

Planning Statement

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DESIGN AND ACCESS STATEMENT

Proposed Conversion of Existing Empty Shop to Kurdish Shawarma Restaurant

Address: 349 Oxford Road, Reading, RG30 1AY

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the **change of use of an existing vacant retail unit at 349 Oxford Road, Reading to a small Kurdish shawarma takeaway/restaurant.**

The proposal seeks to bring an unused commercial unit back into active use, contributing positively to the local economy, street vitality, and community needs without causing harm to residential amenity or highway safety.



2. Site and Surroundings

The site is located on **Oxford Road**, a well-established mixed-use corridor characterised by:

- Ground floor commercial uses including shops, takeaways, and services
- Residential accommodation above and to the rear
- Good access to public transport and pedestrian footfall

The unit has been **vacant for a period of time**, and its reuse will prevent further deterioration and



improve the appearance and activate the street.

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3. Proposal Description

The proposal involves:

- Change of use from an **empty retail unit (Use Class E)** to a **small food takeaway/restaurant**
- Serving **Kurdish shawarma and related hot food**
- No extension or increase in building footprint
- Internal layout works only
- Retention of the existing shopfront with minor signage (subject to advertisement consent if required)

Opening hours and food preparation methods will be controlled to ensure minimal impact on neighbours.

4. Design Principles

4.1 Use

The proposed use is appropriate for a main road location and is consistent with surrounding commercial activities along Oxford Road. The takeaway will:

- Serve local residents and passers-by
- Reduce the need for residents to travel further for similar food options

- Support small business growth and local employment

4.2 Amount

No increase in floorspace is proposed. The existing internal area will be reused efficiently.

4.3 Layout

- Customer service counter located at the front
- Food preparation and cooking areas positioned to the rear
- Extraction system designed to meet environmental health standards
- Clear internal circulation for staff and customers

4.4 Scale

The scale of operation is modest and suitable for the size of the unit. There will be no intensification beyond what is typical for similar premises along Oxford Road.

4.5 Appearance

- Existing shopfront retained
- Any signage will be modest, clear, and in keeping with the character of the parade
- No external alterations that would harm the street scene

5. Impact on Amenity

5.1 Noise

- Modern kitchen equipment will be used
- Extraction and ventilation systems will be acoustically treated
- No amplified music proposed

5.2 Smell and Air Quality

- A compliant extraction and filtration system will be installed
- Odours will be filtered before discharge to prevent nuisance

5.3 Waste Management

- Waste will be stored internally in designated bins
- Regular commercial waste collection arranged
- No waste stored on the public highway

6. Highway and Parking Considerations

- The site is located on a **well-served public transport route**
- The proposal is primarily takeaway with short customer dwell times
- No additional parking demand beyond the historic commercial use
- No obstruction to footpaths or nearby crossings

The proposal will not adversely affect highway safety.

7. Access Statement

7.1 Inclusive Access

- Step-free access from the public footpath (existing condition)
- Door widths suitable for wheelchair users
- Clear internal circulation

7.2 Customer Access

- Direct access from Oxford Road
- Safe pedestrian access at all times

7.3 Staff Access

- Staff access via the main entrance
- Back-of-house layout designed to meet health and safety requirements

8. Sustainability

The proposal supports sustainable development by:

- Reusing an existing building

- Reducing vacancy and urban blight
 - Supporting walk-in customers and public transport use
 - Using energy-efficient kitchen equipment where possible
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9. Conclusion

The proposed conversion of the vacant shop at **349 Oxford Road** into a **Kurdish shawarma restaurant** represents a sustainable and appropriate form of development. It will:

- Revitalise an empty unit
- Enhance the vitality of Oxford Road
- Serve local community needs
- Avoid harm to residential amenity, highways, or the environment
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The proposal fully accords with local planning policies and is respectfully recommended for approval.