

DESIGN AND ACCESS STATEMENT



**THE BARON CADOGAN
22-24 PROSPECT STREET
READING
RG4 8JG**

**PROPOSAL TO CREATE A SEATING AREA, WITH 3 TABLES AND 10
CHAIRS**

**Property - J D Wetherspoon, The Baron Cadogan, 22-24 Prospect Street,
Reading, RG4 8JG**

PROPOSAL-Submission of full planning application for approval to provide an external seating area, on public footpath, comprising three tables and ten chairs.

USE

The existing use of the building is a public house. The current application does not change the present use of the building.

AMOUNT OF DEVELOPMENT

The provision of the external seating area creates no additional floor-space.

LAYOUT

The existing layout of the building, and external spaces, is not affected by this proposal.

SCALE OF BUILDINGS

The scale of the current building and ancillary spaces are unaffected by the works to which this application relates.

LANDSCAPING

There is no existing landscape to be affected by this proposal.

APPEARANCE

The external appearance of the existing building will be unaffected by the installation of the external seating area.

ACCESS

The area, which is the subject of this application, is an existing public footpath. No change is proposed to the existing access.

DESIGN

The external furniture will be durable and appropriate for this location. The demountable barriers will be triple rope and pole barriers (see photo below).

