STANDBY GENERATOR & ENCLOSURE

DESIGN & ACCESS STATEMENT

Belong - Morris Feinmann Care Home, Didsbury

20.09.2016

pozzoni

1.0 INTRODUCTION

This application relates to the proposed installation of a new standby generator and timber enclosure within the grounds of Belong Morris Feinmann, Didsbury, adjacent to the Barfield site entrance on Spath Road. The former Morris Feinmann Care Home has been demolished, and the site is currently being redeveloped into a new care home - Belong Morris Feinmann Didsbury (planning reference: 105955/FO/2014/S2). The proposed standby generator and the timber enclosure are to be located within the gardens to this new facility.

The client has identified a requirement to install a temporary standby electricity generator to be at each of their care village sites, to be used in the event of a power cut. It is proposed that the generator would be infrequently used, in an emergency situation only. It is required to reduce the risk to extremely vulnerable residents, some of whom are living with dementia within the care home. The aim of installing the standby generator is to minimise the effect on essential building operations including the heating, lighting, operation of the lifts, fire alarm system, nurse call system, door locking and key fob entry systems and the kitchen and laundry equipment etc. It will also reduce the pressure on staffing if the building can operate as normally as possible in the event of a power failure.

The proposed installation of a standby generator housed on site at Didsbury will help to reduce the risks outlined above but will also assist with the following:

- Avoiding the need to transport a back-up generator and temporarily house it on site for the duration of the power cut. Previously at other sites, these have to be positioned within the car park of the building which can take up several parking bays and potentially disturb vehicular access.
- Avoid travel time in bringing a backup generator to site, and therefore reduce / avoid residents being without power.
- Reduce potential noise disturbance to the village residents and to neighbouring residents whilst the generator is in use, until the power is restored to the building. The proposed model of standby generator for the Didsbury site has some built in acoustic attenuation to reduce noise. A temporary generator brought from offsite is unlikely to have acoustic attenuation and therefore would be noisier that one housed on site.
- Apartment residents would be unaffected and will be able to remain within their own home for the duration of a power outage.
- The Belong Village's central bistro will act as a communal hub and refuge for neighbouring properties also affected by a power cut.

2.0 DESIGN

Proposed Equipment:

The proposed generator is a Shenton Group Powerhouse Series diesel powered PHG220Do model (standby 220KVA prime 200KVA). Acoustically, when in operation the generator emits a noise level of 70dBa at 7m. The dimensions of the generator are 3300mm(L) x 1100mm(W) x 1642(H), and the machine is equipped with a standard acoustic canopy which is weatherproofed. The manufacturer's technical details and specification for this generator have been submitted as part of this application.

Proposed Enclosure:

It is proposed to house the standby generator within a timber shed style enclosure. This will help to reduce noise from the equipment but will also conceal it from residents and visitors. From the gardens, car park and building the enclosure will look like a conventional garden shed, which can be further screened with additional planting. The generator has an extract outlet rising out of the top of the machine, which will be positioned specifically to direct exhaust noise and fumes away from the main building and bedrooms that are closest to the generator.

The timber enclosure to house the generator is to be 4700mm(L) x 3000mm(W) x 2400mm(H) to the eaves level, and clad in timber. The shed will have a pitched roof clad with dark grey shingles. The enclosure has a set of timber double doors on the gable facing the car park for access and maintenance purposes. The elevation of the shed facing Spath Road will have hit and miss panelling to provide adequate ventilation to the equipment. The shed dimensions allow for good circulation and maintenance space within the structure and around the generator. A concrete base will be constructed to sit the machinery on top off.

Proposed Location:

The generator and enclosure are to be located within the gardens to the main building adjacent to the car park entrance from Spath Road. The location has been carefully considered and selected for a number of reasons:

- Close proximity to the incoming electrical supply kiosk for the site (application reference: 110695/FO/2015/S2, approved on 11 January 2016). This reduces the duct work and connections required.
- Minimising views of the generator from residents and bedrooms: The generator is located adjacent to the south-western corner of the building. One bedroom at ground floor will be able to see the shed enclosure from a window; however this window is secondary and is not the main bedroom window or view. One bedroom at first floor, and one bedroom at second floor will also look down onto the roof of the enclosure, again these windows are secondary to the main windows or view.
- Minimising proximity and impact to existing shrubs and preserved trees on the site.
- Additional screening will be provided by the established and dense existing planting, shrubs and trees along the Spath Road boundary. This will give additional natural sound attenuation and visual screening from the footpath and the neighbouring properties along Spath Road.
- Proximity to car park and Spath Road access point for re-fuelling of the diesel tank.

Usage:

The proposed standby generator is required for very infrequent emergency use only, in the event of a power failure. In other Belong Villages, power cuts have occurred occasionally, and at some sites have never happened yet.

The generator will be tested, according to the manufacturer's guidelines, for approximately half an hour on a monthly basis.

3.0 ACCESS

The site of the standby generator enclosure will be adjacent to the Barfield site entrance, accessed from Spath Road. This position means it is in close proximity to the electricity kiosk (planning reference: 110695/FO/2015/S2) and can be accessed easily, whilst remaining partially screened away from the entrance by the site boundary wall and garden planting.

Maintenance of the generator will be carried out by approaching the enclosure from the garden area. Maintenance service vehicles can access the generator and shed enclosure from the adjacent on site car parking.

The vehicular and pedestrian access to the car park and main building will not be obstructed through the installation of the enclosure and corresponding enclosure, as the proposed works are to be installed during the current construction of the main care home building and external works (planning reference: 105955/FO/2014/S2).

4.0 CONCLUSION

The location of the standby generator enclosure has been considered carefully and positioned appropriately. The timber cladding finish and plant screening of the enclosure have been designed to conceal the generator so that it blends in with the garden surrounding and to reduce the impact on residents and neighbours.

5.0 LIST OF DRAWINGS SUBMITTED

P3462-001A - Site Location Plan
P3462-905A - Standby Generator Building
P3462-200Q - Site Plan
D00121-M-T85-GA - Generator GA
Shenton Group (Powerhouse Series PHG220Do) Technical Data Sheet

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