# CROSSROADS WOMEN'S CENTRE, NW5
# PV SOLAR PANEL INSTALLATION

Design and Access Statement


DEC 2019

# Contents



Drawings included in planning application (A3 unless otherwise noted)

| | |
|---|---|
| | LOCATION PLAN, 1:1250 (A4) |
| 370_1_10 | ROOF PLAN, EXISTING AND PROPOSED 1:100 |

Design and Access Statement prepared by


**AAB** architects

Studio 9, Bickerton House
25 Bickerton Road
London N19 5JT
t. 020 7281 8955
mail@aabarchitects.co.uk
www.aabarchitects.co.uk



Issue date: 02.12.19

## Summary

This Design and Access Statement has been prepared in support of the planning application for the installation of 8no. additional photo-voltaic solar panels on the roof of the existing Crossroads Women's Centre, Wolsey Mews, London NW5 2DX.

The existing installation has 16no. PV panels on a south facing roof.

The additional eight panels will add 2.304 MWh power generation, which can be used on site to reduce energy costs. Using the BEIS figure of 0.28307 kg/kWh (2018), this equates to an additional 652 kg CO2 saving per annum.

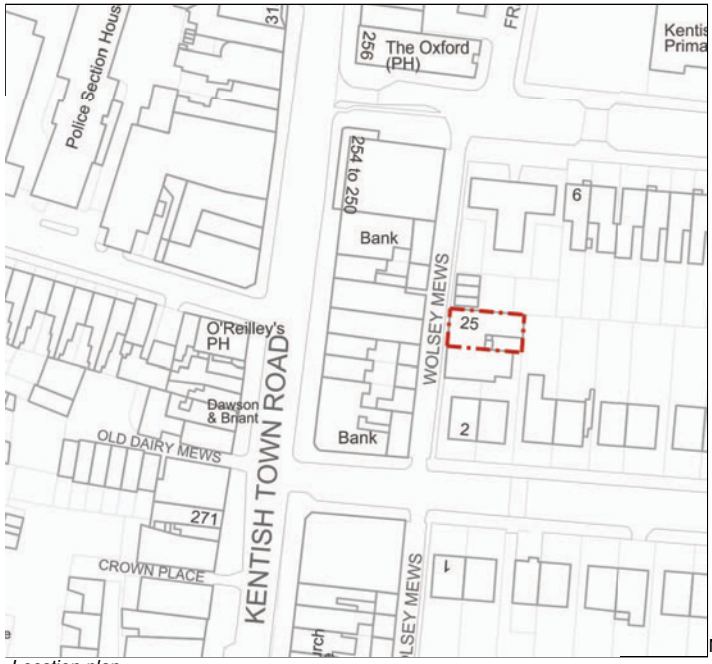
The combined power output of the new and existing units will be 5.519 MWh, with a CO2 saving of 1562 kg per annum.

This application also seeks to regularise the existing installation, which was closer to the edge of the roof than shown on the proposed drawings (planning application reference 2010/4130/P).


*Aerial view of Wolsey Mews No. 25 Crossroads Women's Centre*

*1- existing pitched roof, looking east*

*2- existing flat roof, looking east*




*Location plan*

## Wolsey Mews

*Kentish Town Road*

*Islip Street*


*Aerial view of Wolsey Mews looking north*

*Caversham Road*

Wolsey Mews is located to east of Kentish Town Road, within sub-area 1 of the Bartholomew Estate Conservation Area, which was created in 1992.

Wolsey Mews runs between Islip Street and Gaisford Street at the rear of Kentish Town Road. The mews is set apart from the wider residential character of the conservation area in terms of scale and uses, with two storey buildings consisting of light industrial, garages and rear service yards for the shops fronting Kentish Town Road. Recently there has been change of use from office use to residential.

The buildings at 25-26 Wolsey Road present an attractive gabled elevation to the mews. The roofs and existing solar panels are not visible from the street, due to the brick parapets and angle of view.

