

Hall Lane Resource Centre – Design Access Statement

Context

The proposed works are part of the planned decarbonisation works by MCC. The works broadly cover:

- a. Upgrade internal existing lighting to LED lighting to reduce power consumption and improve efficiency
- b. Provision of Solar Photovoltaic Array to roof to take advantage of renewable energy
- c. Introduction of Loft Insulation to improve building fabric and reduce heat losses
- d. Provision of Air Source Heat Pumps (ASHP) to replace hot water generation and heating

The proposed has been designed to minimise its impact on the streetscape, retain established vegetation and mature trees, whilst maintaining this 24/7 care facility.

The rear aspect of this property has established screening and as such the proposed air source heat pump (ASHP) will have minimal visual impact.

Amount

The proposed convey improvements at this property whilst introducing CO2 savings specific to energy consumption. The proposed PVs are located on the main roof slopes as detailed on the attached plans and elevations. The ASHP is proposed at the rear and adjacent to the property/current plant room(s). The location aims to mitigate any visual or acoustic impact.

Layout

The site is considered visually flat and mature landscaping minimises the impact of the proposed. Some maintenance to the established trees is however intended. This involves pruning back of the trees and reflect works which usually form part of annual maintenance.

Scale

The proposed is in proportion with the surrounding area and the overall design has been produced to complement the existing form. The proposed is also set back from the existing highway and is **not** in conflict with principal windows.

Landscaping

The vegetation and landscaping are to be retained.

Appearance

Details are included within the proposed annotated drawings.

Access

Accessibility remains unchanged. For those having mobility issues localised parking and level access is present. Maintenance of the PV panels may be from ground level utilising extendable washing equipment similar to that utilised by window technicians. The ASHP compound is sized to support safe working distances surrounding the equipment. The service roads at both the front and rear aspects are retained.

Consultation

MCC as client have consulted with the LPA. Current planning policy has been reviewed.