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WASTE RESOURCE MANAGEMENT



## **SOUTHERN GAS NETWORKS**

**INSTALLATION OF A GAS GOVERNOR KIOSK AT LAND NORTH OF NAPIER ROAD,  
READING**

**PLANNING SUPPORTING STATEMENT**

**MAY 2018**

*your earth our world*



**Wardell Armstrong**

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**DATE ISSUED:** May 2018  
**JOB NUMBER:** ST16858  
**REPORT NUMBER:** 0001

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**PLANNING SUPPORTING STATEMENT**

**MAY 2018**

**PREPARED BY:**

Lewis Williams Senior Planner

**APPROVED BY:**

Chris Bean Technical Director

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## DRAWINGS

### TITLE

|                      |                       |
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| 151569-SITE-INFO-001 | Site Information Plan |
| QD15689              | SGN - READING HS      |

## APPENDICES

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## SUPPORTING DOCUMENTS

Phase 1 Ecological Assessment (Wessex Ecology, March 2017)  
Arboricultural Impact Assessment (Lockhart Garratt, March 2018)  
Flood Risk Assessment (RAB Consultants, September 2017)  
Open Space Assessment (Wardell Armstrong, May 2018)

## **1 INTRODUCTION**

### **1.1 Background**

- 1.1.1 Dalcour Maclaren has been commissioned by Southern Gas Networks (SGN) to seek full planning permission for the installation of a Gas Governor at land north of Napier Road, Reading.
- 1.1.2 This planning statement has been prepared by Wardell Armstrong LLP in support of his application.
- 1.1.3 SGN is a Distribution Network Operator responsible for management of the network that distributes natural and green gas to homes and businesses across the south of England. The proposed development is required to comply with this responsibility and ensure that gas is safely supplied to consumers. The proposed Gas Governor Kiosk will house a Gas Governor which will reduce the pressure of the gas within the network so that it is at an appropriate level to serve development within the area.

### **1.2 Site Location and Description**

- 1.2.1 The site is located on land to the north of Napier Road the centre of Reading (X= 472338 Y=173886 (see Drawing 151569-SITE-INFO-001). The site is bound by:
- King's Meadow with the River Thames beyond to the north;
  - Residential development with a Tesco Supermarket beyond to the east;
  - Napier Road and railway infrastructure to the south; and
  - King's Meadow to the west.
- 1.2.2 The site currently comprises amenity grass, shrubbery and a willow tree associated with King's Meadow.

## **2 DESCRIPTION OF THE PROPOSED DEVELOPMENT**

### **2.1 Proposed Development**

- 2.1.1 The proposed development is for the installation of a Gas Governor Kiosk within the south-eastern corner of King's Meadow, Napier Road, Reading. It should be noted that the proposal is required in this location as it is necessary to connect to the existing underground gas network.
- 2.1.2 **Gas Governor Kiosk:** The proposed Gas Governor Kiosk is required to house a Gas Governor which is necessary to safe supply of gas. The proposed kiosk will be externally finished with satin gelcoat and will measure approximately 3.8m in width, 6.9m in length and 2.15m in height. The proposed kiosk will be enclosed by a Mobilane Green Screen (see Appendix 1). The proposed kiosk and associated enclosure fencing will be located within a dense area of vegetation in the south-eastern corner of King's Meadow.
- 2.1.3 The proposed development requires planning permission as it exceed the 29m<sup>3</sup> threshold outlined in Part 15, Class A, A.1 of the Town and Country Planning (General Permitted Development) Order 2015.

### 3 PLANNING POLICY REVIEW

#### 3.1 National Planning Policy and Guidance

##### National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) was published in March 2012 and sets out the Government's planning policies for England and how these are expected to be applied, re-iterating the fact that planning law requires that all applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF has superseded previously published planning policy statements and planning policy guidance notes.

3.1.2 Paragraph 14 states:

*"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development...for decision-taking this means approving development proposals that accord with the development plan without delay".*

3.1.3 Paragraph 19 goes on to indicate that, *"Planning should operate to encourage and not act as an impediment to sustainable growth...therefore significant weight should be placed on the need to support economic growth through the planning system"*.

3.1.4 Paragraph 56 states, *"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*

3.1.5 Paragraph 73 states, *"Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities."*

3.1.6 Paragraph 74 states:

*"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*

- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."*

3.1.7 Paragraph 77 states:

*"The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land."*

3.1.8 Paragraph 100 states, *"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere."*

## 3.2 Development Plan

3.2.1 Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provisions of Section 54A of the Town and Country Planning Act 1990 (as amended) and requires that where in making any determination, regard is to be held to the Development Plan, and that determination shall be made in accordance with the Plan unless material considerations indicate otherwise. In this case, the statutory development plan for Reading comprises the following documents:

- Reading Borough Local Development Framework Core Strategy;
- Reading Borough Local Development Framework Reading Central Area Action Plan to 2026; and
- Reading Borough Local Development Framework Sites and Detailed Policies Document.

