



34-36 King Street: Plant Deck

Design and Access Statement

34-36 King Street, Manchester, M2 6AZ

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Document Revision Sheet

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1.1 Introduction

This Design and Access Statement is submitted on behalf of the Applicant, Beaconsfield Estates, in support of a detailed planning application for the installation of plant equipment at:

34-36 King Street, Manchester, M2 6AZ

This document provides insight into the planning aspects of the proposed development, including an overview of the application site and relevant planning policies. This statement also aims to set out the key reasons why the proposal is considered an appropriate form of development for the site.

1.2 Project Objectives

The application is for the installation of six heat pump outdoor units onto an existing plant deck atop the roof of 34-36 King Street (the Application Site). They are standard outdoor units to service the office spaces within the building. This planning application is in response to Condition 7 of Planning Approval 122453/JO/2019.

1.3 Supporting Information

This Design and Access Statement should be read in conjunction with the following supporting information:

1.3.1 Application Drawings:

Drg. Nr.	Title
L(00) 011	Site Location Plan
L(00) 012	Existing Site Plan
L(00) 111	Proposed Site Plan
L(01) 011	Existing Roof Plan
L(01) 111	Proposed Roof Plan
L(02) 011	Existing Elevation 01
L(02) 012	Existing Elevation 02
L(02) 111	Proposed Elevation 01
L(02) 112	Proposed Elevation 02
L(03) 111	Existing and Proposed Section A-A

1.3.2 Additional Documents:

Technical Specification of the Proposed Equipment from the Manufacturer

Document name: *PLA-M-R32__Single_Phase_*

2 Proposal

2.1 The Application Site

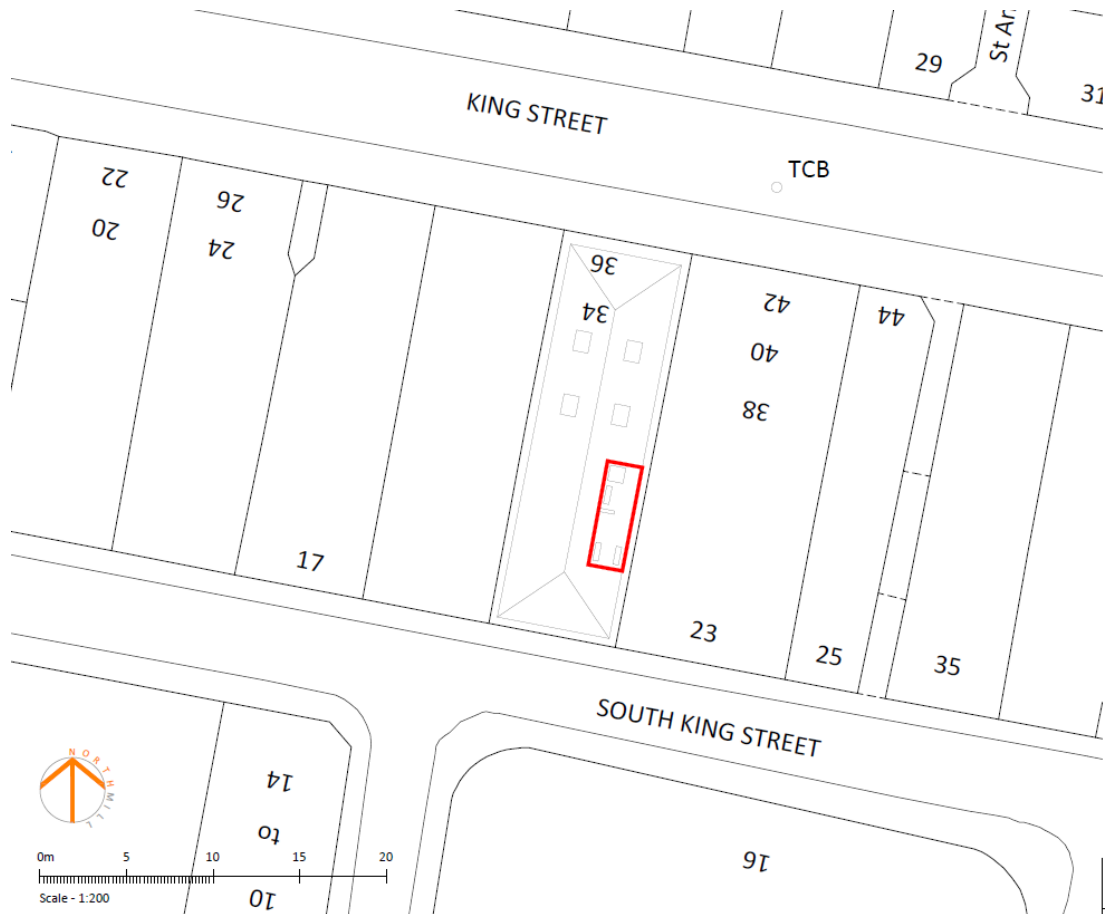


Figure 1 Proposed Site Plan (Extract taken from drg. no. L(00) 111)

The site is located atop 34-36 King Street in Manchester City Centre. King Street is a busy, pedestrianised shopping district which is highly populated during business hours. The site is not visible from the street or within the building on which it is located, and therefore has no visual impact on users or pedestrians. Careful consideration has also been taken to minimise any impact on the St. Ann's Square Conservation Area.

