



Planning Statement

Installation of Standby Generator
to serve HLS, Maths and DTS at University of Reading

J J Thomson Building,
University of Reading Whiteknights Campus,
Shinfield Road,
Reading
RG6 6ED

10 June 2025

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Issue Record

Issue	Date	Description	Created by	Reviewed by
-	06/06/25	Initial issue	CW	JW/EL

1.0 Introduction

This Planning Statement has been prepared to accompany the full planning for the installation of a new standby generator to be installed adjacent to the electricity substation to the rear of the J J Thomson Building on the University of Reading Whiteknights campus.

The generator is to provide back up power supplies to essential service in the Health and Life Sciences (HLS), Maths and DTS buildings.

Backup power supplies are required to the Health and Life Sciences building to meet the Home Office Animals in Science Regulation Unit's code of Practice for the housing of animals.

<https://assets.publishing.service.gov.uk/media/5a7ee67ce5274a2e8ab48e98/CoPanimalsWeb.pdf>

In chapter 1 the section on the facilities infrastructure the following requirements are stated,

"2.4 Alarms: Establishments relying on electrical or mechanical equipment for environmental control and protection shall have a stand-by system to maintain essential services and emergency lighting systems as well as to ensure that alarm systems themselves do not fail to operate."

Maths and DTS require back up power to ensure that critical systems can be maintained during a power cut so that research work will not be lost.

2.0 Site and Surrounding Areas

The property is located to the south side of Whiteknights campus accessed off Pepper Lane.

The site area is not visible from the public highway. The area to the south west of the site is screened by trees.



Figure 1 - Site Location Plan

The proposed location for the generator is within the service area with rubbish bins, external chiller units and gas bottles to the rear of J J Thomson.

The area is softened by an existing tree and as part of the works additional trees will be planted at the entrance to the service area further screening it from 2nd Avenue.

3.0 Planning History

There are 11 previous planning application for the site detailed on the local authority website, shown in the table below.

With the exception of the application of the new Health and Life Sciences building application are for general works and alterations to the building to support the delivery of teaching in the spaces.

The existing sub station to the rear of J J Thomson Building was applied for in 2016 in application 161614. The substation is a small bricks built structure with timber clad hit and miss cladding to provide natural ventilation to the transformers. The substation was constructed in 2017 following the receipt of Planning Approval in 2016.

App No: 042123 Site Address: J J Thompson Building University Of Reading Whiteknights Reading RG6 6ED Description: Proposed installation of new fan coil units for comfort cooling to laboratories. Decision: Approve 29/09/2004
App. No:131687 Site Address: Land Adjacent To The J J Thomson Physics Laboratory University Of Reading Whiteknights Description: Application for a certificate of lawfulness for the proposed shared use pedestrian/cyclist area, bicycle docking station with 20no docking points and erection of information board. Decision: Approve 21/10/2013
App. No: 130354 Site Address: Jj Thompson Building University Of Reading Whiteknights Campus, Reading, RG6 6UR Description: Proposed alterations to interior of first floor of existing building to reconfigure laboratory space, plus addition of rooftop plant. Decision: Approved 05/11/2013
App. No:142712 Site Address: University Of Reading Suttons Park Avenue Whiteknights Reading RG6 6UR Description: Proposed installation of 6no louvred grills to accommodate a new mechanical and heating ventilation system and a new downpipe. Decision: Approve 23/09/2014
App No: 152550 Site Address: University Of Reading - JJ Thomson Building Shinfield Road, Reading Berks, RG6 6UR Description: Full application for replacement windows for building W003 JJ Thomson Building. Decision: Approve 18/11/2015
App. No: 161693 Site Address: University Of Reading - JJ Thomson Building Shinfield Road, Berkshire, RG6 6UR Description: Application for a certificate of lawfulness for the proposed insertion of 5no new windows with integrated louvers and the removal of existing sliding door. Decision: Approve 16/08/2016
App. No: 161614 Site Address: Engineering Building University Of Reading, Reading Shinfield Road RG6 6UR

Description: Full application for the proposed erection of a substation, materials store and service diversions.

Decision: Approve 22/08/2016

App. No: 163315

Site Address: Engineering Building University Of Reading, Reading Shinfield Road, RG6 6UR

Description: Full application for the erection of a 5 storey Health and Lifesciences Building; new entrance and external works to Philip Lyle Building; associated landscaping and car parking; following demolition of the Engineering and Harborne Building within the Whiteknights Campus of the University of Reading.

