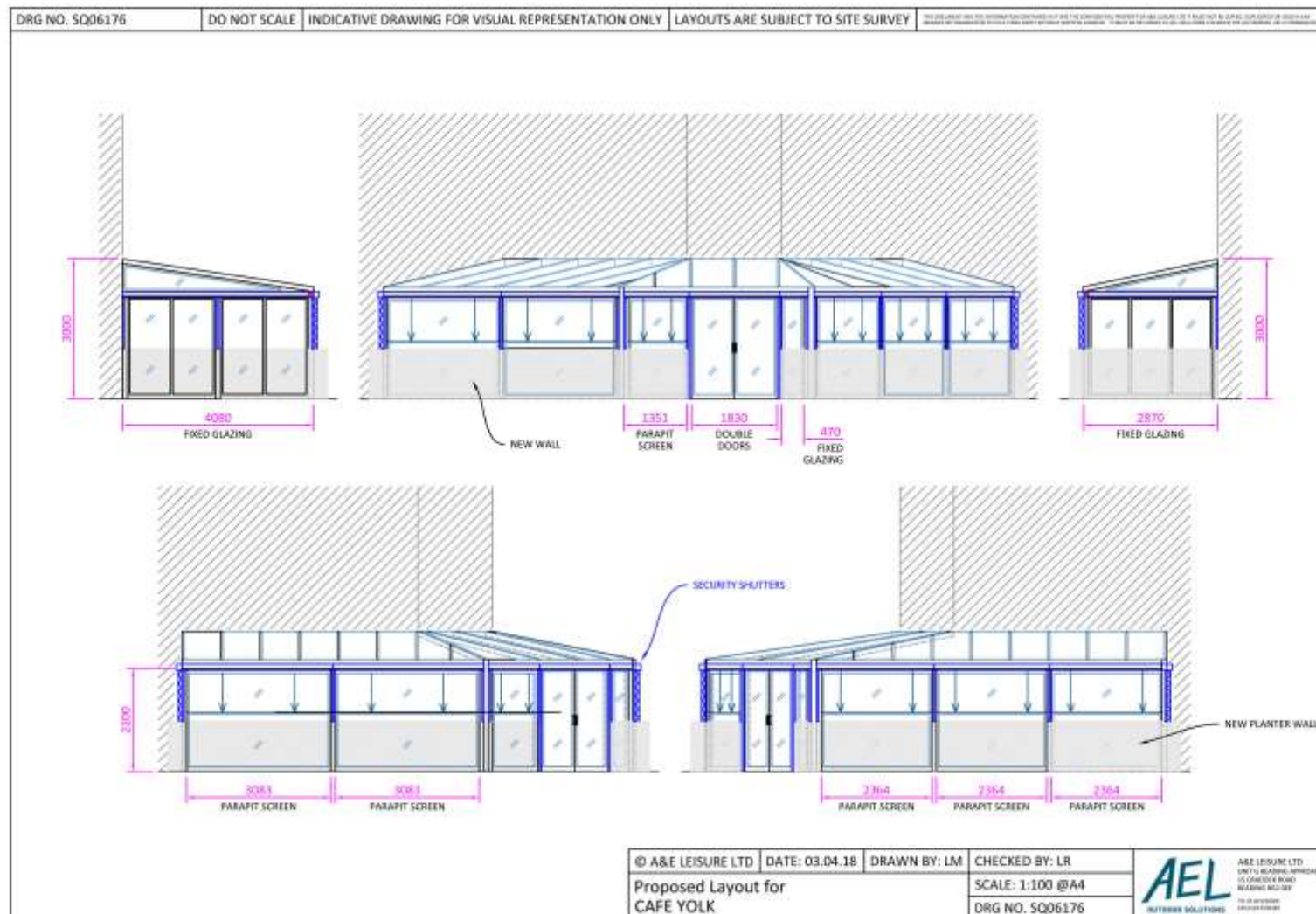
The development therefore not only complies with national planning guidance and strategic and local planning policies, but also enhances the area as the photos of nearby units show (page 9). On the basis of the evidence and justification set out in this Supporting Statement with the application, it is respectfully requested that this application be approved.