2.2 Proposed Site Layout

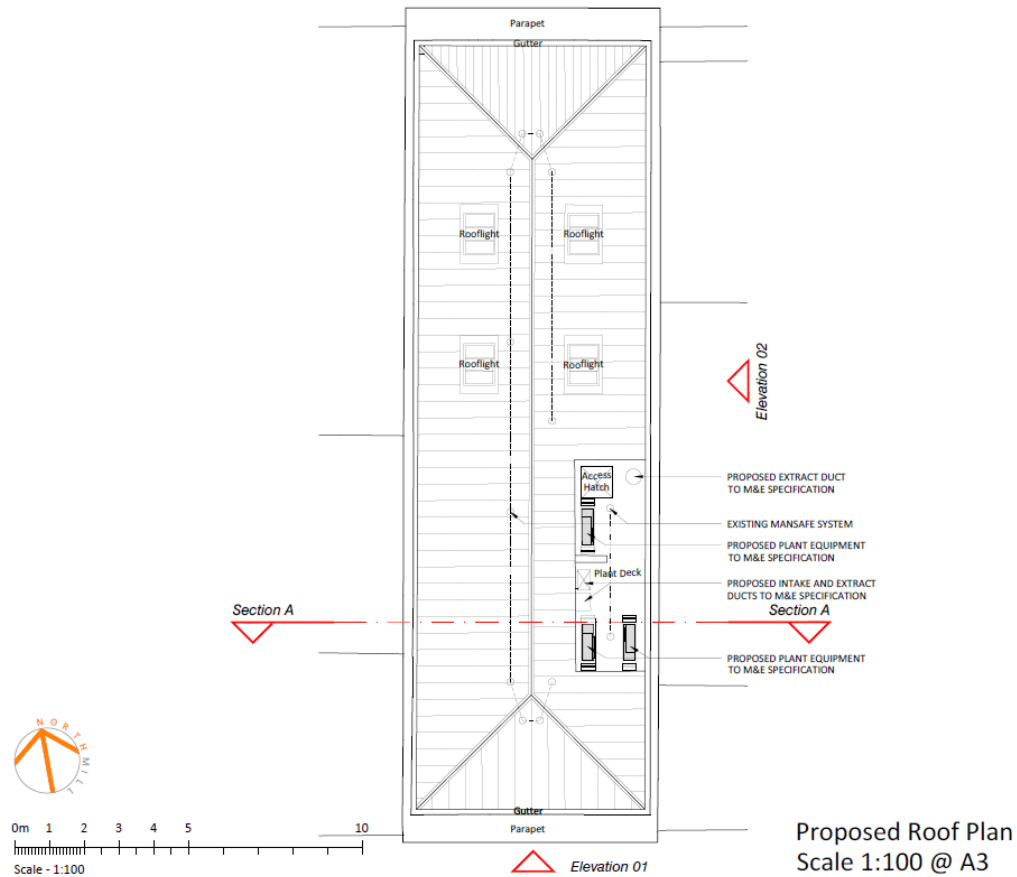


Figure 2 Proposed Roof Plan (Extract taken from drg. no. L(01) 111)

The proposed arrangement sees six units arranged in an L-formation on the roof deck. There are three stacks comprising two units, with the three smaller units stacked on top of the three larger units. The units are stacked thus to reduce the area of their footprint to ensure there is an adequate perimeter for safe access to each for service and maintenance purposes.

The plant deck is recessed into the roof of the building to ensure any plant equipment is concealed from street level. The deck is accessed via a hatch which was approved as part of the previous planning application for the site (122453/JO/2019). A Mansafe fall protection system has also already been installed on the plant deck to ensure the safety of individuals who require access.

2.3 Proposed Equipment

The proposed equipment comprises six heat pump outdoor units, three smaller and three larger, specified for their suitability to the scheme by the project's MEP Engineers. The units are stacked in order to reduce their space requirement on the plant deck.

The proposed unit codes are as follows:

Smaller Unit: SUZ-M35VAR2

Larger Unit: PUZ-M100VAR1

Further details for the unit types are found in the technical specification accompanying this planning application, along with the key information highlighted below.