*3- Wolsey Mews looking north*

*4- Front elevation, looking south*

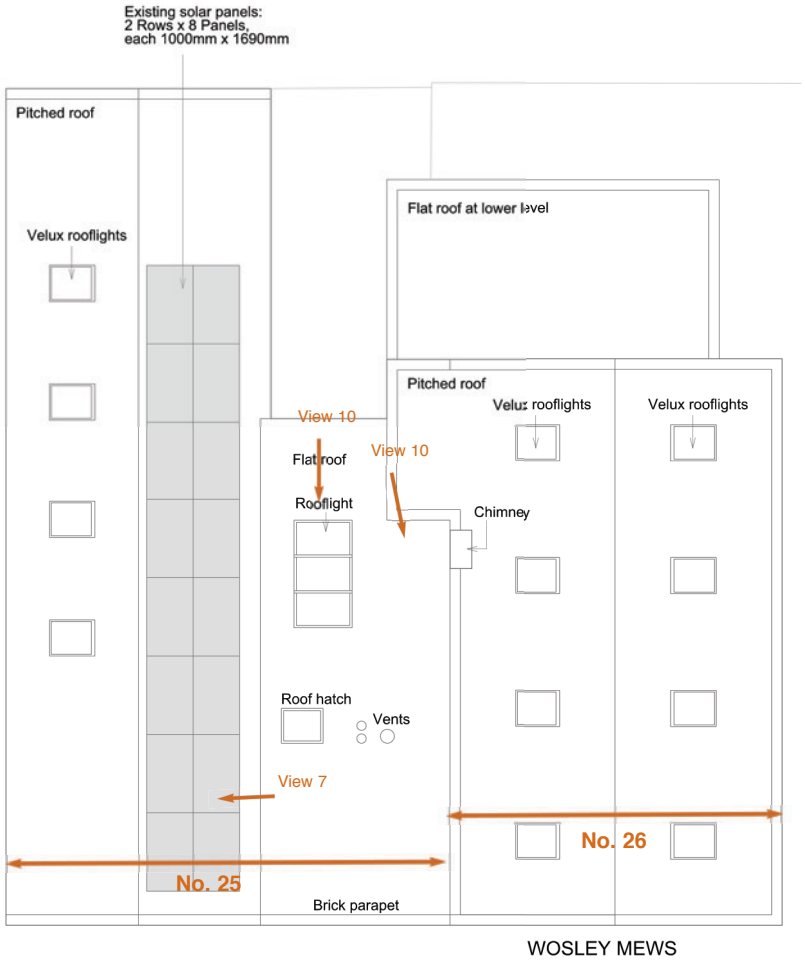
*5- View of south-facing pitched roof, looking east*

## Existing roof

The existing building at no. 25 Wolsey Mews has two roofs:

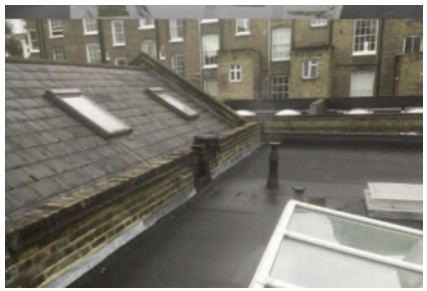
- the main roof is pitched, with a slate finish. Solar panels were installed on the south facing slope in around 2011. The installation resulted in the roof panels being closer to the brick parapet to Wolsey Mews than was shown on the planning application drawings. The reason for this is not known.

- the secondary roof is flat, with a felt finish. It is punctuated with rooflights, which constrain the location of additional PV panels.




*Roof plan of 25 Wolsey Mews*

*6- flat roof, looking west*



*7- flat roof, looking west*

*8- Dimension between panel and parapet as built*

*9- south-facing slope of pitched roof*

## Crossroads Women's Centre

The Crossroads Women's Centre provides services for low-income women and their families. It brings together women from different ages, backgrounds and communities to share experiences, and learn from and support each other. The Centre is run by Crossroads Women as a disability-accessible, multi-racial, community resource. It is a place of safety for vulnerable and low-income women.

Founded in 1975 by women living in Kings Cross, the centre moved to Kentish Town in 1997. In 2010 Crossroads Women's Centre were able to buy the premises at 25 Wolsey Road. Originally a stables, the building had also been used as a dolls' factory and a carpentry workshop. After refurbishment the building was opened in 2012.

Crossroads Women's Centre are committed to reducing their carbon footprint, through recycling and monitoring of energy use and waste. Solar panels that have already been installed. The further installation will enable the potential for renewable energy on the site to be maximised.