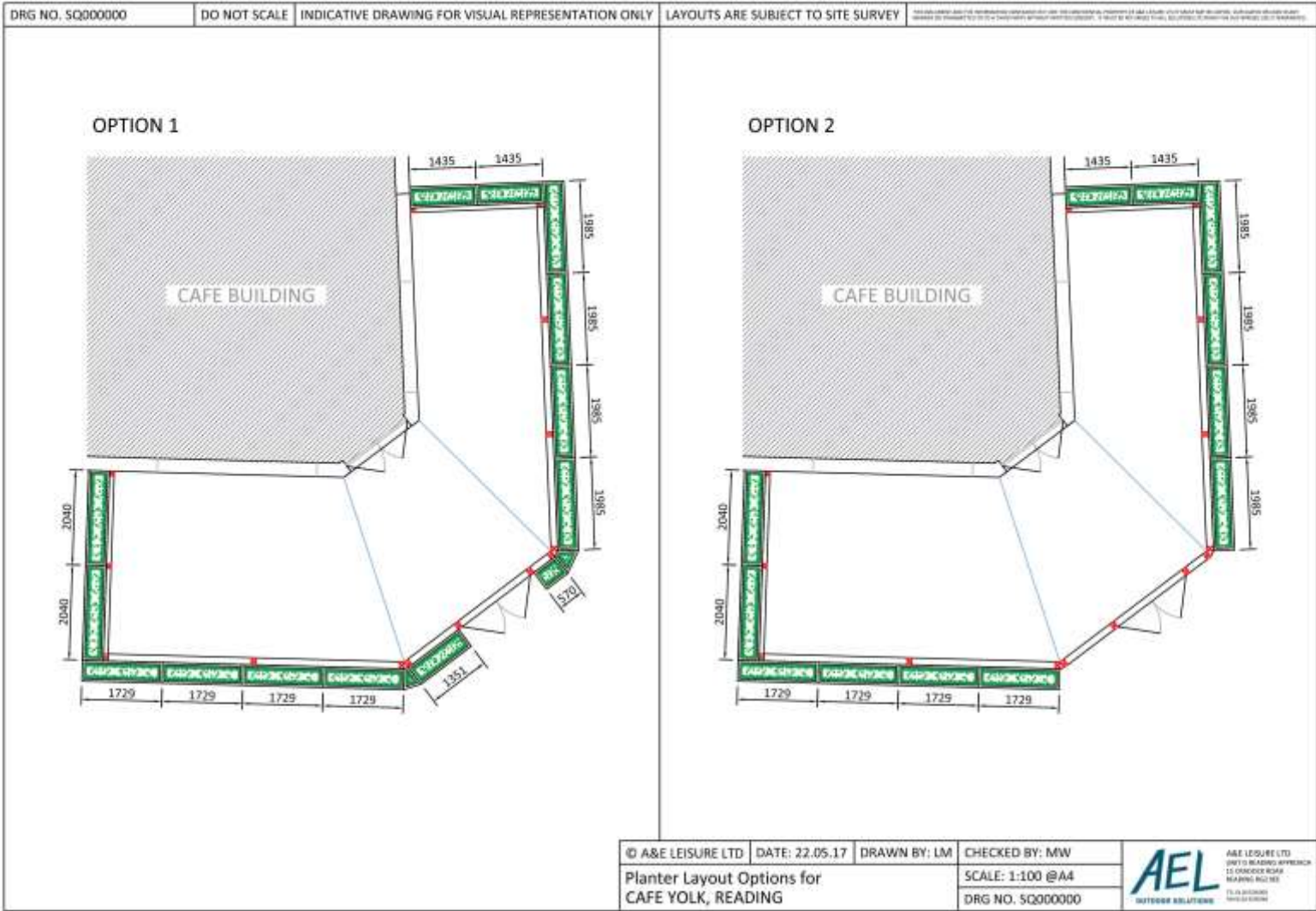
Café Yolk Facebook Campaign

5.00 APPENDIX 1

