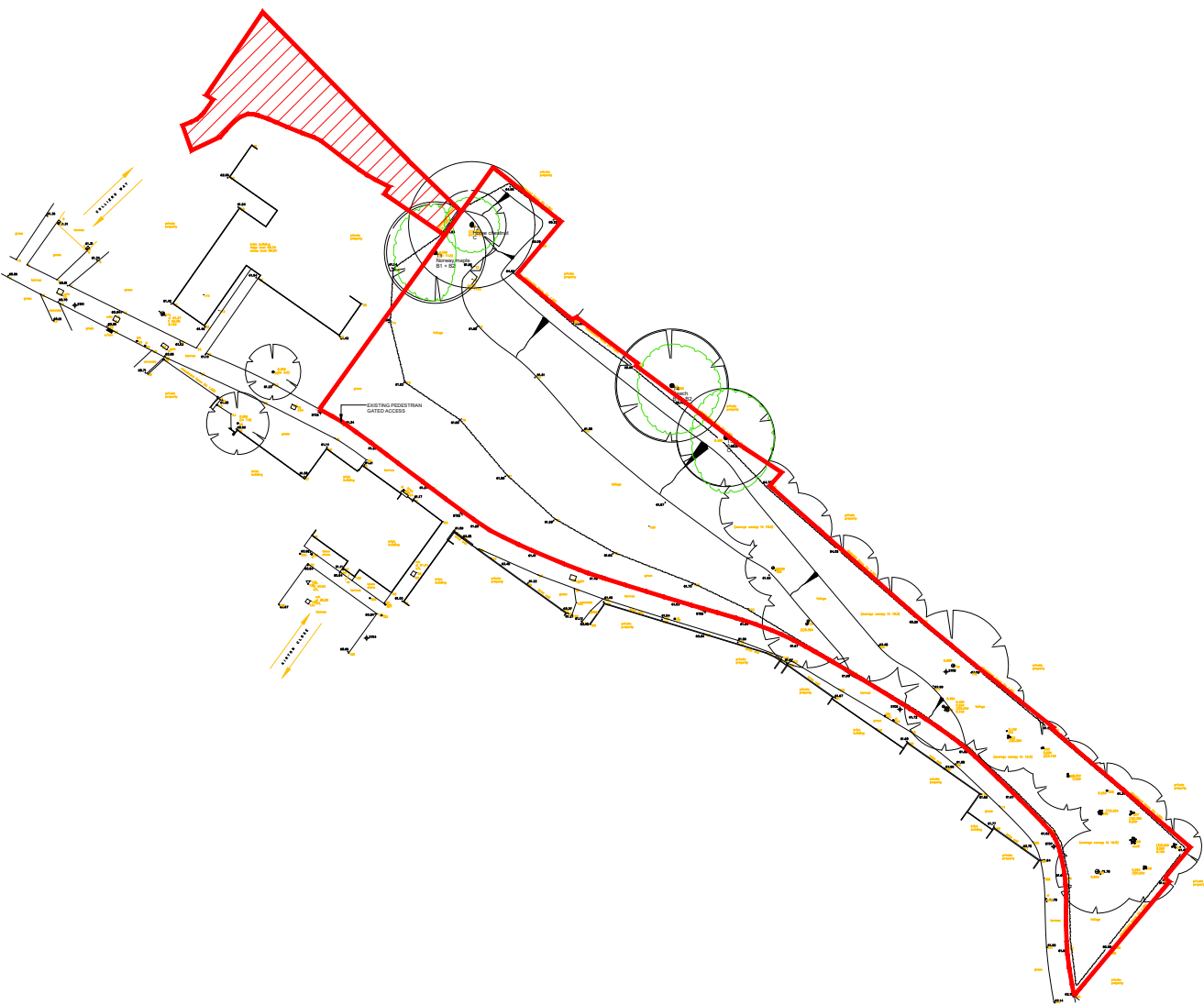




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Existing Site Plan

1.0 | Site address

Land To the rear of Thorpe House, Colliers Way, Tilehurst, Reading, RG30 2QS

2.0 | Introduction

This Design and Access Statement has been prepared in support of a planning application for the erection of a temporary garden maintenance shed on land to the rear of Thorpe House, within the Tilehurst area of Reading. The site comprises a previously unused and underutilised parcel of back-land, which is currently characterised by overgrown vegetation, mature Listed Trees plus other seedlings, and a lack of active management.

The proposed development seeks to introduce a modest, low-impact and fully reversible structure to facilitate the maintenance and management of the land. The shed will be in place for a temporary period of 24 months, after which it will be removed and the site restored to its original condition.

