

DESIGN AND ACCESS STATEMENT

SITE:

FIELD FAYRE
THE STREET
SWALLOWFIELD
BERKSHIRE
RG7 1QX

PROPOSED DEVELOPMENT:

INSTALLATION OF
REFRIGERATION
CONDENSER UNIT

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1.00 SITE ANALYSIS

- 1.01 The site is situated in the heart of Swallowfield Village on the south side of The Street being the main link road through the village.
- 1.02 Set within the established residential area of the village and on the edge of the eastern Conservation Area, the property is a detached Georgian building set in a linear form of development along The Street and has an area of 0.133 hectares.
- 1.03 The building contains the local convenience store with Post Office, with a 2-bedroom flat over and semi-detached 2-bedroom house to the side, all facing The Street. To the west side of the building there is an access road to serve the rear of the site and parking area for residents of the two semi-detached bungalows and the rear two extension to the main building containing a 1-bedroom flat and a 2-bedroom flat.
- 1.04 The existing building was converted and extended in 2016 in line with the planning permission reference 150298 granted on 20th November 2015 as submitted by Swallowfield Parish Council who own the site and lease the convenience store and residential properties to its tenants.
- 1.05 To the front of the building six parking spaces in linear format provide visitor parking for the convenience store and residents, vehicles reverse on to The Street. This road is also a bus route with stops with 100m of the building.
- 1.06 The convenience store and Post Office are a focal point for the villagers and of the wider community giving a good service, however the equipment within the shop are inefficient and generate a considerable amount of heat within the shop and therefore need replacing. The proposed new units require a new refrigerator unit to be mounted externally.
- 1.07 A pre-application enquiry was made by Swallowfield Parish Council on 20th June 2025 which explained in detail the need and the proposed detailed solution. The council's response was very positive from [REDACTED]
[REDACTED]
[REDACTED]
- 1.08 As suggested in the pre-application enquiry response a public consultation to the proposal is required and has been undertaken and forms the basis of a Statement of Community Involvement, which is submitted with this application.

2.00 DESIGN and PLANNING PROCESS

- 2.01 The site is situated in the heart of Swallowfield Village along the road frontage of The Street. The site falls under the government's National Planning Policy Framework calling for "delivering sustainable development" with the emphasis on design quality and promoting locally distinct developments.
- 2.02 The NPPF supports the principle of sustainable development. It calls for good design in that the context of the area should be considered, and that improving the character and quality of an area should be of importance.
- 2.03 Wokingham Borough Council has a number of planning policies under its Core Strategy and Managing Development Delivery Local Plan Policies and Borough Design Guide. Core strategy policies CP1 and CP3 outline the General Principles of Development and Sustainable Development.
- 2.04 Wokingham Borough Councils Policy WOS2 promotes the principle of development, providing there is no adverse impact on the character of the area.
- 2.05 The NPPF supports the principle of sustainable development. It calls for good design in that the context of the area should be considered and that improving the character and quality of an area should be of importance.

2.06 The Requirements

The existing chiller units within the shop unit are no longer energy efficient and create a considerable amount of heat within the shop and need replacing. In complying with the Wokingham Borough Local Plan (LPU) policies particularly policies SS1,CE1,CE6 and CE7 new chiller units are to be installed within the shop to reduce energy consumption and provide low carbon and renewable energy generation, thereby complying with sustainable development principles and design principles for efficient buildings.

The new chiller units require a refrigeration condenser unit to be placed externally to create an energy efficient and sustainable environment to comply with the council's policies.

2.07 The Appearance and Impact

The refrigeration condenser unit must be situated on an external wall as close as possible to the newly installed chiller units, a various number of external positions have been considered, unfortunately there is only one suitable position and that is on the front elevation of the existing building.

The condenser unit will be position in front of the shop unit side of the building below the opaque glazed ground floor window adjacent to the main shop front

to comply with WDC Local Plan Policy DH3 and SH1 and SH2 of the Boroughs Design Guide. The unit is to be housed in an acoustic cabinet which measures 1.60 m wide, 0.95 m deep and 1.00 m high in a neutral grey metal finish. The cabinet will comply with Design Guide SH 2 being below and maintain the view of the architectural feature of the window, thus giving a balanced appearance to the building frontage.

The acoustic cabinet considerably reduces any noise impact that would occur for the residents of house and flat within the building and neighbouring properties such as Willowbrook and Holly Croft. A noise impact assessment detailing the ambient noise of the existing street accompanies this statement. The unit would not create any noise disturbance to any adjacent property and would therefore comply policy CC06 of the MDD Local Plan along with the councils LPU policies HC5 and HC8.

The proposed condenser unit will be positioned between the back of the carparking spaces on the road frontage and the main front wall. The distance between back edge of carparking and front elevation is more than sufficient to allow maintenance of the condenser units.

The context and character of the area have been considered in the design and positioning of the proposed refrigeration condenser unit and acoustic enclosure thereby meeting all the council's policy requirements and would limit the detrimental impact to the character of the host building and local setting.

3.00 ACCESS STATEMENT

- 3.01 The Street is a 5.00m wide residential link road with a foot path on both sides and is linked to the Basingstoke Road in the west. It is also a local bus route with bus stops within 100m metres of the site.
- 3.02 There is a 3.000m (min) wide access to the west side of the existing building to serve the dwellings to the rear and the residents car park. To the front of the property six car parking spaces are accessed from The Street and finish approximately 1.800 m away from the front of the building. Sufficient space is therefor available for the installation of the proposed condenser unit.
- 3.03 Disabled access to the shop unit and the existing house are maintained via the block-paved drive and footpaths with a maximum ramp of 1 in 12, to a level threshold at the front entrance doors and any change in direction, to allow assistance where necessary and provide the existing uninterrupted disabled approach to the shop and house entrance.