

Project Information

Site Address: 23 Church End Lane, Tilehurst, Reading, RG30 4XA

Drawing Reference: PL/A724/08 – Proposed Construction Management Layout

Document Reference: PL/A724/D05 – Photovoltaic Details

Application Type: Approval of details reserved by condition 6 (APP. REF. PL/25/0273)

Summary of Photovoltaic Installation

This document provides full details of the proposed roof-mounted photovoltaic (PV) system in accordance with Condition 6 of planning approval PL/25/0273.

The submission includes:

- A roof plan showing the exact location, layout, and dimensions of the PV array
- Manufacturer's technical specifications for the PV mounting system
- Installation details for the BauderSOLAR F XL system
- Ongoing maintenance arrangements to ensure the PV system remains in good working order

1. Roof Plan – PV Location and Dimensions

The PV array is shown on drawing PL/A724/02 – Proposed Roof Plan, including:

- Panel positions on the south-facing roof slope
- Dimensions of each panel (approx. 1550 × 1718 mm)
- Array spacing and alignment
- Orientation consistent with optimal solar gain
- Set-backs from ridge, verge, and eaves

This drawing forms part of the Condition 6 submission.

2. Photovoltaic System Specification

Mounting System:

BauderSOLAR F XL – zero-penetration mounting system for single-ply roofs
(Manufacturer's technical sheets included)

Key Features:

- Lightweight, non-penetrating system
- Compatible with Bauder single-ply membrane
- Integrated module clamps
- Designed to avoid compromising roof waterproofing
- Suitable for framed crystalline PV modules

Typical Mounting Unit Dimensions:

- 1550 × 340 × 310 mm (BauderSOLAR F XL main substructure)



System Weight:

- Approx. 11–16 kg/m² depending on module selection

Manufacturer's documents included:

- *BauderSOLAR F XL System Summary*
- *BauderSOLAR Design Considerations Guide*
- *BauderSOLAR F XL Single-Ply Membrane System Detail*

3. PV Panel Information

The PV array will consist of framed monocrystalline solar modules compatible with the BauderSOLAR F XL system.

Final panel selection will be made by the MCS-certified installer, ensuring:

- Minimum output of approx. 400 W per panel
- Black frame and low-glare glass
- Compliance with MCS 005 and IEC standards

Panel dimensions shown on PL/A724/02.

4. Maintenance Arrangements

The PV system will be maintained in accordance with manufacturer guidance, including:

- Annual visual inspection of panels and mounting system
- Cleaning of modules as required
- Electrical inspection by an MCS-certified contractor
- Inverter servicing every 5 years
- Monitoring of system performance via inverter interface
- Replacement of inverter approximately every 10–12 years