This statement outlines the design principles, site context, access arrangements, and environmental considerations that have informed the proposal. It demonstrates how the development has been carefully designed to respond to its surroundings, minimise impacts on neighbouring residential amenity, and provide a beneficial temporary use for an otherwise neglected site.

The development has been designed to facilitate the ongoing maintenance and management of the land, including the prevision of storage for large equipment and tools. In addition, the introduction of a managed and active use of the site is expected to increase the natural surveillance, which may assist in deterring antisocial behaviour and reduce the likelihood of unauthorised assess or trespass.



Site plan within the context of Tilehurst, showing the site as situated in Flood Zone 1.7



3.0 | Site Description

The application site is located within Tilehurst, a suburban area to the west of Reading town centre, and falls under the administrative jurisdiction of Reading Borough Council. The site lies within Flood Zone 1, which is defined as having a low probability of flooding, and is therefore considered suitable for this form of development. The site is not located within a Conservation Area and is not in proximity to any designated heritage assets or listed buildings, and as such there are no heritage-related constraints affecting the proposal.

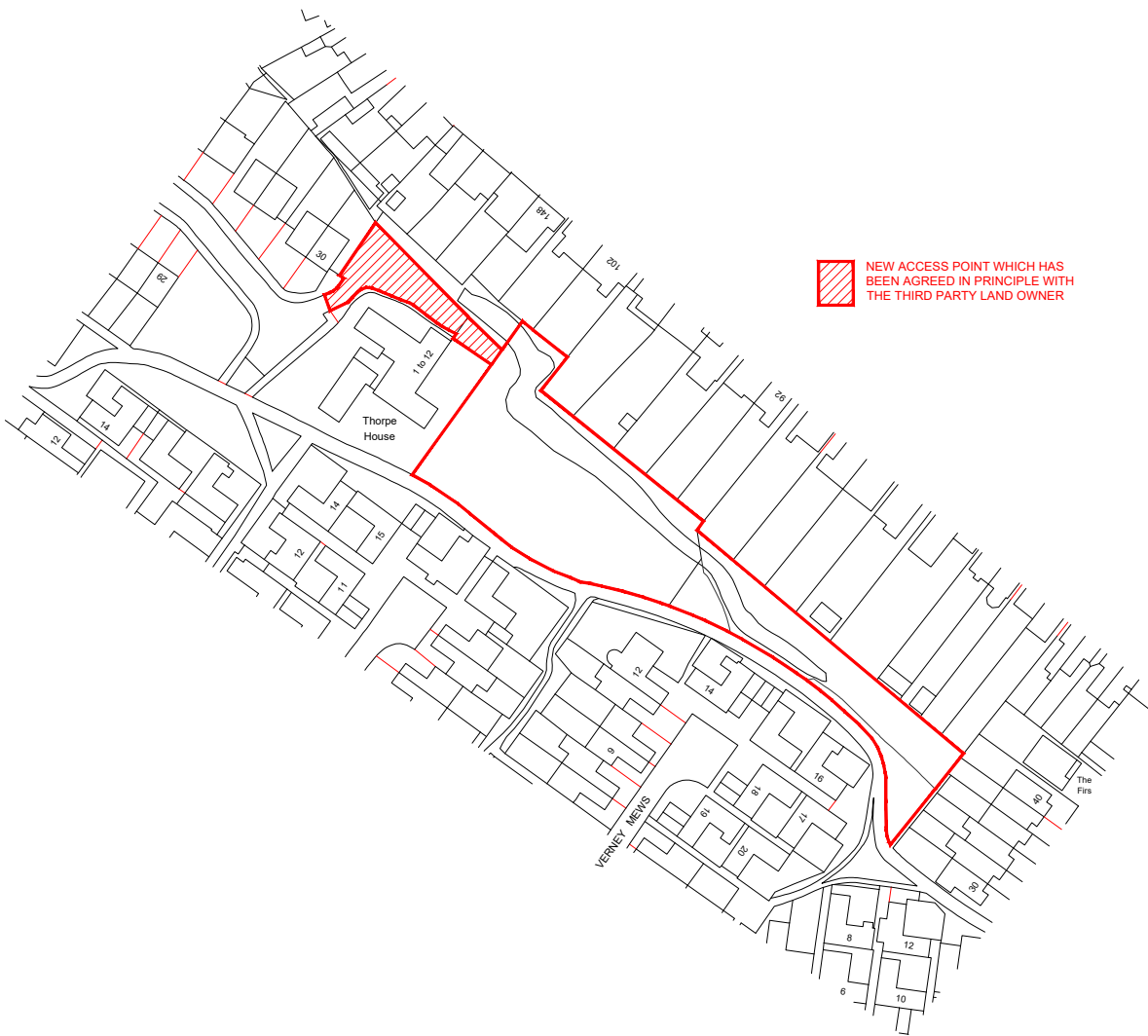
The site is situated on land to the rear of Thorpe House, Reading, occupying a back-land position within an established residential setting. The surrounding area is characterised predominantly by two-storey residential dwellings and their associated rear garden spaces, typical of this part of Tilehurst. The application site itself is currently undeveloped and not subject to any built form, reinforcing its separation from the more actively maintained residential plots that surround it.