3.2.2 As confirmed by the National Planning Policy Framework (NPPF), in reaching a decision on any application, the first consideration is whether the proposals accord with the Development Plan. It is then necessary to have regard to all other material

considerations, which include all relevant policy considerations contained in the emerging Development Plan as well as National Planning Guidance and relevant appeal decisions.

3.2.3 Material considerations include the following:

- Submission Draft Reading Borough Local Plan March 2018; and
- Independent Examination of Proposed Local Green Space Designation.

Reading Borough Local Development Framework Core Strategy

3.2.4 The Core Strategy was adopted in January 2008 and altered in January 2015. It sets out the overall planning strategy and important principles for development in Reading. The following policies are considered relevant.

3.2.5 **Policy CS6: Settlement Boundary** states:

*“No development will be permitted outside the settlement boundary as defined on the Proposals Map.”*

3.2.6 **Policy CS7: Design and the Public Realm** states:

*“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”*

3.2.7 **Policy CS9: Infrastructure, Services, Resources and Amenities** states:

*“Proposals for development will not be permitted unless the local planning authority is satisfied that infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development or made necessary by the development will be provided or re-provided at the appropriate time, in order to ensure that the development is both sustainable and contributes to the proper planning of an area in accordance with relevant planning policies.”*

3.2.8 **Policy CS28: Loss of Open Space** states:

*“Development proposals that will result in the loss of open space or jeopardise its use or enjoyment by the public will not be permitted. In exceptional circumstances, development may be permitted where it is clearly demonstrated that replacement open space, to a similar standard, can be provided at an accessible location close by, or that improvements to recreational facilities on remaining open space can be provided to a level*

*sufficient to outweigh the loss of the open space. The quality of existing open space should not be eroded by insensitive development on adjoining land.”*

**3.2.9 Policy CS35: Flooding** states:

*“Planning permission will not be permitted for development in an area identified as being at high risk of flooding, where development would reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding.”*

**3.2.10 Policy CS36: Biodiversity and Geology** states:

*“a) Development should retain, protect and incorporate features of biodiversity or geological interest (including protected species and their habitats) found within the application site into their schemes...”*

**3.2.11 Policy CS37: Major Landscape Features and Strategic Open Space** states:

*“Planning permission will not be granted for any development that would detract from the character or appearance of areas designated as a Major Landscape Feature.”*

**3.2.12 Policy CS38: Trees, Hedges and Woodlands** states:

*“Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough’s vegetation cover will be extended.”*

*Reading Borough Local Development Framework Reading Central Area Action Plan to 2026*

3.2.13 The Central Area Action Plan was adopted in January 2009. It sets out the planning principles for the centre of Reading up until 2026. It contains general policies and details on specific sites outlined for to develop and to protect. The following policies are considered relevant.

**3.2.14 Policy RC14: Public Realm** states:

*“The following important areas of public open space will be protected from development...*

*...Kings Meadow & Coal Woodland...*

*...Proposals that would result in the loss of any of these areas of open space, or jeopardise their use or enjoyment by the public will not be permitted. Proposals*

*adjacent to these areas will ensure that access to the spaces is maintained and, where appropriate, enhanced.*

*Proposals for new development will need to make a positive contribution towards the quality of the public realm of the central area and will be assessed against the following criteria:*

*i. All proposals on sites of more than 1 hectare within the central area boundary will need to provide new public open space or civic squares integrated with surrounding development. Smaller developments will contribute towards improvements to the public realm;*

*ii. Imaginative uses of open space and the public realm, which contribute to the offer of the centre, will be encouraged, and new open spaces should be of a size and shape to be flexible enough to accommodate such uses. The provision of water features, trees (including street trees) and other planting, as well as hard landscaping, to create high-quality spaces, will be encouraged;*

*iii. Development proposals adjacent to or in close proximity to waterways will retain and not impede existing continuous public access to and along the waterways, and will provide legible continuous public access to and along the waterways where this does not currently exist;*

*iv. The design of developments adjacent to a waterway, including the refurbishment of existing buildings, will be required to enhance the appearance of the waterways and to provide active elevations facing the waterways. Development that turns its back on the waterways and results in blank or mundane elevations facing the waterways will not be permitted. Pedestrianisation, traffic management and/or environmental enhancements will continue to be implemented on appropriate streets. These will include Station Road, Station Approach, Blagrove Street, Town Hall Square, Friar Street (East), West Street, Gun Street and St Marys Butts.”*

*Reading Borough Local Development Framework Sites and Detailed Policies Document*

3.2.15 The Reading Borough Local Development Framework Sites and Detailed Policies Document was adopted in October 2012 and altered in January 2015. It sets out detailed policies used when considering planning applications and identifies sites for development and protection. The following policies are considered relevant.

