

DESIGN AND ACCESS STATEMENT

**Substation Enclosure and installation of associated
electrical equipment**

Undertaken on behalf of

Scottish and Southern Electricity Networks
1 Forbury Place, Reading, Berkshire RG6 1SW

Site address:

55 Vastern Road, Reading, Berkshire
RG1 8BU

Section 1 - Design

1.1 Introduction

- 1.1.1 This planning application design and access statement relates to the proposed installation of a glass reinforced plastic (GRP) enclosure to house essential electricity infrastructure equipment at 55 Vastern Road, Reading, Berkshire, RG1 8BU.
- 1.1.2 The proposed development is to an adjacent to the former offices of Scottish & Southern Energy Networks (SSEN).
- 1.1.3 The proposed enclosure is needed due to SSEN's requirement to replace and upgrade outdated equipment, the installation of this housing and installation of electrical equipment will:
- Maintain and secure the current levels of electrical supply
 - Minimise potential interruptions or failures in supply
 - Minimise duration of supply outages
 - Enhance ability to manage peak demands for supply
 - Improve security and protection of substation equipment from theft and vandalism
- 1.1.4 To ensure future ability to cope with increased loads in the area arising from general use and new developments SSEN is proposing to construct the enclosure and install electrical equipment within. The location ensures that local residents and businesses benefit from this new infrastructure.

1.2 Use

- 1.2.1 The enclosure and equipment will be unmanned and following installation of the electrical plant, the access will be infrequently for access to maintain the electrical plant.
- 1.2.2 On average, once commissioned, visits at 3-monthly intervals could be expected for routine maintenance.

1.3 Size and Scale and Appearance

- 1.3.1 The proposed enclosure is 5 metres wide, 2.8 metres deep and 2.5 metres high plus concrete base. The GRP enclosure to the equipment ensures the maximum reasonable level of protection to the equipment that is required for an urban area.
- 1.3.2 The size of enclosure has been kept to a minimum to minimise any effect on the landscape. It is considerably smaller than the existing building behind this proposed enclosure.

1.4 Layout

- 1.4.1 The layout and location of the enclosure and equipment has been dictated by the existing site layout of the site and includes consideration of:
- encroachment of safety distances
 - operational reasons for cabling
- 1.4.2 The appearance of the enclosure is not considered to be aesthetically out of place with the surrounding roads that includes a mixture of residential, utilities, retail, offices and car parks.

Section 2 - Access

2.1 Lighting Assessment

- 2.1.1 Lighting is required within the enclosure. There are no plans to install external lighting.

2.2 Parking & Access / Transport Assessment

- 2.2.1 Once works are completed there will only be infrequent visitors only.

2.3 Arboricultural Assessment

- 2.3.1 There are no trees within the site boundary.

2.4 Archaeological Assessment

- 2.4.1 As part of the preliminary investigations for this proposal, drainage and ground radar surveys have been undertaken. The findings of these surveys have been taken into consideration.

2.5 Biodiversity Survey

- 2.5.1 It is not considered that the proposed development will have any effect on the existing biodiversity in the area.

2.6 Flood Risk Assessment

- 2.6.1 The application site is identified by the Environment Agency being in Flood Zone 1 and therefore a low probability of flooding.

2.7 Noise Impact Assessment

- 2.7.1 The existing noise levels on site will not be affected by the works once complete.

2.8 Air Quality Assessment

- 2.8.1 The proposal will not adversely affect the air quality to the surrounding area; as such no air quality assessment has been undertaken.

2.9 Ground Conditions and Foul Sewage Assessment

- 2.9.1 There are no proposals for any welfare on site upon completion of the construction works and therefore there are no proposals to connect foul water drainage to the site.
- 2.9.3 The existing surface water run is unlikely to be affected by this proposal, the existing surface is impervious macadam and the small footprint of the enclosure will not worsen surface water runoff.

2.10 Security Assessment

- 2.10.1 No construction works are planned within the public highway.
- 2.11.2 Appropriate temporary signage and access prevention methods such as fencing will be installed to minimise the likelihood of unauthorised personnel entering the site during the construction phase.