



Matthew Allchurch Architects

for LIGHTWOOD

Design and Access Statement

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

LWD02-MAA-XX-XX-PP-A-9001
June 2024
Revision P05

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THE PROFESSIONAL TEAM

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DPA



Date	Written	Checked	Revision	Notes
28.05.2024	MAA	VP	P01	Issued for Planning
05.06.2024	MAA	VP	P02	Proposed site plan updated. Re-issued for Planning
24.09.2024	MAA	VP	P03	Issued for information
02.10.2024	MAA	VP	P04	Issued for information
07.10.2024	MAA	VP	P05	Issued for New Planning Application

or/

Introduction

/PROJECT BACKGROUND

THE PURPOSE OF THIS DOCUMENT

This Design & Access Statement has been prepared by Matthew Allchurch Architects on behalf of Lightwood to describe and explain the proposed refurbishment and development of Ye Olde Leathern Bottel, on Barkham Road in Wokingham, for consideration by Wokingham Borough Council.

DESCRIPTION OF PROPOSAL

The development comprises the following:

- Full refurbishment of the existing public house, including internal remodeling to reposition and upgrade WC, kitchen and back of house facilities.
- First floor rear extension of the existing pub building to provide 5 no. hotel bedrooms.
- Improved parking
- Relocation of access road to enable any future residential development to land to the north (not part of this application).



01. Ye Olde Leathern Bottel - elevation facing Barkham Road.

/ SITE LOCATION

Ye Olde Leathern Bottel is located on the north side of the B3349, Barkham Road, and is bounded by a narrow residential access lane, Limmerhill Road, to the east. Wokingham town centre is around 2.5km to the east and the pub is on the outskirts of the town, surrounded by detached residential properties and open fields.



02. Site Location



Existing Context

/EXISTING SITE PLAN

The pub building is located on the eastern corner of the site to the right of a central access road. The access road takes vehicles to the main car park on the north boundary, furthest from Barkham Road. The pub has a paved outdoor terrace immediately surrounding the buildings on the south & west sides, and a grass outdoor seating area further from the pub.



03. Existing Site Plan

/ SITE VISUALS

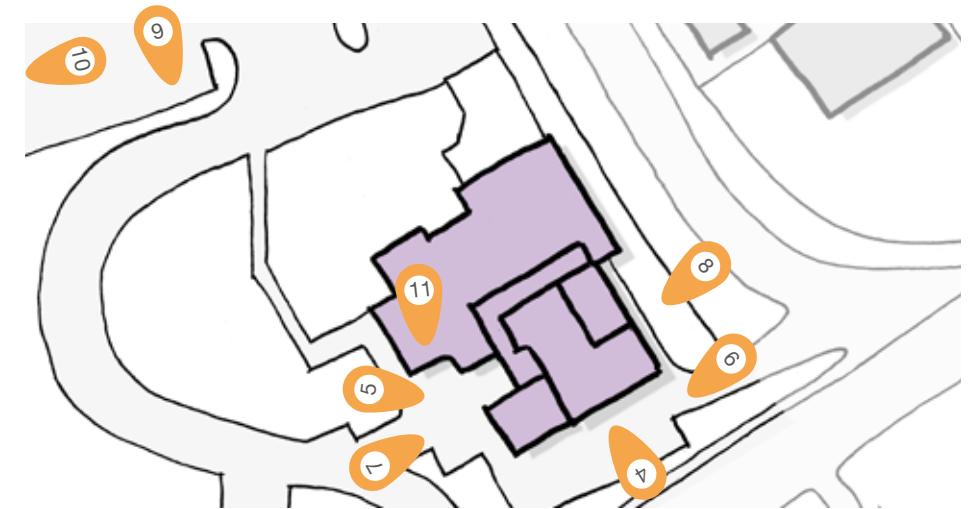
EXISTING SITE CONDITIONS



04. South Side of Ye Olde Leathern Bottel



05. Entrance of Ye Olde Leathern Bottel



Key plan



06. South Side of Ye Olde Leathern Bottel



07. West Side of Ye Olde Leathern Bottel



08. East Side of Ye Olde Leathern Bottel



09. Existing parking area



10. Existing parking area



11. Inside of Ye Olde Leathern Bottel, sitting area

/EXISTING

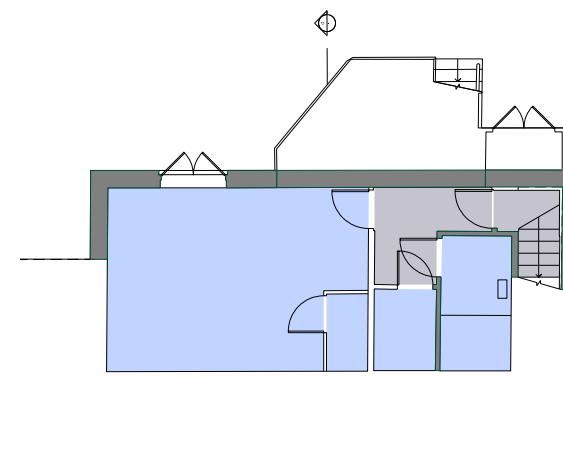
GROUND & CELLAR FLOOR PLAN - PUB

GROUND FLOOR

The existing ground floor of the pub has a bar area to the south and a smaller restaurant area to the northeast, separated by a WC block, which you walk past to enter. The main entrance of the pub is from the west side, through the WC circulation area, although there are also access points on the south and north sides of the building, through the bar and restaurant areas. The kitchen and back of house areas are grouped together on the north east corner of the building.