Access to the site is proposed via a new point of entry, which has been agreed in principle with a third-party landowner, as indicated on the accompanying location plan. This will enable temporary vehicular access to the site without affecting the surrounding residential environment. The application site extends to approximately 3,035.43 square metres, with the agreed access area accounting for a further 346.85 square metres, resulting in a generous and well-contained parcel of land capable of accommodating the proposed temporary use.

The site comprises an area of previously unused and underutilised land, partially enclosed by existing boundary treatments, including fencing. It is characterised by unmanaged grassland, overgrown vegetation, and several established mature trees, which collectively contribute to its informal and somewhat neglected appearance. The land does not currently serve a clear functional purpose and appears physically and visually disconnected from the surrounding residential plots, many of which are more actively maintained as private garden spaces.

There is evidence of ongoing antisocial behaviour, including many instances of fly-tipping, graffiti, and general misuse, which further detract from the visual amenity, ecological quality, and overall perception of the site as part of the wider green environment.

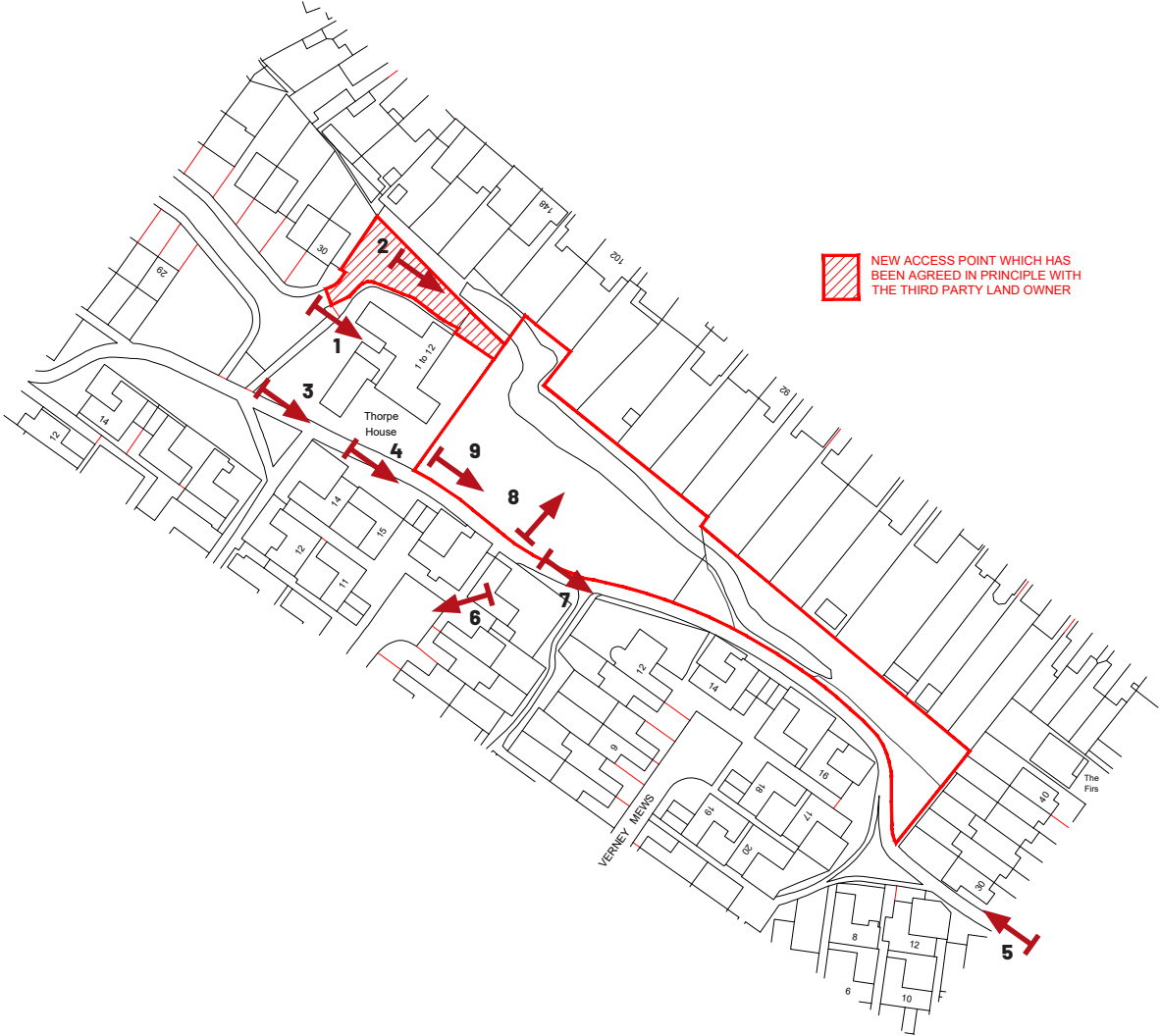
At present, there are no existing permanent or temporary structures within the application site, and the ground conditions remain largely undisturbed, with no evidence of recent development activity. This provides a clear baseline condition and ensures that the site is well-suited to a low-impact, temporary form of development such as that proposed.



