

St Michael's Tilehurst - Design and Access Statement Replacement Shed

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 discretely 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 exiting 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.

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.

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