CELLAR

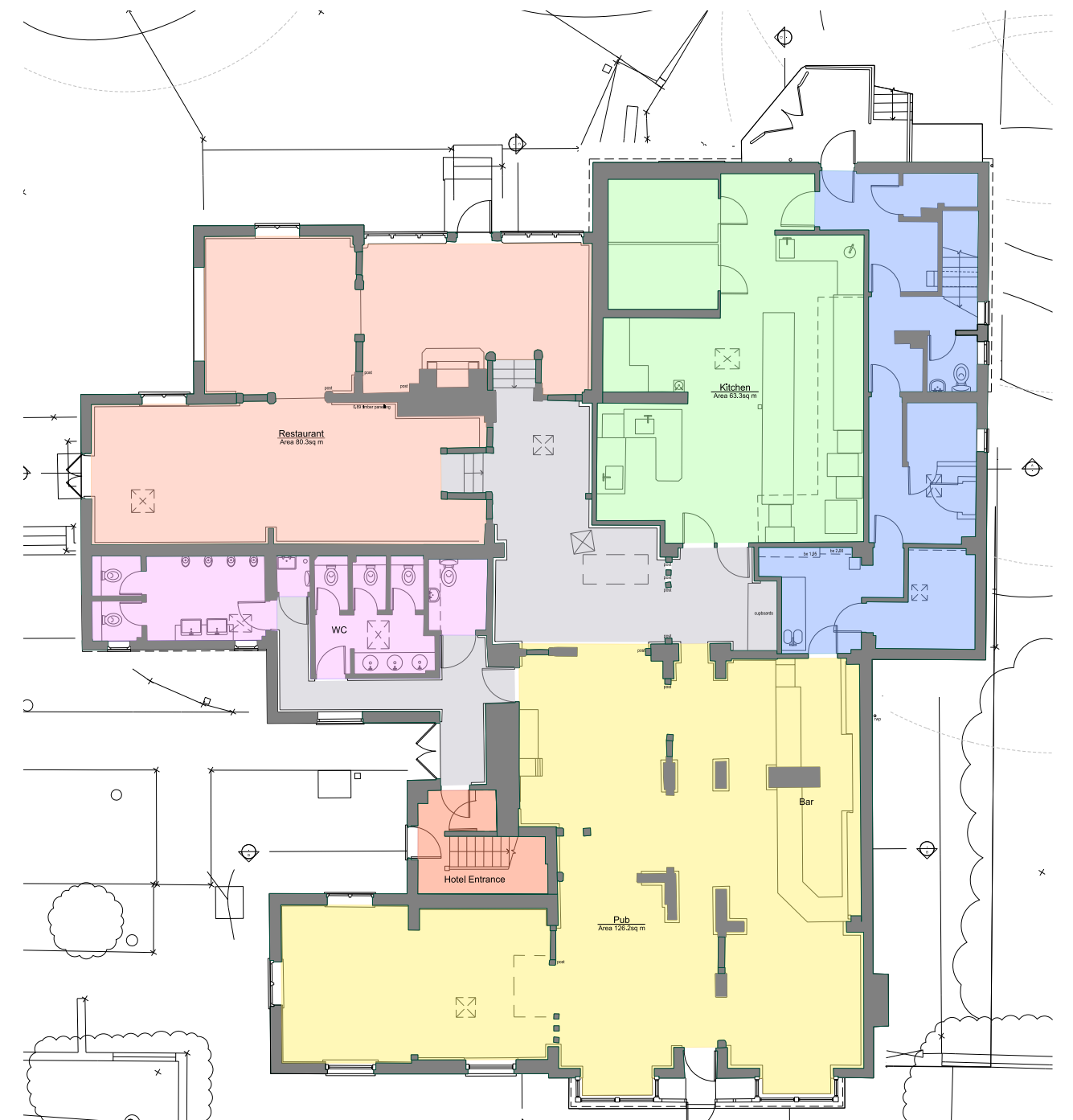
The pub has a small cellar, located directly under the kitchen/back of house areas, to the rear/north side of the building.



13. Cellar Plan

Drawing Key

	Pub		Kitchen
	Restaurant		Back of House
	WC/ Services		Hotel

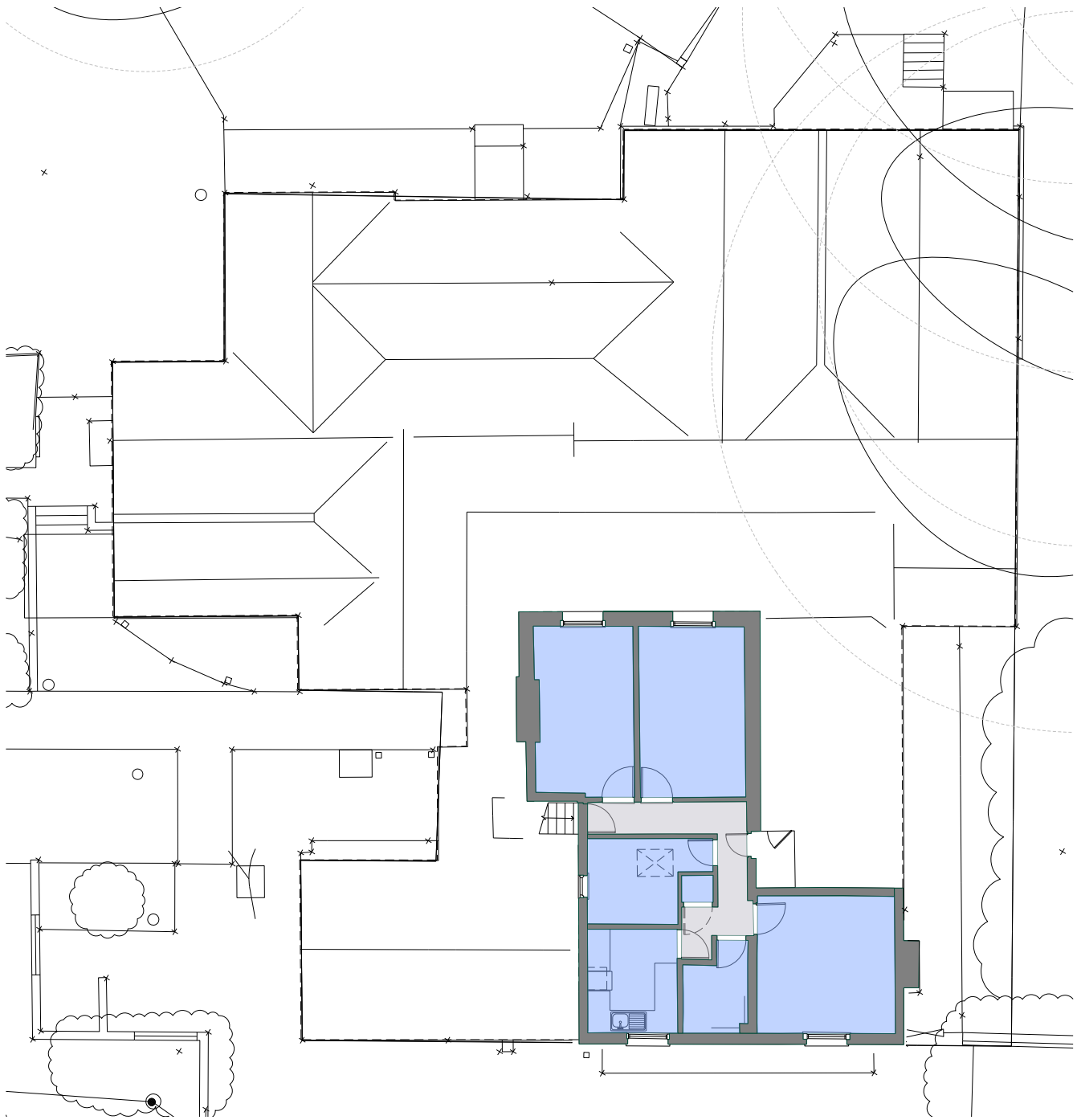


12. Ground Floor Plan

/EXISTING
FIRST FLOOR PLAN - PUB

FIRST FLOOR

The existing first floor of the pub building is split into six rooms, including a kitchen, and is currently used as a back-of-house area.