**3.2.16 Policy DM1: Adaption to Climate Change** states:

*“All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change.”*

**3.2.17 Policy DM4: Safeguarding Amenity** states:

*“Development will not cause a significant detrimental impact to the living environment of existing or new residential properties...”*

**3.2.18 Policy DM18: Tree Planting** states:

*“New development shall make provision for tree planting within the application site, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change.”*

**3.2.19 Policy SA16: Public and Strategic Open Space** states:

*“Important areas of Public and Strategic Open Space, as shown on the Proposals Map, will be protected from development. Proposals that would result in the loss of any of these areas of open space, or jeopardise their use or enjoyment by the public, will not be permitted.”*

**3.2.20 Policy SA17: Major Landscape Features** states:

*“The following areas, as shown on the Proposals Map, are defined as Major Landscape Features:*

- *The Thames Valley;*
- *The Kennet and Holy Brook Meadows;*
- *The West Reading wooded ridgeline;*
- *The East Reading wooded ridgeline; and*
- *The North Reading dry valleys.*

*Where the urban area meets the Chilterns Area of Outstanding Natural Beauty (AONB), as shown on the Proposals Map, there should be no development which would have a detrimental impact on the AONB in terms of scale, design, layout or location.”*

Submission Draft Reading Borough Local Plan March 2018

3.2.21 The Submission Draft Reading Local Plan is currently being examined by the Secretary of State. It is not yet adopted but is a material consideration. The following policies are considered relevant.

3.2.22 **Policy EN7: Local Green Space and Public Open Space** states:

*“The following Local Green Spaces (LGS) and Public Open Space (POS), as shown on the Proposals Map, will be protected from development. Proposals that would result in the loss of any of these areas of open space, erode their quality through insensitive adjacent development or jeopardise their use or enjoyment by the public, will not be permitted.*

| Code  | Name                               | Status | Area (ha) |
|-------|------------------------------------|--------|-----------|
| EN7Cd | Kings Meadow and the Coal Woodland | LGS    | 16.17     |

Independent Examination of Proposed Local Green Space Designation

3.2.23 It should be noted that the Local Green Space designation is yet to be confirmed through the Local Plan examination stages and can therefore be given limited weight at present. In 2014 Independent Examiner, Nigel McGurk found that two proposed designations for Local Green Space in the Backwell Neighbourhood Plan were extensive tracts of land and therefore would not comply with Paragraph 77 of the NPPF. The two sites were at least 19 hectares and 32 hectares. The Examiner held that:

*“it is essential that, when allocating Local Green Space, plan-makers can clearly demonstrate that the requirements for its allocation are met in full”.*

3.2.24 The Examiner continued:

*“In the case of Farleigh Fields, it is my view that 19 Hectares also comprises an extensive tract of land. To provide some perspective, at least twenty three full size football pitches would easily fit into an area of this size.*

*Given that the Framework is not ambiguous in stating that a Local Green Space designation is not appropriate for most green areas or open space, it is entirely reasonable to expect compelling evidence to demonstrate that any such allocation meets national policy requirements. Specific to demonstrating that Farleigh Fields, and Moor Lane Fields are not extensive tracts of land, no substantive or compelling evidence has been presented.”*

## 4 PLANNING POLICY APPRAISAL

### 4.1 Introduction

4.1.1 It is considered that the main issues associated with this submission are as follows:

- The principle of the development (including conformity with the Open Space policies);
- Environmental Impact; and
- Impact on Amenity.

4.1.2 The following planning policy appraisal identifies that the proposal is in accordance with national and local planning policy. Each of the issues listed above are discussed in more detail below.

### 4.2 Principle of Development

4.2.1 The proposal is located within Reading's settlement boundary, in accordance with Policy CS6 of the Core Strategy. The proposed development is required to ensure the SGN complies with its responsibilities to maintain the gas network. The proposed development will ensure the safety of gas supply. With reference to Policy CS9 of the Core Strategy, it is considered that the proposal will help to provide sufficient gas infrastructure in support of future development. The proposal is therefore considered to be essential infrastructure. The principle of the development is acceptable.

4.2.2 The NPPF states that there are three roles of sustainable development: economic, social and environmental. The proposal fulfils each role in the following ways:

- **Economic:** The proposal has been stringently option assessed by SGN to ensure that it is an economic design that ensures a long-term solution to the issues that have been identified. The NPPF (para 7) identifies the provision of infrastructure as a key part of the economic dimension of sustainable development.
- **Social:** The proposal will ensure that gas is safely delivered into homes and businesses within Reading. As this appraisal will demonstrate the proposal will not harm the amenity of local residents.
- **Environmental:** The proposal has been sustainably designed to meet the challenges of climate change. As this appraisal will demonstrate the proposal will not harm the environment of the local area.

- 4.2.3 In view of this, it is considered that the proposal is compliant with the sustainable development principles of the NPPF.