2.3.1 Size

The dimensions for the unit types are as follows:

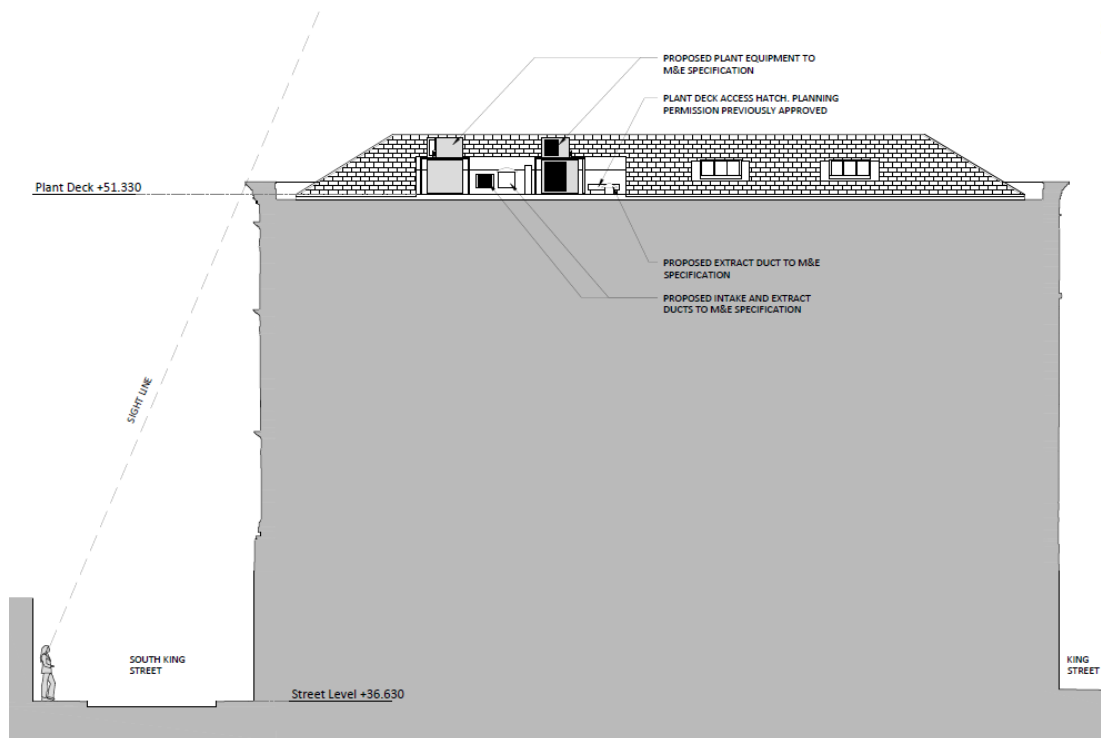
	Width (mm)	Depth (mm)	Height (mm)
Smaller Unit	800	285	550
Larger Unit	1050	330	981

2.3.2 Noise

The sound power level is 59dB(A) for the smaller unit and 70dB(A) for the larger unit. The maximum sound power level reached by the proposed equipment is therefore within an acceptable level, as sounds at or below 70dB(A) are considered safe. The equipment is located outside and therefore separated from populated areas within the building.

2.3.3 Visibility

The equipment must be located externally, however, application 122453/JO/2019 ensured that the plant deck was recessed to help conceal the equipment from both street level and from within the building. The installation of plant equipment is therefore considered to have minimal visual impact on the appearance of the existing building.



Proposed Elevation 02
Scale 1:100 @ A3

Figure 3 Proposed Elevation 02 (Extract taken from drg. no. L(02) 112)

2.3.4 Maintenance

The equipment is arranged so as to permit access to each unit for service and maintenance purposes. The plant deck is secured for individuals requiring access by an already installed Mansafe system. The plant deck is accessed by a previously approved access hatch from the main building.

2.4 Planning Policy

Section 5.3 of the Planning and Noise Technical Guidance (2015)

5.3.1.4: Plant Equipment

Consideration should initially be given to selecting the most low noise emitting models of plant and equipment possible. If this is not feasible, then it may be advisable to consider relocating noisy plant and equipment to a less noise sensitive area of the site and/or away from multiple reflecting surfaces.

The proposal offers equipment emitting noise low enough to be within the safe noise level bracket. It is located on the roof of the building to further reduce noise pollution from spaces occupied by building users.

The use of any plant and equipment overnight usually causes an increase in noise sensitivity, so it may be advisable to limit use during night time periods if possible.

The building will operate within business hours therefore limiting the requirement for the equipment to operate at night.

2.5 Summary

In summary, the proposal hopes to convey the suitability of the chosen equipment for the site due to its low noise level, compact size, and limited visibility from street level. These features have been carefully considered in order to minimise the impact the units will have on their external location and the St. Ann's Square Conservation Area.

Ends.