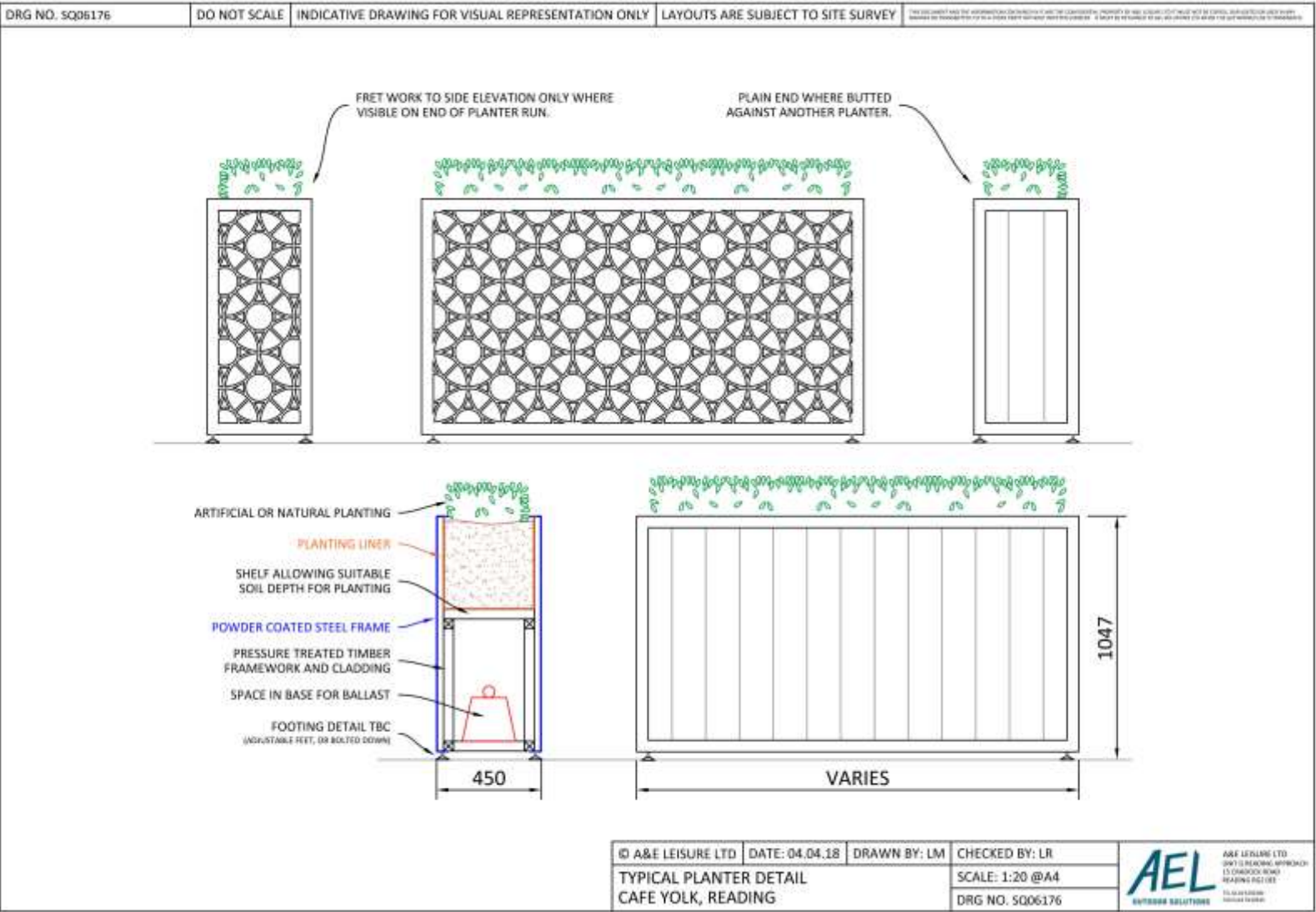
Manufacturers drawings (NTS)