Conformity with Open Space policies

- 4.2.4 The proposed development is located within an area of Public Open Space as identified in Policy CS28 and RC14 of the Core Strategy and Policy SA16 of the Sites and Detailed Policies Document. These policies specifically prevent any development within designated Public Open Space and any development which would jeopardise the enjoyment of the space.
- 4.2.5 An Open Space Assessment has been prepared in support of this planning application. It notes that the site currently comprises vegetation and is unlikely to be accessed by members of the public. It is considered that the site's main attribute is its contribution to the overall character and openness of King's Meadow. However, as the proposed development will be enclosed by a 'green screen', it is unlikely that the proposal will be visible from outside of the site. It is therefore considered that the proposed development will not jeopardise the enjoyment of King's Meadow.
- 4.2.6 The Open Space Assessment concludes that the proposal will result in the loss of 0.06% of King's Meadow and 0.0025% of Reading Borough's total Open Space resource. As such, given that Reading Borough Council consider access to Open Space across the borough as generally good, the loss attributed to the proposed development is therefore considered to be insignificant.
- 4.2.7 With reference to Paragraph 74 of the NPPF, it is considered that the Open Space Assessment demonstrates that whilst there is a degree of conflict with Local Plan policies aimed at protection of such open space, the area of space itself is not usable for recreational purposes and any adverse impacts to the character of the area will be mitigated by the perimeter 'green screen' and other landscape enhancements. In any case, the proposed development constitutes essential development and due to the nature of the proposal it cannot feasibly be located in an alternative location. As such, it is considered that the proposed development should be permitted within the designated Public Open Space.
- 4.2.8 Policy EN7 (Local Green Space) of the Submission Draft Reading Local Plan has not yet been adopted by the Local Planning Authority or indeed considered 'sound' by the Planning Inspectorate. However, it is important to note, Paragraph 77 of the NPPF states that open tracts of Open Space should not be designated as Local Green Space. The proposed designation is over 16ha which is similar in size to the Farleigh Fields

designation which was defined as an extensive tract. It is considered, the weight applied to this policy should be reflective of the fact that it has yet to be considered at examination and is thus un-adopted policy.

#### **4.3 Environmental Impact**

- 4.3.1 A Phase 1 Ecology Survey has been submitted in support of this planning application. It concludes that, provided the recommendations are complied with, the proposal will not have a significant impact in terms of Ecology. The proposed development is therefore in accordance with Policy CS36 of the Core Strategy.
- 4.3.2 An Arboricultural Impact Assessment has been submitted in support of this planning application. In total, one tree will be removed to facilitate the proposed development, however this is of low value. Another tree will be pruned, however it is considered that this will cause no adverse impacts. Through the implementation of mitigation measures the root protection areas of the surrounding trees will be protected. It is important to note that mitigation planting is proposed. The proposed development is therefore in accordance with Policy CS38 of the Core Strategy and Policy DM18 of the Sites and Detailed Policies Document.
- 4.3.3 A Flood Risk Assessment has been submitted in support of this planning application. The proposed development is located within Flood Zone 3. As the proposal cannot be located below ground, it will be bunded with discharge point to sewer. With this water management process there will be no increase to flood risk. The proposed development is therefore in accordance with Policy CS35 of the Core Strategy, Policy DM1 of the Sites and Detailed Policies Document and Paragraph 100 of the NPPF.

#### **4.4 Impact on Amenity**

- 4.4.1 The proposed development has been designed to ensure that the amenity of local residents is protected. The proposed kiosk has been designed to be as small scale as possible without compromising operational requirements. Mitigation is also proposed to prevent the proposal being visible from outside of the site. Any noise generated by the Gas Governor will be appropriately attenuated by the acoustic lining within the proposed kiosk. No lighting is proposed.
- 4.4.2 With reference to the paragraph above, it is considered that the proposed development will not adversely affect the major landscape features associated with the King's Meadow and the amenity of local residents will be protected. The proposal is therefore in accordance with Policy CS7 and CS37 of the Core Strategy; Policy RC14

