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DESIGN AND ACCESS STATEMENT

for

PROJECT	11 PRIMROSE HILL LONDON NW3 3DG
CLIENT	CHIEF OSOBA
DATE	15 April 2019
FILE REF	456/05
rev	-

INTRODUCTION

This statement has been prepared in support of an application for planning permission at 11 Primrose Hill, London NW3 3DG, for the installation of no.10 photovoltaic solar panels on the flat roof.

DESIGN STATEMENT

EXISTING SITE AND SURROUNDING AREA

The building is a four-storey, end-of-terrace house dating from the 1960s that forms part of the Chalcots Estate. It is unlisted and is not within a conservation area. It does, however, lie on the boundary of the Elsworthy Road Conservation Area in the London Borough of Camden.

The building is set on the northern corner of the junction of Primrose Hill Road and King Henry's Road. It is set behind timber fences and perimeter planting. There is a drive accessed directly from Primrose Hill Road. To the south is a small private garden, which is set slightly lower than the public highway. There are two mature trees adjacent to the garden, one on the pavement and one within the private garden. To the west are communal gardens.

The principal façade fronts Primrose Hill Road. The building is four storeys, including a ground floor garage; its frontage divided into two bays. The ground floor is rendered white and contains the main entrance to the left and garage door to the right. Strip clerestory windows lie above both. The spandrel band and first floor is also rendered, above the façade is brown brick. There is a strip of horizontal cladding at the centre, flanked by three-light casements at each upper floor. The façade is finished with a plain rendered cornice. Above is a stepped back fourth storey, which is rendered. This was designed to house the water tank, but has been converted. Windows are all UPVC casements.
To the left of the façade is a stepped timber fence and gate to the rear.
The drive is a mixture of setts, tarmac and brick, set behind a timber fence, privet hedges and trees.

Front Elevation of No 11 Primrose Hill Road.

REAR ELEVATION
The rear elevation faces a communal garden, containing mature trees. The building is four storeys; its façade is divided into two bays. The ground floor is rendered white and contains a window with overlights, and French doors into the garden; to the right is a further door. The spandrel band and first floor is rendered, above the façade is brown brick. A strip of horizontal cladding at the centre is flanked by three-light casements at each upper floor. The façade is finished with a plain rendered cornice, above are railings which contain a terrace; a rendered pier separates the terrace from the neighbouring property. Above is a stepped back fourth storey, which is rendered. Sliding French doors open out onto the terrace. Windows are all UPVC casements.

SIDE ELEVATION
The side elevation is blind apart from one door off-centre to the left, with a rendered spandrel band defining the first floor. The upper storeys are brown brick, divided by a large Z-shaped section of render. The fourth-floor pop-up is blind, finished in render.

Side Elevation of No 11 Primrose Hill Road, facing King Henry's Road and the Church of Mary the Virgin.

ROOF
Flat, felted.

PLANNING HISTORY
Application Reference: 2016/3956/P
Status: Granted Subject to a Section 106 Legal Agreement
Description: Erection of a single storey ground floor extension to the side of the existing dwelling and the replacement of two existing roof lights on the existing single family dwelling (Class C3).

Application Reference: 9091110
Status: Agree to pruning of Trees
Description: Application for Works to Tree(s) covered by a TPO

DESIGN
The main objective of this application is to seek to install no.10 photovoltaic solar panels on the flat roof of the property.
Building works have commenced but stopped as the client was advised by the estate to get approval from the Council.
We were therefore advised by LBHF duty planner to submit this application.

The proposal is mindful of the need to protect the amenity of the neighbouring properties, and protect the character and appearance of the dwelling itself and its neighbourhood.

The proposal is environmentally friendly as it reduces CO2 emissions and causes no visual intrusion, as it is not visible from any of the adjacent highways.
The installation of the photovoltaic solar panels follows the section of “Sustainability and renewable energy” requirements enlisted in the Camden Planning Guidance.

View from King Henry’s Road_ PV panels installation works stalled

View from Primrose Hill_PV panels installation works stalled

ACCESS STATEMENT

ACCESS FROM THE STREET
The building has its only entrance on Primrose Hill Road. Access will remain as existing.

ACCESS WITHIN THE BUILDING
As existing.

EMERGENCY EGRESS FROM PREMISES
As existing.

DBLO ASSOCIATES ARCHITECTS

www.jinkosolar.com

Jinko Solar
Building Your Trust in Solar

Eagle 60P
260-280 Watt
POLY CRYSTALLINE MODULE

Positive power tolerance of 0~+3%

ISO9001:2008、ISO14001:2004、OHSAS18001 certified factory.
IEC61215、IEC61730 certified products.

(5BB)

KEY FEATURES

5 Busbar Solar Cell:
5 busbar solar cell adopts new technology to improve the efficiency of modules , offers a better aesthetic appearance, making it perfect for rooftop installation.

High Power Output:
Polycrystalline 60-cell module achieves a power output up to 280Wp.

