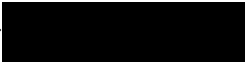


13th February 2026

Development Management
Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG40 1BN

**Parking and Operating Hours Technical Note
10 Marino Way App Ref: 253050**

Dear 

Following our call 12/02/2016 we are now looking to amend the opening hours and therefore impact on parking/transport in relation to the proposal.

The general sustainability of the site is established by the proximity of the Arborfield Garison development, the number of workers on the Hogwood Estate, the local bus route (number 3) which stops at the Hogwood Estate and the fact that the company also owns a second site in Crowthorne which already offers in seating for the café. The proposal would therefore serve a large community all either within walking distance or accessed via buses. Cycle stands will also be provided to further enhance the sustainability of the site. 2 stands are proposed that provide a total of 12 spaces. The proposal would be for 2no. HOMCOM Bike Stand 6 Floor Mounted.

The times for the bakery side of the business would remain as the impact to parking would not be as onerous as the café side. As established within the planning application, the unit has 4 allocated parking spaces, a small amount of unallocated on-road parking along Marino Way and Ivanhoe Road, and is serviced by the number 3 bus. Following the addition of 2 cycle stands allowing for a total of 12 cycle spaces, the revision in timings would therefore just affect the café (sitting in).

The café would only allow people to sit in during out of hours times at the weekend. This follows the precedence set by the neighbouring Siren Brewery which has food and drink served at weekends. This would therefore mean there would be an abundance of unallocated parking available on Marino Way and Ivanhoe Road (refer to appendix A). During the week the bakery and café would then only accommodate a takeaway service that, for example, would offer a service during lunch breaks for the surrounding workers on the estate to order and takeaway. As the seating area for the café would be located on a mezzanine floor, this can easily be closed off during the week.

The café (sitting in) operating hours would therefore change to:

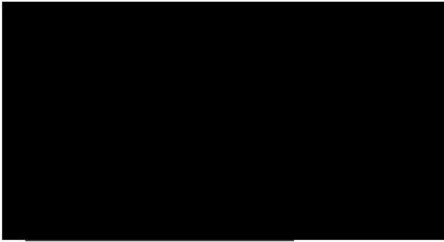
- Saturday 08:00 – 18:00
- Sunday 08:00 – 17:00

The takeaway operating hours of the café would remain Monday to Sunday.

The evening classes would be ad hoc across the year but most importantly would be out of hours from the rest of the industrial estate. They would commence, at their earliest, 6pm when the rest of the units have closed for the day and therefore unallocated parking for the unit would be widely available across the estate on Marino Way and Ivanhoe Road. The classes would exclusively operate on weekday evenings.

If you require any further information please do not hesitate to contact us.

Yours sincerely,



James Taylor BA (Hons) MArch PG DipArch ARB RIBA
Architectural Director

JETArch Design

Appendix A