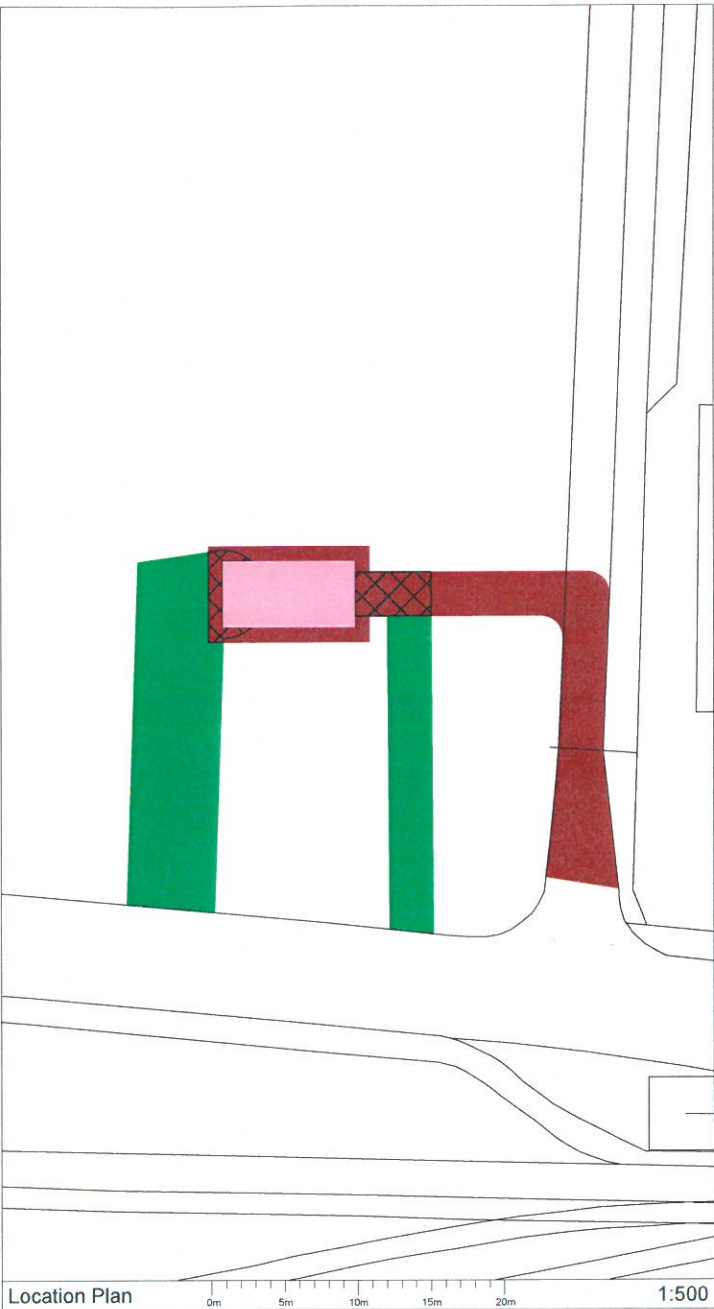
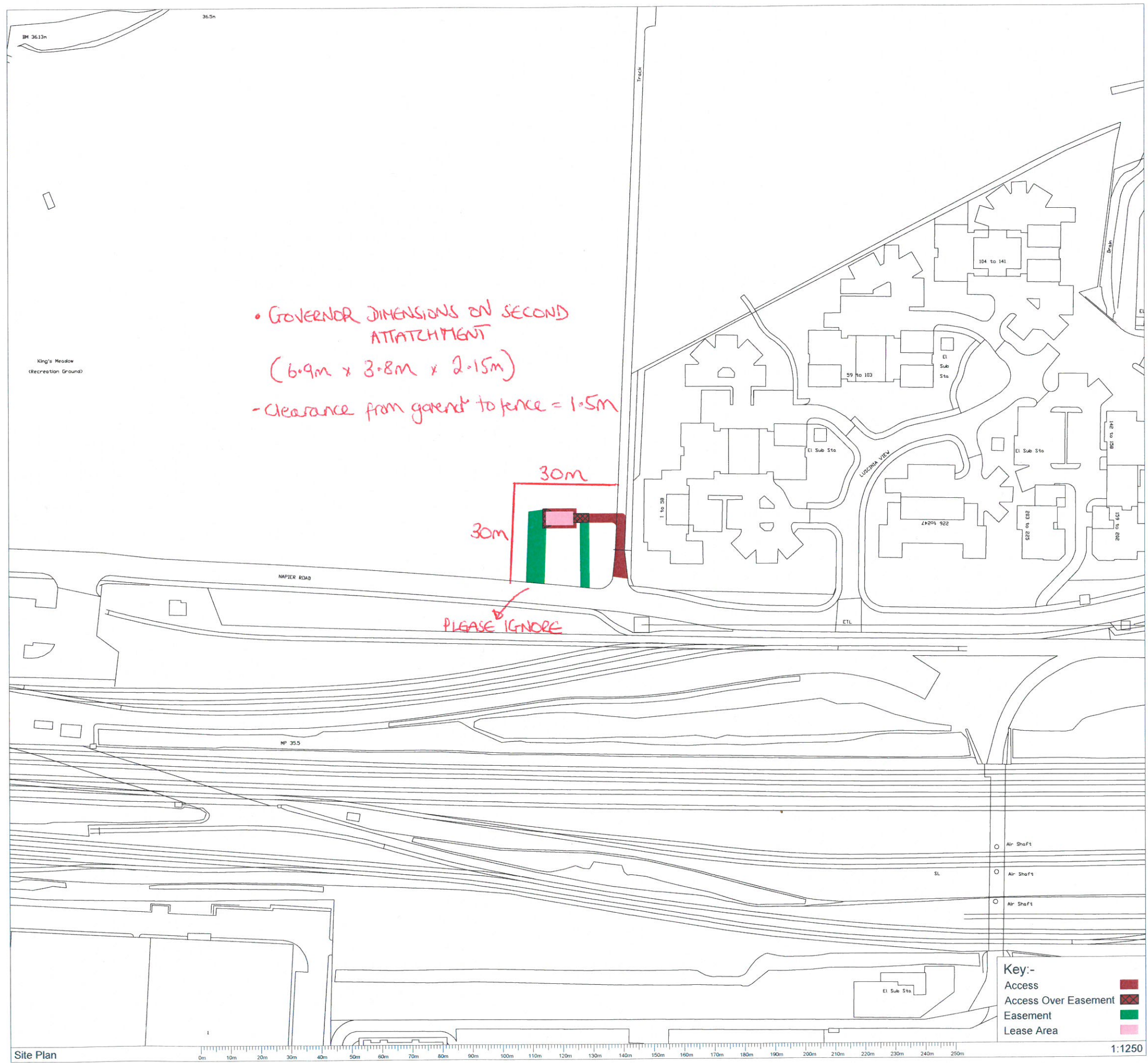
of the Central Area Action Plan; Policy DM4 and SA17 of the Sites and Detailed Policies Document; and the Paragraph 56 of the NPPF.