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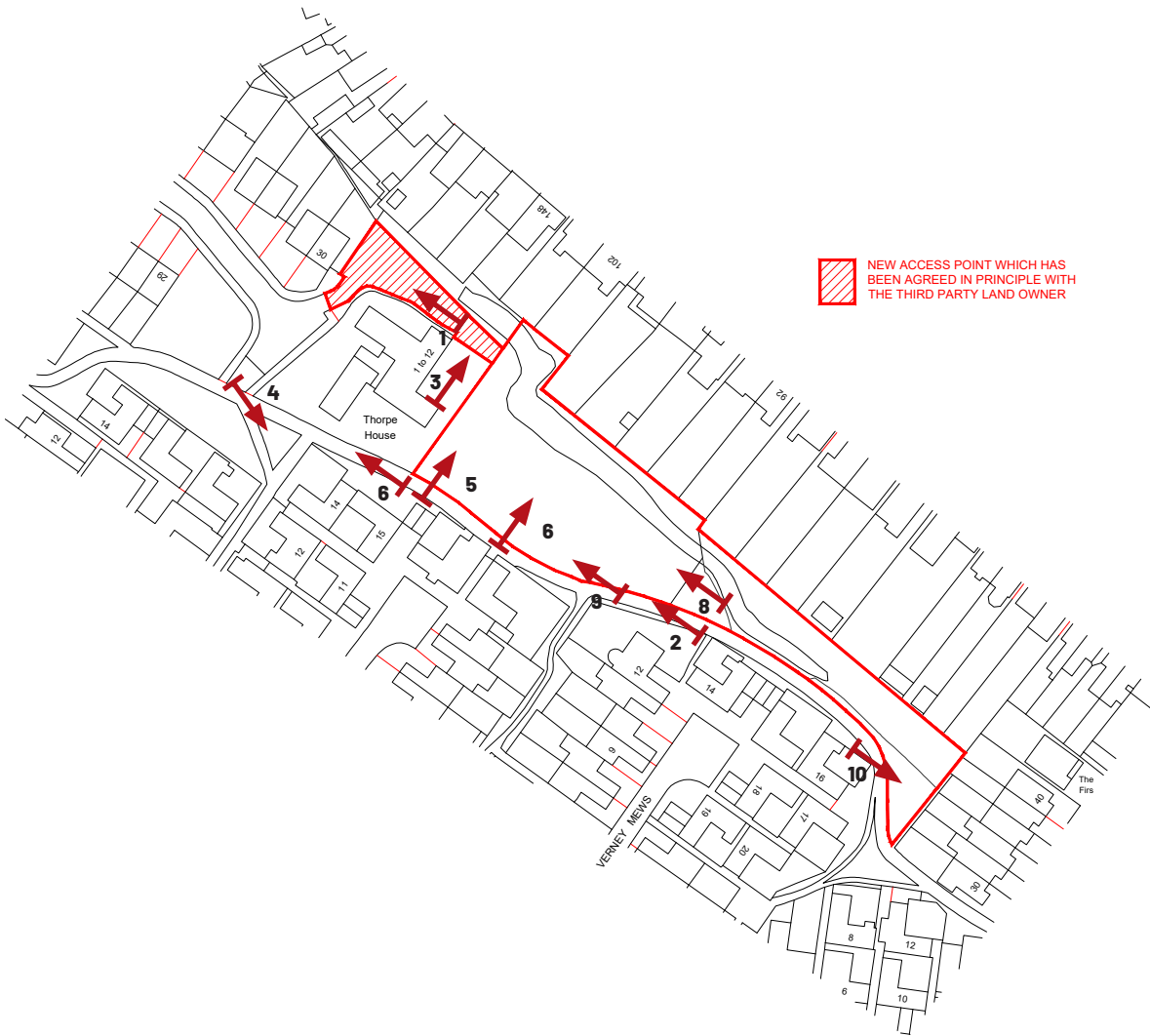
Location Plan

