

# Boddingtons Planning

## **Heritage Statement**

### **Val Wyatt Marina**

The proposal is the erection of a marquee between October and March each year to give protective storage to boats that are out of the water for the winter period. This would enable also maintenance to be carried out throughout this period as opposed to it being weather dependant.

The marquee is sectional and measures 54m long x 12m wide. It has comparisons to the large marquees seen at Henley Regatta for months of the year and held in such esteem. This however is present only in winter when river traffic is minimal and most of the boats are out of the water.

The site lies within the Wargrave Conservation area, designated in 1971. The only documents that we can find on it is the 1993 leaflet on the Councils website that does not mention the application site or surrounds. The attached map shows the extent of the Conservation Area. It extends to the north of the marina to the houses beyond.

The site extends over 1.3h and has two existing buildings for the boat business. There are at present 120 moorings. In the winter months all boats are re oved from the water and are stored on the riverbank covered in Tarpaulins.

There are large hedges along the roadside of the site and the marquee cannot be seen from public locations except from the river which is barely used during winter periods. There are some glimpses from the residential roads to the north of the site but at some distance and seen with the storage of many boats in the foreground.

The Conservation Area Document makes no reference to Marina concentrating on the Manor house and St Mary's Church as the significant development.

The lack of obtrusiveness of the marquee and its temporary erection is considerate by the owners when it serves a significant function to them. At the height of the tourist period the marquee will not be in situ and will as a result make no impact. The erection in winter fulfils its function whilst having no effect on the surrounding Conservation Area. The fact that it has been erected for three years and not been seen is testament to this.

It does not lie near the mentioned properties considered to be the significant buildings of Wargrave and its impact on the river is small due to its location and it use only when the river is not in use.

In Conclusion, we consider the low profile of the building, the location and the existing hedgerows and surrounding boats storage that the marquee would not have a detrimental effect on the Conservation area or other heritage assets