

simpsonhaugh

McLAREN

PROPERTY

St Gabriel's, Manchester

S73 DESIGN STATEMENT | MAY 2025

10349-SHA-GAB-20250530 | REVISION P01

1.1 MINOR MATERIAL AMENDMENTS APPLICATION

This Design Statement describes the proposed minor material amendments and should be read in conjunction with the drawings and planning documentation submitted in support of the application.

1.2 SUMMARY OF PROPOSED MINOR AMENDMENTS

- Introduction of photovoltaic panels on upper and lower roof levels of Building 03 and Building 04.
- Omission of green roofs at lower roof level on Building 03 and Building 04 to accommodate photovoltaic panels.
- Introduction of photovoltaic panels on roof of external bicycle enclosure, located north of the site, adjacent to the refuse enclosure.

1.3 PROCESS

The design team, along with specialist consultant input, have assessed the possibility of incorporating photovoltaic panels as a source of renewable energy. The following potential impacts to the design have been reviewed and information for each have been included as part of this design statement:

- Visual / technical detail
- Glint / glare
- Heritage
- Environment / sustainability
- Drainage

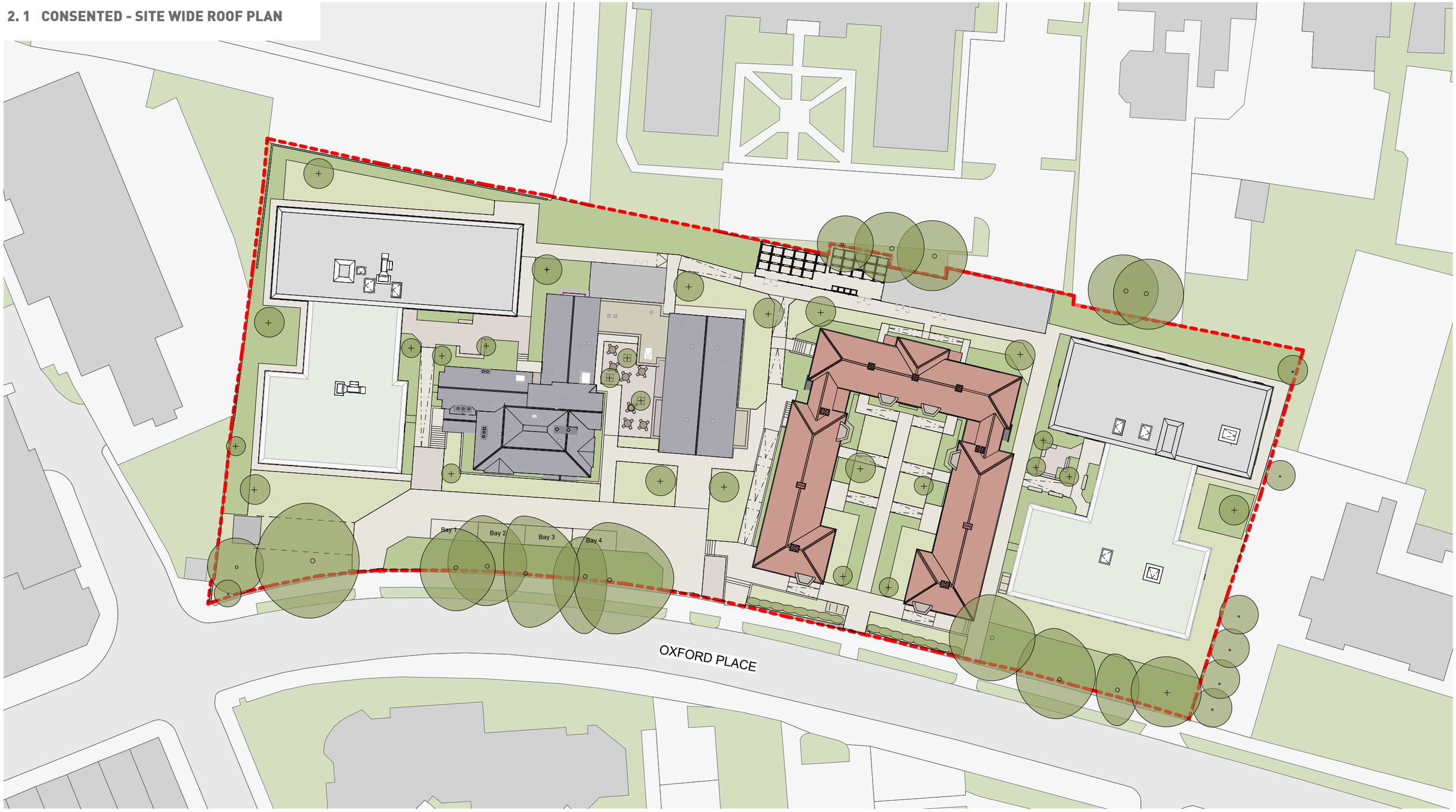


Building 03 visual



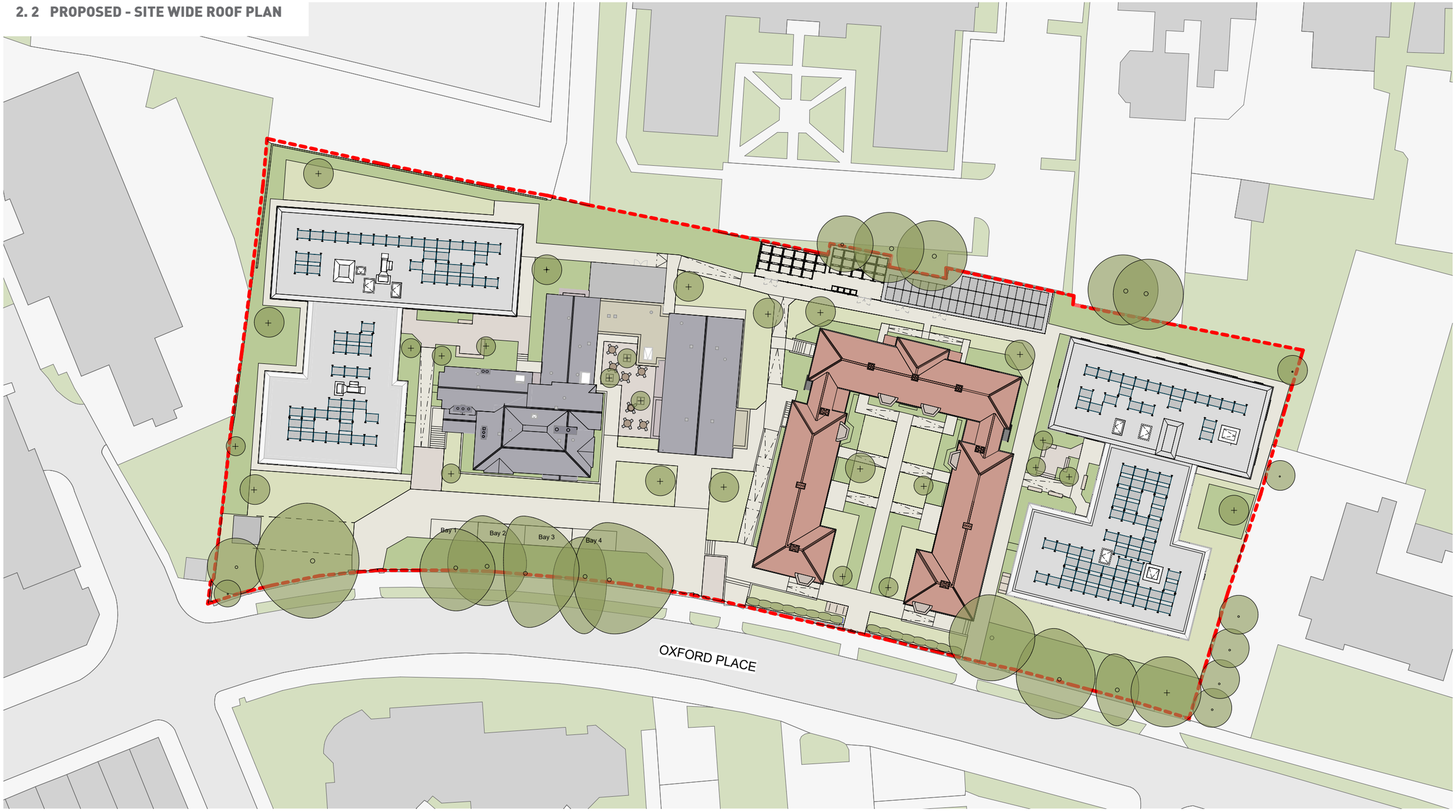
Building 04 visual

2. 1 CONSENTED - SITE WIDE ROOF PLAN



Consented Site Wide Roof Plan - No PVs

2. 2 PROPOSED - SITE WIDE ROOF PLAN

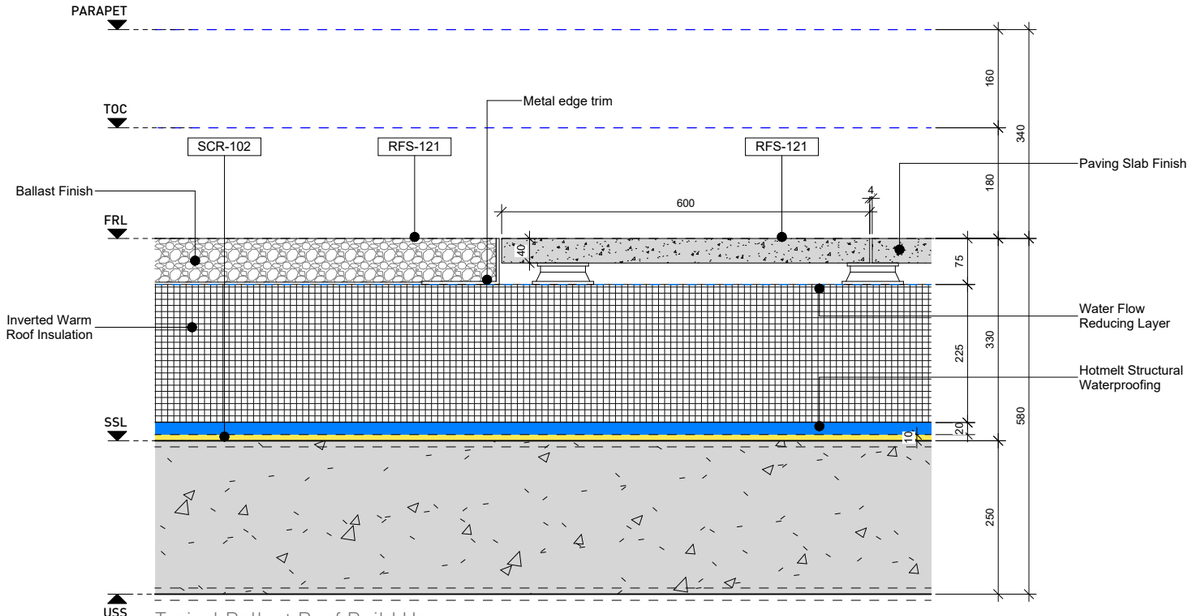


2. 1 BUILDING 03 & BUILDING 04 - CONSENTED ROOF DETAIL

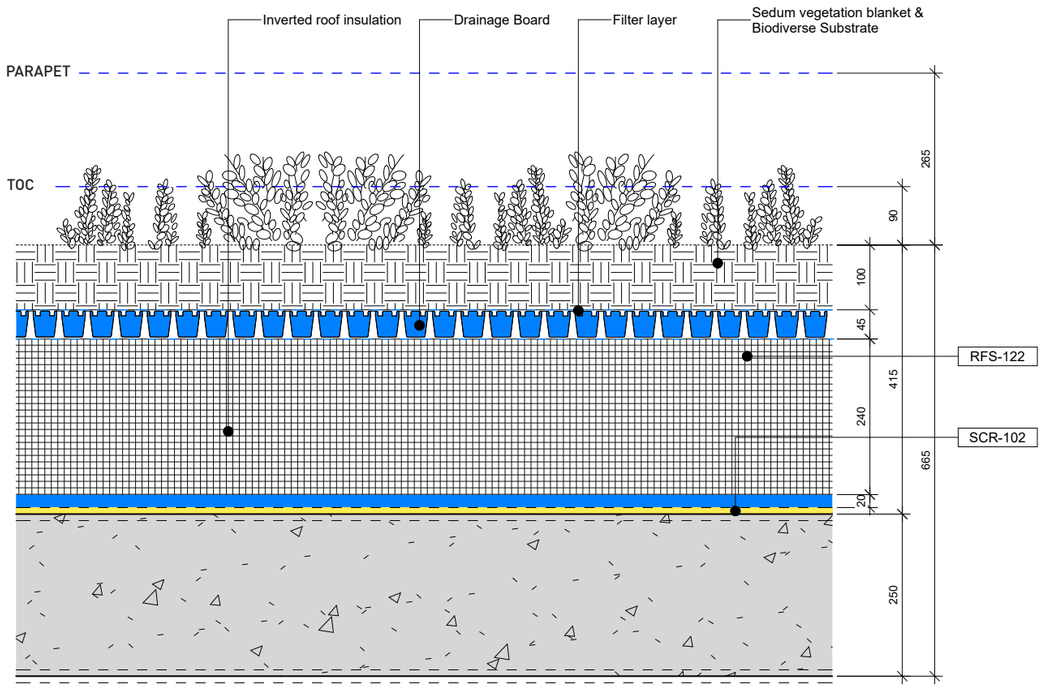
The consented scheme has a ballast roof on the upper roof level and sedum roof on lower roof level, please refer to the adjacent buildup details.

An option to retain the sedum roof and incorporate PVs was reviewed however the specialist consultant advised it is not a suitable strategy, due to the low pitch of the PV panels which will overshadow majority of the roof.

The proposal omits the lower roof level sedum roof for a ballast roof. An environmental & sustainability impact assessment has been undertaken, please refer to section 6.