3.0 | Site Description



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3.0 | Site Description



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4.0 | Access

Existing pedestrian access into the site is accessed via a gate to the south west corner. This can be entered on foot by the footpath which runs along the length of the site.

A new periodic vehicular access point has been agreed in principle with the third party land owner. This allows for entrance at the North West corner from the existing highway leading to Thorpe House.

5.0 | Surrounding Context

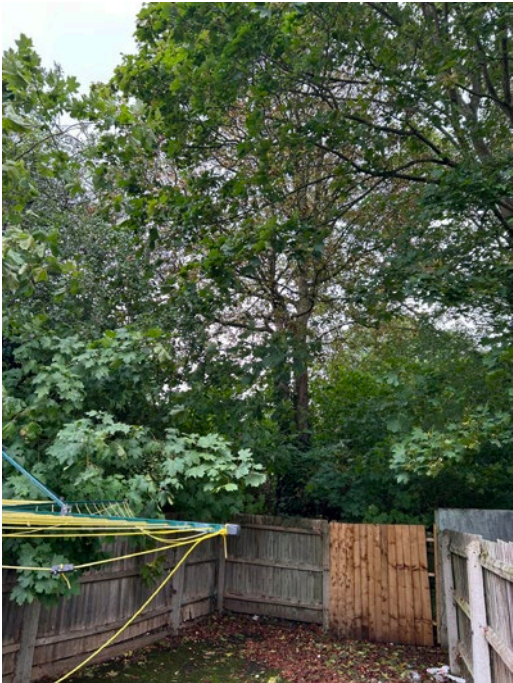
The surrounding context is characterised predominantly by residential development, with neighbouring properties situated to the north and east, beyond their associated rear garden boundaries. The western boundary adjoins the rear of Thorpe House and a public footpath runs along the southern boundary, beyond which are further residential rear gardens reinforcing the domestic character of the area.



