



THE BACK OF BEYOND, READING

PUB NUMBER - 0323

GARDEN ENLARGEMENT

REV C

AT

104-108 KINGS ROAD

READING

BERKSHIRE

RG1 3BY

wetherspoon

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HIGH WYCOMBE
THE CATHERINE WHEEL, HENLEY-ON-THAMES - 6.3 MILES



NEWBURY
THE HOPE TAP, READING - 0.5 MILES



LONDON
THE OLD MANOR, BRACKNELL - 9.8 MILES
THE BEAR, MAIDENHEAD - 11.6 MILES



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BASINGSTOKE





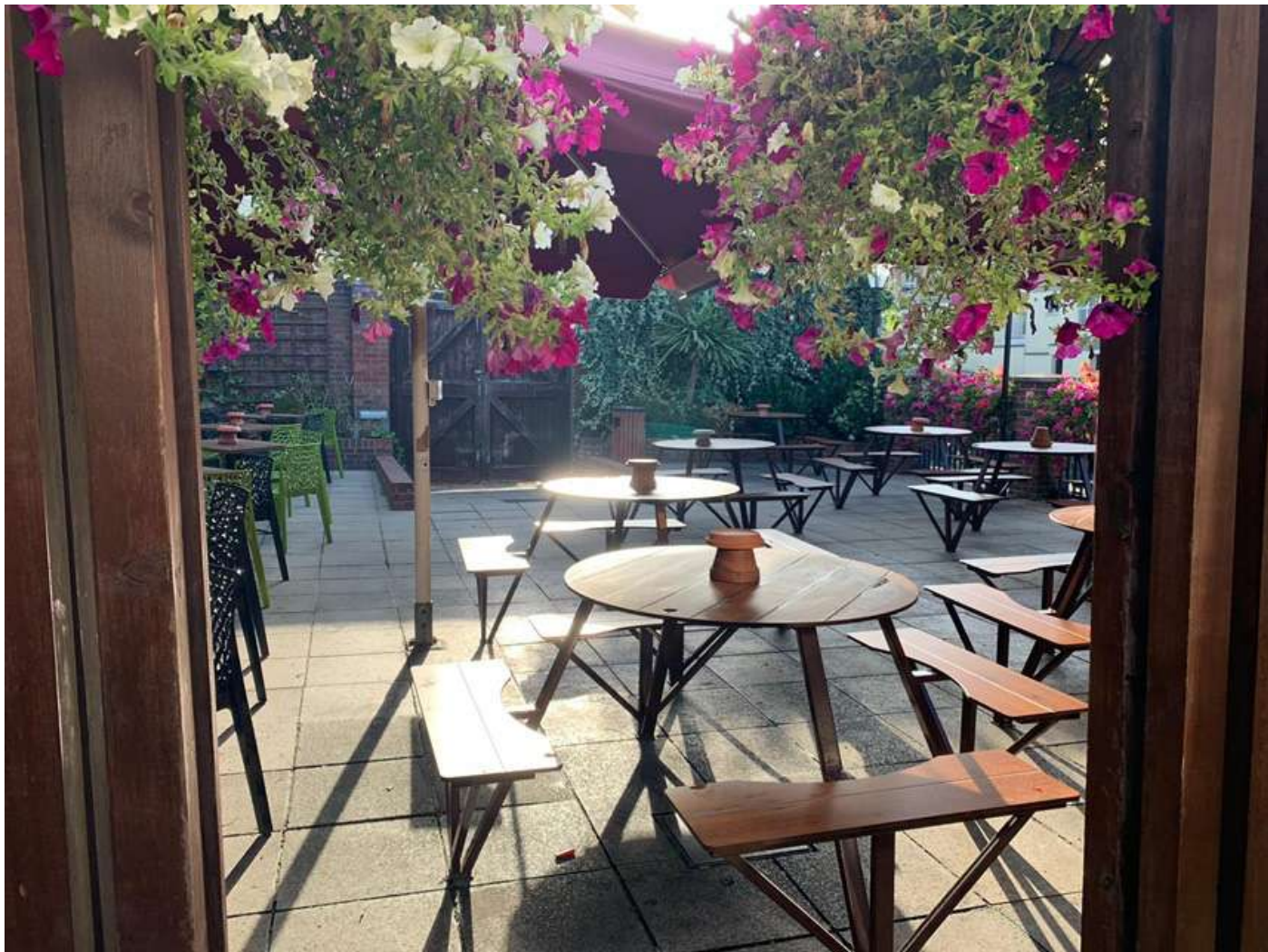
A PHOTOGRAPH OF KINGS ROAD, READING, C1910
This pub stands on the site of a ginger beer factory, later used as a Salvation Army barracks, and takes its name from its location on the edge of town.