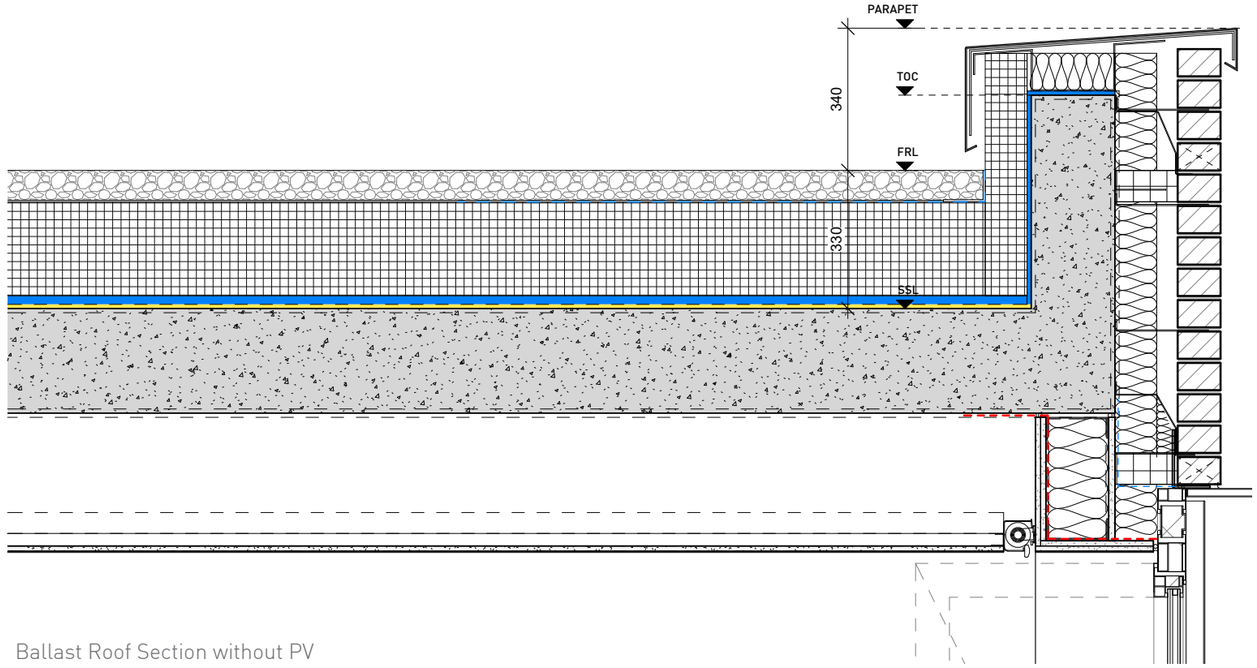
Typical Ballast Roof Build Up



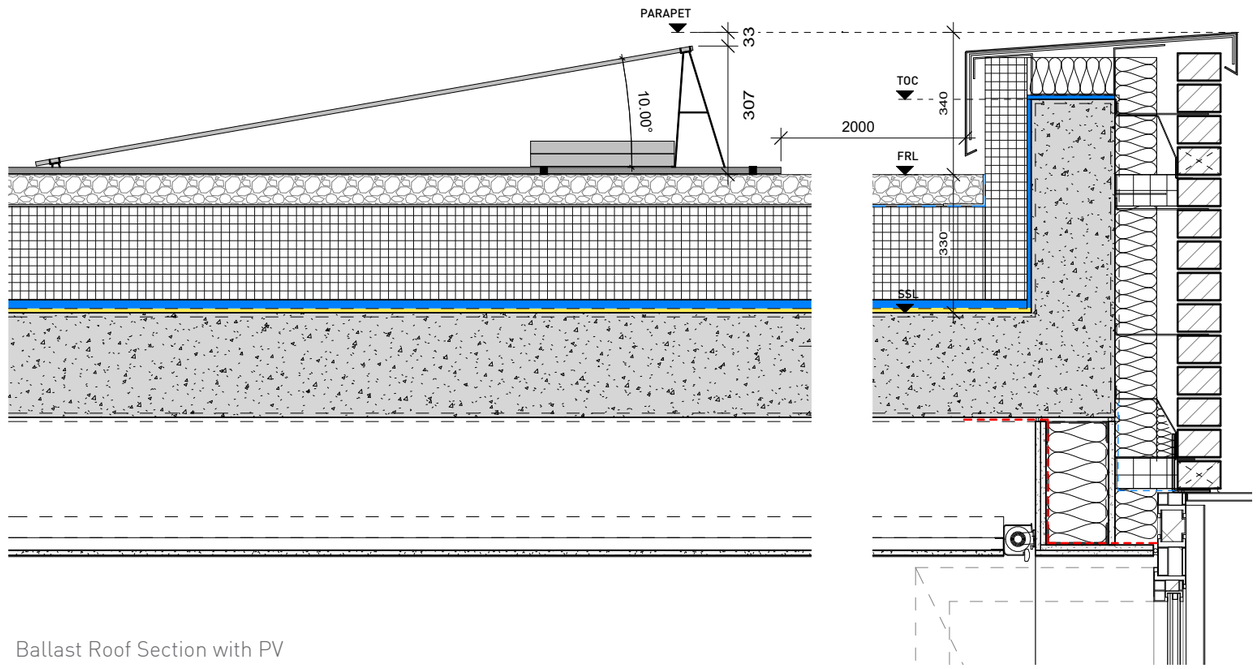
Typical Sedum Roof Build Up

2. 2 BUILDING 03 & BUILDING 04 - PROPOSED ROOF DETAIL

At upper and lower roof levels, the PVs will be positioned at a 10 degree inclination, making the total height of the system approximately 307mm. This will be lower than the roof parapet and so the PV panels will not be visible in elevation or from street level. Please refer to adjacent details for upper and lower level roofs and elevations in section 2.3 and 2.4.



