



The Boat House

Design and Access Statement

Construction of a New Boat House to replace the
existing Structure

The Boat House
3654 Cow Lane
Reading
RG4 7TH

28.05.2021
Reference: 2113-600-A
Client: Reading School

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1. Introduction

This Design and Access Statement has been prepared to support the planning application for the proposal of a new non-residential storage building at Reading School, Boat House, Reading.

It is proposed to remove the remaining structure and construct a new storage building in its place. This report outlines the proposal in detail and in terms of its scale and surroundings.



Google Maps Image from 05.2021

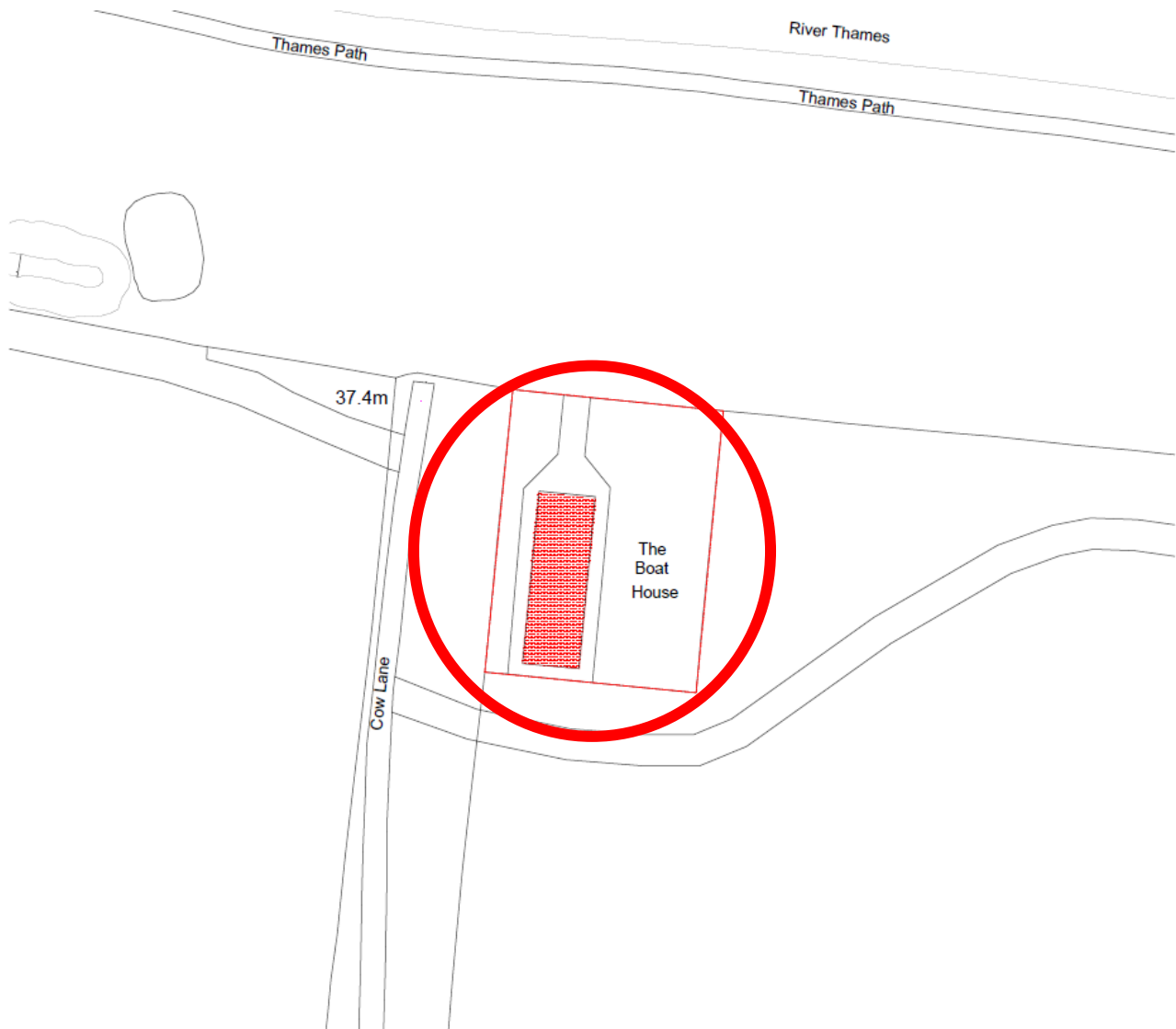
2. Site and Surrounding Context

The site is located on the south side of the River Thames, at the end of Cow Lane, Reading, beside Rivermead Park. This site is leased by Reading School from Reading Borough Council and is not accessible to the public.

The site was occupied by a former wooden boat house that was the subject of an arson attack by vandals in December 2019. All that remains of the original building are a few charred timber bearers of the floor. The site is surrounded by a chain link fence which, through fire and vandalism, is in poor condition.

The proposed site is 0.0994 ha, and slopes gently down towards the river (circa 600-700mm from back to front).