PID RESISTANT:
Eagle modules pass PID test, limited power degradation by PID test is guaranteed for mass production.

Low-light Performance:
Advanced glass and surface texturing allow for excellent performance in low-light environments.

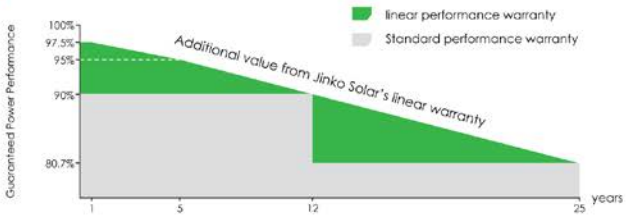
Severe Weather Resilience:
Certified to withstand: wind load (2400 Pascal) and snow load (5400 Pascal).

Durability against extreme environmental conditions:
High salt mist and ammonia resistance certified by TUV NORD.

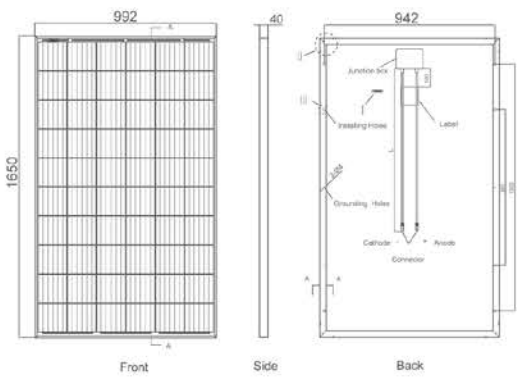
Temperature Coefficient:
Improved temperature coefficient decreases power loss during high temperatures.

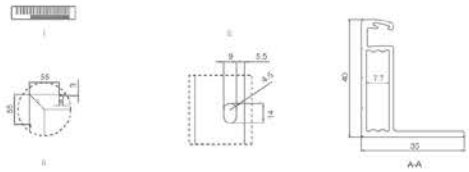
LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty



Engineering Drawings



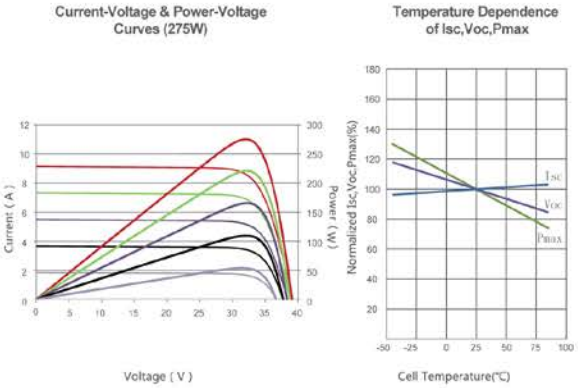


Packaging Configuration

(Two pallets=One stack)

26pcs/pallet, 52pcs/stack, 728 pcs/40'HQ Container

Electrical Performance & Temperature Dependence



Mechanical Characteristics

Cell Type	Poly-crystalline 156×156mm (6 inch)
No.of cells	60 (6×10)
Dimensions	1650×992×40mm (65.00×39.05×1.57 inch)
Weight	19.0 kg (41.9 lbs)
Front Glass	3.2mm, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP67 Rated
Output Cables	TÜV 1×4.0mm², Length: 900mm or Customized Length

SPECIFICATIONS

Module Type	JKM260PP-60		JKM265PP-60		JKM270PP-60		JKM275PP-60		JKM280PP-60	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	260Wp	193Wp	265Wp	197Wp	270Wp	200Wp	275Wp	204Wp	280Wp	208Wp
Maximum Power Voltage (Vmp)	31.1V	28.7V	31.4V	29.0V	31.7V	29.4V	32.0V	29.8V	32.3V	30.1V
Maximum Power Current (Imp)	8.37A	6.71A	8.44A	6.78A	8.52A	6.80A	8.61A	6.85A	8.69A	6.91A
Open-circuit Voltage (Voc)	38.1V	35.2V	38.6V	35.3V	38.8V	35.4V	39.1V	35.4V	39.4V	35.6V
Short-circuit Current (Isc)	8.98A	7.31A	9.03A	7.36A	9.09A	7.38A	9.15A	7.44A	9.20A	7.99A
Module Efficiency STC (%)	15.88%		16.19%		16.50%		16.80%		17.11%	
Operating Temperature(℃)	-40℃~+85℃									
Maximum system voltage	1000VDC (IEC)									
Maximum series fuse rating	20A									
Power tolerance	0~+3%									
Temperature coefficients of Pmax	-0.40%/℃									
Temperature coefficients of Voc	-0.31%/℃									
Temperature coefficients of Isc	0.06%/℃									
Nominal operating cell temperature (NOCT)	45±2℃									

STC: Irradiance 1000W/m² Cell Temperature 25°C AM=1.5

NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM=1.5 Wind Speed 1m/s

* Power measurement tolerance: ± 3%