Ballast Roof Section without PV



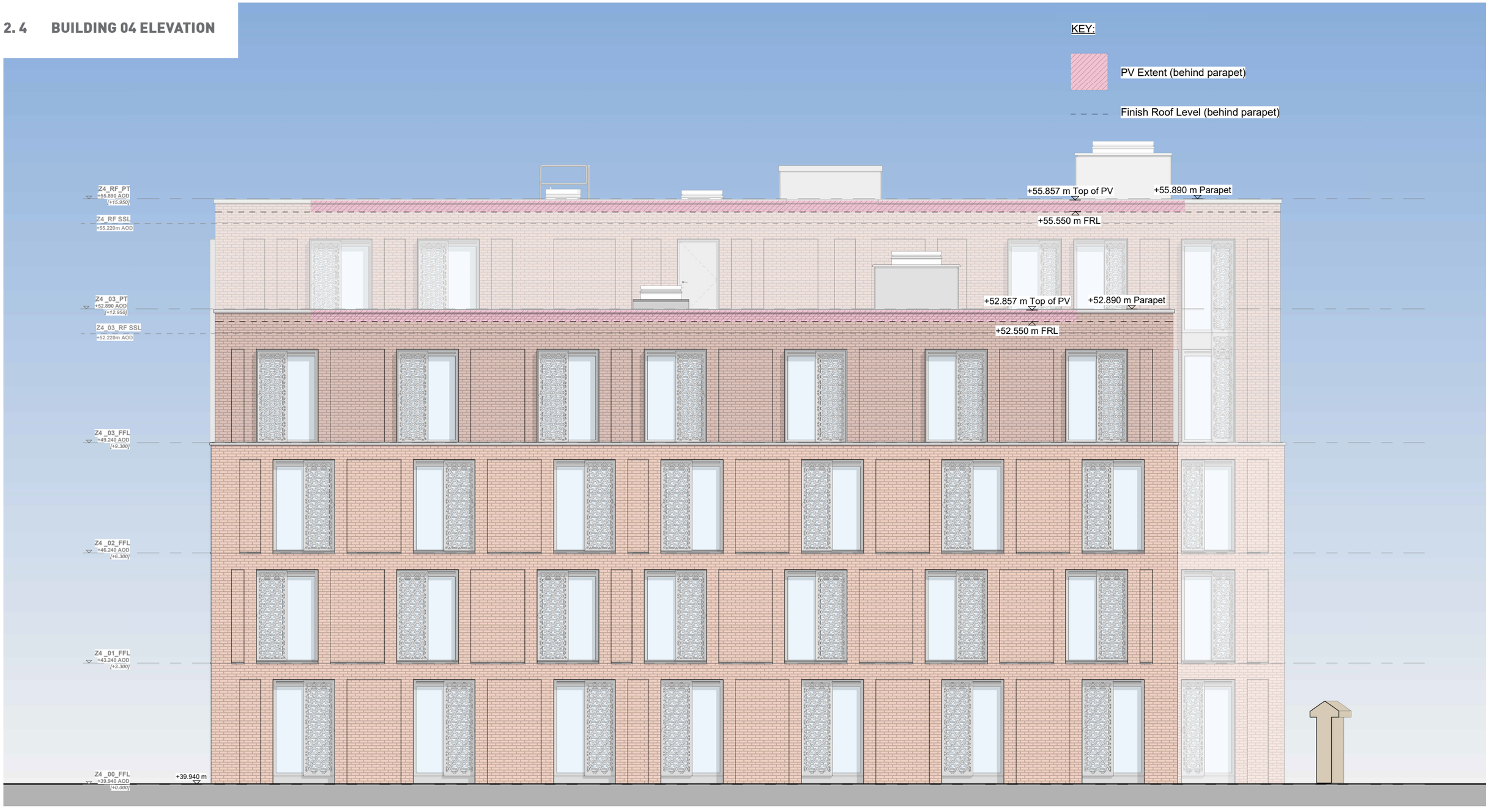
Ballast Roof Section with PV

2. 3 BUILDING 03 ELEVATION



South Elevation

2. 4 BUILDING 04 ELEVATION



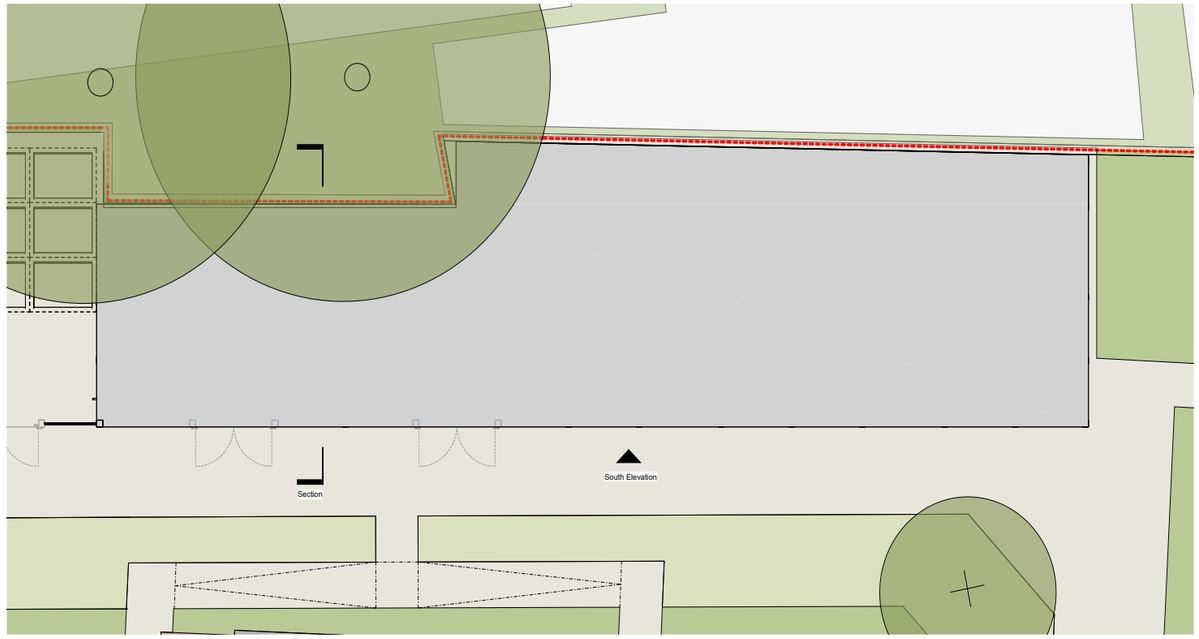
