



Air Quality Statement

64 Kings Road
Reading

24012
March 2026

24012 64 Kings Road, Reading



Fig.01 View of the site

1. Introduction

This Air Quality Statement has been prepared in support of a planning application for the proposed change of use and conversion of the ground and lower ground floors of 64 Kings Road, Reading, from a restaurant (Use Class E) to 6 no. self-contained residential flats (Use Class C3).

The purpose of this statement is to assess the potential air quality implications of the proposed development and to demonstrate that the scheme is acceptable in air quality terms in accordance with national and local planning policy.



24012 64 Kings Road, Reading

2. Site Location and Existing Use

The application site is located on Kings Road within the urban area of Reading. The site currently comprises the lower two floors of an existing building, which are in use as a restaurant. The surrounding area is predominantly mixed-use, including residential, commercial, and retail uses.

Kings Road is a well-trafficked urban route, and therefore baseline air quality is influenced primarily by road traffic emissions.

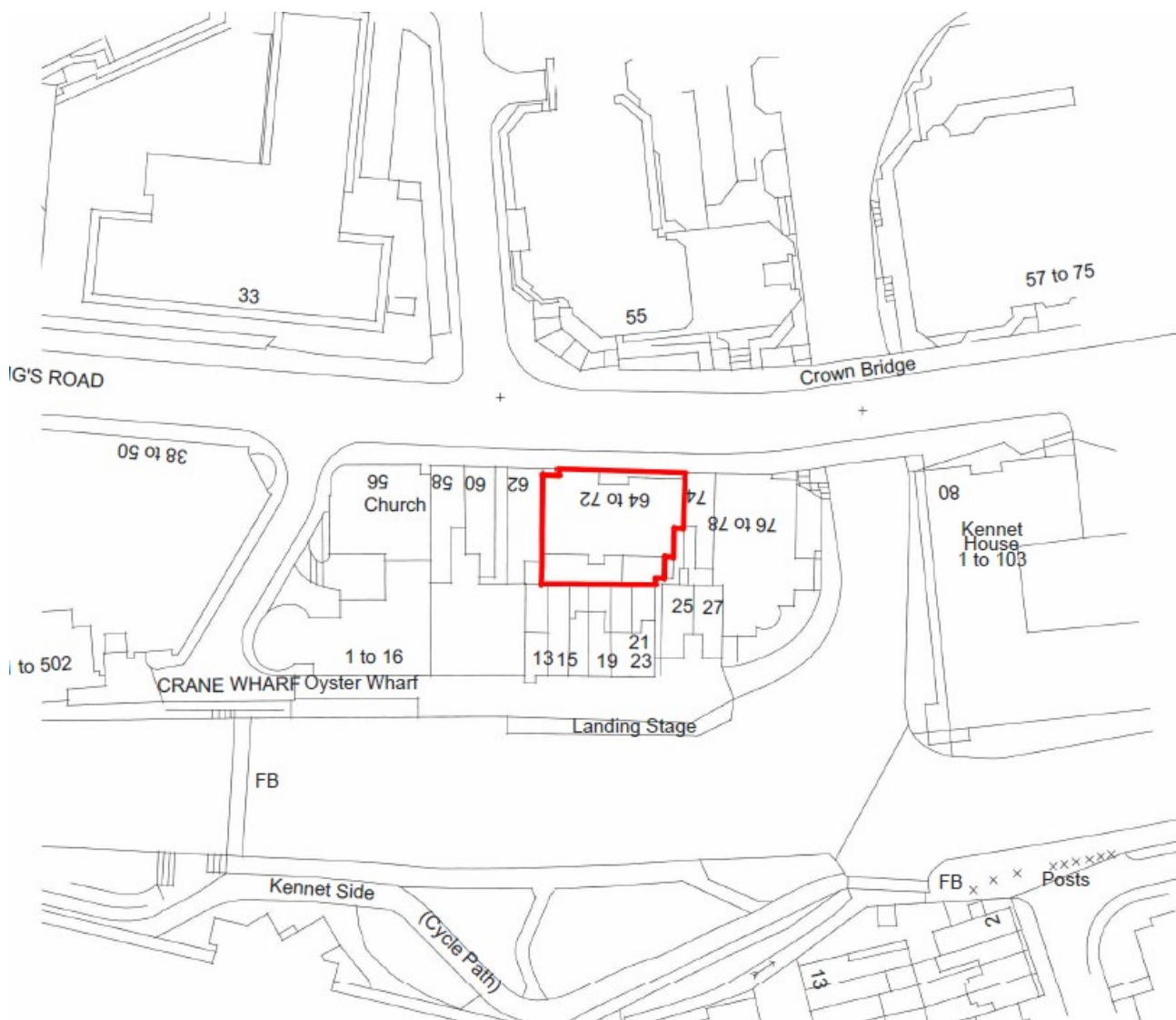


Fig.02 OS Block Plan



24012 64 Kings Road, Reading

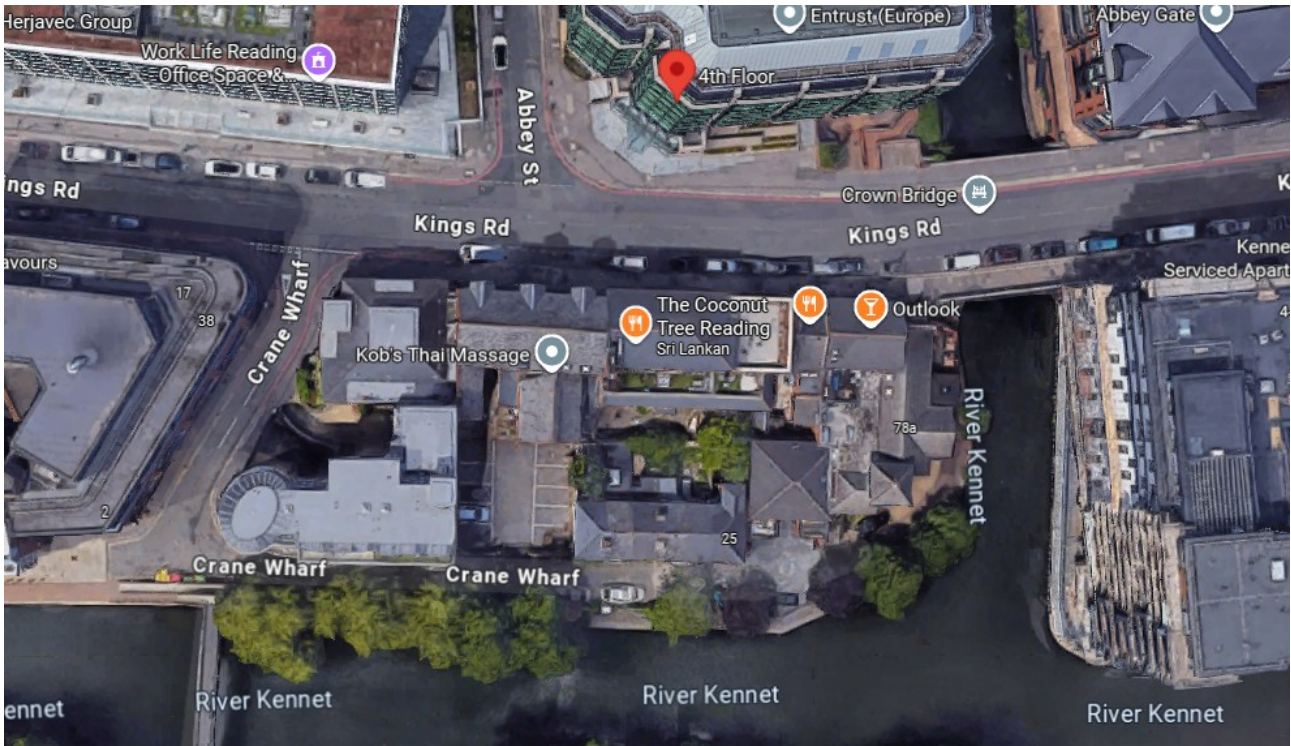


Fig.03 Google Satellite View

3. Policy Context

National Policy

The National Planning Policy Framework (NPPF) requires that planning decisions should:

- Sustain compliance with and contribute towards EU limit values or national objectives for pollutants.
- Ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health and living conditions.
- Mitigate and reduce potential adverse impacts arising from air quality.

Local Policy

Reading Borough Council has declared an Air Quality Management Area (AQMA) covering parts of the borough due to exceedances of nitrogen dioxide (NO₂) objectives. Developments within or near an AQMA are required to demonstrate that they will not



24012 64 Kings Road, Reading

adversely impact air quality and, where possible, will contribute to improvements.

4. Existing Air Quality Conditions

Given the urban location and proximity to a main road, the site is likely to experience elevated concentrations of traffic-related pollutants, particularly nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}).

However, the site is already in an established mixed-use area and is currently occupied by a restaurant use, which can generate:

- Customer vehicle trips
- Delivery vehicle movements
- Emissions from commercial kitchen extraction systems

5. Proposed Development and Air Quality Impacts

5.1 Construction Phase

The construction phase will be limited in scale and duration, comprising internal alterations and minor external works. Potential impacts include:

- Dust generation from minor demolition and construction activities
- Short-term emissions from construction vehicles

Given the small scale of the works, these impacts are expected to be negligible and can be effectively managed through standard best practice measures.

5.2 Operational Phase

The proposed residential use is considered likely to result in an overall improvement in local air quality when compared to the existing restaurant use:

- **Reduction in traffic generation:** Residential use typically generates fewer and more predictable vehicle trips than a restaurant, particularly in peak evening periods.
- **Removal of commercial kitchen emissions:** The existing restaurant use likely includes mechanical extraction and associated emissions; these will be eliminated.
- **No significant new emission sources:** The development does not introduce any significant combustion or industrial processes.

Overall, the change of use is expected to have a neutral to minor beneficial impact on local air quality.



24012 64 Kings Road, Reading

6. Mitigation Measures

Although impacts are expected to be minimal, the following mitigation measures are recommended in line with best practice:

Construction Phase

- Use of dust suppression techniques (e.g. damping down)
- Covering of materials during transport
- Adherence to a Construction Environmental Management Plan (CEMP), if required

Operational Phase

- Provision for low-emission transport (e.g. secure cycle storage)
- Energy-efficient building design to minimise emissions
- Mechanical ventilation with appropriate filtration where necessary to maintain good indoor air quality

7. Exposure of Future Occupiers

The conversion introduces residential receptors at the site. Given the urban roadside location:

- Internal air quality can be appropriately managed through building design and ventilation strategies.
- Any required mitigation (e.g. acoustic glazing or filtered ventilation) can be secured through planning conditions if necessary.

The site is considered suitable for residential use, subject to appropriate design measures.



24012 64 Kings Road, Reading

8. Conclusion

This Air Quality Statement demonstrates that:

- The proposed development is unlikely to result in significant adverse air quality impacts.
- The change of use from a restaurant to residential is likely to reduce emissions overall.
- Construction impacts will be temporary and can be effectively mitigated.
- Future occupiers can be adequately protected through standard design measures.

Accordingly, the proposed development is considered acceptable in air quality terms and complies with the requirements of the NPPF and local planning policy.