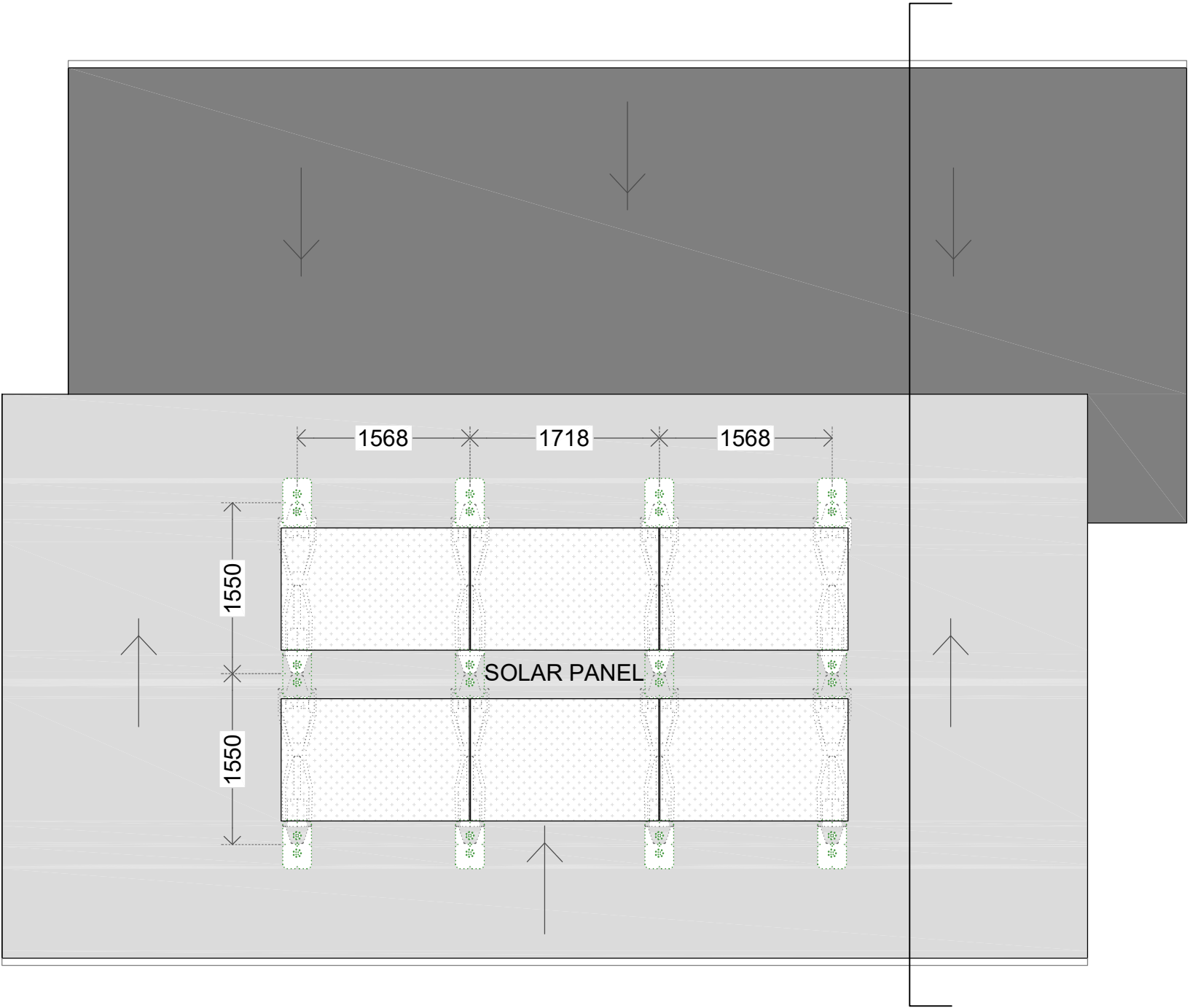
The system will be kept in good working order throughout its lifespan.

5. Compliance Statement

The details provided in this document and accompanying drawings:

- Fully satisfy Condition 6 of planning approval PL/25/0273
- Ensure the PV system is safely and appropriately integrated into the roof design
- Confirm that the installation will be carried out by qualified, MCS-certified professionals
- Commit to ongoing maintenance to ensure long-term performance

The approved PV system will be installed exactly as shown and maintained accordingly.



ROOF PLAN AS PROPOSED
23 CHURCH END LANE, READING - RG30 4XA

DISCLAIMER
This drawing has been prepared by **Arcadia Design Consultants** for the purposes of building regulations, planning condition discharge, and associated statutory submissions. The base information used in the preparation of this drawing was supplied by the client from a previously approved planning application. The original architectural design and associated intellectual property remain the copyright of the original author. Arcadia Design Consultants has redrawn and reformatted the information solely for compliance, coordination, and documentation purposes and does not claim authorship of the original design.

