

Introduction

Pre-application advice obtained under reference **240544/PREAPP** for the installation of 3.6m x 2.4m storage shed height not to exceed 2.5m on the curtilage of 1 Monksbarn, Reading RG2 7RP, also known as Pinecroft.

Pinecroft Children's Centre has been storing equipment in the attic of the Centre. Unfortunately, this was deemed unacceptable in a recent fire risk assessment and the Centre is now obliged to find an alternative solution for storage to comply with the fire risk assessment report.

There is therefore an overwhelming justification for a shed to ensure the safety of children, staff, and visitors to the Centre.

The new shed has been positioned in a suitable location where it will enable continued use of the landscaped garden and a sustainable distance from the mature trees on site.

The proposed shed is a lightweight structure and will sit on a wooden frame erected onto paving slabs to create a level surface. This is a low-impact construction and represents a very low risk to trees. The shed will be installed by contractors over a one/two-day period. All components of the shed will be walked to the build area via existing walkways. There will be no vehicle access to the build site at any time.

Scope of the Work

The shed installation requires the partial removal of approximately 4.5m length of low-level Privet hedge. The hedge is not visible from outside of the property curtilage and the partial removal of the hedge will not be evident from a public viewpoint.

There will be no change in ground levels on site. The siting will maintain a void under the building structure to maintain air and water approach to tree roots.

Tree Protection

Access to shed is by pedestrian walkway only, delivery of materials will be to the car park and all components of the shed will be walked to the work area via the existing walkway and temporary ground protection.

As a lightweight build project of short duration, Tree Protection Fencing is not considered necessary and would be unduly onerous in terms of cost for the shed installation.