

Design & Access Statement

Decarbonisation Scheme

United Learning Trust

June 2023

Manchester Academy

Moss Lane East

Moss Side

Manchester

M14 4PX



Contents

1.0	Introduction	1
2.0	The Development	2
3.0	Design – The Process.....	2
4.0	Conclusion.....	4
5.0	Conditions of Use of this Report.....	4

Appendices

A	Photograph Schedule
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1.0 Introduction

This Design & Access Statement has been prepared by AA Projects Ltd on behalf of United Learning Trust to support the planning application lodged for the installation of PV panels to the existing roof and the installation of new external air source heat pumps (ASHP) located adjacent to the gym building to the west of the main plantroom, along with associated works to facilitate the installations.

The purpose of this Design & Access Statement is to consider the accessibility of the proposals, regarding wheelchair users, ambulant disabled people and people with poor dexterity, poor comprehension or sensory impairments.

Instructions

Client

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Lead Consultant/Designer

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Property Discussed in this Report

Manchester Academy
Moss Lane East
Moss Side
Manchester
M14 4PX

2.0 The Development

The project scope involves the installation of PV panels on the roof along with the installation of ASHP, GRP and associated enclosing fencing.

The ASHP will be located to the west of the main building, situated adjacent to the gym and within the fenced area before the sports fields. The enclosing fencing is proposed to be palisade metal fencing at 3.5m high with a double gated entrance to the southern short side of the compound. The heat pumps will be sited on a concrete base with external pipework from the concrete entrenched through the main plantroom. The ASHP will allow full removal of the main building's gas boilers.

The scheme also involves the inclusion of Solar PV array to sports hall and gym metal decked pitched roofs. The full size of the array will be determined by the Main Contractor but will occupy the areas noted on drawing 'Manchester Academy 21938.103 proposed roof plan'.

2.1 The Statement

This Design & Access Statement is presented as a synopsis of the principles and guidance used during design development. It demonstrates the Trust's work towards achieving compliance with the statutory regulations, in particular Approved Document Part M.

3.0 Design – The Process

The Trust have obtained grant funding to reduce the carbon emissions of a number of their buildings under the PSDS3b centrally funded Salix scheme.

The design has moved from RIBA Stage 2 to RIBA Stage 3 where it currently is ready to be tendered to contractors on a Design and Build basis.

The works at Manchester Academy include the installation of photovoltaic panels to the existing pitched roof, the replacement of gas fired boilers with new air source heat pumps, and all associated works to facilitate the installation and continued use. The installations will have no long-term impact to the existing sports field arrangements, new plant is to be located on soft ground adjacent the gym and maintenance access gate is to be located opening onto a new

macadam area close to the buildings fire exist. The current building access arrangements will not be affected however, the path adjacent to the gym will need to be moved further away from where it currently is. This will be 1.5m wide.

The Solar PV panels will be installed onto metal deck pitched roofs. The academy will be installing a man safe system.

3.1 Value

Best value in construction costs must be attained. Layouts should be as simple and as straight forward as possible which in turn promotes simple methods of construction, yet still fulfilling its function. Lifetime costs of all materials have been considered.

3.2 Layout

The new installations are designed to have minimal visual and physical impact. The new PV panels are mounted on the pitched roof.

The ASHP will be located adjacent to the gym building and enclosed using a metal palisade fencing of height at least 3.5m, which is far higher than the heat pumps. The colour will be proposed to be in keeping with the surrounding areas.

An noise impact assessment has been undertaken by a specialist acoustic consultant, who has confirmed that no specialist acoustic attenuation is necessary for the new compound.

3.3 Landscaping

Trenching will be required for underground pipework from the heat pump compound into the sixth form plantroom. The route will pass through soft and macadam surfaces. The works will make good as existing any disturbed surfaces.

3.4 Building Approach, Access Points and Entrances

As the nature of these works are external, the installation of both the PV panels and ASHP will have minimum disruption to people and the surrounding environment. The installation is contained adjacent to the gym and sports pitch, with the delivery road maintained throughout,

therefore the impact to movement of traffic will be zero. The works area will be fenced off during the construction period and fire exit routes will be maintained.

3.5 Means of Escape

Means of escape will not be affected by the finished works. Means of escape from within the new plant compound can be gained via the new double gates.

3.6 Sanitary Conveniences/Welfare Provisions

There is no adjustment of the existing welfare/sanitary provisions as part of the proposed finished works.

4.0 Conclusion

This Design & Access Statement has demonstrated the way in which the design of the present scheme meets various requirements with regard to both access and egress issues.

The design philosophy has enabled impact to building users and visitors to be minimised, offering almost no impact to the daily use of the building by people with or without disabilities.

5.0 Conditions of Use of this Report

This report is to be regarded as confidential to and for the sole use of the recipient. Consequently, no responsibility is accepted to any third party in respect of its contents in whole or in part.

Appendix A

Photograph Schedule

Photographic Schedule



Photograph 1: Proposed area for new Air Source Heat Pump compound on green space where existing path is located.



Photograph 2: The main plantroom is located within the main building next to the Air Handling Units, as noted by the white door.



Photograph 3: Fire exits to be maintained during and after works completed



Photograph 4: The macadam area that will be trenched for pipework to the sixth form block on the west. The pipework to the main building will be above ground.



Photograph 5: The DHW ASHP to be located on the roof, this will not be visible at ground level.