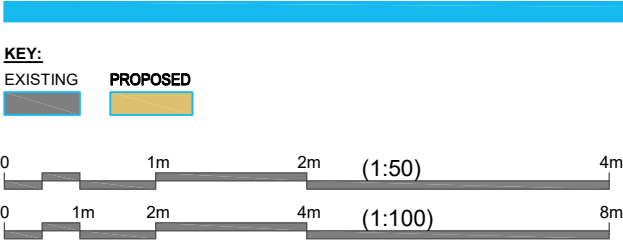
All dimensions must be checked on site. Do not scale from this drawing. Any discrepancies must be reported to Arcadia Design Consultants prior to commencing any work. This drawing is to be read in conjunction with all relevant architectural, structural, civil, and specialist consultant information. Arcadia Design Consultants accepts no responsibility for the accuracy of information provided by third parties or for any changes made on site without prior written approval.
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GENERAL NOTES
This drawing is for statutory planning and building control purposes only.
Contractor must verify all dimensions, levels, and boundary positions on site before commencing any works or ordering materials.
No site supervision is implied or undertaken unless separately agreed in writing.
This drawing does not indicate the structural condition of the existing property.
Extent of excavation works is to be determined by the contractor prior to pricing or commencing works.
All works must comply with current Building Regulations, British Standards, and manufacturer specifications.

PARTY WALL ACT 1996
The owner is responsible for serving the appropriate Party Wall Notices to all affected adjoining owners where works fall within the scope of the Act, including but not limited to:
Support of beams
Insertion of DPC
Raising or rebuilding a party wall
Cutting into or cutting off projections
Underpinning
Excavation within 3m or 6m of neighbouring structures depending on foundation depth
A Party Wall Agreement must be in place prior to commencing any notifiable works.

BUILDING OVER / NEAR PUBLIC SEWERS
The owner is responsible for obtaining a Build Over Agreement where required, including:
Building within 3m of a lateral drain serving one other property
Building within 3m of a public sewer serving multiple properties
If unsure, the owner must consult the relevant water authority before works begin.

SITE INFORMATION
No check dimensions of the existing site have been taken by Arcadia Design Consultants.
All existing information has been provided by the client.
Any discrepancies between the drawing and site conditions must be reported immediately.



P R E - L I M I N A R Y I S S U E				
				PROJECT
REV.	DATE	DESCRIPTION		NEW HOUSE DEVELOPMENT AT 23 NEW CHURCH LANE, READING - RG30 4XA
DWG NO:	PL/A724/02	SCALE	1:50 @ A3	DRAWING TITLE
DATE	MAR. 2026	DRAWN BY	MQ	PROPOSED ROOF PLAN

Key

- Bauder Solar Weld Patch
- Bauder Single Ply Membrane
- Bauder Single Ply Adhesive
- Bauder Insulation
- Bauder Air And Vapour Control Layer
- Deck / Substrate

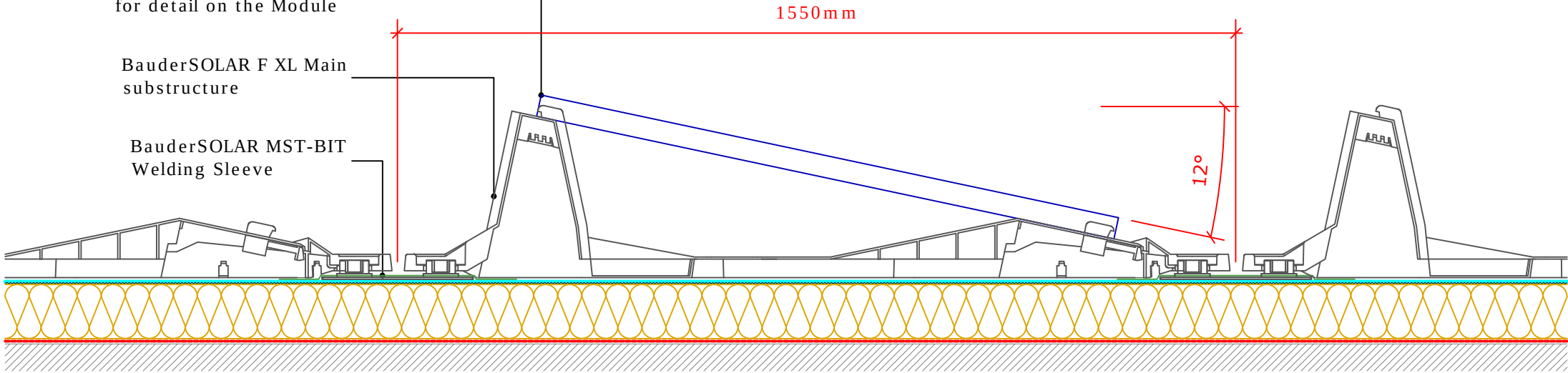
Important note:
This drawing shows alternative details. For the correct solution to be used, refer to the project specific specification.