Drawing Key

- | | |
|--------------|---------------|
| Pub | Kitchen |
| Restaurant | Back of House |
| WC/ Services | Hotel |

14. First Floor Plan

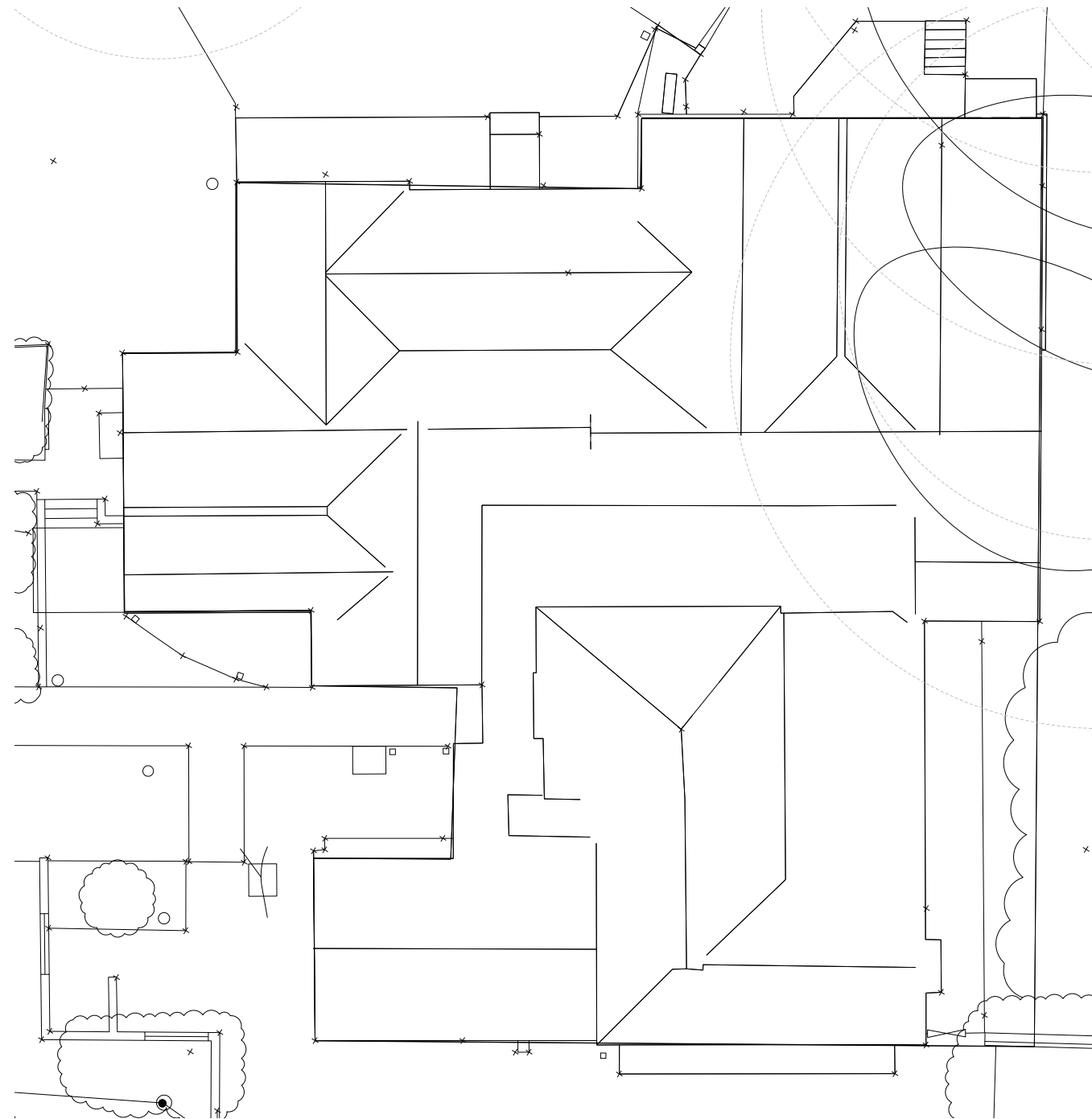


/EXISTING

ROOF PLAN - PUB

ROOF PLAN

The roof plan of the pub shows the original L-shaped, red tiled, two storey part of the building to the south/Barkham Road side. A number of additional single storey, grey tiled extensions have been built to the north & west sides of the original building, connected by a flat roofed area to the centre of the plan.