The area is accessed by an unmade road (Cow Lane), which crosses a small bridge. Blockades have been installed to the bridge allowing crossing on foot only.

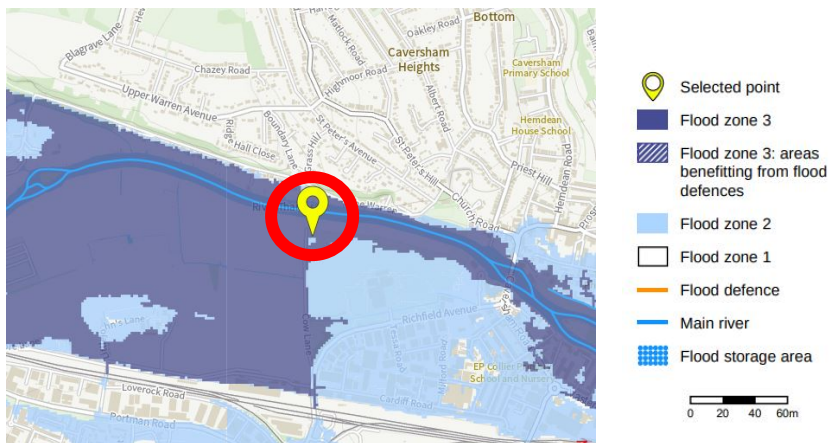


Maps A – Location Plan

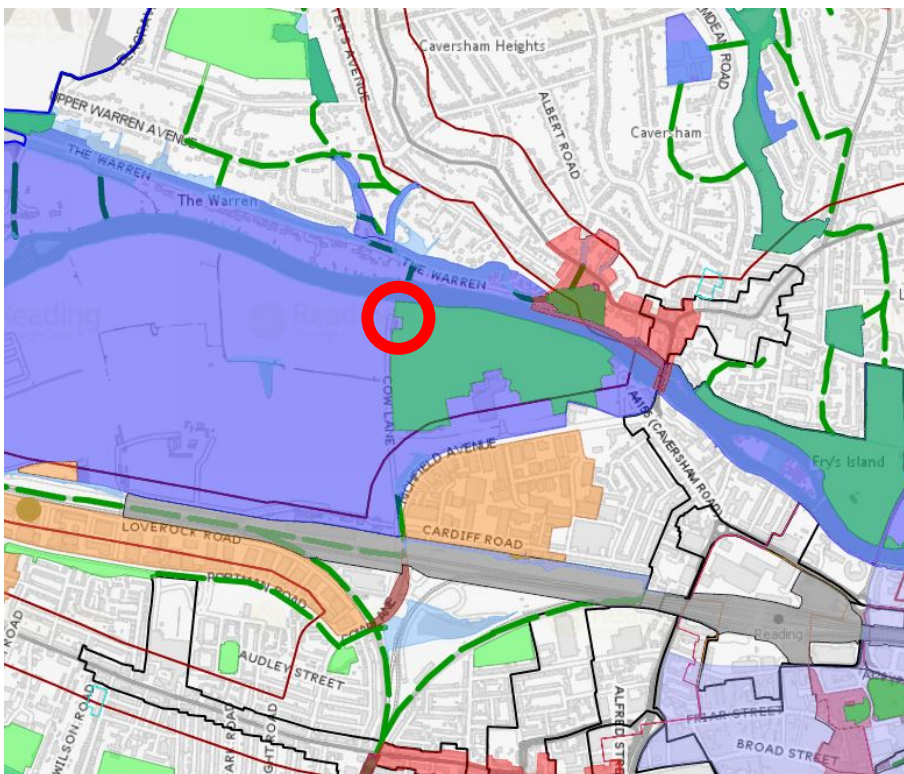
Site and Surrounding Context Cont.

Map B below shows that the site falls within Flood Risk Zone 3. It should be noted that no residential accommodation is proposed within this application.

Map C below has been taken from Reading Council's Interactive Policy Map and shows the site falls within Major Landscape Feature (EN13) and Local Green Space and Public Open Space (EN7).



Map B from the .gov website



Interact Map C from Reading Council accurate on 26.05.21

3. Planning Policy

The proposed site falls within a few policies including EN13 relating to the Major Landscape Features as well as EN7 referring to the Local Green Space and Public Open Space.

The proposal is to build a new boat house to replace the old one, which was almost completely burnt down. As there is an established building footprint already on the site, which will house the new structure. We do not believe the proposal will reduce the amount of open space.

In terms of detracting from the character or appearance of a Major Landscape Feature, the proposed structure is a considerable distance from any of the features and we do not believe this would affect them.

For the reasons given above, along with the development history of the site, we believe that there is justification for the erection of a new building on this site.



Google Maps View – current for 2017

4. Design Proposal

The proposal is for the construction of a new boat house with dimensions to match the original (circa 22m long by 7.3m wide).

