

DESIGN AND ACCESS STATEMENT

INSTALLATION OF FOUR ELECTRIC CHARGERS AND LOCATION OF A CONDENSING UNIT

IN A CONSERVATION AREA AND AFFECTING A LISTED BUILDING

Proposal:

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- The installation of four electric vehicle chargers to existing car park. Electrics to be accessed from a listed building.
- The location of a condensing unit on an existing flat roof that has recently been refurbished.

1. What features are on the existing site?

The buildings are located off Redland Road on the University of Reading London Campus. The buildings are Victorian brick built of around 1880.

The Dairy has a mixture of tiled roofs, corrugated and a refurbished flat roof at the rear. The site is located on the west side of Redland Road, with Acacia Road to the south. The site is within the Kendrick Road Conservation Area.

2. Please provide details of how access issues will be addressed.

The London Campus is in central Reading and within walking distance to the train station and with numerous bus routes. There is off and on street parking around the campus. The proposed location for the condensing unit will require an access ladder to allow for regular maintenance and servicing.

There are no access issues with the existing car parking to receive the electric car chargers.

Details of the route for the electrics are featured in the Heritage statement.

3. Please provide details of the layout of the proposed development

N/A

4. Please provide details of the scale/appearance of the proposed development

The proposed location for the condensing unit is on a flat roof at the rear of the building. The roof is not visible from the road in this conversation area. The condensing unit is the smallest possible unit available for this extractor system. The condensing unit will be covered with a screen like below with access for maintenance. The unit will be accessed via a ladder to the side of the double doors to the plant room (see drawings and photos). The ladder will be fixed to the building with a security cover to prevent people getting on the roof.



Signage: Typical signage will be fixed to the walls in front of the car parking spaces. Signage will be on each parking bay (11 no.).



University of Reading

PARKING ENFORCEMENT IN OPERATION

By entering and remaining on this private land you are required to abide by all of the Terms and Conditions



BLUE BADGE PARKING ONLY



This car park is monitored using Automatic Number Plate Recognition cameras and Parking Attendants, 24 hours a day 7 days a week.



Vehicles parked in marked disabled bays must display a valid Blue Badge inside the front windscreen at all times.



Vehicles must park fully within the confines of a single marked bay. No parking on yellow lines, solid white lines, any hatched areas or grass verges.

**FAILURE TO COMPLY WILL RESULT
IN A PARKING CHARGE OF**

£75

PARKING CHARGE By failing to comply with the above terms of use may incur a Parking Charge of £75 (reduced to £30 if paid within 14 days). Parking charges are to be paid within 28 days. Terms and Conditions apply 24 hours a day, all year round. Non-payment will result in additional charges which may include the cost of debt recovery, which will be added to the value of the charge and for which the driver will be liable on an indemnity basis. We are not liable for any loss or damage howsoever caused to any person or property whilst on this site save under any statutory exceptions.

5. Please provide details of the landscaping in the proposed development

N/A

6. Please provide details of how Heritage Assets issues have been addressed.

Heritage Asset/Significance/Impact – See Heritage statement in additional documents.

7. Pre-Application

230372/PREAPP:

- Noise Assessment required – in documents.
- The location at the rear was considered a viable option.
- Full planning was required.