South Elevation

2. 5 BICYCLE ENCLOSURE PLAN

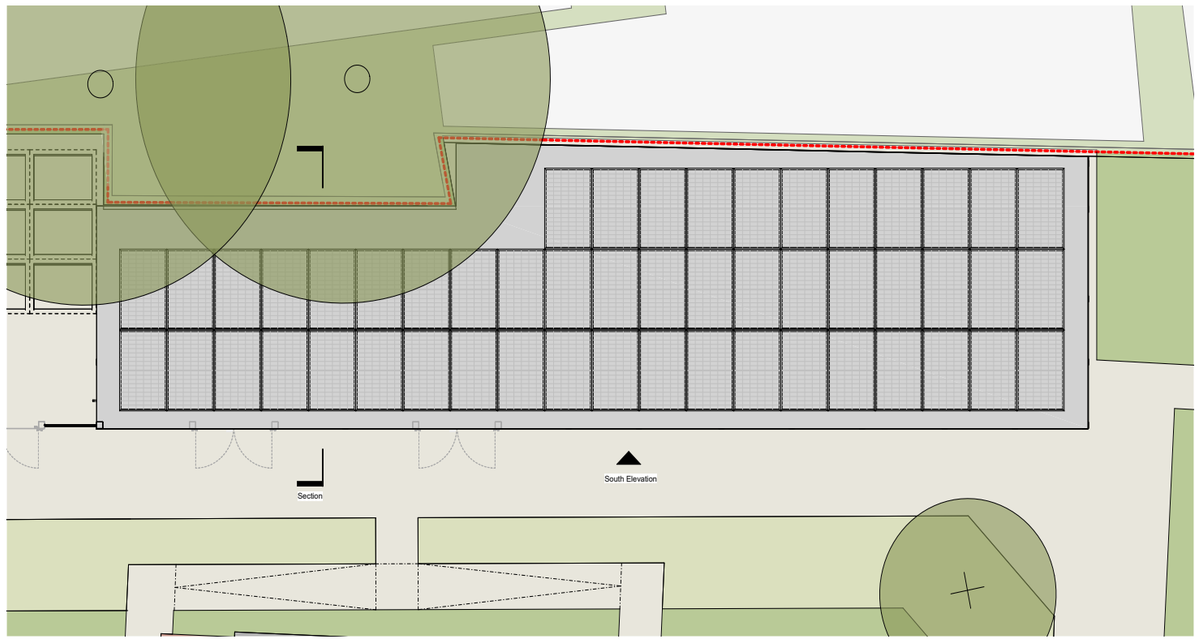
The consented scheme bicycle enclosure, located north of the site, does not have any PV's on the roof.

