

St Michael's Tilehurst - Design and Access Statement Replacement Shed (Rev 0.5)

BACKGROUND

The shed will be located in the Churchyard which surrounds St Michael's Church and Parish Rooms in Tilehurst.

The Church is a grade 2 listed building and sits in the Routh Lane Conservation area.

Any developments on this site will also require Diocesan Approval. Initial discussions with them have indicated that they would support and approve this application provided RBC planning approval is granted.

DESIGN AND ACCESS STATEMENT

This application is for a free standing shed located discreetly behind the Parish Rooms. The Grade 2 listed Church and associated Parish Rooms are not physically impacted by the proposal. Since the shed is largely concealed from public view, the impact on the conservation area is considered minimal.

St Michael's considered various options for the new shed. It was concluded that the ISO Container provided the most robust, secure and cost effective storage option for us.

The proposed new ISO Container Shed will be located in exactly the same position as the old shed. A concrete plinth, currently used by the existing shed, will be used to support the new container based shed.

The location of the shed is positioned out of sight from the main Church access behind the Parish extension on the boundary with Iris Court.

The new shed will be painted green to blend in with the existing trees and plants. In addition we plan to provide screening, utilising trellis fencing and planting.

The access to the new shed is the same as with the existing shed. The new shed door is located in the same physical position as the old shed. An existing pathway between the rear of the Parish Rooms and the new shed gives safe access to the new shed doors.

There are two established trees adjacent to the shed position and they are not affected by the new shed as we are using the existing concrete plinth. However we have been advised, through the BAM Lifting Operational Plan, that some minor pruning of low level branches will be required. These trees form part of the boundary hedging and are annually pruned to keep them under control and away from the Parish Extension. This is to prevent leaves and tree debris falling into the guttering and blocking the drains. The cutting backs of the branches, as identified in the BAM lifting plan, is consistent with the level of pruning St Michael's carries out anyway, on an annual basis, and it is not considered detrimental to the life of the trees.

Consultation with the Iris Court Management company has confirmed they are content with what we plan to do. They will also support the installation of the container as documented in the BAM Lifting Operational Plan by giving access to parking spaces.

As part of the works St Michael's will temporarily remove the boundary chain link fence for the actual lifting operation. Once the new shed is in place this will then be reinstated.

DESIGN AND ACCESS STATEMENT (SUPPLEMENTAL UPDATED)

SIDES, FRONT AND BACK FINISHING

St Michael's has reviewed the proposed external look of the ISO Container as stated in Paragraph 5 above. We consider that a more appropriate solution is required for a Conservation area and the Grade 2, listed site.

We therefore propose to clad the sides, front and back with treated softwood shiplap timbers sourced either from new purchased timber or from timber recovered and reused from the old wooden shed. We shall ensure any new timber which is purchased comes from sustainable sources. The natural colour of the wood will be retained as the timber is pre-treated. It is recognised that it will change colour over the years as it weathers however the natural timber colour finish will be retained.

The roof of the ISO Container is flat and part of its steel construction. It is not proposed to clad the roof surface and keep the top clear as this will permit rain water to run off easier and for St Michael's to keep it clean. The top surface is not visible from the ground and the tree cover from the adjacent trees over the top of the proposed shed hide it from the air.

The following procedure is proposed:

- Bolt vertical timber battens (50mm x 75mm) to the exterior faces of the container spaced approx. 500mm apart.
- Fix (nail/screw) horizontal shiplap timbers to the vertical battens giving the effect shown in the image below.

Note: Where existing timbers from the old shed are used, these will give an "older" look to the face on which they are used. Also it should be noted that old and new timbers will not be mixed so that each face of the container will have a consistent finish.



DELIVERY

The ISO Container will be delivered from the adjacent property Iris Court in accordance with the BAM Lifting Plan.

For clarification, once off the lorry, the container will be lifted no more than 1 metre from the ground and delivered from the side onto the concrete plinth through the space under the canopy of the adjacent trees. The chain link fence will be removed temporarily to facilitate this operation.

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