

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 (works already complete).
- 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
- e. The existing composite slate effect roof slate is to be replaced with a new covering to LPA approval.

The proposed has been designed to minimise its impact on the streetscape. The rear aspect of this property overlooks a retail service yard. To the extreme south exist residential maisonettes located above retail space. The proposed ASHP location is to the southern aspect and within the demise. Presently a mono-pitched slate covered roof is found over the existing boiler house and bin store. The proposed looks to remove the mono-pitched roof creating a flat roof for the purposes of accommodating the ASHP/plant. The roof shall have a 1100mm high parapet to assist with acoustics and also offer a safe working environment for maintenance of the ASHP. The location of the proposed has little impact on the streetscape to the main street. Equally the screening of the ASHP by the parapet illustrates both visual and acoustic mitigation. The adjacent commercial units overlooking the main service yard display an array of HVAC equipment with no screening present.

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 with limited soft landscaping.

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 existing hard landscaping shall 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 PV panels are self-cleaning. The ASHP compound is sized to support safe working distances surrounding the equipment. The ASHP plant area shall be accessed from the existing internal stairwell and through a newly created pedestrian/service door. Presently a window existing at first floor level which shall be adapted to accommodate the service door.

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