

Planning Statement

Ye Olde Leathern Bottel, 221 Barkham Rd, Wokingham RG41 4BY

Job number 9326
Revision A
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1.Introducton

1.1

This Design and Access Statement has been prepared in support of the proposed planning application for Ye Olde Leathern Bottel. Ye Olde Leathern Bottel is a large pub located in Wokingham, RG41 4BY.

2.Site context

2.1

Ye Olde Leathern Bottel occupies a prominent position on Barkham Road within Wokingham and forms an established and well recognised pub within the local area. The site is characterised by a mix of residential properties and roadside development, with the pub set close to the highway and benefiting from an existing defined frontage.

2.2

The immediate context comprises traditional built form and soft landscaping typical of the locality. The existing frontage arrangements, including timber huts and boundary treatments, have evolved over time and currently present a somewhat cluttered appearance. The proposed pergola, planters, estate fencing and associated landscaping will rationalise the frontage, providing a more coherent and visually attractive setting that better reflects the character of the building and improves the relationship between the site and the public realm.

3. The Application Proposal and Justification

- New pergola to replace existing huts.
- New fixed raised planters and posts with lanterns.
- New paving. New estate fencing and increase existing 6ft fence to 8ft.

3.1

The addition of fixed elements, including a timber pergola, raised planters, new estate fencing, a raised planter bed, and timber posts with lanterns, will be undertaken in a manner that respects the historic character of the building by using sympathetic, high-quality materials. These enhancements will improve both the overall appearance and the functionality of the frontage for patrons.

3.2

The timber pergola will replace the existing timber huts, which currently act as a seating area to the rear of the pub. However, the current huts impose heavily onto the road and are an eyesore to passers-by. The new pergola will take on the role of the huts as a covered seating area but with a less protruding structure. The timber planters, posts, and new paving will help guide patrons to the seating areas and the entrance of the pub, reducing confusion and improving accessibility.

4. National and Local Planning Policy

4.1

The proposed development has been considered in the context of national and local planning policy. At a national level, the scheme accords with the principles of the NPPF, which supports sustainable development and encourages the vitality and viability of town centres and community facilities. Paragraphs within the NPPF promote the retention and enhancement of pubs as valued community assets and support high quality design that responds positively to local character.

4.2

At a local level, the proposals accord with the development plan for the area, including policies within the Wokingham Borough Council Local Plan which seek to protect community facilities and ensure that development respects the character of its surroundings. The proposed works are modest in scale, sympathetic in design, and will enhance the usability and appearance of the site without resulting in harm to neighbouring amenity or the wider street scene. As such, the development is considered compliant with both national and local planning policy objectives.

5. Conclusion

5.1

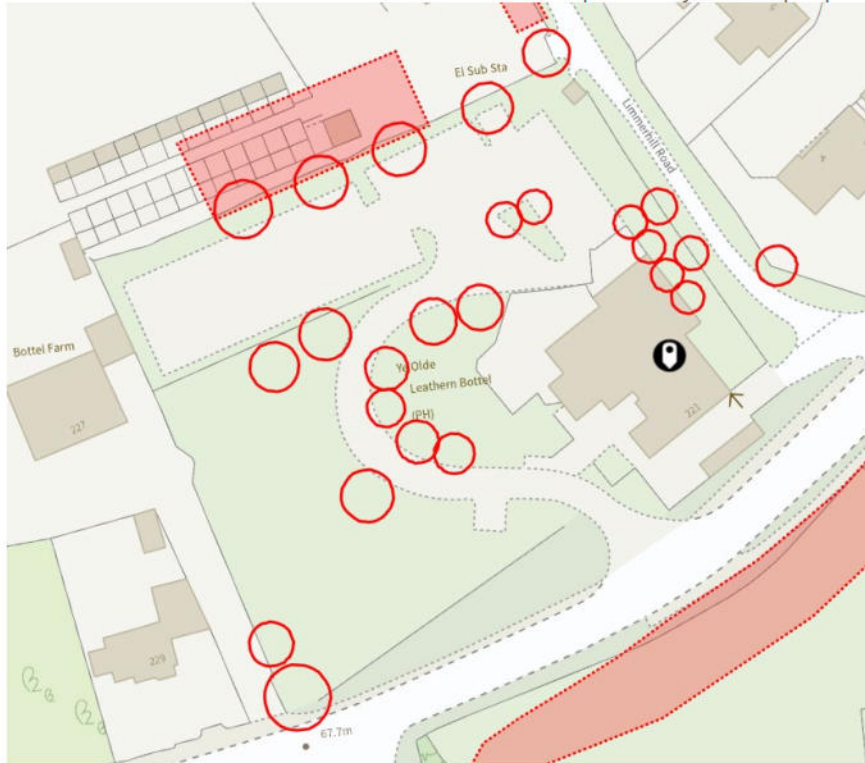
In conclusion, these changes are minor and carefully designed to preserve the architectural fabric of Ye Olde Leathern Bottel. The external landscaping improvements and internal enhancements are modest and sympathetic, respecting the building's character, setting, and historic fabric.

These improvements will support the continued viable use of The Boars Head as a pub, ensuring it remains a valued community asset while safeguarding its significance for the future.

6. Trees on site.

6.1

These are the trees on site which are in close proximity to the proposed lanterns.







The area in which the other lanterns are proposed there are trees in the vicinity of the proposed posts with lanterns