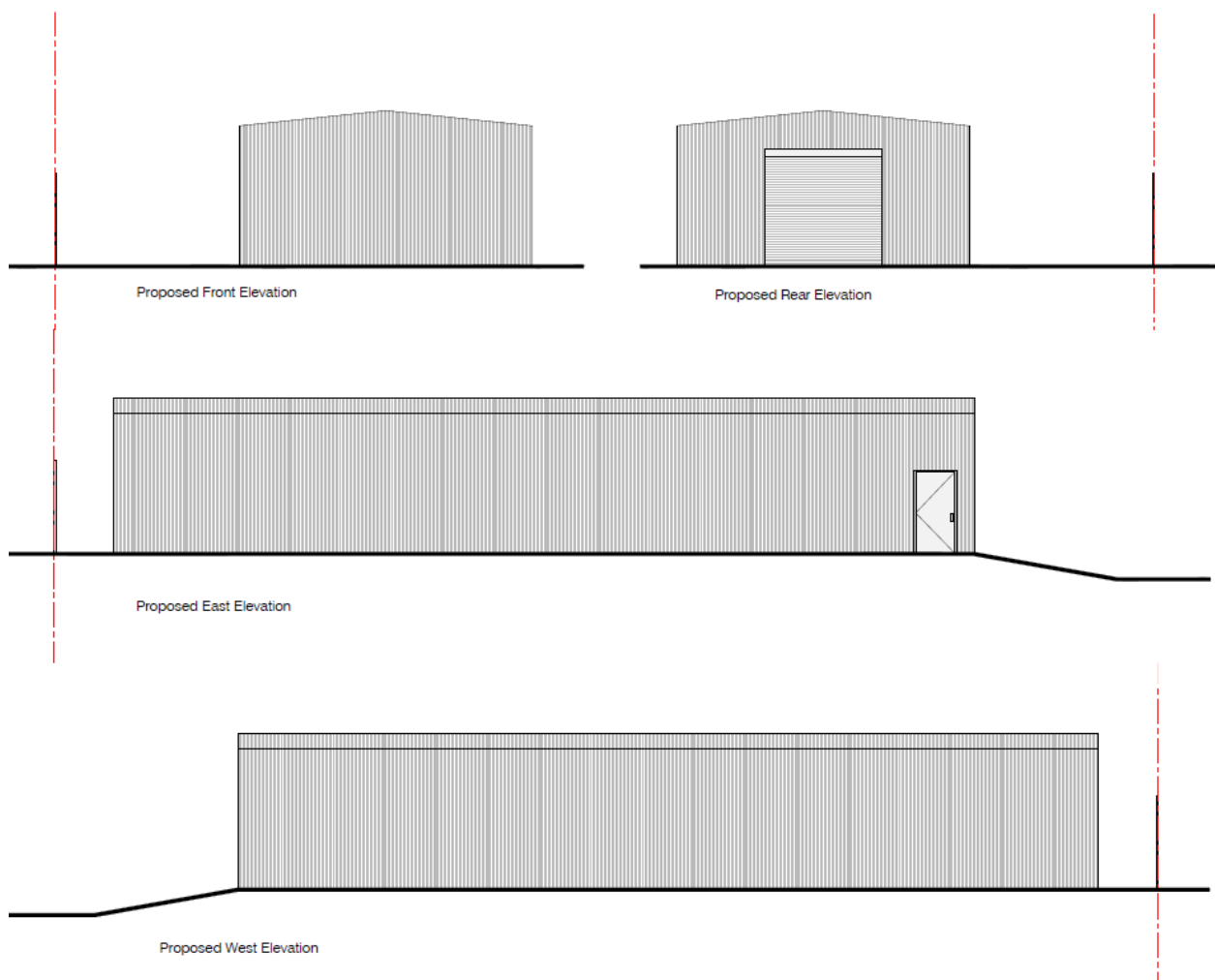
In view of the past history of the previous building and the costs associated with the timber structure, it is proposed that the building be made of a steel portal frame, clad in green plastisol sheets, which are steel sheets coated in coloured pvc film and insulated.

A single steel door is planned on the right-hand elevation of the building, and a manually operated roller shutter door is provided on the rear elevation to bring boats in and out of the building.

The roof is proposed to be covered with insulated steel panels coated with green plastisol, with 20% of the roof will also be made up of rooflights.

The site needs to be well secured, therefore a new weld mesh fence is proposed to surround the site. It will be 2.4 m high and made of green coated steal frame with secure access gates installed on the front and rear of the site to provide vehicular access onto the site as well as access for boats toward the river.

The ground around the building will be gentle sloping to provide access to the new building.



Proposed Elevations

5. Area Schedule

Proposed (GIA)

Ground Floor	165 sqm
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6. Access

The Pedestrian and vehicle access from the front and rear of the site are proposed to be altered.

7. Waste Management

There is limited vehicle access to the site and therefore it is not possible to facilitate refuse collection on site. All rubbish will be removed from the site and disposed of back at the main school. This is the current arrangement, which is not proposed to be altered.

8. Sustainability

All new building elements will be designed to meet Building Regulations Part L compliance.