

Pinewood Storage proposal Planning Statement – February 2025

1. Introduction

This Design and Access Statement has been prepared by Debbie Gooch on behalf of Wokingham Without Parish Council (WWPC). It accompanies the planning application for the permanent siting of the two shipping containers storage units at the Pinewood site.

This design statement should be read in conjunction with the associated site and location plans submitted as part of the application.

2. Site and surroundings

The Pinewood site is located on the border between Wokingham and Bracknell and consists of several single storey buildings hosting different leisure/community facilities and a bar/café. The buildings currently on site are a variety of wooden, brick and steel-clad exteriors.

The location for the storage units is an existing concrete base measuring 8m in width by 24m in length, located adjacent to the Pinewood gymnastics club and to the rear of the Pinewood Judo Club.

Images of the site with two 20ft storage containers, installed since 2021



3. Design and appearance

Two storage units are located on the existing concrete base, for the safe storage of equipment for the parish council and other site tenants.

These storage units consist of used shipping containers, offering lightweight flat steel panel doors with rubber seal to prevent water ingress, double arm lock and lock box to prevent unauthorised access.

The storage units have their sides clad with wood to allow them to blend in with the existing woodland environment and with their neighbouring buildings.

4. Scale: height and massing

The storage units are approximately 2.6m in height, considerably lower than the height of the adjacent buildings.

The storage units are approximately 6.2m in length and approximately 2.6m in width.

At 192 Square metres, the concrete base can comfortably accommodate the two proposed storage units.

The wooden cladding softens the view of the storage units from the woodland area of the Pinewood site. Existing buildings and vegetation significantly limit the views from the main car park area.

5. External elements and materials

The shipping containers are clad with wooden boards (as seen in images of the site)

6. Conclusion

This design statement provides an overview of the design of the storage units and demonstrates how the design of the units seeks to respond to the context of the site.

This proposal does not include any additional vehicle access points or create any additional demand for parking. As the proposal will allow materials currently stored off site to be located on site, it is expected that this will lead to a small reduction in vehicle movements off site, as items will be more conveniently located.