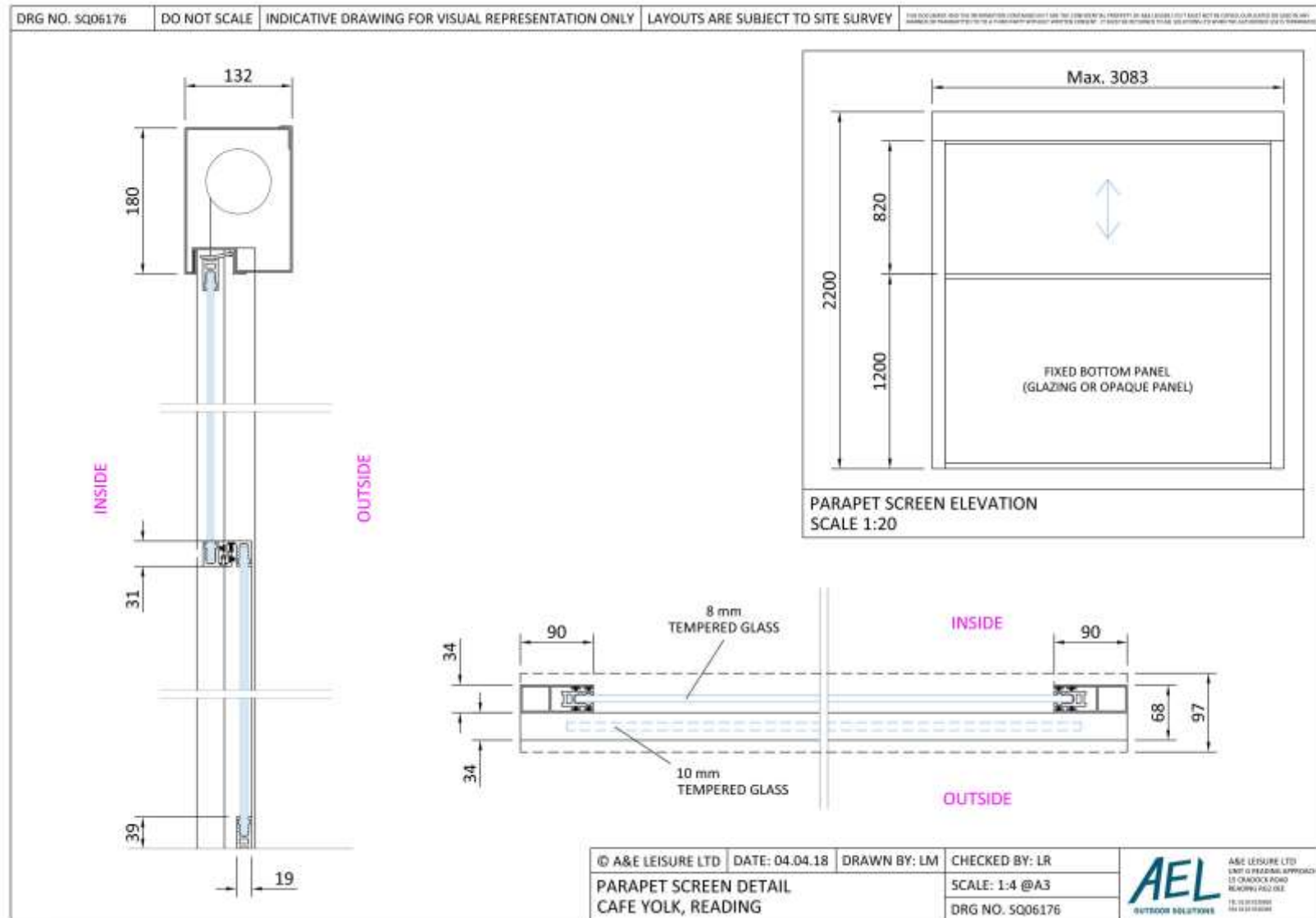
Proposed Elevations



Proposed Planter set out



Proposed Planter Detail



Proposed Parapet Detail

APPENDIX 2

Letters of support



37 Erleigh Road, Reading RG15NB

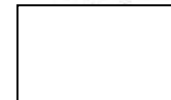
Email:  Website : donningtoncars.co.uk

To whom it may concern

I would like to confirm that I fully support the extension plans to the Café York.

