DESIGN AND ACCESS STATEMENT: DAS.WPH

Willow Park House,

8 Poundswick Lane,

Wythenshawe,

Manchester, UK

M22 9TA

PLANNING AND
BUILDING CONTROL
17 JAN 2012

Produced: January 2012

EXISTING BUILDING

EXISTING SITE PHOTOGRAPH



Front South Facing Façade

SITE AND SCALE

The property is a new build, multi-story building used as Willow Park Housing Trust's offices. It is not a listed building and does not fall within a conservation area. The building is located on Poundswick Lane in Wythenshawe and has access ways at the front, side and rear of the premises.

Existing Uses

The Building is currently used as offices. The building use will remain unchanged.

APPEARANCE

The property is a cream brick building, spread over three floors, with pitched, metal profiled roofs.

EXITING ACCESS

There are a variety of entry points into the building, with the main entrance being from Poundswick Lane. The building's car park is located to the north west of the property. There are service/emergency exits at the side and rear of the property, linking the car park with the main building.

THE PROPOSAL

PROPOSED USES

The proposal is to provide a 33.135kWp solar photovoltaic array on the south facing roof to supply green electricity into the building. As well as benefitting from free green electricity, the building's owners will also benefit from support under the Government's Clean Energy Cashback scheme, providing continued revenue for the next 25 years.

PROPOSED APPEARANCE

The array consists of 141 modules, mounted in 7 module rows and covers the majority of the south facing roof space. Where necessary, modules are spaced alongside other roof objects leaving a 200mm gap between the module and the object. Each module measures 1.650m x 0.992m. The modules will be mounted on an aluminium support structure which will be largely hidden from view after the installation is complete.

The photovoltaic modules are glass fronted, aluminium framed modules. The modules have an anti-reflective coating to enhance solar energy capture and therefore appear duller than conventional glass due to lack of reflection and glare. The solar cells underneath the glass are black.

PROPOSED ACCESS

Access to site will not be altered and will be gained via a temporary scaffold tower located in the western side of the building. Scaffold Edge-Protection will be erected along all exposed edges of the building's roof.

PROPOSED THERMAL EFFICIENCY AND SERVICES

The new array will provide up to 33.135kWp of power into the building. Over the course of the year it will provide 25,500 kWh of electricity, resulting in a carbon saving of 13.3 tonnes CO2 per annum.

All thermal elements of the building will remain unaffected.

LOCAL INFORMATION STATEMENTS

Affordable Housing Statement

N/A

Air quality assessment

The application is for minor works and no impact on air quality is expected

Airport Safeguarding Zone details

The site does not lie within Airport Safeguarding Zone

Biodiversity survey and report

As minor works to an existing building, there will be no adverse effects to the local area

Daylight/sunlight assessment

None deemed necessary

Economic statement

Although minor works, over the 25 guaranteed lifetime of the system, the scheme is expected to provide an income of £225,000.00.

Energy efficiency statement (including renewable energy statement)

- Energy efficiency and thermal measures will remain unaffected. The sole purpose of this development is the provision of renewable energy directly into the building, totalling 25,500 kWh per annum.

Environmental Impact Assessment

The application is of minor works and no EIA is deemed necessary.

Flood risk assessment

As minor works, no impact on flood risk is to be expected. The site does not fall within zone two or three of the Environment Agency's Flood Map.

Heritage statement

The building is not a listed building

The building does not lie in a conservation area

Land contamination assessment

No land contamination is known or expected

Noise assessment

The solar arrays have no moving parts and operate completely silently.

Open space assessment

The application does not affect any community open space

Parking and access arrangements

N/A

Refuse disposal details

Collection of refuse is unaffected

Section 106 Heads of Terms

As minor works, a S106 is not deemed necessary

Site waste management plan

Any debris for the installation will be disposed of by the contractor's team at the Local Waste and Recycling Centre

Sustainability Statement

All new building components where applicable will be sourced from sustainable sources

Transport Assessment

No amendments to car parking is proposed within this application

Travel plan

No amendments to travel are incorporated within this application

Tree survey/arboricultural assessment

No trees are to be affected on this site or within the local area, so no survey is deemed necessary

Ventilation extraction statement

No ventilation or extraction equipment is required