

REF: 2008-240-DA1

Virgin Media Site – 37 Boulton Road, Reading, RG2 0NH

DESIGN & ACCESS STATEMENT

Executive Summary

This Planning Application is for air conditioning works & minor associated alterations works to an existing Virgin Media 'equipment' site. The site lies within an existing light industrial type site. The purpose is to prolong the use of the building in the context of rapidly changing technology and the demand for the client's services. The building is not Listed & is not known to fall within any conservation area.

This document has been written in cognisance of Paragraphs 62 & 77 of Circular 0106 DCLG Guidance on Changes to the Development Control System and follows Local Government Templates.

1.0 - Type of Application

The Application which this document is to accompany is a Planning Application.

2.0 - Location of Proposed Development

The development which this statement & accompanying application refers to is at the following address:
37 Boulton Road, Reading, RG2 0NH.

3.0 - Description of Proposed Development

The proposed development comprises the addition of new air conditioning works as follows:

- 1) The addition of 3 no. floor mounted condensers on a high level gantry to the rear of the site.
- 2) The replacement of an existing emergency generator in the same location to the 'rera' of the site, with a new unit.
- 3) New pipework runs etc to serve high level condensers & replacement generator noted above.

4.0 - Date of Preparation

This Design & Access Statement is dated 11th June 2017. Any revision to this document will be recorded & scheduled at the end of this document if it is reissued.

5.0 - Date of Amendments

Any revisions to this document are to be recorded at the end of this document and are to include the following:

Amendment letter.

Date of amendment.

Detailed description of the amendment.

6.0 - Applicant

This statement refers to details submitted on behalf of the applicant –Virgin Media, who have a long leasehold interest in the site.

7.0 - Agent

The agent working on behalf of the applicant is:

Vaughan Monckton Architecture Ltd,
105 Long Row,
Horsforth,
Leeds, LS18 5AT.

Contact: Peter Brotton
Tel: 01132 253 530.
Fax: 01132 253 722
E-mail: peterb@vaumon.co.uk

8.0 - Assessing the Context of the Site

Assessment -

The building is located within a 'traditional' light industrial type business park, close to a recent retail type park, surrounded by other commercial type buildings. No change of the current use is envisaged. Road & pedestrian access to the site is via the main entrance on Boulton Road, however due to the nature of the building, public access is not relevant.

Bus routes in all directions are available adjacent and other transport links situated within a short distance both allowing for easy access to surrounding areas. Car parking within the site is directly adjacent the various access points into the building, the principle of which will remain.

The site is leased property, with a long lease in place (expires 2060).

9.0 - Design Principles & Concepts applied to the Proposals

Background to the Current Use.

The site is a light industrial type use, where the applicant houses part of its service infrastructure and the proposal is for additional air conditioning works to ensure the buildings suitability for providing its communication products is met, particularly due to the increased demands for equipment cooling.

Rationale behind the Proposal

Following an assessment and audit of their existing cooling plant, the applicant has identified certain additional air conditioning works required to maintain the existing use & occupation of this site. The detail proposals do however take cognisance of the building corner prominence, with the location, selection of equipment and design of the proposed systems to minimize the impact on the external facade.

Evaluation – due to the ever increasing demands on the communications sector, the applicant has identified the growing demand for cooling at this site and this forms the basis of this application.

Design – It is felt that the works proposed in this application take account of and will not be detrimental in any way to the existing character of the building and its surroundings. Care has been taken to minimize the appearance of the works. See accompanying drawings for more detailed explanation of the works.

Siting - this is all determined by the present constraints of the site and the current arrangements & plant locations – all designed to minimize the impact on the existing building.

Landscaping – not relevant to this application. The external areas are generally hard paved & are not to be changed

Access – A stepped approach exists into the main building, which provides access into the main building, an arrangement which will not change.

10.0 - Philosophy & Approach to creating an Accessible Development

The proposed works will not conflict with the requirements of Part M of the current Building Regulations.

11.0 - Key access issues of the design including the nature & impact of any constraints

Generally the proposal is of a minor nature, with the emphasis on maintaining the current use/ occupation of the building without any major impact on the external elevations. We feel this has been achieved, with the design & location of new plant and associated builderswork being designed/ implemented to compliment the existing building with specifications/ materials chosen accordingly.

12.00 – Climate Change Mitigation

Where possible any required materials for the proposed are to be sourced locally, consideration of the environmental impact of the detail design to be part of the final selection process & where possible low energy fixtures & fittings to be incorporated.

Conclusion

This proposal affords the opportunity to secure the future of an existing location in a style and setting sympathetic to the area yet with limited impact to the casual passerby. The works proposed are also mainly of a service nature and therefore have no impact on the accessibility of the building in question.

It is firmly believed that this proposal meets the requirements of relevant policies.