We have been operating as a sales garage in this neighbourhood for over 50 years and have only seen how the Café York has benefited this area, it has revitalised the neighbourhood and become the social hub of the area.

Kind regards
Laurence Bailey



Pop Inn
48 Erleigh Road
Reading
Berkshire
RG1 5NA

To whom it may concern,

Pop Inn is in full support of York Café's proposed application for the outside extension. We feel it will benefit the area immensely, bringing customers for coffee, breakfast and lunch throughout the whole year, no matter what the weather. This could also increase our flow of customers too. However York & their team are great neighbours to have and we support them fully in their plans.

Your Sincerely

Nicola Duden

Pop Inn Manager



55-57 Erleigh Road
Reading
RG1 5NL
UK

16 April 2018

To Reading Borough Council Planning Dept

We are writing to you with regards to the proposed extension of Café York.

Since Café York has moved to the area it has generated a great buzz to the area and has not only benefited other businesses but also the local community who talk positively to us about their business.

We truly believe that the extension will not only uplift the area but hopefully motivate others to invest and make the Redlands area a much more attractive place for local residents and visitors alike.

Therefore, we are fully behind there application and hope that you also see that benefits to the investment there making to the area.

Yours sincerely



Yadu Acharya
Manager

CO-OPERATIVE FOOD 1592
55-57 ERLEIGH ROAD
READING
RG1 5NL



Date: 26/04/2018

TO WHOM IT MAY CONCERN

Please be informed that being a part of neighbourhood, I, Paris Dhillon support the extension application for Café Yolk.

I believe this will truly upgrade the retail and residential requirements of the area.

Please be aware that I am available for any assistance if required in the near future.

P. S Dhillon

39 Erleigh Road
Reading
RG1 5NB

T 0118 926 0074
F 0118 926 0075
E info@parisdillon.com
39 Erleigh Road
Reading, Berkshire RG1 5NB
www.parisdillon.com



Paris Dillon Residential is a trading name of Forestry Properties Limited. Registered in England no. 4185251.

Rob White

Reply

Thu 25/05, 14:23

You

Hello Sunny

Thanks for the message. How about the following as a message of support for your planning application?

Best wishes
Rob White

Green Party councillor, Reading

I have eaten or had a coffee at Café yolk many times since it opened. They do good business because they have good products and service. They are often very busy and would benefit immensely from the increase in covered space. I support the planning application.

On Tuesday, 22 May 2018 13:22:39 BST, Private Patients <[redacted]> wrote:

To whom this may concern,

We at The Orthodontic Centre (Reading) Limited, of [27 Erleigh Road](#), would like to express our full support of the extension to Café York.

Our staff think it is a great place that serves enjoyable food and beverages. Staff will pop over during their lunch break with colleagues and even for breakfast/brunch on the weekends with their friends/family. We as a practice also suggest to our patients to go there if they are early for an appointment with us and would like to pass the time.

Café York would benefit greatly from the extension and expanding the indoor seating area; it is such a popular café and we hope their extension application is accepted.

Kind regards,

Faye Jenkins

Head Receptionist

The Orthodontic Centre (Reading) Ltd.

[27 Erleigh Road](#)

Reading

[RG1 5LU](#)

T: 0118 966 4511

On Thursday, 10 May 2018 16:56:03 BST, Graeme Fancourt <[redacted]> wrote:

Dear Alex,

We are very happy to support your planning application. We think the design is great, and it will be a real help in the Winter or in times of rain. Café York is a great addition to Redlands and has quickly established itself as a place for all sorts of local people to gather. This extension will only help to encourage community in the area.

Best Wishes,

Graeme

The Rev'd Dr Graeme Fancourt

Area Dean, [Reading](#)

Vicar, [Redlands Parish Church](#)

Deanery & Parish Office:
St Luke's Church, Erleigh Road, Reading, RG1 5LH, 0118 966 6369
Open 9:00-1:00, Monday-Friday