

PUBLIC RIGHTS OF WAY (PROW)

IMPACT ASSESSMENT

SITE:

131-133, Crockhamwell Road,
Woodley,
RG5 3JP

Proposal:

Subdivision of existing former bank (Class E)
to create multiple Class E commercial units,
including installation of new shopfronts,
external shutters, and metal railings
to secure the parking area.

PREPARED BY:

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1. Introduction

This assessment considers the potential impact of the proposed development on the adjacent Public Right of Way (PROW). The assessment reviews changes to usage levels, type of use, surfacing, boundary treatments, barriers, and vehicle interaction with the PROW, and provides justification for the proposed works.

2. Existing Situation

The site comprises a former bank building with an existing car parking area located to the rear of the property and entirely within the site boundary. The parking area currently provides **10 standard car parking spaces and 1 disabled parking space**.

At present:

- The parking area is **open and unrestricted**, with no gate or access control.
- The boundary between the parking area and the pedestrian route/PROW is defined by **approximately 600mm high timber posts with a metal bar**, intended to prevent vehicle overrun.
- These boundary features are in **poor condition**, with several posts damaged or missing.
- The parking surface consists of **tarmac with marked bays**, which is also in **poor condition** and requires resurfacing.
- There is an existing pedestrian route (PROW) adjacent to the site which is currently used by pedestrians and is not formally segregated from the parking area other than by the deteriorated boundary treatment.
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3. Proposed Works

The proposal includes:

- Replacement of the existing damaged timber posts and metal bars with **new metal railings and metal posts** along the site boundary to clearly define and secure the parking area.
- Installation of an **automatic parking boom barrier gate** at the existing vehicular access to control vehicle entry and exit.
- **Resurfacing of the existing tarmac parking area** and re-marking of parking bays to match the existing layout, including the disabled parking space.
- No change to the size, alignment, or legal status of the adjacent PROW.

4. Impact on PROW Usage

Amount of Use

The subdivision of the building into multiple Class E units may result in a modest increase in activity compared to the former single bank use. However:

- The overall commercial use remains within Class E.
- No reduction in PROW width or accessibility is proposed.
- Pedestrian movement along the PROW will be maintained at all times.

Therefore, the proposal is not expected to result in a significant increase in PROW usage beyond existing conditions.

Type of Use

The PROW will continue to be used primarily by pedestrians. No change in permitted or expected use of the PROW is proposed. The development does not introduce any conflicting or incompatible uses.

5. Surfacing

- No works are proposed to the PROW surface itself.
- The resurfacing works are limited to the internal car parking area.
- Improved surfacing within the car park will reduce loose material and surface defects, indirectly improving safety near the PROW.

6. Barriers, Fences, and Gates

- The replacement of the existing boundary treatment with **metal railings and posts** will provide a more robust and visually clear separation between vehicles and pedestrians.
- The proposed **automatic boom barrier gate** will restrict unauthorised vehicle access, reducing uncontrolled vehicle movements near the PROW.
- These measures will **enhance pedestrian safety** and prevent vehicle encroachment onto the pedestrian route.

- No barriers or gates will obstruct or restrict access along the PROW itself.

7. Vehicle Interaction with the PROW

- Vehicle access will continue to operate from the existing access point.
- The introduction of a controlled barrier system will improve vehicle management and reduce the risk of conflict with pedestrians.
- Clear demarcation between the parking area and pedestrian route will minimise the likelihood of vehicles overrunning the boundary.
- Disabled parking provision will remain unchanged and accessible.

8. Rationale for the Proposed Changes

The proposed changes are necessary to:

- Improve safety for pedestrians using the adjacent PROW.
- Replace deteriorated boundary features that currently fail to provide adequate protection.
- Better manage vehicle movements associated with the commercial units.
- Maintain and enhance the quality of the site without adversely affecting the PROW.

9. Conclusion

The proposed development will **not adversely impact the Public Right of Way**. On the contrary, the introduction of secure boundary treatments, controlled vehicular access, and improved surfacing will enhance safety and clarity between pedestrian and vehicular areas. The PROW will remain fully accessible, unchanged in alignment and use, and protected from vehicle encroachment.



GENERAL NOTES: 1. ALL DIMENSIONS ARE IN MILLIMETER. 2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING OR STARTING CONSTRUCTION. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY OR VARIATION. 3. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE	Title: Proposed Site Plan	Site Address 131-133 Crockhamwell Road, Woodley, RG5 3JP	Scale: 1:200 @A3	Revision Date:		Faluck Patel
			Date: 22/01/2026	A	10-02-2026	
			Drawing No.: 2025/120 -07			
			Drawn By: FP	e.mail - faluckpatel@yahoo.com (M) +44 (0) 7871 466 254		

Proposed External Finish Materials to Match Existing External Finish Materials

Proposed Flank Wall Window to be Obscure Glazed and Non Opening below 1.7m from FFL



Proposed Front Elevation
Scale 1:100

PROPOSED ALUMINUM
FRAME AND GLASS
SLIDING DOOR

PROPOSED ALUMINUM
FRAME AND GLASS
SLIDING DOOR

PROPOSED ALUMINUM
FRAME AND GLASS SHOP
FROMT WITH GLAZING



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

Component	Typical Size Range
Posts	65×65 mm
Rails (horizontal)	40×40 mm (1.5×1.5")
Vertical bars/pickets	25 mm round bar, spaced 75 mm apart
Flat bar panels	30×6 mmusing flat steel strips
Height	1.8 m
Colour	Black



Proposed Side Elevation
Scale 1:100

PROPOSED ALUMINUM
FRAME AND GLASS SHOP
FROMT WITH GLAZING

PROPOSED ALUMINUM
FRAME AND GLASS
SLIDING DOOR

PROPOSED ALUMINUM
FRAME AND GLASS SHOP
FROMT WITH GLAZING

PROPOSED ALUMINUM
FRAME AND GLASS
DOUBLE DOOR

PROPOSED ALUMINUM
FRAME AND GLASS SHOP
FROMT WITH GLAZING

PROPOSED ALUMINUM
FRAME AND GLASS
SLIDING DOOR

PROPOSED ALUMINUM
FRAME AND GLASS SHOP
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Title:

Proposed Elevations

Site Address
131-133
Crockhamwell Road,
Woodley,
RG5 3JP

Scale: 1:100 @A3
Date: 22/01/2026
Drawing No.:
2025/120 -05
Drawn By:
FP

Revision Date:
A 10-02-2026
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