- 4.4.3 Paragraph 65 of the NPPF requires that local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).
- 4.4.4 The proposals provide essential infrastructure for Reading promoting sustainable form of development. Suitable mitigation and enhancements to the landscape have been proposed in accordance with para.65 of the NPPF.

## **5 CONCLUSIONS**

- 5.1.1 The proposed development is for the installation of a Gas Governor at land north of Napier Road, Reading. The proposal is essential infrastructure required to ensure the safe supply of gas to homes and businesses in the area.
- 5.1.2 This Statement has demonstrated that the proposed development aligns with the sustainable development principles set out in the National Planning Policy Framework. An Open Space Assessment has been undertaken which shows that the proposed development will result in the loss of 0.0025% of Reading Borough's Open Space provision. It has been demonstrated that the merits of the proposal, when taking into consideration the proposed mitigation, outweigh any perceived loss to Open Space provision. The proposed development therefore complies with the Development Plan. As such, there are no material reasons why planning permission should not be granted for the proposal.

## **DRAWINGS**

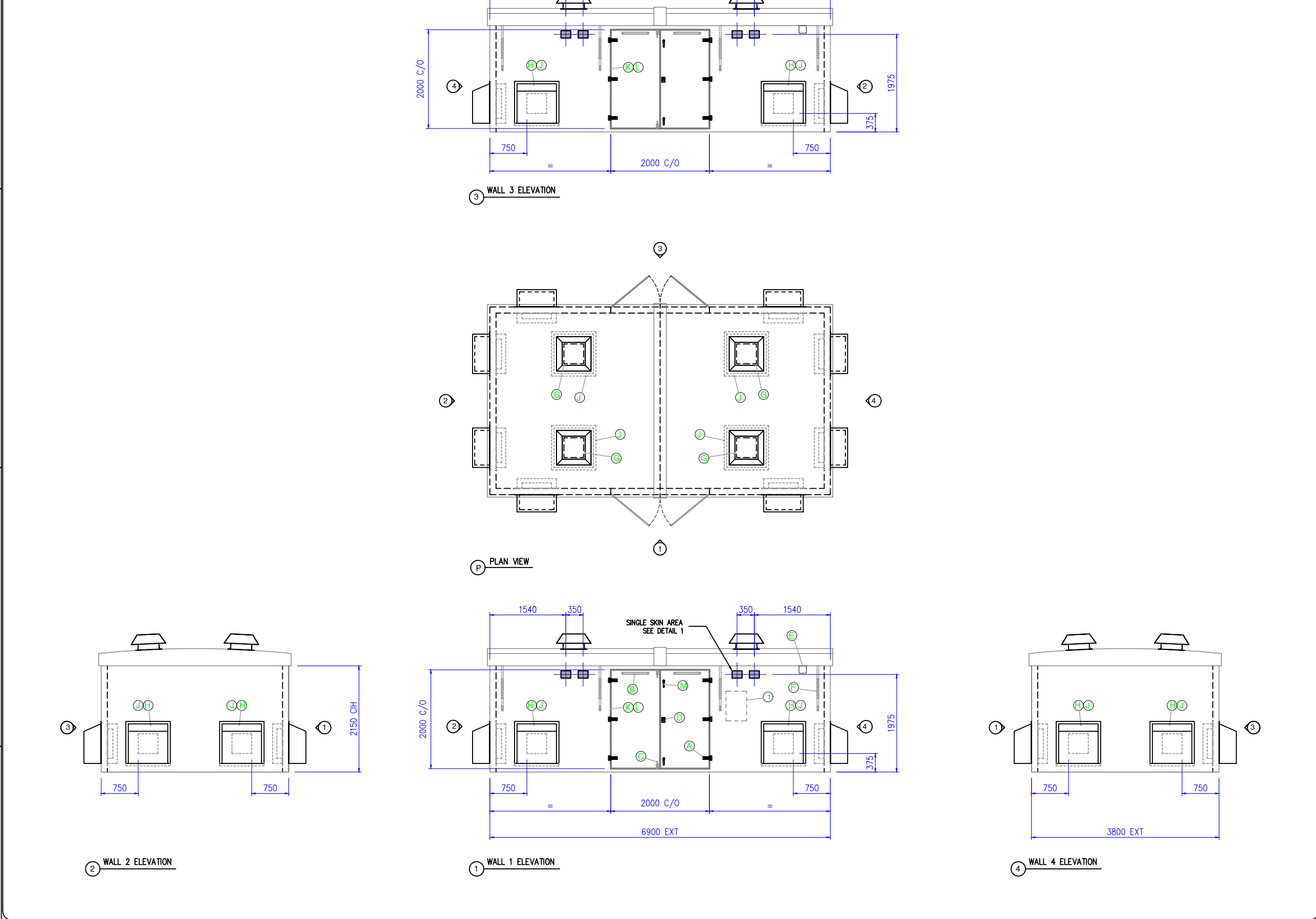


|                                                                                |  |                  |                    |
|--------------------------------------------------------------------------------|--|------------------|--------------------|
| <b>Grantor:-</b><br>Reading Borough Council                                    |  | <b>Signed:-</b>  |                    |
| <b>Location:-</b><br>Land North of Napier Road,<br>Reading, Berkshire, RG1 8AB |  | <b>Rev</b>       | <b>Date</b>        |
| <b>Scheme Name:-</b><br>Napier Road, Reading                                   |  |                  | <b>Description</b> |
| <b>Drawing Name:-</b><br>Site Information Plan                                 |  |                  |                    |
| <b>Drawing Number:-</b><br>151569-SITE-INFO-001                                |  | <b>Drn. by</b>   | SG                 |
| <b>NGR:-</b><br>SU 7233 7388                                                   |  | <b>App. by</b>   | DJ                 |
| <b>Issue Date:-</b><br>04.11.2016                                              |  | <b>Sht. No.</b>  | 1 of 1             |