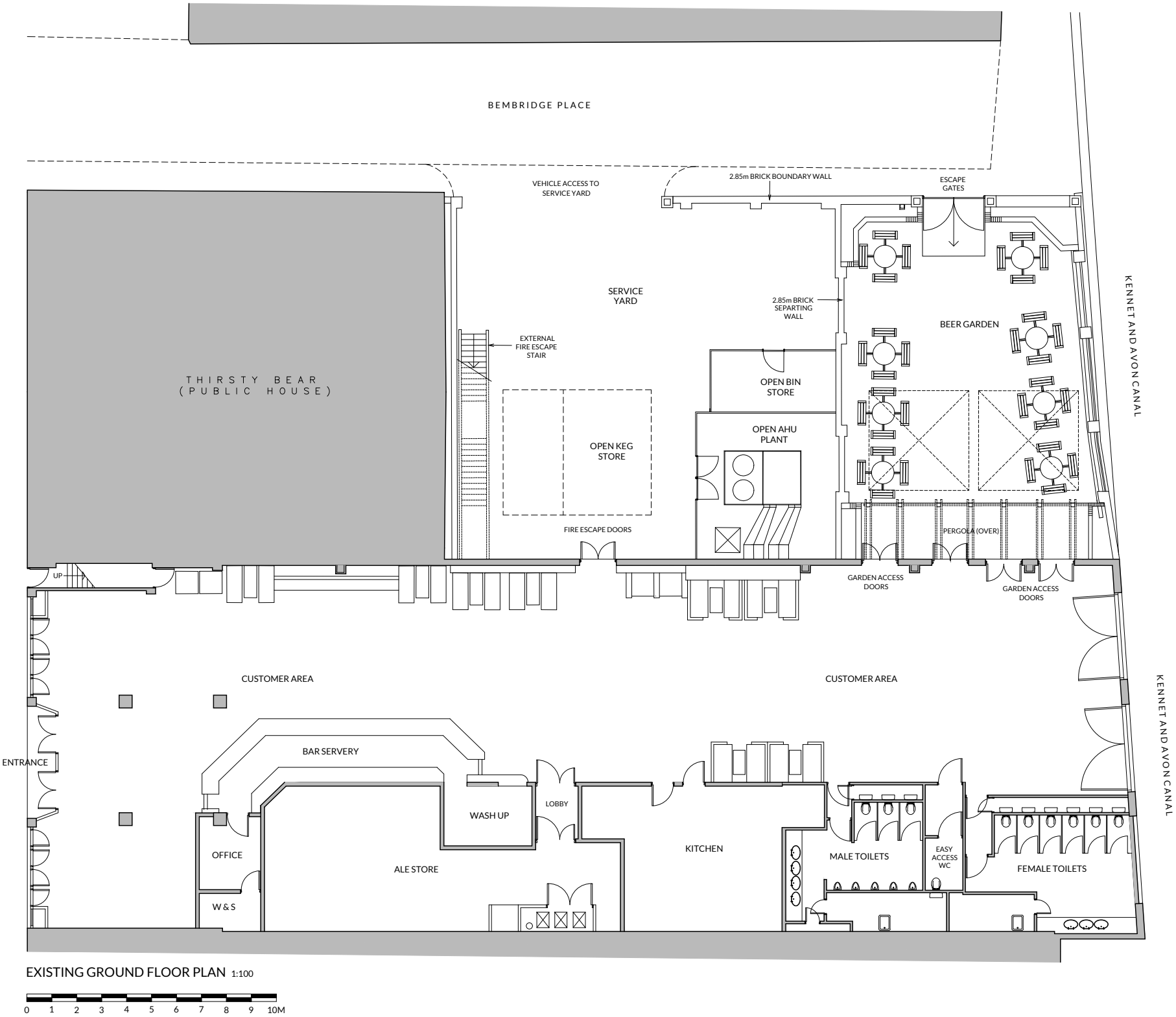


A PHOTOGRAPH OF KINGS ROAD, READING, C1912
In the early 1700s Reading became a highway for the fashionable elite. Queen Anne, who suffered from gout and dropsy, used the route through the town to reach the newly established spa resort at Bath.