Important note:
Setting out dimensions may differ depending on module type.

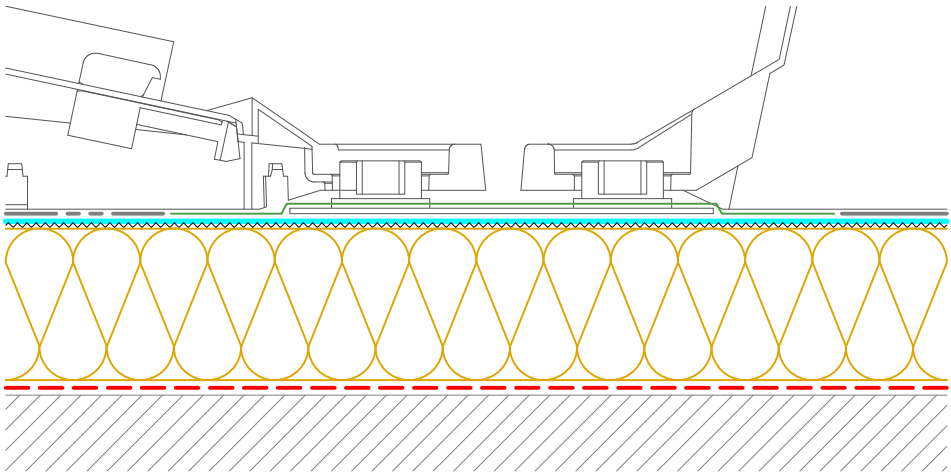
Refer to the specification for detail on the Module

BauderSOLAR F XL Main substructure

BauderSOLAR MST-BIT Welding Sleeve

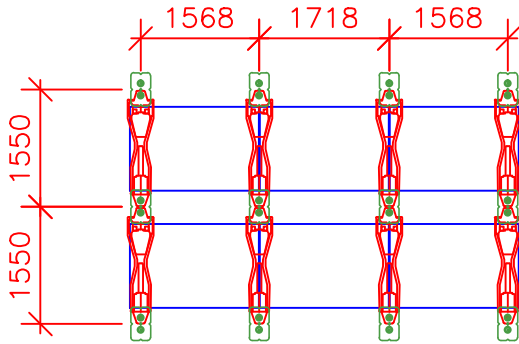


Solar Module Section - Scale 1:10

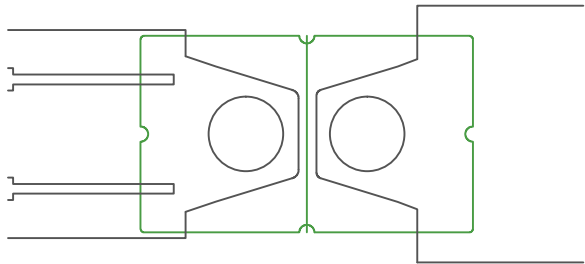


Solar Module Unit Connection - Scale 1:5

Axial Distance Determined by:
5mm + Module length (e.g 1708mm)
+ 5mm Omit Dims



Example Grid Arrangement 1:100



Top View - Mounting Unit Connection

PV - BauderSOLAR F XL

- IMPORTANT NOTES:**
1. This detail is suitable for the following Bauder Systems: **Bauder Thermofol and Thermoplan**
 2. Do not scale to ascertain dimensions.
 3. All dimensions are in Millimetres and are to be checked and verified on site prior to commencement of work.
 4. This drawing is to be read in conjunction with the specification and associated drawings.
 5. This detail is a guideline only, representing typical detailing conditions and illustrate the correct application of the above Bauder System. It may be necessary to modify this detail to suit specific project design constraints and conditions.
 6. Refer to the Bauder Specification for the deck type, product description and method of application. For clarity the method of attachment has not been shown.