Colliers Way



Proposed new vehicle access



Proposed new vehicle access



Existing pedestrian access

6.0 | Proposed Development and Use

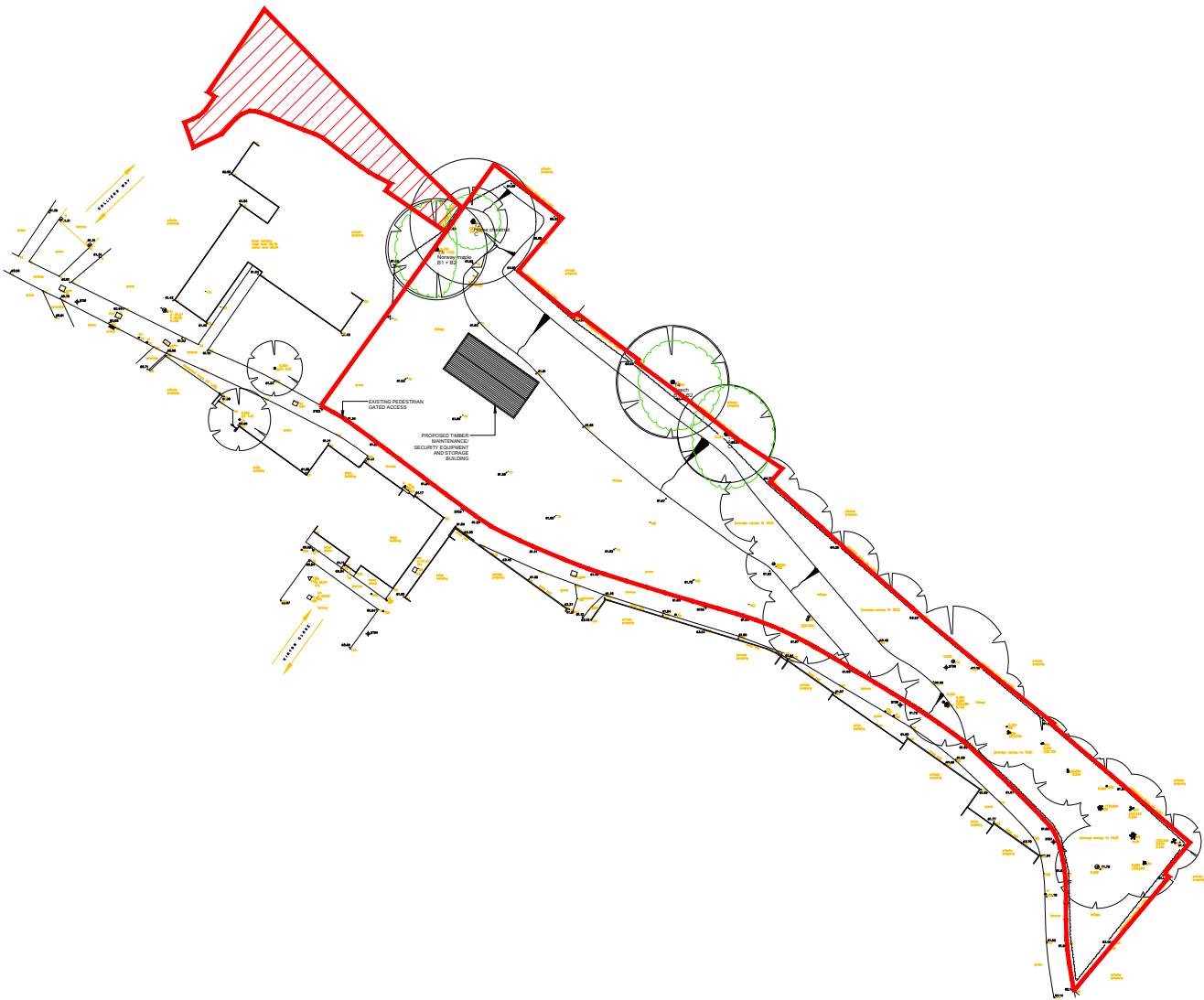
The proposal is for the installation of a temporary timber shed structure to be used for maintenance related activities. The development is proposed for a temporary period of 24 months, after which the structure will be fully removed and the land will be restored to its original condition. Therefore, the proposal is fully reversible and there would be no residual impact beyond the temporary two year period of consent.

The proposal has been carefully designed to have minimal impact on the existing landscape and as such does not require permanent foundations and instead will utilise a temporary base solution. this approach ensures that ground disturbance is avoided and that the integrity of the site is preserved.

The site's current underutilisation and declining condition are, in part, attributable to the absence of appropriate facilities to support regular and effective maintenance. The proposed development has therefore been designed to facilitate the ongoing management of the land, including the provision of secure storage for equipment and tools necessary for its upkeep. This would enable a more consistent and responsible approach to maintenance, ensuring the land is kept in good order and continues to contribute positively to the visual amenity of the area. Furthermore, the introduction of a managed and active use of the site is expected to increase natural surveillance, helping to deter antisocial behaviour and reduce the likelihood of unauthorised access or trespass. In this way, the proposal demonstrates that meaningful enhancement of the site can be achieved through improved stewardship, allowing the space to remain an important open and vegetated area within the surrounding built environment.

7.0 | Amount

PROJECT SITE	= 3035.43 SQM
Building FOOTPRINT	= 74.32 SQM
New Access Area	=346.85 SQM
GROUND FLOOR PLAN	
GIA	= 71.13 SQM



Proposed Site Plan

8.0 | Mass and Scale

The proposed structure has a ridge height of 2185mm and an eaves height of 1880mm.

9.0 | Design, Appearance and Materials

The proposed structure comprises a single-storey building with a simple pitched roof form finished with a green mineral felt covering and timber floor. The external walls will be finished in horizontal tongue and groove timber cladding, and access will be provided via vertically clad timber doors. The design incorporates fixed glazing to facilitate natural light into the building. Overall, the choice of materials and design approach ensures a cohesive, low-impact appearance that is sympathetic to the character of the site and its surroundings.

