WILSON MASON

Design and Access Statement

Project Reference:	7117
Project Description:	UoM Kilburn Robotics Roof
Client:	University of Manchester Oxford Road, Manchester, M13 9PL
Site Address: *(if different from above)*	
Date:	20 March 2024
Revision	(-)

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1. Introduction

Further to The Town and Country Planning (Development Management Procedure) (England) Order 2013 this Design and Access statement deals with the issues listed within the (no. 1238) amended article 4.-(1) Design and access statements 8.-(1) clauses 3 (a) to (e) – i.e. those abbreviated in the contents above.

2. Design Principles

The purpose of this application is to identify the new ventilation equipment on the roof and provide an acoustic report on its implementation.

3. Appraisal of Context

As shown on the location Plan, Kilburn building is situated on Oxford Road.

The building was completed in 1970s and includes the University's Department of Computer Science

The area of roof to which the cooling is being upgraded is to the South West of the Building. As shown on the Photos document, this flat roof area is already being used for cooling equipment.

The cooling equipment, both existing and new produce noise. An acoustic report is included.

4. Policy

A brief validation checklist is completed below.

5. Consultation

The layout of the roof mounted plant has been agreed with University of Manchester.

Manchester City Council have not been approached prior to this application.

6. Address of specific issues

The server room supplying cooling to the Robotics laboratory at room LF21 on lower first floor requires roof mounted DX cooling units to operate.

Validation checklist

Item	Comment
Scale bar	yes on architectural drawings
Location plan	yes
Site layout	Roof plans are included
Internal arrangements	Not applicable. This is a roof equipment proposal
Vehicular and pedestrian access	Not applicable. This is a roof equipment proposal

Cycle spaces	Not applicable. This is a roof equipment proposal
Existing trees and shrubs	Not applicable. This is a roof equipment proposal. Existing trees are unaffected
Landscaping scheme	Not applicable. This is a roof equipment proposal
Topographical survey	Not applicable. This is a roof equipment proposal to an existing roof
Boundary treatments	Not applicable. The boundary treatments are unaltered
Materials usage	Materials within Planning forms.
Refuse storage	Not applicable. This is a roof equipment proposal
Disabled access	Not applicable. This is a roof equipment proposal
Acoustic	Acoustic report included
Affordable housing	Not applicable. This is a roof equipment proposal
Air quality	
Archaeology	Not applicable. This is a roof equipment proposal
Broadband	Not applicable. This is a roof equipment proposal
Crime Impact	Not applicable. This is a roof equipment proposal. The access is unaffected
Coal Mining	Not applicable. This is a roof equipment proposal
Waste Management	Not applicable. This is a roof equipment proposal
Daylight	Not applicable. This is a roof equipment proposal
Design and Access statement	Included above
Ecology	Not applicable. This is a roof equipment proposal to an existing roof
Economic statement	Not applicable
Blue and Green infrastructure	Not applicable. This is a roof equipment proposal
Flood risk	The existing drainage is being reused – no change
Heritage	Not applicable. Not a heritage asset
Housing	Not applicable. Not housing
Land contamination	Not applicable. This is an existing roof
Lighting	Not applicable. No change to emergency lighting
Local labour	Not considered
Open Space	Not applicable. This is a roof equipment proposal
Operating schedule	Not considered
S106	Not applicable
Planning statement	As Design and Access statement
Residential standards	Not applicable. Not residential
Retail impact	Not applicable. Not retail
Servicing	The roof mounted plant will require maintenance and end of life replacement.
Shopfronts	Not applicable. Roof project
Street tree planting	Not applicable. Roof project
SUDS	Not applicable. This is an existing roof of an existing building
Tall Buildings	Not applicable. This is an existing roof of an existing building
TV reception	Not applicable. Not part of this project.
Transport Statement	Not applicable. This is a roof equipment proposal
Ventilation and extraction	The existing cooling system is being upgraded. The use of this space is unchanged.
Vibration	Not applicable for Planning. This will be considered through discussions with Principal Contractor and user group of Client when works are planned on site.