**SINGLE PLY
STANDARD DETAIL
Fully Adhered**

Scale:	Drawing Number:	Rev:
1:5 @ A3	D0100-00W_Ad_011-005	-
Drawn By: CD	Checked By: GW	Approved By: TR
Date: 17.04.23		

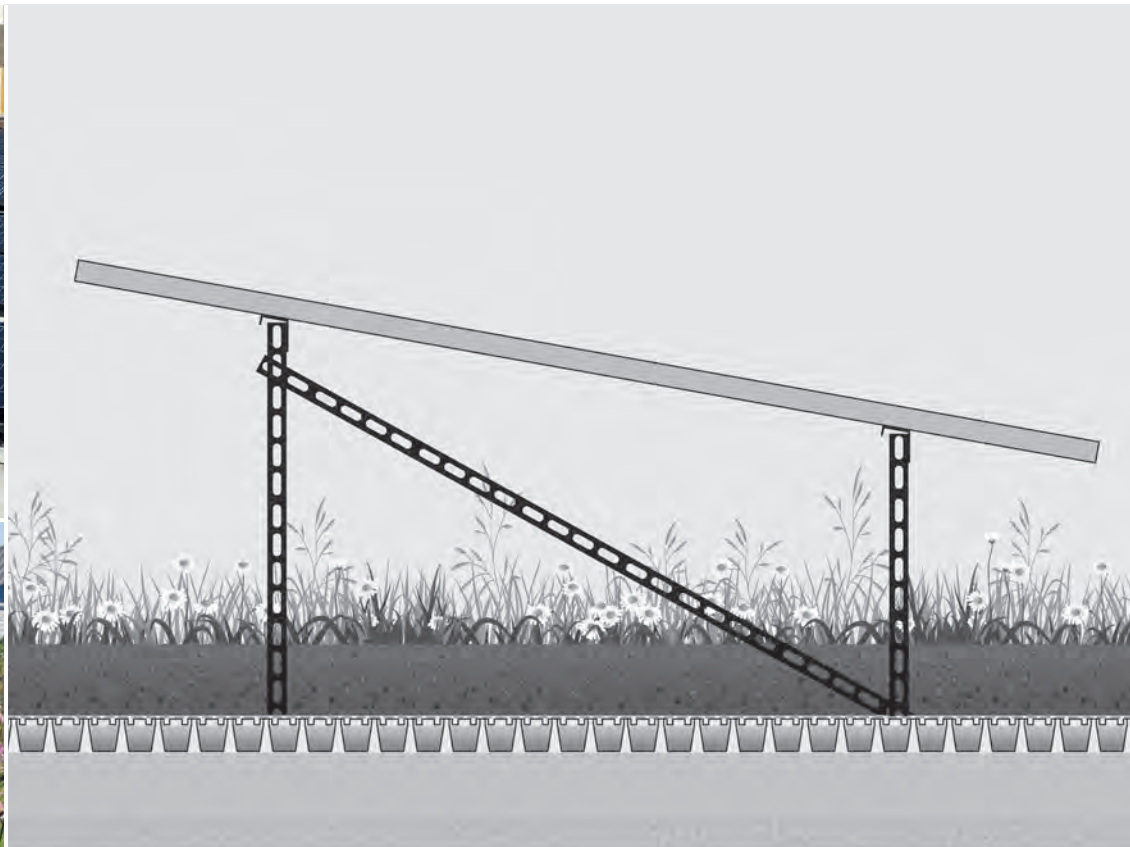
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Design Considerations Guide

BauderSOLAR flat roof solutions



Edmund Rice College
Carpenterstown, Dublin

BUILDING BOARD

This co-educational voluntary secondary school accommodates 1,000 students in the community of Dublin 15. The PV array is a 36.10 kWp system comprising 95 solar panels with pebble finish around the array.