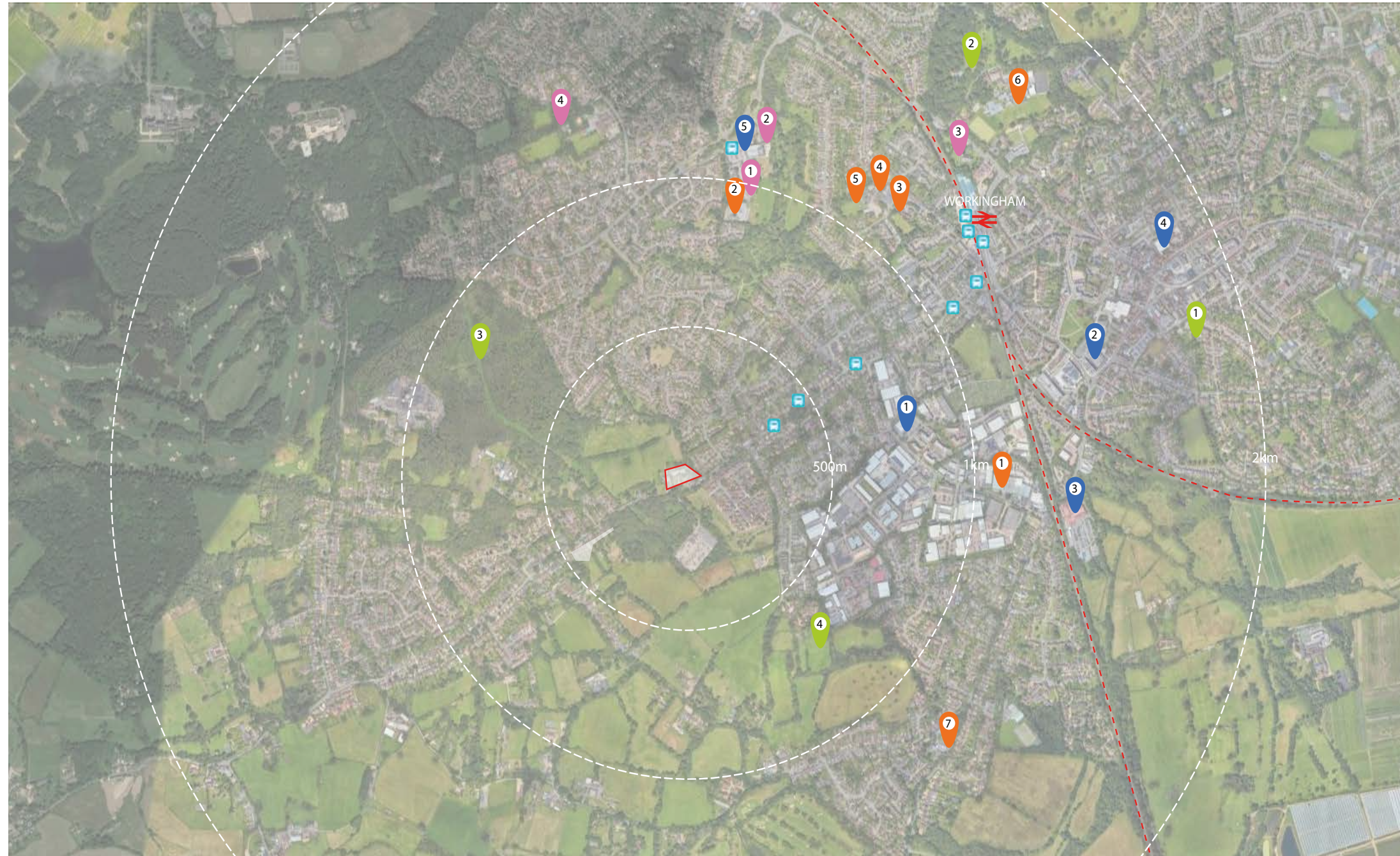


15. Roof Plan



αβ / Analysis

/SITE APPRAISAL WIDER SITE ANALYSIS



- | | | | | |
|---|---|--|---|---|
| <p> Schools</p> <ol style="list-style-type: none"> 1. Bright Horizons Wokingham Day Nursery and Preschool 2. Windmill Primary School 3. Meadow Nursery School 4. Walter Infant School and Nursery 5. Saint Paul's Church of England Junior School 6. The Holt School 7. Evendons Primary School | <p> Retail</p> <ol style="list-style-type: none"> 1. Lidl 2. ALDI 3. Tesco Superstore 4. Waitrose & Partners 5. Morrisons | <p> Parks</p> <ol style="list-style-type: none"> 1. Howard Palmer Gardens 2. Joel Park 3. Fox Hill Woodland 4. Leslie Sears Playing Field | <p> Community</p> <ol style="list-style-type: none"> 1. Acorn Community Centre 2. Woosehill Community Hall 3. St Paul's Church 4. Woosehill Church | <p> Train line from Workingham Station</p> |
|---|---|--|---|---|

/ CONSTRAINTS

There are a limited number of constraints that can be summarised as follows:

- Proposed new access to the residential development to the north.
- TPO trees.
- Potential overlooking and neighbouring amenity.
- Topographical change of levels.

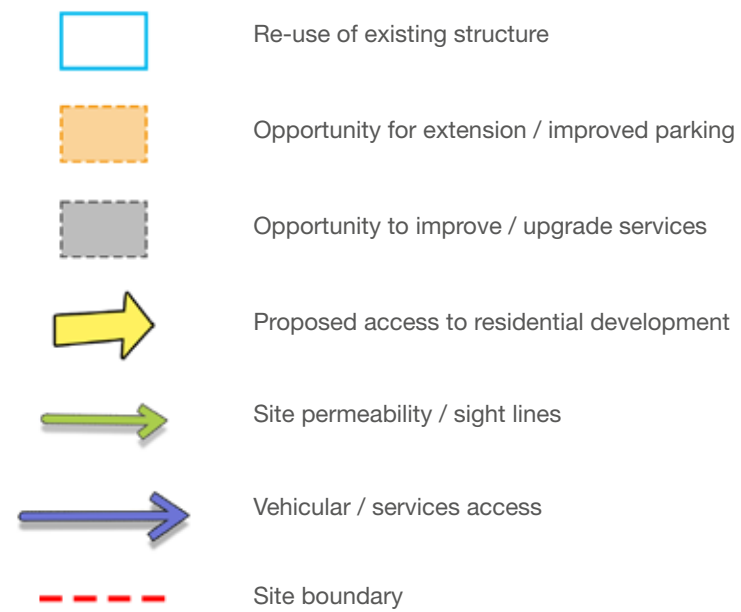


/ SITE APPRAISAL

OPPORTUNITIES

The opportunities can be summarised as follows

- Re-use of the existing structure.
- Utilisation of areas not affected by TPO's.
- Opportunity for new building on the northern boundary.
- Opportunity to enhance landscaping.
- Opportunity to improve parking
- Opportunity to provide additional guest room accommodation.



/ SITE CONTEXT

LOCAL MATERIALS & VERNACULAR

The immediate context to the northeast of the site is mainly modern red brick detached or semi detached, two storey houses on the edge of Wokingham town. To the immediate north & south of the site are open fields and areas of woodland, notably Fox Hill Woodland to the south.



1



2



3



4



5



6



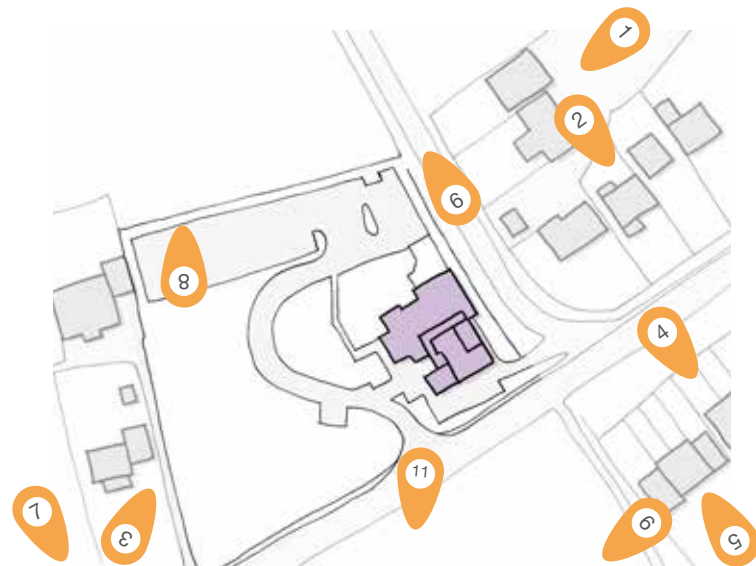
7



8



9



Key plan

04/

Design

/ DESIGN

PROPOSED SITE PLAN

SITE PLAN

The proposed site plan shows an improved access lane running from Barkham Road northwards to the existing parking to the north east of the site.



16. Proposed Site Plan

/ DESIGN

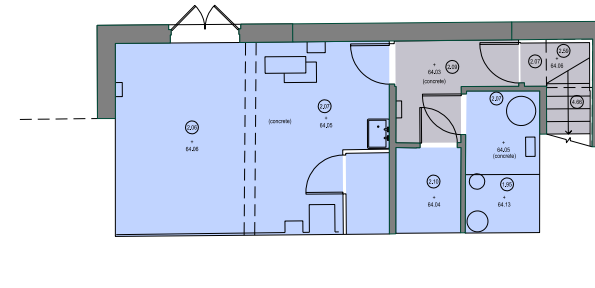
PROPOSED GROUND FLOOR PLAN - PUB

GROUND FLOOR

The refurbishment strategy is based on optimisation of the existing internal arrangement, largely following the current building footprint. The existing main entrance is constrained and underwhelming and does not allow for a welcoming approach. Therefore a new more direct and welcoming main entrance to the pub is suggested, as well as a new hotel entrance with re-positioned stairs to first floor and an accessible WC.

The seating area in the restaurant has been enhanced by moving the WC's adjacent to the BOH area. A refuse store has been added to the rear of the building along with remodelled external steps from the rear of the back of house area.