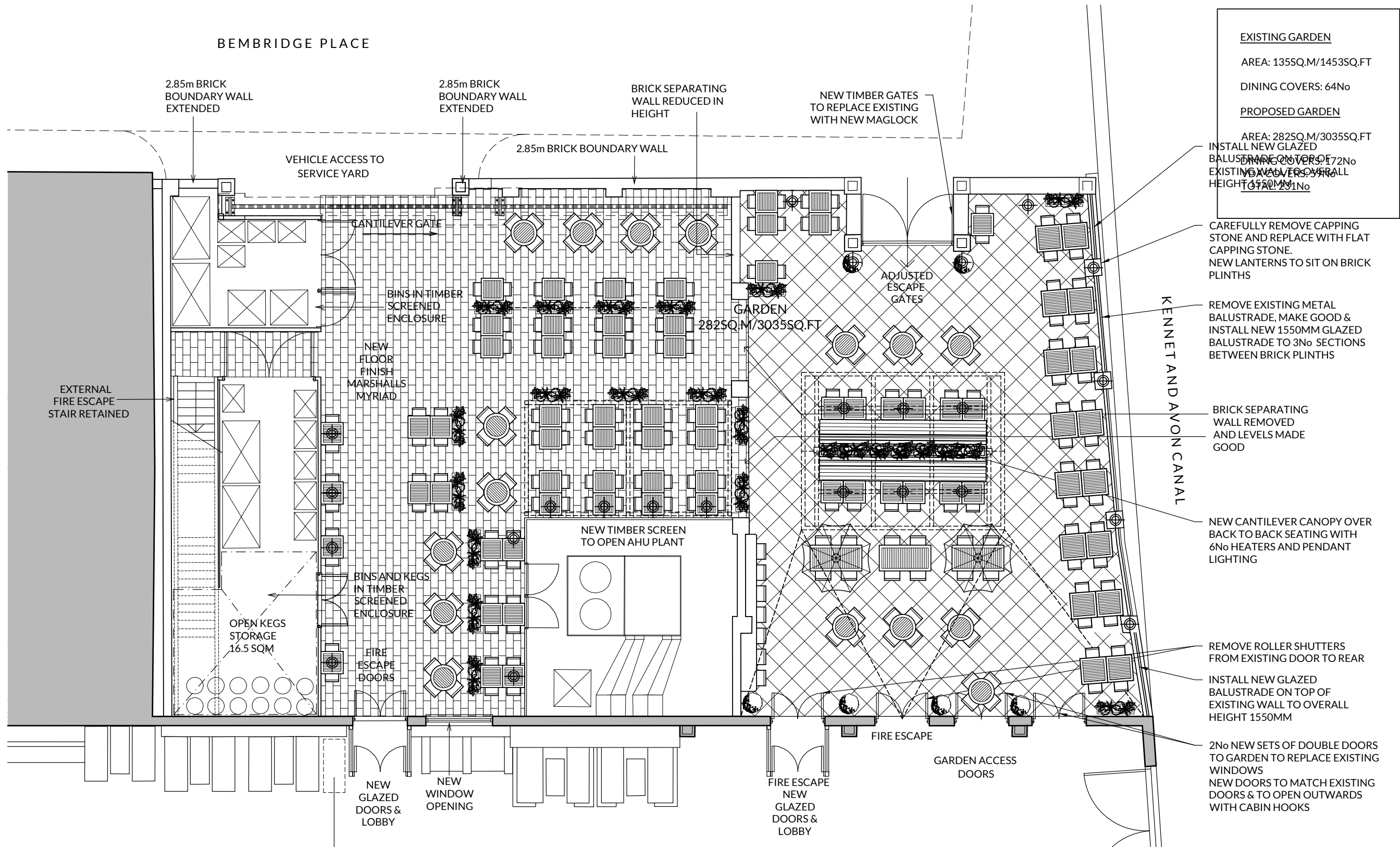
The Queen also passed through Reading on her way to her quiet country retreat at Windsor. As a result inns such as The Crown, The Bear, The George, and The Sun became fashionable.e.

