

Design and Access Statement for:

The Wren School
61-63 Bath Road
Reading
RG30 2BB

This Design and Access statement has been prepared in support of the planning application by the agent on behalf of The Wren School, consent is sought for:

The Construction of a single storey timber clad contemporary garden building.

Design

The new building is a contemporary design the materials used are predominantly constructed from natural materials and very energy efficient with excellent superior thermal insulation. The internal floor area will be 27m squared with a modest footprint in relation to the floor space offered.

The building is single Storey with a hidden Mono roof, the highest point is 2.5m at front slopping to the rear. The external UPVC 3.8m sliding door set and external modest UPVC window frames will be graphite externally and white internally all will have double glazed units. There will also be a single UPVC door which will be fully clad with the frame being graphite externally and white internally. The building will be faced with vertical tanalised redwood cladding to all elevations. The decking step will be tanalised redwood.

Layout

The proposed building will be located within an open green space within the school grounds and will replace an existing shelter and picnic tables. See images below. The main school will not be altered or effected in any way by the installation.

Scale

The proposed building has been designed to a modest scale in proportion to the size of the area and will fit into the space comfortably still allowing for plenty of open space.

Landscaping

The building will be built on levelled ground, the proposed structure will be located over an existing tarmac base and a grassed area. Composite packers will be used for the existing tarmac side and our foundation system on the grassed area. The deepest pile will be 400mm in meter square blocks. This will have minimal impact on the ground as it will be using an existing base and the piling system. The existing timber shelter will be removed. See images below

Vehicle Access

The existing vehicular and pedestrian access are unaffected by the proposal.

Conclusion

The building is designed to be modest & contemporary statement which is not obtrusive to the existing house and surrounding area. We believe the proposed installation will not have any detrimental impact on the environment. It is located away from the main school and will not be visible from the public highway. See image below.

The proposed building will have no connection to drains or water just an electrical supply. The building is to be used ancillary to the school as an inclusion work room for extra learning support.

Proposed Building



Photographs of proposed building location

