
Design and Access Statement – Fish and Coal Office, King's Cross Central, York Way, N1

1 Introduction

This Design and Access Statement has been prepared as part of a planning application for the installation of 2no. photovoltaic (PV) panels to the south facing façade of the Fish and Coal Office, King's Cross. The energy generated by the PV system will be used to power site lighting within the lower coal drops and the Fish and Coal Office until such time as these buildings are developed under the King's Cross Central Outline Planning Permission (ref. 2004/2307/P). Lighting for the Fish and Coal Office is currently powered via a mobile diesel generator, whilst the lower coal drops are currently unlit. The renewable energy created by the PV panel will be stored by a battery to provide a reliable, clean source of lighting. By extending the system to light to coal drops, this building will be made more accessible to visitors.

2 Location

The Fish and Coal Office is situated within the Regent's Canal Conservation Area. It is not listed. On plan the building follows the curve of the Regent's Canal, with the canal towpath adjacent to the building's southern facade.

3 Scale and Appearance

It is anticipated that 2no. 'Yingli Solar Panels' (or similar) will be utilised, each with an output of 120W. Each panel measures 1470 x 680 mm. The specification for this type of panel is attached as Appendix A. A photo of the panel is provided as Figure 1.

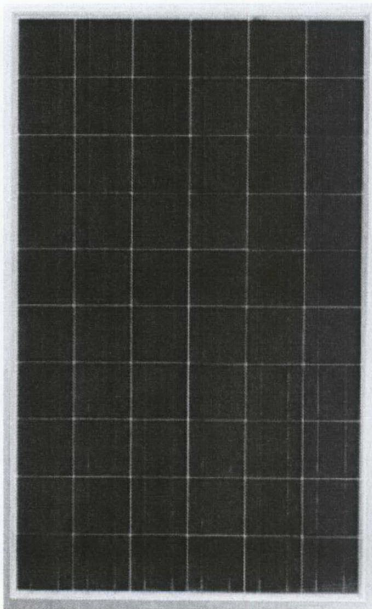


Figure 1: Photo of proposed panel

Both PV panels will be mounted onto one of the Fish and Coal Office's existing window infill shutters. A south facing window overlooking the Regent's Canal has been chosen as this location offers excellent solar access and is appropriately sized to accommodate both panels. The proposed location is shown on Figure 2.



Figure 2: Photo showing proposed location of PV panel

The panels will be primarily visible from Goods Way and in more restricted, oblique views from the Regent's Canal towpath which sits alongside the Fish and Coal Office. To maximise output the panels will be mounted at an angle of 30-45° from the vertical. This means the bottom of each panel will stand proud of the reveal by approximately 400mm.

The PV panels will be silent in operation.

4 Access Statement

Access to the panels will only be required for maintenance and cleaning. The window infill shutter on which the panels will be fixed is demountable from within the Fish and Coal Office. As such the shutter and photovoltaic panels can be brought within the building for maintenance and cleaning thus eliminating any risks associated with working at height.

The panels will be mounted at a level which prevents those on the towpath accessing them and thus should mitigate the risk of vandalism or theft of the equipment.

5 Power Output

The PV panels will be connected to an off-grid closed system featuring a battery pack to regulate energy supply and demand. The electricity generated will power a number of internal lights within the Fish and Coal Office which, at present, are powered via a diesel generator and will provide light to the currently unlit lower Coal Drops. The provision of this small scale renewable energy system will thus reduce the carbon emissions associated with this lighting.

6 Consultation

This application was discussed with LB Camden officers prior to submission.