

Planning Support Statement – Roof-Mounted Plant

The proposed roof-mounted plant consists of two Air Handling units and four condensers, sized and located to meet the specialist environmental requirements of the archive building.

Archive facilities require stable and carefully controlled internal temperature and humidity conditions in order to protect sensitive materials from deterioration. The proposed plant is optimized to maintain these conditions year-round and to support the continued use of the building as an archive. The scale of the equipment has been determined by the building's size, internal heat/ cooling loads, and the need for reliable and resilient operation.

The roof location represents the most practical and least intrusive solution, allowing efficient operation. To address amenity considerations, the construction team will install acoustic protection to mitigate operational noise, ensuring that the development does not result in undue disturbance and is consistent with local plan policies relating to the protection of residential and environmental amenity. The plant will also be screened using a purpose-designed wall system, significantly reducing its visual impact and ensuring the proposal respects the character and appearance of the host building and surrounding area, in accordance with design policies within the development plan.

The proposal also supports sustainability objectives set out in Berkshire local plans by incorporating energy-efficient Air Handling unit technology, contributing to reduced carbon emissions and improved operational efficiency.

Overall, the development represents a necessary and proportionate form of development that complies with local planning policies relating to design quality, amenity protection, and sustainable development, and is therefore considered acceptable in planning terms.