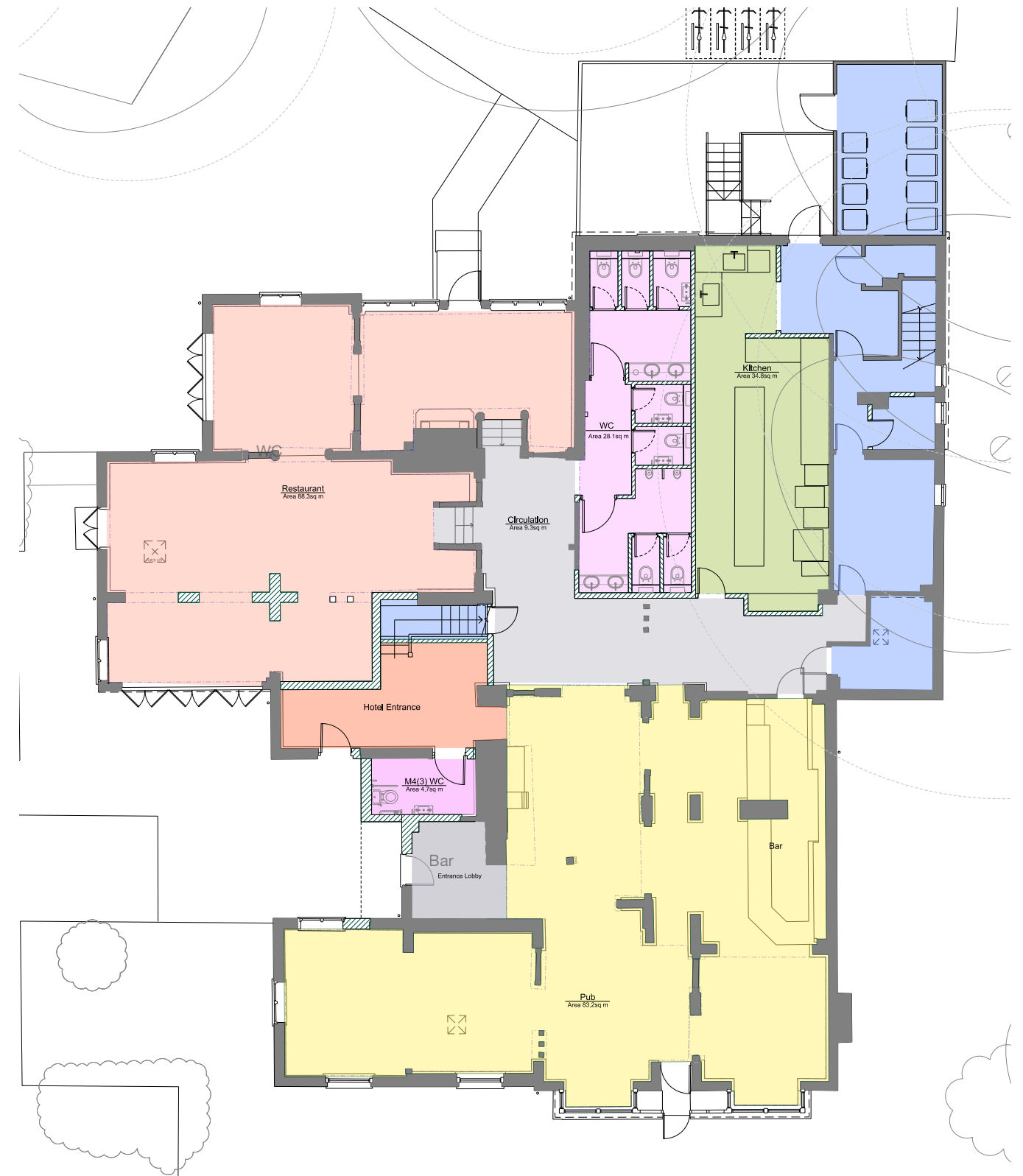
There are no material changes to the Cellar.



18. Cellar Plan

Drawing Key

 Pub	 Kitchen
 Restaurant	 Back of House
 WC/ Services	 Hotel



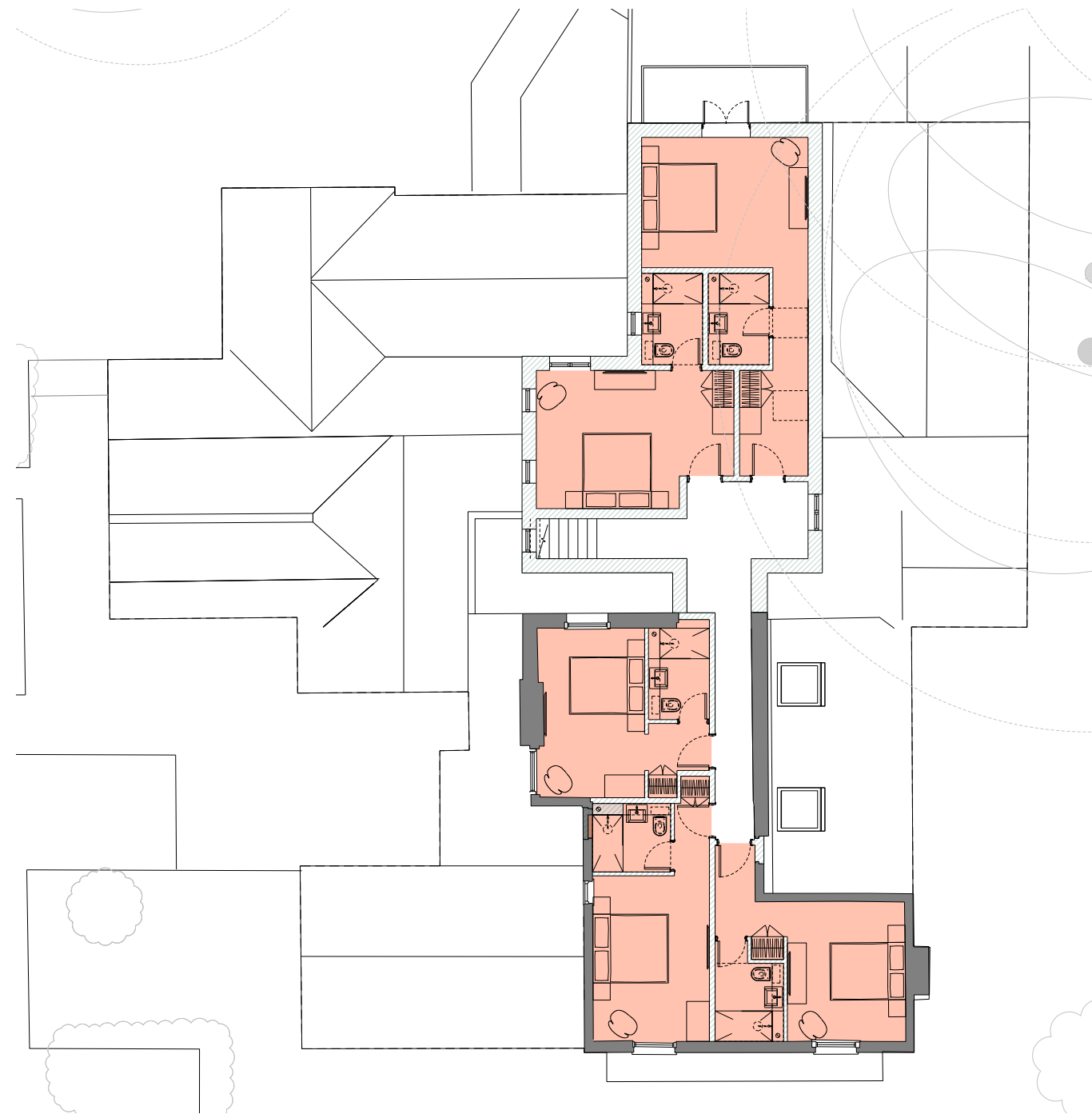
17. Ground Floor Plan

/DESIGN

PROPOSED FIRST FLOOR PLAN - PUB

FIRST FLOOR

To the front/south side, in the original red tiled part of the building, the existing internal area is remodelled to provide three ensuite bedrooms. A new extension is proposed to the north of the original building, above the newly positioned ground floor WC's, to provide two additional ensuite rooms. The extension and original building are connected via a narrow linking piece, so as to visually separate the original building from the new, lower height extension.