Decision: Approve 20/03/2017

App. No:182343

Site Address: University Of Reading, The J J Thomson Building Shinfield Road, Reading, RG6 6UR

Description: Application for a certificate of lawfulness for the proposed installation of pipes (4no 120mm diameter insulated pipework with black thermoplastic lagging) to the western elevation of the existing building, continuing up and over the parapet, to connect to the external air handling units on the roof.

Decision: Approve 06/02/2019

App. No: 182832

Site Address: The JJ Thomson Physics Laboratory, Univ Shinfield Road, Reading

Description: Full application for the proposed renewal of existing roof finish from existing copper long strip roofing to Euroclad Vieo colour coated long strip roofing.

Decision: Approve 11/01/2019

App. No:180166

Site Address: JJ Thomson Building University of Reading, Whiteknights Road Reading, RG6 6UR

Description: Full application for the proposed erection of two x 2.1m high cedar hit and miss fence enclosing two air handling units adjacent to the building plus associated paving and landscaping works.

Decision: Approve 09/04/2018

4.0 Planning Policy

Local Guidance

The Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document January 2010, sets out the vision for how the borough will develop.

Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan, Enhancing the Borough's environment and character through exceptional development February 2014 this document contains TB14 which makes specific reference to the University of Reading White Knights Campus.

Policy TB14: Whiteknights Campus

1. The University of Reading is a national and international educational establishment of strategic importance which will continue to adapt and expand over the plan period. The Whiteknights Campus as defined on the Policies Map will continue to be a focus for development associated with the University of Reading. Such development may include additional student, staff, teaching, research and enterprise accommodation, infrastructure and services, and sports and leisure facilities among other uses. There will also be improvements to access, including rationalisation of vehicle entrances and exits.
2. Development proposals will accord with the following criteria:
 - a. They respect the historic landscape, open areas and listed buildings and their settings and the character of the area
 - b. Areas of wildlife significance (including Local Wildlife Sites) and current or potential green infrastructure networks will be retained and enhanced
 - c. The safety of those using the campus (including highway safety issues and designing out crime) will be maintained and enhanced;
 - d. There are no significant detrimental impacts on neighbouring residential properties from the development, including from noise or parking; and
 - e. The loss of undeveloped areas on the site will be weighed against the benefits of development to the wider community.

Policy background to TB14

National

National Planning Policy Framework (NPPF) (2012), i.e. under heading 1 -Building a strong, competitive economy; heading 4 - Promoting sustainable transport

Regional

N/A

Local

Whiteknights Campus Development Plan (2008), University of Reading and Stride Treglown

Adopted Sites and Detailed Policies Document (October 2012), policy SA6: Whiteknights
Campus, University of Reading (Reading Borough Council)

5.0 The Proposal

The proposal is to supply and install a package generator set along with oil tank and switch gear housing in an enclosure.

The enclosure will be a timber fencing 1.8m high to be vertical hit and miss hardwood (white oak) boards, 100 x 25mm cross-section, staggered in plan and set either side of concrete posts set in concrete and with timber rails. This is the same as the hit and miss cladding to the exterior of the existing substation.

The floor of the enclosure will be surrounded by 150mm deep x 50mm wide round top pin kerbs and finished with 20mm diameter shingle across the entire compound area to aid drainage.

The generator set will include sound attenuation modules at either end to prevent break out noise and will sit on a concrete base. An acoustic report has been prepared by CPW, this has been included as part of the submission. The generator housing will be profiled steel construction with a paint finish. As the manufacturer of the generator is to be selected by the contractor this will be confirmed after the tender process.

A bunded oil tank will be located on the enclosure on the road side to allow for ease of access for filling. The oil tank will be a self-bunded uPVC unit. As the manufacturer of the oil tank is to be selected by the contractor this will be confirmed after the tender process.

The switch panel will be a GRP unit fixed to the wall of the existing substation. As the manufacturer of the oil tank is to be selected by the contractor this will be confirmed after the tender process.

To facilitate the works the existing tree will be lightly pruned please see accompanying report by Challis Consulting Ltd. Additional trees will be planted on the site to provide screening, meet Biodiversity net gain requirements and recommendations made by Challis Consulting Ltd.

6.0 Photographs



Photo 1 – Loading bay to rear of JJ Thomson Building and substation as seen from road 2nd Avenue.



Photo 2 – Proposed planting area to rear of JJ Thomson Building as seen from road 2nd Avenue.



Photo 3 – Substation as seen from loading bay to rear of J J Thomson Building



Photo 4 – Front elevation of existing substation