

Design and Access Statement

Project Reference: 7164

Project Description: UoM Stopford Roof

Client: University of Manchester
Manchester Museum, Oxford Road, Manchester, M13 9PL

Site Address:
(if different from above)

Date: November 2023

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, Stopford building is situated on Oxford Road, with Ackers Street to the North and Grafton Street to the South. It is located next to Holy Name Church.

The building was completed in 1970s and includes the University's Faculty of Biology, Medicine, and Health.

The area of roof to which the ventilation is being upgraded and the roof waterproofed in to the South East of the Building. As shown on the Photos document, this flat roof area is already being used for extract ventilation equipment. It is this equipment that will be upgraded.

The asphalt roof has been surveyed and reported to be leaking, and therefore a new Bauder membrane will be used to resurface this area of roof. This will not be visible from anywhere but the roof level.

The ventilation 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.

The drawings and specification will be issued to an Approved Inspector, or local authority for Building Regulations Approval.

The drawings and specification will be issued to Greater Manchester Fire and Rescue Service for their consultation.

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

6. Address of specific issues

The existing asphalt roof is leaking. The proposals include for resurfacing the existing with a Bauder membrane.

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 and resurface proposal
Vehicular and pedestrian access	Not applicable. This is a roof equipment and resurface proposal
Cycle spaces	Not applicable. This is a roof equipment and resurface proposal
Existing trees and shrubs	Not applicable. This is a roof equipment and resurface proposal. Existing trees are unaffected
Landscaping scheme	Not applicable. This is a roof equipment and resurface proposal
Topographical survey	Not applicable. This is a roof equipment and resurface 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 and resurface proposal
Disabled access	Not applicable. This is a roof equipment and resurface proposal
Acoustic	Acoustic report included
Affordable housing	Not applicable. This is a roof equipment and resurface proposal
Air quality	
Archaeology	Not applicable. This is a roof equipment and resurface proposal
Broadband	Not applicable. This is a roof equipment and resurface proposal
Crime Impact	Not applicable. This is a roof equipment and resurface proposal. The access is unaffected
Coal Mining	Not applicable. This is a roof equipment and resurface proposal
Waste Management	Not applicable. This is a roof equipment and resurface proposal
Daylight	Not applicable. This is a roof equipment and resurface proposal
Design and Access statement	Included above
Ecology	Not applicable. This is a roof equipment and resurface proposal to an existing laboratory roof
Economic statement	Not applicable
Blue and Green infrastructure	Not applicable. This is a roof equipment and resurface 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 and resurface 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. The compound and hoist drawing explains how end of life access would be undertaken.
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 and resurface proposal
Ventilation and extraction	The existing extract 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.