Drawing Key

 Pub	 Kitchen
 Restaurant	 Back of House
 WC/ Services	 Hotel

19. First Floor Plan

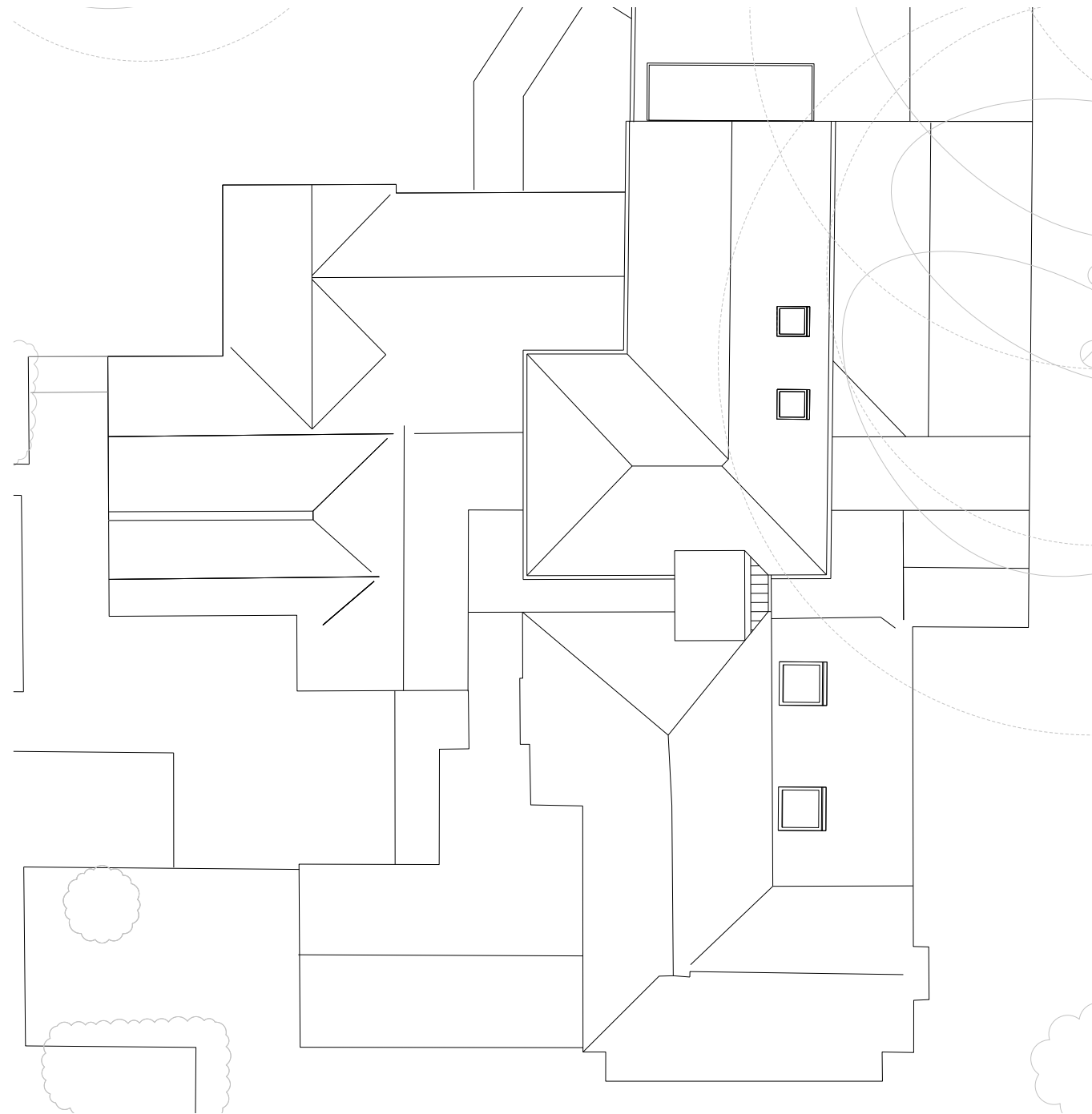


/DESIGN

PROPOSED ROOF PLAN - PUB

ROOF PLAN

The proposed roof plan shows two new roof lights in the existing red tiled area of roof above the bar area, and a further two roof lights in the next extended area at first floor level.



20. Roof Plan



/ DESIGN

SITE SECTION

SITE SECTION

The north-south site section shows the west elevation of the existing pub building, with the new more welcoming entrance. The rear extension is visible, separated from and with a lower ridge height to the main building.



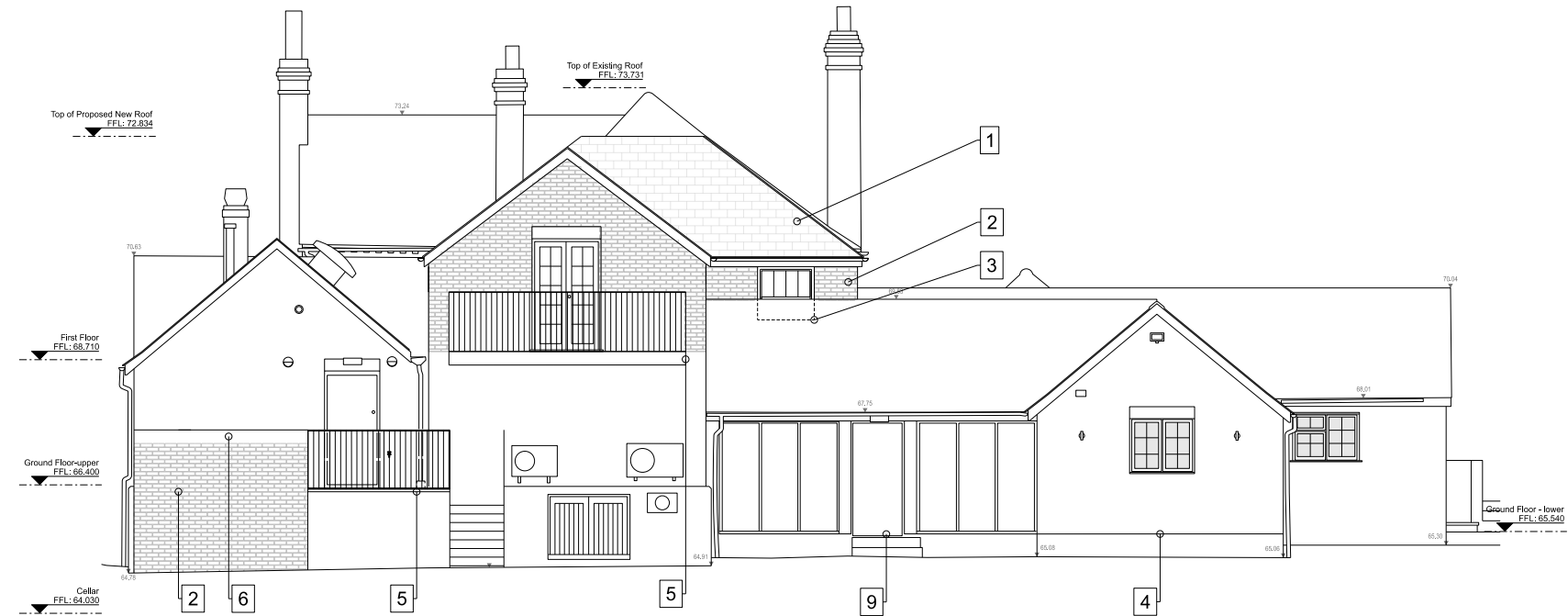
21. North to South Site Section, looking east

