PROPOSED BIOMASS BOILER INSTALLATION

TANKERSLEY MANOR HOTEL
CHURCH LANE
BARNSLEY
S75 3DQ

Design and Access Statement:
The existing hotel, its bedrooms, function rooms and leisure club are heated by oil and LPG fired boiler installations. In order to reduce their dependence upon non-renewable resources and thereby their carbon footprint the hotel proposes to install a packaged biomass boiler to provide its core heating requirements to the leisure club. This boiler uses wood chips in the form of pellets as its fuel.

The existing heating installation will only be required to top-up the heating provision during prolonged spells of cold weather reducing fossil fuel usage.

The biomass boiler installation comprises one 6.058 x 2.438M steel container sitting on a concrete base. The container is to be sited adjacent to the leisure club plant room to avoid the Northern Powergrid below ground cabling which were found to lie beneath the original application site. These cables have been indicated on the revised application drawings. The single container will accommodate both the pellet store and the boiler.

The concrete slab will be let into the undulating site with a retaining wall along the high side.

The installation will be enclosed in treated sw timber horizontal boarded fencing to screen the installation from view. Two existing trees are to be removed and will be replaced on the south side of the enclosure to retain some screening. An existing laurel hedge along the adjacent boundary will add to the screening.

Although the central building within the hotel complex is listed the biomass boiler installation is considered too distant to affect the listed building and a listed building application is not required.

Amount: The biomass boiler installation will cover 38.2sqm. The hotel footprint is 3680sqm.
Layout: The proposal is to site the container within 20M of the car park to allow pellet deliveries from vehicles parked in the car park.
Scale: The hotel is predominantly three storeys high whereas the container enclosure is 2.8M tall which is about the same height as the adjacent leisure club plant room. The flue off the top of the boiler will be taller than the original application because of its proximity to the hotel building. It will be finished in polished stainless steel to make it as unobtrusive as possible.
Landscaping: The existing grassed banking will be remodeled locally to accommodate the boiler installation and the re-alignment of the footpaths. Two existing trees will have to be removed but they will be replaced with two new trees sited between the installation and the adjacent boundary. Existing boundary hedging will screen the installation further.
Appearance: The timber fencing will be made from treated timber and left in its natural state.
Context: The location is away from the main hotel buildings and only visible from the southerly end of the car park.
Access: The hotel is accessed off Church Lane. There is an adjacent car park and standing area for the wood pellet deliveries. Pedestrian access is across stoned footpaths.