Design and Access Statement 26 Park Village East, NW1 7PZ Spirit Solar Ltd

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Introduction:

Spirit Solar Ltd has been instructed to prepare a planning application for the installation of solar photovoltaic panels on the existing flat roof slated penthouse of 26 Park Village East in order to maximise the benefit of solar power, reduce the reliance on non-renewable energy sources and decrease the Client's electricity bills.

The purpose of this document is to ensure that the application process leading to the final application decision clearly illustrates all significant information. The application illustrates careful selection and positioning of the development while considering the contextual surroundings, environment, preservation of neighbouring resident's amenity and visual impact to the public.

The development size is well suited to the Clients current business operation and makes good use of the available roof space in order to reduce the high on-site consumption of electricity from the National Grid.

Furthermore, the development is in line with current Government targets to be carbon neutral by 2050 and with Camden's two-part plan to be carbon neutral by 2030.

Location:

This application is for the installation of solar photovoltaic (PV) panels to be mounted the flat roof of the penthouse at 26 Park Village East. The location of the panels is chosen as such to reduce the visual impact whilst maintaining a high generation rate.

Use:

The solar PV system will be used to decrease the reliance on fossil fuels given the amount consumed on site for commercial activity. The installation of a renewable source of energy will help reduce the trust's carbon footprint, lower their annual usage of electricity from a non-renewable source and export excess renewable generation for others in the area to use.

Scale:

The proposed system consists of 6 x monocrystalline 400W panels mounted on non penetrative ballasted A-frames pitched at 10 degrees. The only element of the installation in contact with the roof surface is the rubber feet of the racking. There will be no damage or change to the existing roof surface and the whole installation can be removed at the end of its useful life. The racking system is low profile with the highest point of the panel above the surface of the roof being 300mm.

Layout:



The layout will be arranged on the flat roof space to minimise the visual impact and maximise the available roof space and increase generation.

Development Scale:

The proposed system is expected to produce about 1,873 kWh/year creating an annual saving in CO_2 of ~480kg. The system is predicted to offset vast majority of the current day time electricity consumption from the National Grid.

Landscaping:

A visual survey of the site area was conducted to confirm that no trees or hedgerows surrounding the development site will be altered or affected by this installation.

Appearance:

Reflection and glare – it is often perceived that solar panels produce glint and glare that can affect nearby vehicular traffic and aircrafts, this is somewhat unfounded for the reasons below. The panels are black in appearance with black outer frames and have anti-reflective glass. The principal technologies behind the solar panels are to absorb as much light as possible to convert to electricity and thus there is no discernible reflection or glare produced as a by-product. This when compared to other reflective materials such as metal roof sheeting, polytunnels and greenhouses gives confidence in any adverse effects of the solar panels being negated.

Furthermore, the need to create an aesthetically appealing and less visually obtrusive development is of greater importance given its location. The panels selected are black framed in finish to aid in the aesthetic appeal. The panels are also mounted on the flat roof using low profile mounts with the highest part of the panel sitting approximately 300mm off the surface of the roof.

Access:

The development does not require any special means of access. All deliveries and works shall use existing public roads. No additional infrastructure needs to be considered for the ongoing maintenance of the solar PV panels. Solar PV panels are inherently low maintenance due to having no moving parts and as such generally only need reactive maintenance and a panel clean ~2-5 years to maximise generation.

Policy

The National Planning Policy Framework (NPPF) supports the delivery of renewable energy and low carbon energy infrastructure. It states that this is central the economic, social and environmental dimensions of sustainable development. Paragraph's 97 and 98 of the NPPF state that to help increase the use and supply of renewable and low carbon energy that authorities should have a 'positive strategy' to promote energy from renewable sources. Furthermore it states that policies should be designed to

maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed such as visual impacts, something addressed by this application.

The UK's Department of Energy set out a 'UK Renewable Roadmap' promoting a steer towards a reduction in dependence on fossil fuels and provide a far greater focus on renewable solutions. Referring to paragraphs 2.48 it states "the Government believes that solar PV has the potential to form a significant part of the UK's renewable energy generation mix". It moves on to state "Solar PV benefits from being easy to install on domestic and commercial buildings, and on the ground. With 82% public support it has a role in connecting individuals, communities and businesses with future deployment of renewable energy and the transition to the low carbon economy".

Furthermore, the Planning Policy Statement 18 'Renewable Energy' under paragraph 6.1.10 states that the Department would encourage greater use of PV systems in new developments and the retrofitting or incorporation of such technology where appropriate.

Summary:

Given the current situation and concerns about climate change, the move towards a greener and more sustainable form of energy usage is essential. The proposed system will be able to supply the site with a significant amount of their daytime energy requirements.

This proposal will decrease the sites reliance on electricity from non-renewable sources. Local and national policies aim to have more sustainable development and increase the production of renewable energy without impacting on the heritage or visual amenities of the area.

Taking the above into consideration it is thought that this proposal will not have a detrimental impact on the ecology and visual amenities of the area and in line with the current policy.

Careful consideration has been taken throughout the feasibility of the scheme and final location to ensure that the proposed development in term of design, scale, location and layout has been satisfied and appropriate in context of the site in question.