**Our centre provides a wide range of services, workshops and events for low-income women and families.**

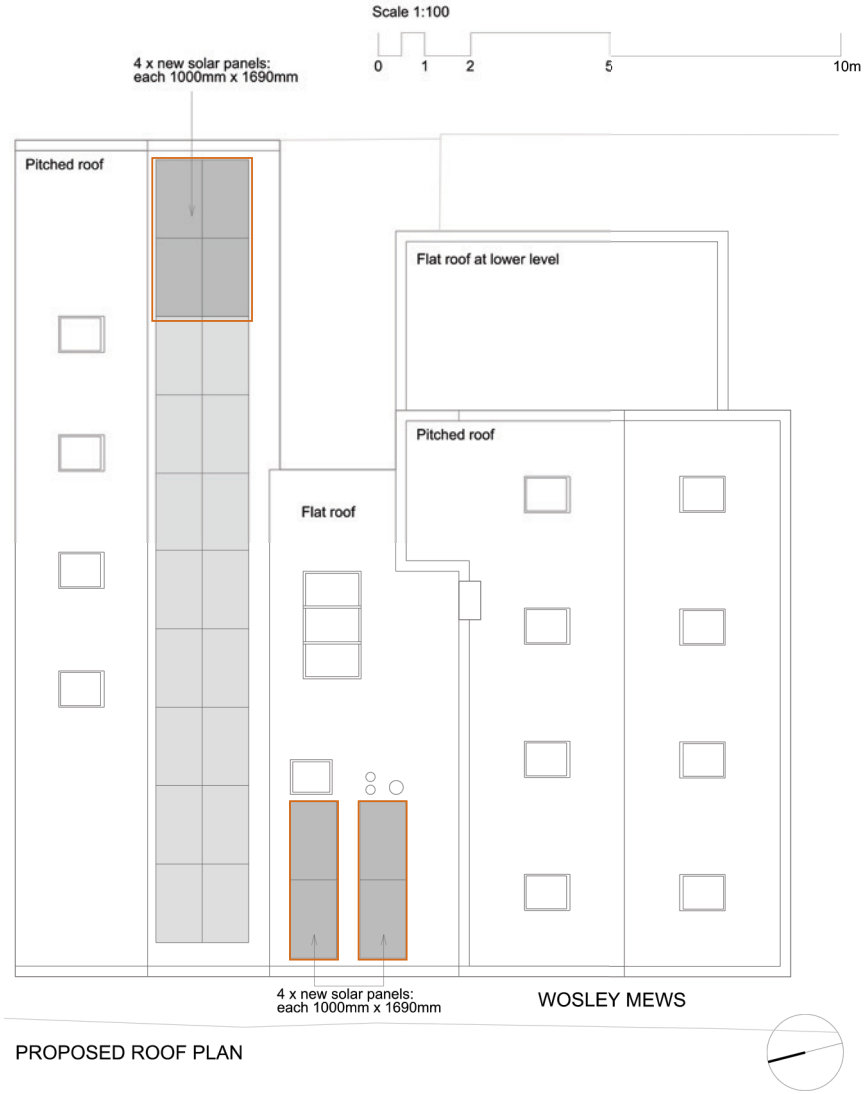
• Women can come here to get practical help to escape sexual and racial violence; access information on benefits, asylum and immigration and legal rights; get redress for discrimination of all kinds; participate in self-help activities and peer support; volunteer and get training; get support for their own initiatives, or find out about other services.

• We hold Open days, social events, exhibitions, film and theatre workshops, annual kids Christmas party, do publicity, leaflets, pamphelts and training for self-help groups so they can grow too.

• We cook a healthy, hot meal from scratch every weekday for everyone using our Centre. Mothers can drop in to breastfeed their babies – with a cup of tea.

• Meeting spaces are available for hire at a low rate to community-based groups.

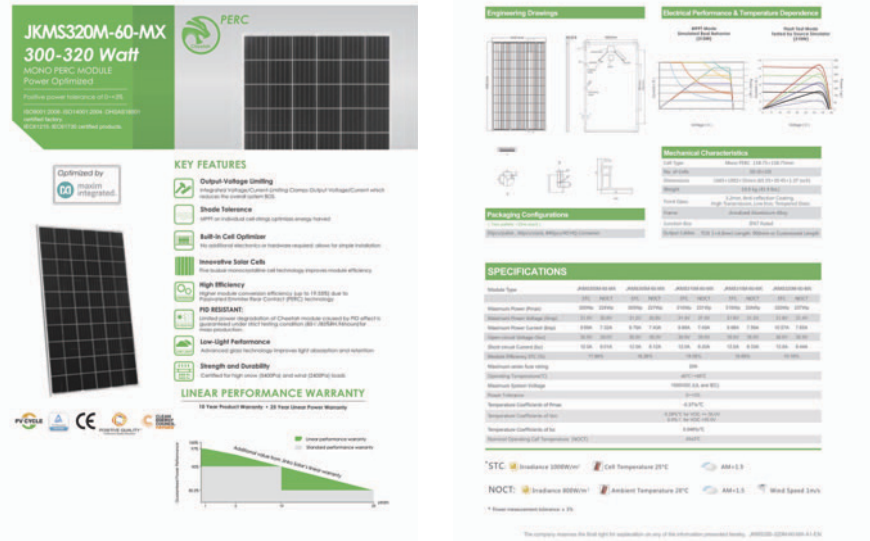
• We aim to lower our carbon footprint. We recycle, and monitor our energy use and waste. The Centre has solar panels on the roof, which we plan to increase.