/DESIGN

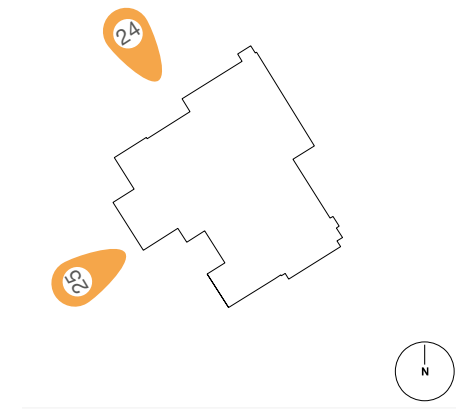
PROPOSED ELEVATIONS - PUB

Key To External Finishes To Proposed Rear Extension

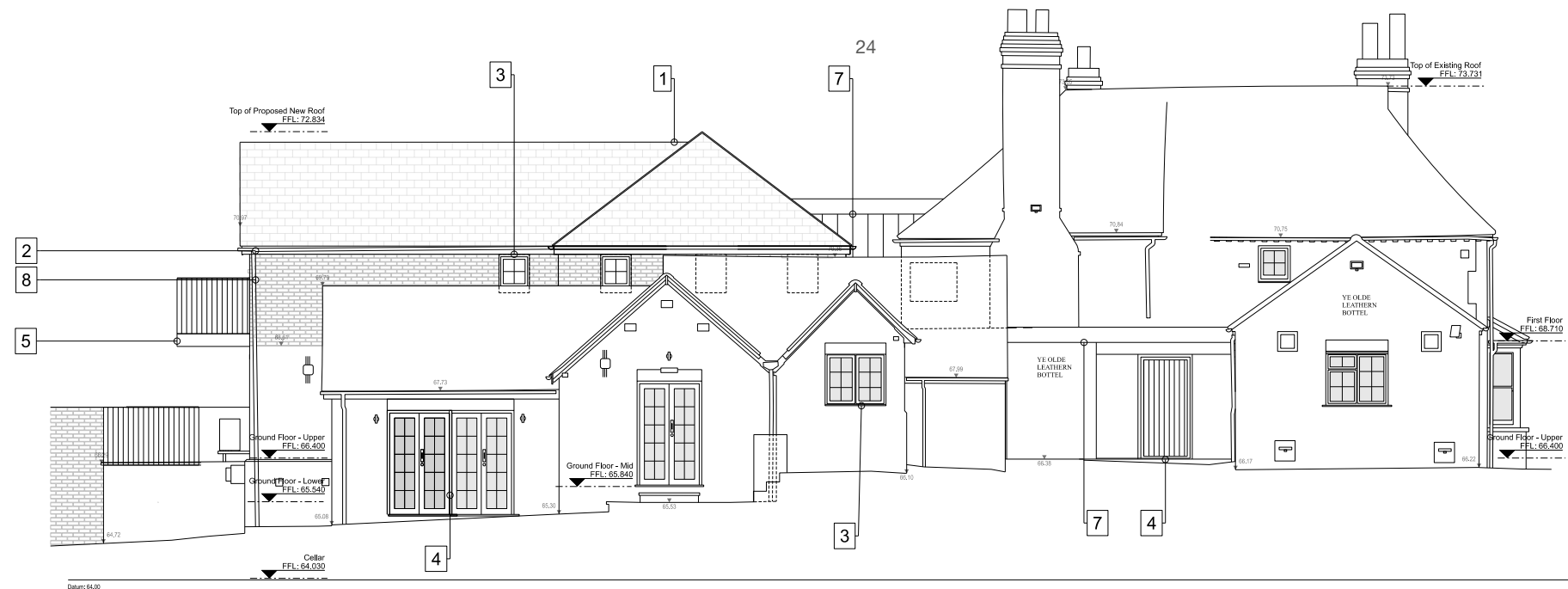
- 1 Reclaimed grey slates to match existing
- 2 Reclaimed terracotta bricks to match existing
- 3 Timber framed windows to match existing to be painted col tbc
- 4 Timber framed doors to match existing to be painted col tbc
- 5 Steel balustrade to stairs & balustrades
- 6 Single ply membrane to flat roof elements
- 7 Metal standing seam zinc corridor element to link to existing first floor
- 8 Gutters & downpipes to match existing
- 9 Powder coated aluminium doors
- 10 Heritage style roof light



22. Proposed North Elevation



Key Plan



23. Proposed West Elevation

/DESIGN

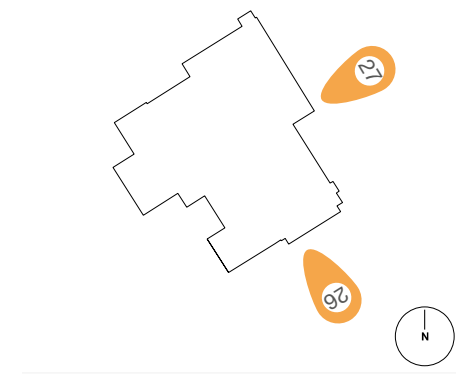
PROPOSED ELEVATIONS - PUB

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- 9 Powder coated aluminium doors
- 10 Heritage style roof light



24. Proposed South Elevation



Key Plan



25. Proposed East Elevation



Amenity, Access & Servicing

/ AMENITY, ACCESS & SERVICING

SERVICING STRATEGIES

Wokingham waste management guidance notes recommend black general waste wheelie bins, & blue recycling waste wheelie bins, & red food waste wheelie bins (240l). They recommend that the size of bins should be 360l or below.