To maximise the use of renewable energy on the site, the proposal includes additional PV panels on the roof of the enclosure. They will be positioned on a 2 degree inclination, matching the pitch of the roof enclosure.

Please refer to the adjacent plans and elevation in section 2.6.



Consented Bicycle Enclosure Roof Plan

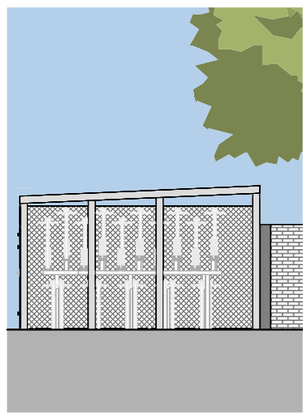


Proposed Bicycle Enclosure Roof Plan

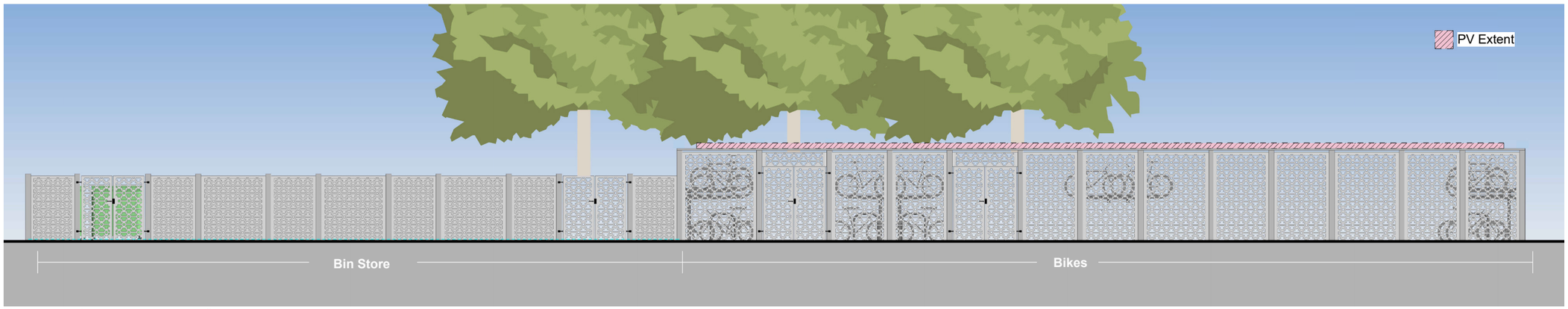
2. 6 BICYCLE ENCLOSURE ELEVATION



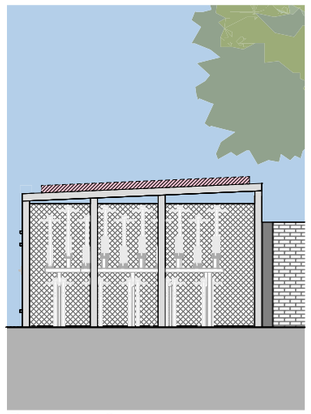
Consented Bicycle Enclosure South Elevation



Consented Section



Proposed Bicycle Enclosure South Elevation



Proposed Section