| <b>First Issue Date:-</b><br>04.11.2016                                        |  | <b>Sht. Size</b> | A3                 |



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R:\QUOTATIONS\2016 - QUOTES\2016 - IMS QUOTES\2016 IMS quotes 8288 to 9200\IMS-000008715 - SGN - Re-quote 6190 AGI - Reading HS\2 Quotation\QD15689 (rev0) Elster - SGN Reading (Acoustic).dwg, GA-A2, 23/03/2017 11:07:55, WATSON



CONSTRUCTION DETAILS

CONSTRUCTION: -  
GRP/18mm PLY/GRP/100mm RW3/PERFORATED GALV. SHEET  
EXTERNAL FINISH: SATIN GELCOAT  
EXTERNAL COLOUR: TBA  
INTERNAL FINISH: WHITE GRP/PERFORATED GALV. SHEET

PARTS LIST

| ITEM | QTY |                                                                                        |
|------|-----|----------------------------------------------------------------------------------------|
| A    | 12  | HEAVY DUTY STAINLESS STEEL HINGES                                                      |
| B    | 4   | AUTOMATIC HOLD OPEN STAYS                                                              |
| C    | 4   | INTERNAL SPRING BOLTS                                                                  |
| D    | 2   | CYLINDER NIGHTLATCH LOCK                                                               |
| E    | 2   | 150mm <sup>2</sup> EXPLOSION RELIEF INDICATORS                                         |
| F    | 8   | EXPLOSION RELIEF BRACKETS                                                              |
| G    | 4   | 400x400mm COWLED ROOF APERTURE (0.144m <sup>2</sup> FA)                                |
| H    | 8   | 400x400mm WALL APERTURES C/W EXTERNAL ACOUSTICALLY LINED COWLS (0.16m <sup>2</sup> FA) |
| J    | 12  | INTERNAL ACOUSTICALLY LINED COWLS                                                      |
| K    | 2   | COMPRESSIVE SEAL                                                                       |
| L    | 2   | ALUMINIUM T-SECTION                                                                    |
| M    | 4   | NON LOCKING CLAMP LATCHES                                                              |

BOARDS & PADS LIST

| ITEM | QTY |                                                                     |
|------|-----|---------------------------------------------------------------------|
| 1    | 1   | 420x600mm ENCAPSULATED FOAM NOTICE BOARD POSITIONED BETWEEN BATTENS |

RECOMMENDED FIXING DOWN METHOD

NOTE: QUINSHIELD CANNOT GUARANTEE A WATER TIGHT BARRIER WHEN SEALING TO A FLAT PLINTH.