PROPOSED ROOF PLAN

## PV solar panels

The panels proposed to be used are silver-framed, black-backed monocrystalline silicon panels to match those already on the roof. The panels are 1000 x 1650mm and are 35mm thick. They will be installed to proprietary aluminium rails, which are fixed to the structure of the roof.

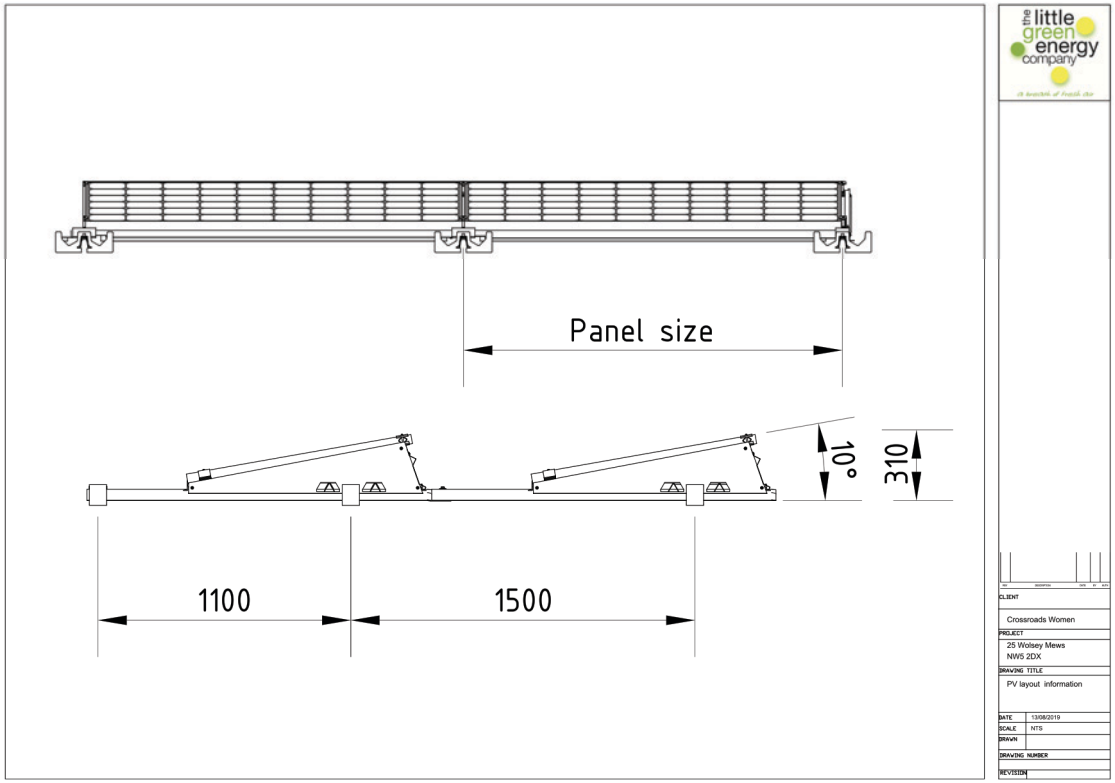



*Type of silver framed pv panel to match the existing installation (manufacturer to be confirmed)*

## Visual impact assessment

The 4 panels on the sloping roof will match the existing and follow the existing profile of the roof; they will not materially affect the existing appearance of the roof.

The 4 panels to be mounted on the flat roof will be angled towards the south and project upward 310mm from the roof surface (*see proposed design left*). They will not be visible from the street, as the view will be shielded by the brick parapet. The view of the flat roof is shielded from views from the surrounding houses by the pitched roofs on either side. The installation will not therefore harm the setting of the conservation area.




*Mounting of panels on flat roof*