

Design and Access Statement

To support the planning application for the construction of an external plant roof at Ryeish Green Bungalow.

1. Introduction

Thames Valley Surveying are appointed by Wokingham Borough Council to advise on the refurbishment of Ryeish Green Bungalow. The property comprises a single storey property providing supported living for 5no. individuals complex social, emotional, and mental health conditions.

2. Background

The care provision for the occupiers includes a daily programme of sensory water play. The existing water heating system does not have the capacity for generation and storage of hot water to meet these usage requirements.

We have reviewed a number of options for providing additional storage capacity for hot water and have concluded that there isn't sufficient space within the existing building to provide an additional water cylinder without loss of amenity for the residents. The roof has a shallow pitch and much of the loft space is already taken up by the space heating system.

We are therefore proposing the construction of a small plant room to the rear of the property to provide additional plant space.

3. Design

We are proposing to construct the small plant room to the rear of the building within the same materials as the existing building to reduce the visual impact.

The proposed plant room is modest in size – with a gross external area of under 6m².

We have sited the proposed plant room to the rear of the building – where it is completely shielded from view of the public highway by the existing building.

The existing building is not listed or within a conservation area. There is no line of sight from the proposed development to any listed buildings.

4. Access

The proposed development does not affect access into or around the existing building. All external pedestrian and vehicular access routes will remain unchanged. There will be no impact to the number of occupiers living in the building, number of staff members working at the premises, or requirements for vehicle parking. The plant room will be separately accessed via an external door. Access into the plant room will be limited to contractors completing servicing and repairs to plant.

5. Landscaping Proposals

Site landscaping will be unchanged by proposals with the exception of the loss of a small area of existing hard standing.

6. Biodiversity Net Gain

The plant room is proposed to be constructed on a small area of existing hard standing which has no existing ecological or environmental value.

7. Community Involvement Statement

Not applicable – this project does not involve the creation of 10 plus dwellings or 1000 m² of floor space and therefore does not meet the definition of a major development published on the Wokingham Borough Council website.