



AA PROJECTS

DELIVERING EXCELLENCE WITH **DREES & SOMMER**

Design & Access Statement

PV Panels and ASHP Compound Installation

Equans MCC

December 2022

Arbeta

11 Northampton Road

Manchester

M40 5BP



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1.0 Introduction

This Design & Access Statement has been prepared by AA Projects Ltd on behalf of Manchester City Council to support the planning application lodged for the replacement of the existing gas fired boilers with Air Sourced Heat Pumps (ASHP), PV Panels and general fabric improvements specific to thermal performance.

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.

The criteria used for this assessment is listed below:

- Approved Document Part B of the Building Regulations

Instructions

Client

Manchester City Council
Town Hall
Albert Square
Manchester
M2 5DB

Lead Consultant/Designer

AA Projects Ltd
Jackson House
Sibson Road
Sale
M33 7RR

Property Discussed in this Report

Arbeta
11 Northampton Road
Manchester
M40 5BP

2.0 The Development

The project scope involves the installation of PV panels at roof level, replacement of existing roof mounted chiller plant and the creations of a new ASHP installation/compound at ground level which replaces the current gas fired boilers. The compound will occupy the space of 8 car parking bays. Note that the ASHP compound includes the redirection/retention of the pedestrian footpath and shall have a 2.40m close boarded timber fence/gates to its perimeter. Gates minimum 2.00m wide.

The PV panels are located across the existing standing seam low pitched/flat roofs, itself enclosed by parapets. The PV panel measures at 1,112m² comprised of a panel measuring at 1765mmX1048mm. This will allow the building to produce an output of 277.02KWp. The property has recently been refitted with LED light fittings across lettable floor space. The toilet blocks retain filament lighting and the ground floor toilet blocks (3No) shall have new LED light fittings introduced.

Consideration of increasing insulation levels within the roof are under review. The proposals shall involve fire segregation where risers pass through compartmentation. Where this is experienced, compartmentation of min 60 minutes shall be introduced unless a higher level of separation is experienced. Compartmentation shall maintain that which the segregation boasts. Note that all electrical installation works shall be carried out in accordance with BS7671 incorporating all current amendments.

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 Council's work towards achieving compliance with the statutory regulations, in particular Approved Document Part M.

3.0 Outline Scope of Works and Overview of the Site

The arrangements for access described in this statement reflect the current design intention.

3.1 Outline Scope of Works

The project scope is to install a large PV panel along the existing roof section. As well as this, the installation of the ASHP compound which will take up 8 car parking spaces.

4.0 Design – The Process

The Council have obtained grant funding to reduce the carbon emissions of a number of their buildings under the PSDS3 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 Arbeta include the installation of photovoltaic panels to the existing flat 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 have consequence to existing car parking arrangements where new plant is to be located on the existing car park.

4.1 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.

4.2 Layout

The new PV panels will be designed to be sympathetic with the surrounding buildings in regard to keeping the roof as close to its current characteristics. The ASHP compound is located to the rear aspect away from Northampton Road, opposite the current bin store thereby mitigating the visual and acoustic impact. An acoustic report is included within our submission.

4.3 Landscaping

The hard landscaped will be impacted in so far as the new ASHP compound and redirection of the footpath thereby maintaining vehicle and pedestrian segregation. The existing soft landscaping are unaffected.

4.4 Building Approach, Access Points and Entrances

As the nature of these works are external, the installation of both the PV panels and ASHP slabs will have minimum disruption to people and the surrounding environment. The main entrance will be maintained throughout with restricted delivery times being agreed with the appointed contractor. The full operation of the facility is anticipated through the proposed improvement works.

4.5 Means of Escape

If escape from the site is needed, depending on the time of stage of the programme, workers may simply be able to escape via any route, as there will be no fencing installed for a large majority of the time. During the construction phase of the programme, escape can be via any of the gates, or main access via the main car park. It is important to note however, that there is no foreseeable reason for any escape being needed, due to the proposed being external/within designated plant areas.

4.6 Sanitary Conveniences/Welfare Provisions

Additional sanitary and welfare provisions will be provided, as is standard with all works undertaken. This will be provided under the CDM regulations through provisions of Contractor Site Welfare Facilities.

5.0 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 embraced the ethos of inclusive design in proportion to the scope of works and has utilised Approved Document Part M and best practice BS:8300.

6.0 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.



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Appendix A

Photograph Schedule