DETAIL 1 - SINGLE SKIN AREA

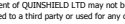
HOUSING VENTILATION

FREE VENTILATION REQUIRED IS 3% OF TOTAL FLOOR AREA  
= 0.79m<sup>2</sup>  
- HIGH LEVEL = 0.576m<sup>2</sup> (FA)  
- LOW LEVEL = 1.28m<sup>2</sup> (FA)  
- TOTAL = 1.856m<sup>2</sup> (FA)

HOUSING ATTENUATION

- 41dB

EXPLOSION RELIEVING ROOF

| DRAWING REVISIONS & MODIFICATIONS |                          |       |      | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        | KEY TO DRAWING ITEMS                                  |       | <div><div>QUINSHIELD LTD.<br/>G.R.P INDUSTRIAL HOUSINGS<br/>CAPEL HENDRE<br/>AMMANFORD<br/>CARMARTHENSHIRE<br/>tel: (01269) 832220<br/>fax: (01269) 832221<br/>email: enquiries@quinshield.com<br/>Website: www.quinshield.com</div></div> | CLIENT    |                  | DRAWING TITLE |  | DRAWING DETAILS |  |
|-----------------------------------|--------------------------|-------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------|---------------|--|-----------------|--|
| REV                               | REVISION DESCRIPTION     | DRAWN | DATE | <div>1 Do not scale from this drawing<br/>2 All dimensions to be checked on site<br/>3 Dimensions in millimeters unless otherwise noted<br/>4 All views are external unless otherwise noted<br/>5 Encapsulated pads used from waste<br/><br/>This drawing and design is the property of QUINSHIELD LTD, and without the written consent of QUINSHIELD LTD may not be copied in whole or in part or communicated to a third party or used for any other purpose.</div> <div>Third Angle Projection</div> <div><div></div><div>Scale: <div>MTS</div> Original Drawing Size: <div>A2</div></div><div>IF IN DOUBT ASK</div></div> <div>DRAWING NUMBER KEY<br/> SHEET NUMBER<br/><br/>KEY TO SECTION LINES<br/> LETTER ON RELEVANT SHEET WHERE SECTION IS SHOWN<br/><br/>ARROW POINT IN THE VIEW DIRECTION<br/>DRAWING NUMBER KEY<br/><br/>KEY TO ELEVATION<br/> ELEVATION 1<br/>ELEVATION NUMBER</div> | ELSTER | DIMENSIONS: –<br>6900mm EXT x 3800mm EXT x 2150mm CIH |       |                                                                                                                                                                                                                                                                                                                                 | DRAWN: MD | DATE: 22.03.2017 |               |  |                 |  |
|                                   |                          |       |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        | CHECKED:                                              | DATE: |                                                                                                                                                                                                                                                                                                                                 |           |                  |               |  |                 |  |
|                                   |                          |       |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        | JOB NUMBER                                            | -     |                                                                                                                                                                                                                                                                                                                                 |           |                  |               |  |                 |  |
|                                   |                          |       |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        | CUSTOMER ORDER No.                                    | -     |                                                                                                                                                                                                                                                                                                                                 |           |                  |               |  |                 |  |
|                                   |                          |       |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        | QUOTE REFERENCE                                       | -     |                                                                                                                                                                                                                                                                                                                                 |           |                  |               |  |                 |  |
| MOD                               | MODIFICATION DESCRIPTION | DRAWN | DATE | DRAWING No. QD15689                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        | SHEET No.                                             | 01/02 |                                                                                                                                                                                                                                                                                                                                 |           |                  |               |  |                 |  |
|                                   |                          |       |      | REVISION No. 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                                                       |       |                                                                                                                                                                                                                                                                                                                                 |           |                  |               |  |                 |  |

## **Appendix 1**

### **The Mobilane Green Screen**

## THE Mobilane GREEN SCREEN



Skeleton screen



Pre-planted



Delivered product

- The Hedera green screen is grown on a 5mm galvanized steel secure framework
- Mesh dimensions are 100 x 250mm
- The varieties we have chosen are either Hedera Helix Woerner or Hedera Hibernica
- Providing 65 Ivy shoots, typically 13 plants in each 1.2 meter run. Grown and trained around the framework (hand wound, not pinned)
- Provides instant security
- Grown in a bio degradable pot containing all the nutrients the plants need to establish
- Fully grown when installed
- Heights available are: 1.0mtr | 1.8mtr | 2.2mtr or 3.0mtrs high, all are 1.2 long
- Further height is achievable by attaching blank extension panels
- Each screen weighs approximately 35kg's
- Installed on either timber or powder coated steel posts
- Available all year round
- Maximises space available
- Provides a green eco-friendly environment, improving our day to day air quality
- Environmentally sound, cost effective alternative to traditional type of perimeter solutions
- Minimal maintenance, requires trimming just twice per year
- Will thicken out to around 200mm when fully grown

[www.mobilane.co.uk](http://www.mobilane.co.uk)

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