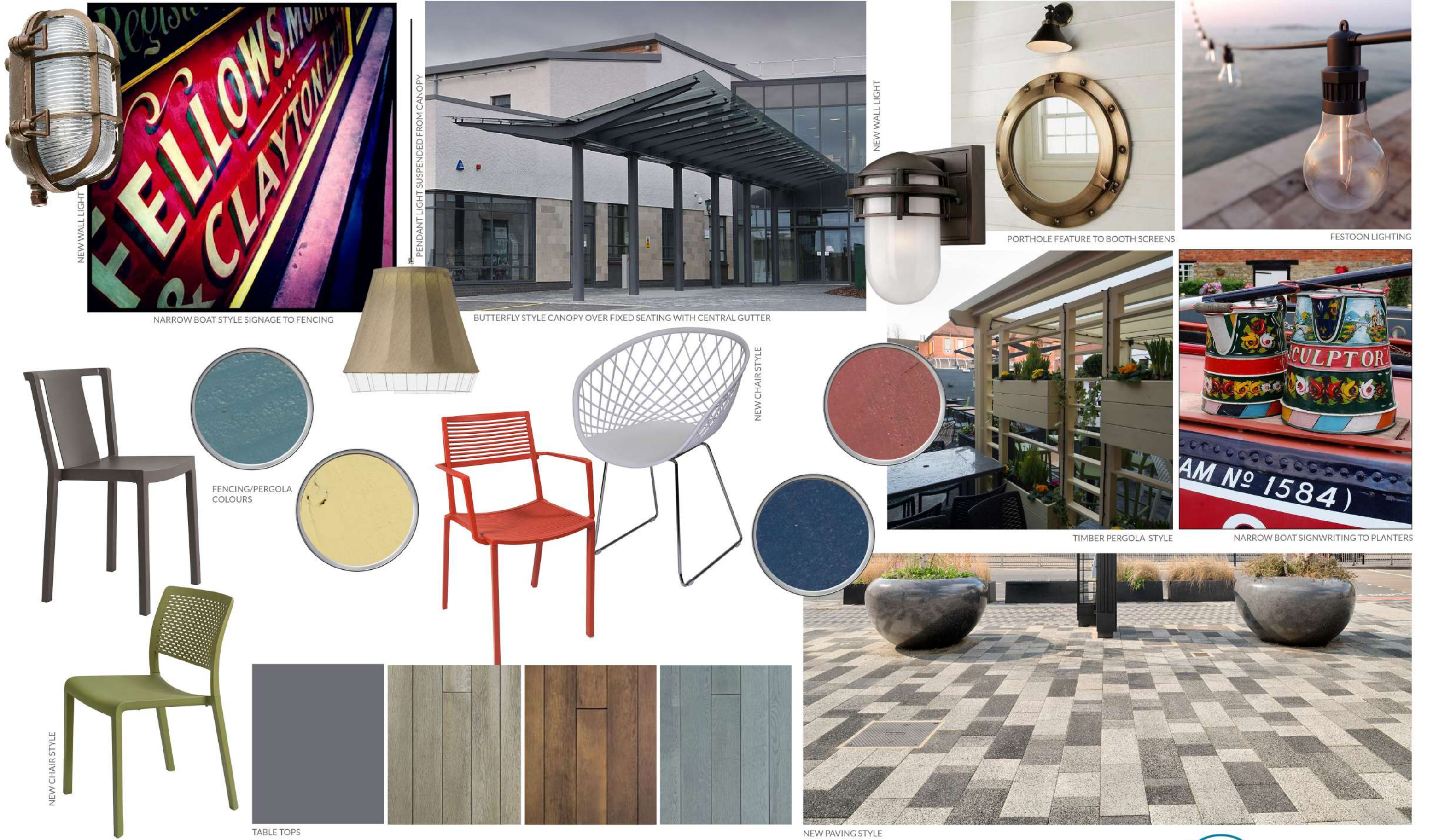












GARDEN:

- Adjust existing escape gates to open outwards
- Remove existing pergolas
- Remove 2No sections of brick wall & lower 1No section of brick wall between brick columns to open up garden into existing bin store
- Floor levels made good where sections of wall removed
- Form new AHU plant enclosure with timber screening
- Form new bin store with timber screening & 2No sets of access gates
- Form yard enclosure with 16.5sq.m open keg storage intergral formed in timber screening with 2No sets of access gates
- Extend existing boundary wall both sides of vehicle access
- Increase balustrade height to canal wall to 1550mm high and introduce new lanterns to brick pillars
- Install new back to back booth seating with cantilever canopy with 6No heaters and pendant lighting
- Install new cantilever gate to vehicle access
- New floor finish to new section
- Install new gilkicker pergola
- New loose furniture

INTERNALLY:

- 2No New glazed internal lobbies & doors
- New window opening onto new section of beer garden
- Replace 2No existing windows with new door opening outwards onto garden with cabin hooks
- Relocate existing entrance doors to other side of mat well
- Install new outter Entrance lobby doors flush with front face of elevation
- Form new lobby walls / ,make good where existing altered
- Form new electrics cupboard
- New distribution board to be located in staffroom
- Relocate dresser and install new 2.2m dresser
- Relocate 2No AWP machines
- Remove roller shutters from existing rear doors

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104-108 KINGS ROAD | READING | BERKSHIRE | RG1 3BY

DV ARCHITECTS CONTACT DETAILS

Midlands Office:

Hallcourt House, 8 Hallcourt Crescent,
Cannock, Staffordshire, WS11 0AB
Telephone: 01543 547 877

Email: studio@dv-architects.co.uk