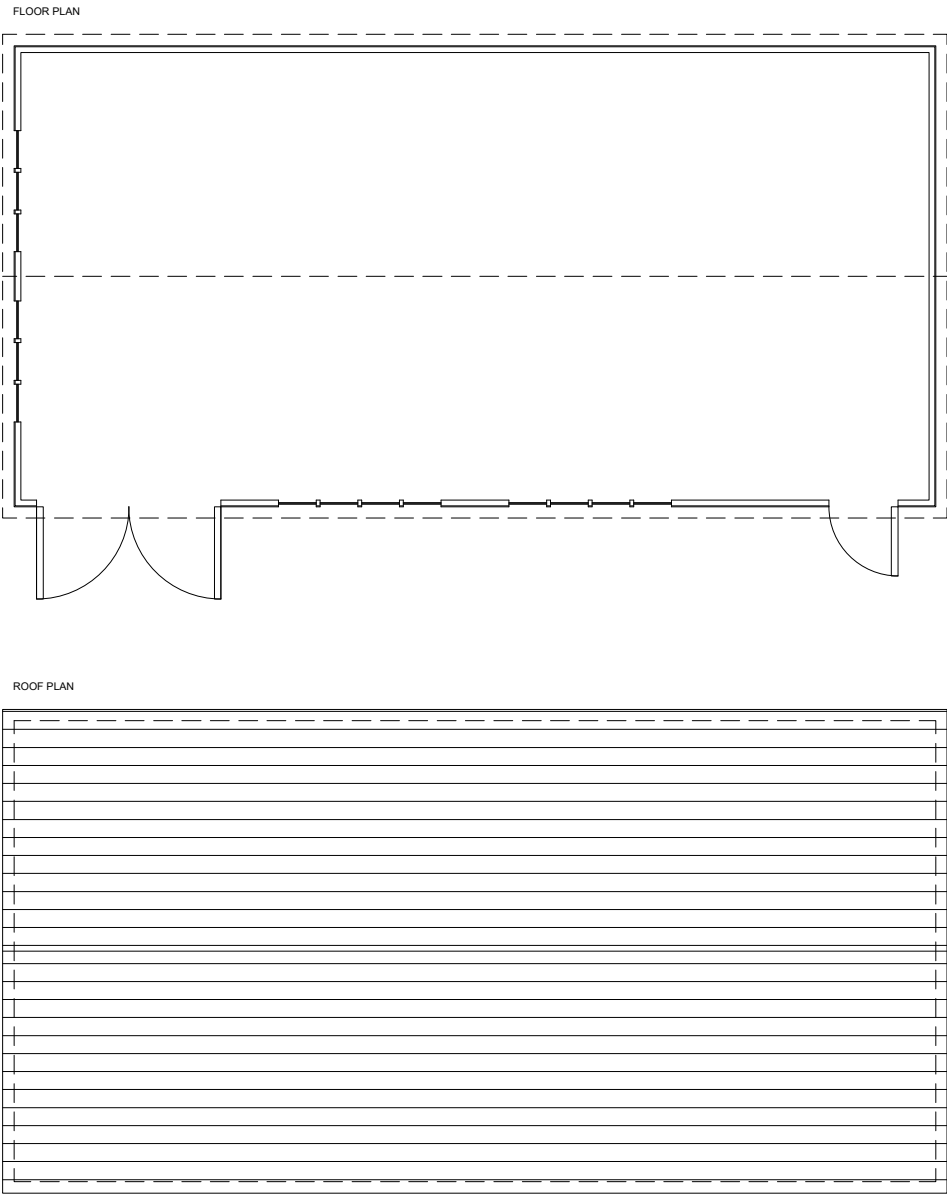
10.0 | Environmental Considerations

A typographical survey has been undertaken and therefore the development has been designed that the existing protected trees will be retained and will not be affected by the proposal.

The development is explicitly temporary and reversible and as such no excavation or permanent ground works are required. After its lifespan of 24 months all materials and components will be removed and therefore will have no lasting impact on the site. The building and base will be fully dismantled and removed and no residual structures or hard standing will remain.

11.0 | Biodiversity Net Gain (BNG)

Given the temporary nature of the development the proposal does not result in permanent habitat loss. The land will be restored to its pre-development state after 24 months. As such the development should not be subject to Biodiversity Net Gain (BNG) requirements as there is no lasting ecological impact.



