

Design & Access Statement

PSDS3 Decarbonisation Works

Manchester City Council

April 2023

Claremont Resource Centre

116 Rolls Cres

Hulme

Manchester

M15 5FS



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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 installation of PV panels to the existing roof and the installation of new external air source heat pumps (ASHP) located adjacent the car park, 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

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

Claremont Resource Centre
116 Rolls Cres
Hulme
Manchester
M15 5FS

2.0 The Development

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

The ASHP will be located to the existing soft ground to the northwest of the site, just off the car park. The enclosing fencing is proposed to be PPC metal fencing across the perimeter of slabs to the height of the new ASHP with a double gate at 2m wide. The ASHP will allow full removal of the building's gas boilers.

The proposed PV array will be located to the southwest of the pitched roof and consists of 30m² of PV panels, totalling 16 no. The array will provide 6 kWp of power output.

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 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 Claremont Resource Centre 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 minimal long-term impact to the existing car parking arrangements, new plant is to be located on soft ground adjacent the existing car park and the fence line and maintenance access gate is to be located cutting into the existing parallel parking bay in the far north-east of the macadam surfacing. The current building access arrangements and movement of people and vehicles around the site will not be affected.

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 the car park away from the building and enclosed using a weldmesh fencing of height equal to the new plant. The colour will be proposed to be in keeping with the surrounding areas.

3.3 Landscaping

Trenching and adjustment of macadam finishes to the car park and approach will be needed as part of the works. 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 the car park, therefore the impact to movement of traffic and people will be zero.

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



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10