



Design & Access Statement: 598-600 Oxford Road,
Reading, RG30 1EG

APPLICATION FOR A SHISHA LOUNGE AREA – GROUND FLOOR

Assessment

The application site is located on Oxford Road. The surrounding area is a mix between predominantly commercial and residential properties, majority of the buildings being used for various businesses. Proposal is for a Shisha smoking area at the front of the building as well as part of the interior. All aspects of the conversion will be in keeping to the 'majority air' rule.

'A ceiling or roof is any fixed or moveable structure or device capable of covering all or part of the premises and can include things like canvas awnings, temporary covers etc.'

What are 'enclosed premises'?

Premises will be considered to be "enclosed" if they have a ceiling or roof, and except for doors, windows or passage ways are wholly enclosed, whether on a permanent or temporary basis.

What is a roof?

The term roof includes any fixed or moveable structure or device which is capable of covering all or part of the premises as a roof, including, for example, a canvas awning.

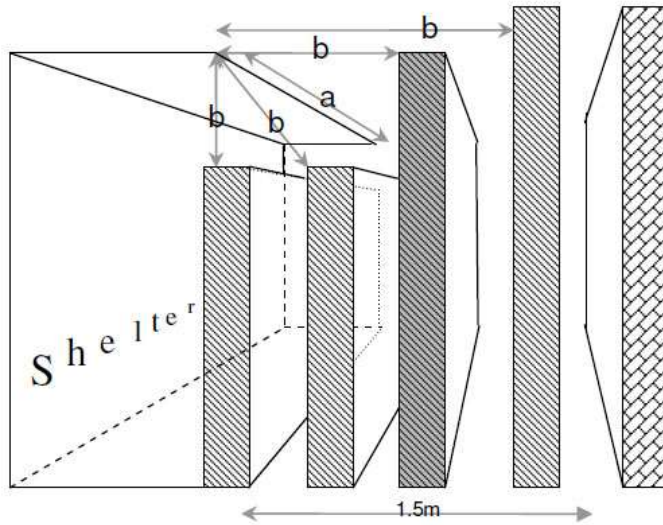
What are 'substantially enclosed' premises?

This is specified in the 'The Smoke-free (Premises and Enforcement) Regulations 2006'.

Premises will be considered to be substantially enclosed if they have a ceiling or roof, but there are openings in the walls which are less than half of the total wall area, including other structures that serve the purpose of walls. When working out the area of an opening, no account can be taken of openings in which there are doors, windows or other fittings which can be opened or shut.

Walls and other structures etc that are **more than** 1.5 metres away from the perimeter of the smoking shelter are not considered as part of that shelter, while those that are 1.5 metres or nearer to the perimeter of the smoking shelter will be considered part of it.(See roof plan)

In the case of a nearby wall; where the roof edge is the same height or higher than the adjacent wall then the distance between the wall and roof edge measured horizontally, will be used to calculate the openness of that wall. Where the edge of the roof is higher than the top of the wall the direct distance between them will be used. This calculation gives credit for increases in either or both the height of the roof above the top of the wall or the distance the structure is placed from the wall.



In the cases shown above the area credited as being open is achieved by multiplying distance 'a' and the relevant distance 'b'. However, where the wall is more than 1.5 metre away from the shelter, the wall won't be counted as part of the structure and no calculation is needed.

Use

The proposed development will allow the creation of a Shisha area. In the Arab world hookah pipes are used to smoke flavoured tobacco which is passed through water to cool and filter it. This forms an important part of the culture and tradition of many residents of this part of London. The main purpose of the building will still primarily used as a café and is proposed for customers with the complimenting 'Shisha' area located mainly at the front and partly inside. The proposal includes toilets and storage space.

Amount

The proposal is contained within the existing fabric of the site curtilage. Please refer to attached plans for the area size of the shisha area and the area that will be used as hot food/desert use. The windows and doors will be changed to full length bifold doors to meet the necessary air flow requirement.

Layout

Please refer to proposed plans for the layout.

Scale

With regards to the design of the smoking area, the following factors have been taken into account:

1 – Noise disturbance – Amplified music will not be present, and the applicants are adamant that the amenity of the residents is to be respected at all times. Use of the shisha lounge will be appointment based only to control the number of people and noise at any one time.

2 – Additional movement and activity during the daytime and evening periods, as per the above point; this will not be any different than what the building previously operated.

3 – Visual impact of structures in terms of their height, scale and massing and relationship to their setting and surrounding context, particularly residential uses will not be affected.

4 – Lighting in terms of its positioning, glare and potential disturbance – These are to be low watt type lighting and is to be down lighters to reduce glare.

5 – Consideration to the ‘sustainability’ of lighting – All new lighting will be energy efficient types.

6 – Security and crime reduction – The premises will have staff permanently in the public area to monitor the safe and secure management of the external area and the prevention of anti-social behaviour and crime. The client holds an SIA badge and will employ SIA badge holders for increased security.

7 – Litter – There will not be any food or drink taken off the premises.

8 – Capacity – 25 people

Landscaping

There is to be no landscaping in this application.

Access

Access to the shisha cafe: A level approach is to be provided for any disabled customers/staff. The main entrance will remain on Oxford Road.

Ramped Access – Not Applicable

Accessible entrances – The main entrance will be clearly signposted. The main entrance will be easily identifiable by visual contrast.

Switches, Outlets and Controls – Sockets and telephone points will be positioned at

400mm to 1000mm. Light switches will be located at 900mm to 1100mm. Light switch plates should contrast visually with the background.

Car-parking — Street parking is available in the area.

What makes this proposal different?

The location and premises will be the first of its kind where the majority air rule has been taken in to consideration within the area. The company's staff will be identifiable with name tags and a uniform.

Products

Hot & Cold Beverages and Light Snacks

Although the site lies on vibrant and busy road, there are very few properties that cater to the use as a café. Most businesses in the immediate area used for either retail or fast food. The proposed primary use as a café will fill in this void, diversifying and improving the facilities available for the densely populated surrounding area.

Shisha

Through extensive research the clients have spoken to many customers who feel the Shisha they buy daily has no consistency with flavours tasting differently on most occasions and this is mainly down to the owners cutting corners and buying cheap variants of a particular flavour. As there is not much competition and certainly not of a high standard, the customers have no other choice.

Skills and experience of the Director

The Director, Sundip Gurung, has vast experience in both the hospitality industry and the Shisha industry. He has encompassed management roles as well as running both fast food establishments and chain restaurants. He has over 4 years' experience in dealing with shisha and all regulations associated with this.

Mr Gurung is supported by an executive team who have over 10 years' experience within running such businesses and this experience coupled with the passion has created a fantastic community hub where both customers and the community are proud to have the business within the area.

Based on this, supported by the application, Mr Gurung feels that the positive impact the (cafe/restaurant) has had on such a multi-cultural area has certainly brought the whole

community together. Mr Gurung is committed to continuing this success and this can only furthered by the approval of this application