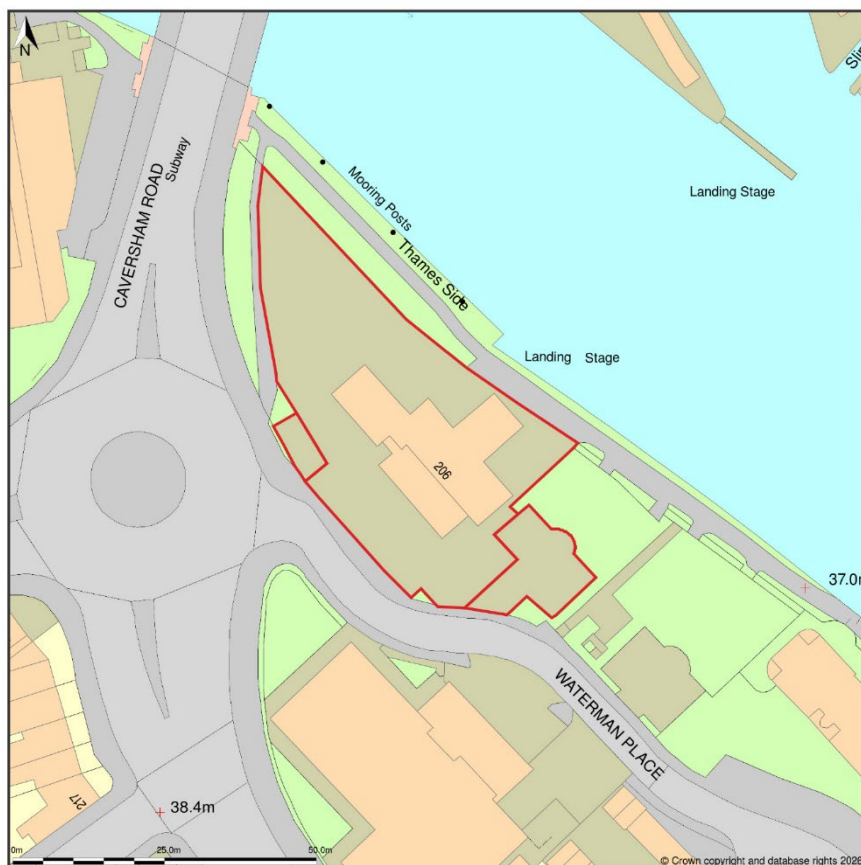

DESIGN AND ACCESS STATEMENT

Project: Rear Yard Enclosure with opening Roof & Sash Windows

Use: Restaurant Seating Area Extension

- **Location**

Riverspice Restaurant. 206 Caversham road. Reading. RG1 8AZ



SITE PLAN



LOCATION



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION

- **Introduction**

This Design and Access Statement has been prepared in support of a planning application for the enclosure of two rear-side sections of an existing restaurant yard. The proposal introduces high-quality glazed elements to formalise and improve the usability of an existing seating area.

- **Site Context**

The site is an established restaurant property with an existing rear yard currently used informally for seating. The surrounding context is urban, with a mix of commercial and residential properties. The rear yard is enclosed by boundary walls and is not visually prominent from public viewpoints.

- **Existing Use**

- **The rear yard is already in active use as a seating area.**
- **The space is currently exposed to weather conditions, limiting usability.**
- **No significant structural enclosure exists at present.**

- **Proposed Development**

The proposal includes:

- **Installation of full-height sash-style windows to both rear-side boundaries**
- **Installation of fire-resistant glazed doors on each side**
- **Construction of a fully opening aluminium-framed glazed roof system**
- **Retention of the space as a seating area ancillary to the restaurant**

- **Design Principles**

**The design follows key architectural and planning principles:
Transparency & Light**

- Extensive glazing maintains openness and prevents visual heaviness
- Maximises natural daylight penetration

Minimal Visual Impact

- The structure is lightweight and subordinate to the main building
- Located to the rear, reducing public visibility

Reversibility

- The intervention is lightweight and could be removed without major structural alteration

Material Quality

- Powder-coated aluminium framing
- Fire-rated safety glass (in compliance with Building Regulations)

Scale and Appearance

- The development remains single-storey
- Height is consistent with existing boundary conditions
- No overshadowing or overbearing impact on neighbouring properties

Access

- Existing access arrangements remain unchanged
- The space continues to be accessed internally via the restaurant
- Level thresholds ensure accessibility for all users, including wheelchair users

Fire Safety Considerations

- Fire-resistant glazing is incorporated
- Dual exit points improve escape routes
- Materials comply with relevant fire safety standards

- **Parking**
- Existing parking will be remained.

- **Conclusion**

The proposal represents a high-quality, low-impact improvement to an existing seating area. It enhances usability, ensures safety compliance, and maintains the character of the site while supporting the viability of the business.