Hotel Refuse & Recycling

No. of bedrooms	5
Weekly storage volume per room (litres)*	150
Total storage volume needed/week (litres)	750

*Refuse per room calculated in accordance with Table 1, BS5906-2005, for 1 Star Hotel/B&B

Restaurant & Pub Refuse & Recycling

Area of Restaurant (sqm)	88
Area of Pub (sqm)	84
Area per cover (restaurant) (sqm)*	2
Area per cover (pub) (sqm)	8

Total no. of covers (restaurant & pub)	55
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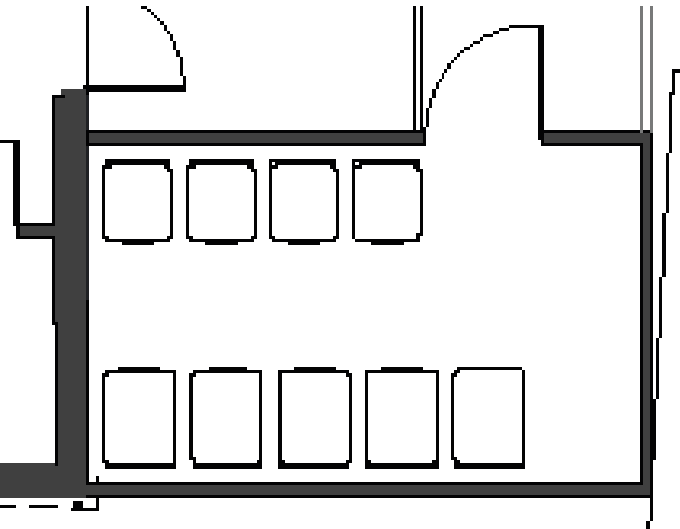
*area per diner for restaurant calculated in accordance with metric handbook. Assumption made that only 1/4 of people in pub will be eating.

Storage volume per cover per week (litres)*	75
Total storage volume needed/week (litres)	4088

*In accordance with Table 1, BS5906-2005 for Restaurant

Total storage volume per week Hotel+Restaurant+Pub	4838
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	Litres
Pub/restaurant refuse & recycling provision, based on bi-weekly collection: 4no. 240l bins & 5no. 360l bins.	2760



27. Refuse Store Layout



26. Site and Building Servicing Plan

Drawing Key

- Vehicular Access
- Building Access
- Pedestrian Access
- Disabled Parking Bays
- Bicycle Storage
- Refuse Storage



06/

Summary

/SUMMARY

ACCOMMODATION SCHEDULE

Existing Main Building GIA Area	GIA (sq m)
Cellar Existing	38sqm
Ground Floor Existing	416sqm
First Floor Existing	69sqm
TOTAL	523SQM

Proposed Main Building GIA Area	GIA (sq m)
Cellar Proposed	38sqm
Ground Floor Proposed	419sqm
First Floor Proposed	132sqm
TOTAL	589sqm

Existing Ground Floor Accommodation Area Schedule	
Restaurant seating area	79.8sqm
Pub seating area	80.7sqm
Kitchen	63.3sqm

Proposed Ground Floor Accommodation Area Schedule	
Restaurant seating area	88.3sqm
Pub seating area	83.2sqm
Kitchen	34.8sqm

Existing First Floor Accommodation Area Schedule	
2/3 Bed apartment/staff area tbc with kitchen, Living room and bathroom	69sqm

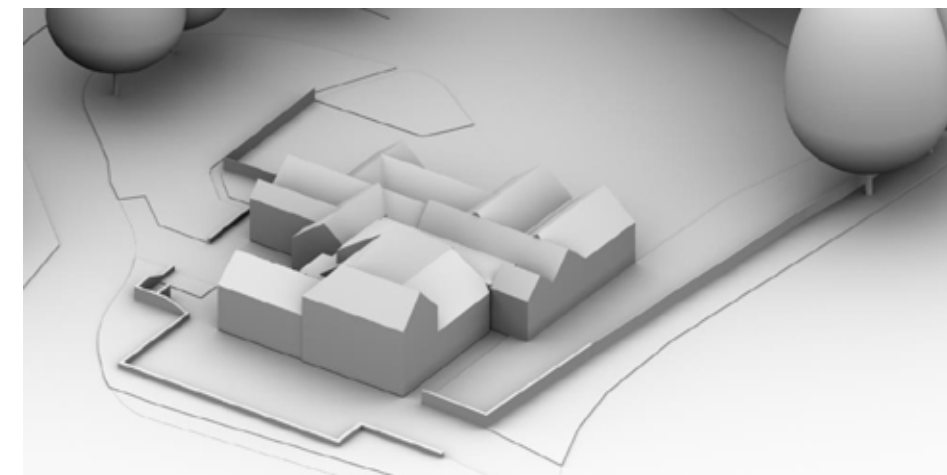
First Floor Proposed Hotel Room Accommodation Area Schedule	
Existing Building & Roof Extension	
First Floor Bedrooms	

Circulation corridor	19.0
Room 1	25.0
Room 2	22.0
Room 3	20.0
Room 4	20.0
Room 5	20.0

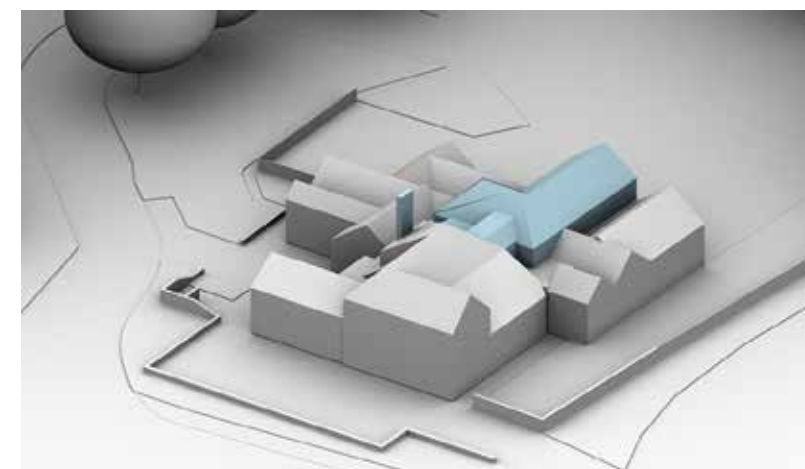
COUNTRY SIDE VOLUME ASSESSMENT

Mass	Volume m ³
Existing Pub Building	2284.40
Existing Pub Building plus Roof Extension	2359.87
Total Proposed Mass	2359.87

Additional Mass (proposed minus existing)	75.47
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Existing Massing



Proposed Massing

/ SUMMARY

CONCLUSION

These proposals aim to provide a long term future for Ye Olde Leathern Bottel, by modernizing the back of house & WC facilities for the pub, whilst sensitively adding a 5 room boutique hotel, split between the existing building and a new roof extension.

The extension to the pub has been designed to be deferential to the original part of the pub building, to become seamlessly part of the many other extensions that have been added to the pub over the years.

The small amendments proposed to the pub layout, moving the stairs to the first floor to provide a more welcoming entrance, and re-location of the WC's away from this main entrance, aim to improve the experience for the customers, as well as providing the possibility to upgrade these facilities.





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