Proposed Floor & Roof Plan

12.0 | Conclusion

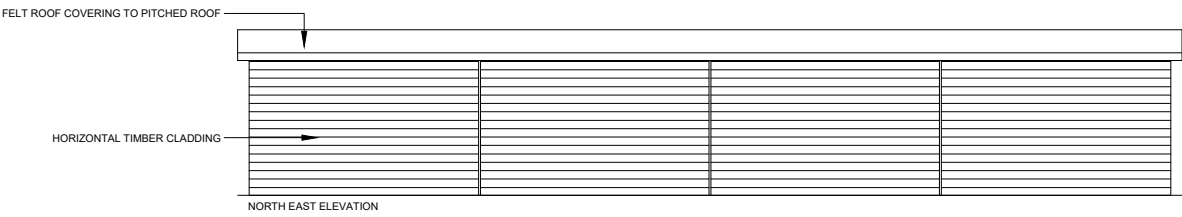
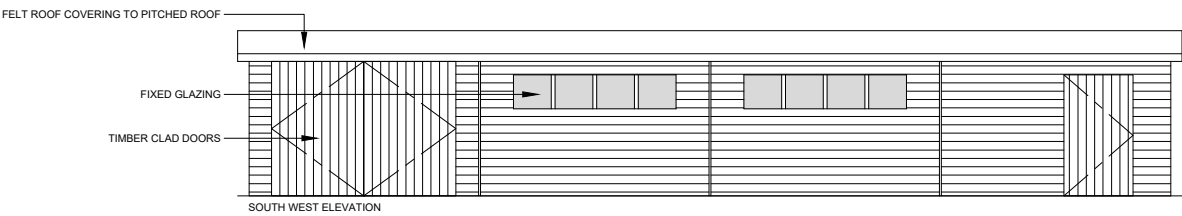
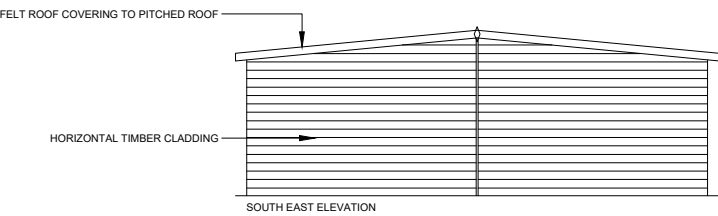
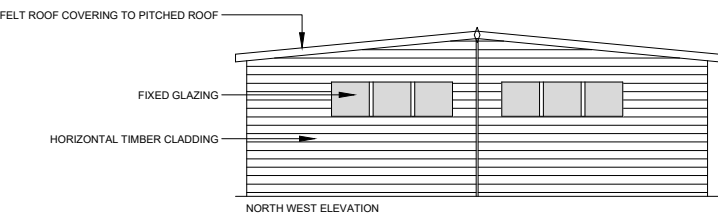
In conclusion, the proposed development represents a proportionate and appropriate temporary use of an underutilised parcel of land within a predominantly residential setting. The design of the structure is simple, functional, and low-impact, with materials and form chosen to ensure it remains visually sympathetic to the character of the surrounding area. As such, the proposal constitutes a sustainable and well-considered form of temporary development, delivering the necessary functionality to support site maintenance while ensuring no lasting or adverse impact beyond its 24-month lifespan.

The proposal has been carefully considered in terms of scale, sitting, and relationship to neighbouring properties, ensuring that there are no unacceptable impacts in respect of privacy, outlook, or light. The absence of permanent foundations and the use of a temporary base further reinforce the reversible nature of the development, ensuring no lasting impact on the site.

In addition, the introduction of a managed use is expected to improve the condition of the land, helping to deter antisocial behaviour such as fly-tipping and graffiti, and enhancing the overall visual amenity of the area during the temporary period.

Following the expiry of the 24-month period, the structure will be removed and the land restored, ensuring that there is no permanent change to the character or function of the site.

Overall, the proposal for a temporary maintenance shed offers a practical and proportionate means of addressing the issues currently affecting the site. The scheme supports improved management of the land through the provision of essential storage, enabling routine upkeep to be carried out effectively. This approach ensures the site can be maintained as an attractive and well-managed open space, continuing to contribute positively to the character and appearance of the area.



Proposed Elevations



13.1| Letter of Support

9 Tyle Road
Tilehurst
Reading
RG304TE

To whom it may concern
Chief Planning Officer
Reading Borough Council
Civic Centre
Bridge Street
Reading
RG1 2LU

Dear Sir/Madam,
I am writing to support the proposed application to erect a temporary garden shed on land adjacent to Thorpe House, Colliers Way, Tilehurst, RG30 2QS.

I am a sole trader and have been contracted to inspect and maintain the site at Collers Way, which is the subject of this application.

On a number of occasions, I have attended the site to remove waste, maintain security and to ensure that the verges adjacent to the security perimeter are kept in good order.

When I attend to carry out this work I have to hire cutting equipment and transport this to the site, along with fuel and other tools, in my vehicle. I would like to support the application for a temporary storage shed on the site as this would enable me to store equipment on site and thus, I would be able to attend to the safety and security of the site more frequently and with greater scope.

I am sure that the nearby residents would appreciate the more regular upkeep of the security fence and surrounding area, as well as the greater control and management of the, somewhat wild, plant growth within the area.

I would, thus, hope that this application will receive a recommendation for approval and consent by the Planning Committee.

Yours faithfully

JM Baker
Joseph Baker (JMB Services)