





Design + Access Statement

Wetherspoons - Back of Beyond, Reading

This document is drafted in support of a planning application for minor works to the boundary and external areas associated with the beer garden and delivery yard at the Back of Beyond, Reading.

The statement should be read in conjunction with the supporting drawings; the planning statement drafted by JMS Planning and Development Ltd; and the Delivery Service Management Plan prepared by DW Transportation.

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Revision - /

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Overview

1.0 Introduction

Overview

The Back of Beyond has operated as a J.D. Wetherspoons pub since 1996.

It was historically a ginger beer factory, before becoming a Salvation Army Barracks. The pub takes its name from its location at the edge of the town of Reading.

This document outlines a proposal to enlarge the existing beer garden into the adjacent service yard.

Deliveries and waste collection will continue to be accommodated via the extended beer garden in conjunction with the recommendations set out in DW Transportation's Delivery Service Management Plan.



2.0 Context

The External Areas

The Back of Beyond is located between King's Road, Bambridge Place and the Kennet and Avon Canal.

The brief is to expand the Back of Beyond's beer garden into an under-utilised and unsightly service yard area located adjacent to the current beer garden.

The following photographs illustrate the existing layout and boundary conditions:

Photograph 1

The existing beer garden with large timber double doors for escape to Bambridge Place.

Photograph 2

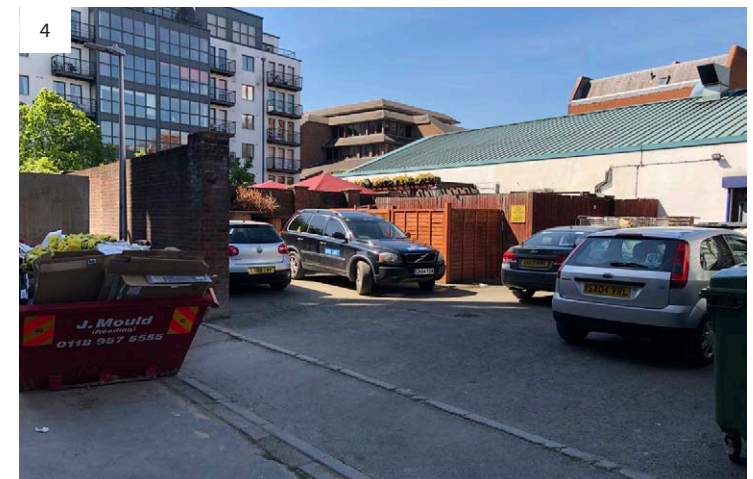
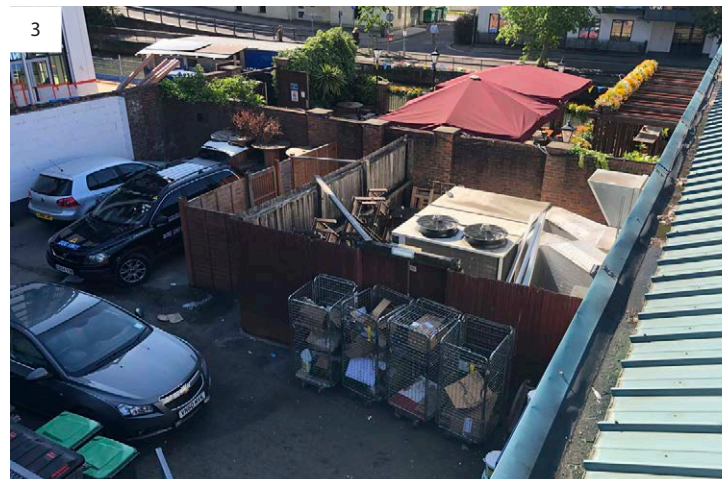
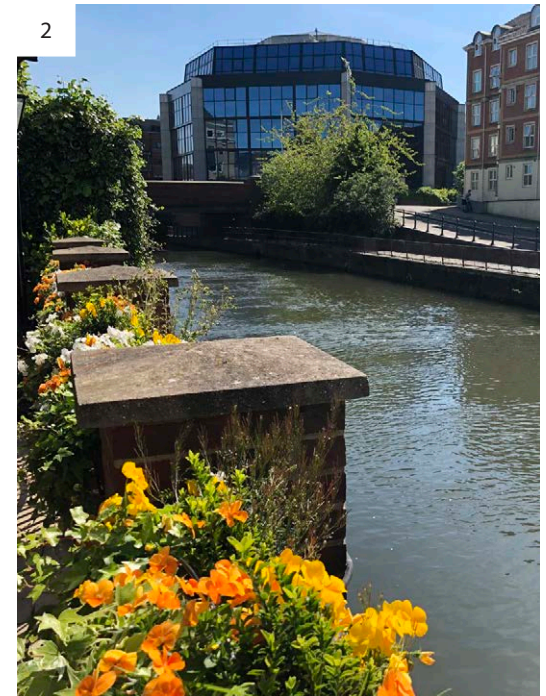
View along the Kennet and Avon Canal from the beer garden.

Photograph 3

The existing service yard and timber screen around the external air handling plant which services the pub.

Photograph 4

Access into the service yard from Bambridge Place and showing the existing 2.85m high brickwork boundary wall.



2.0 Context

Existing Layout

The existing beer garden is accessed directly from the pub and enjoys views over the Kennet and Avon Canal to the south.

The east wall of the pub has several windows and doors into the beer garden. They are covered by a pergola structure with hanging flower baskets.

The service yard is located adjacent to the beer garden and contains informal parking, keg and waste stores, the AHU plant which service the internal spaces of the pub, and temporary off-street access for delivery and collection vehicles.

There is an existing external emergency escape stair that lands in the service yard which provides means of escape from the first floor level.

The existing bin, bottle, and barrel storage is arranged in an ad-hoc way and there is opportunity to create a more orderly layout to provide the necessary space for the beer garden extension.



2.0 Context

Proposed Layout

These two visuals illustrate the existing service yard and the proposed garden extension.

The newly landscaped area will be designed to match the style of the existing, which is hugely successful and takes advantage of the waterside location.

The existing AHU plant will be retained in its current position with new timber screening.

A new pergola will be added to dress the facade and provide natural shade to the new glazed door and window overlooking the extended garden from inside the pub.



Existing & Proposed Beer Garden & Services



3.0 Boundary Conditions

Cantilever Gate

To provide access to the service yard in conjunction with the recommendations of DW Transportation's Delivery Service Management Plan, it is necessary to install a new cantilever gate to provide a suitable clear opening o the boundary - an example of a similar gate is illustrated below.

During delivery and waste collections, it will be necessary for the garden furniture to be moved out of the service zone and the area cordoned off as illustrated in the diagram opposite.



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5.0 Conclusion

Conclusion

The proposed extension works described in this application will help to enhance the facilities at the pub and benefit the pub's patrons.

The relatively minor interventions allowing for greater capacity and flexibility in the future will also benefit views into the site from Bambridge Place.

The free-standing furniture and cantilever gate are designed to ensure that the delivery strategy and waste collection can be implemented and managed successfully.