Design Considerations for BauderSOLAR PV Arrays on Flat Roofs

This document is intended to support our clients in making informed decisions when specifying solar photovoltaic (PV) systems for Bauder waterproofed roofs and does not replace the need for client expertise. All solar PV installations should be designed on a project-by-project basis. For further in-depth guidance on electrical standards, solar panel standards, installation guidance, and maintenance, the following can be consulted:

- IET Code of Practice for Grid-connected Solar Photovoltaic Systems
- MCS 005 - Product Certification Scheme Requirements: Solar Photovoltaic Modules
- MIS 3002 - The Solar PV Standard
- Solar Energy UK Rooftop O&M Best Practice Guidelines

Bauder system designs comply with:

- BS EN 62446 Grid Connected Photovoltaics
- BS EN 61853-1 Defining Solar Photovoltaic Power
- BS EN 1991-1-4 Wind Actions on Structures
- BRE Digest DG 489 rev 2014

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1 Sizing a Solar Photovoltaic Array

The sizing of a PV array can be determined by several elements, often driven by the overall objectives of the client. Common motivating factors include meeting sustainability targets, achieving financial returns, and providing energy security.

In most cases, the system size is determined by the following considerations:

Energy Performance Requirement Across Scot/NI/Wales Regions

For new build projects, the size of a solar PV array is primarily determined by meeting the building's energy performance standards, outlined below:

- England & Wales: Approved Document L
- Scotland: Building Standards, Section 6 (Energy)
- Northern Ireland: Technical Booklet F1

Array sizing is calculated using Simplified Building Energy Model (SBEM) for non-domestic buildings or Standard Assessment Procedure (SAP) for dwellings, ensuring compliance with the relevant regional regulations.

Available roof space

This is often the client's biggest limiting factor, particularly for new build applications where the solar array competes for roof space with other mechanical and electrical equipment.

Consideration should be given to:

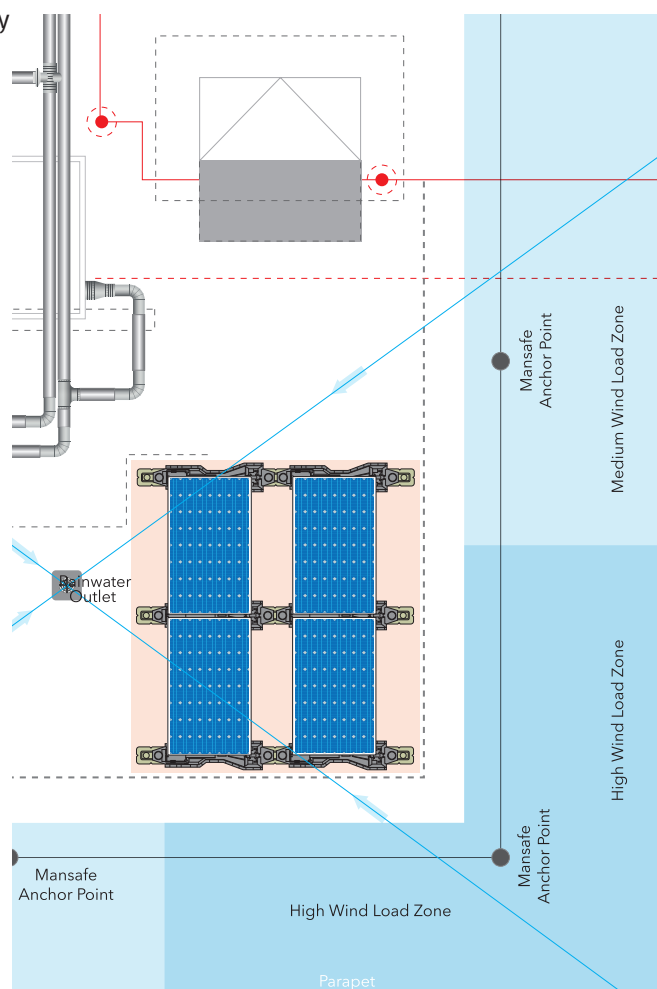
- Avoiding shading items such as plant screens, edge protection, trees and adjacent buildings
- Safe access for maintenance
- Adequate fire breaks between solar panels and rooftop plants, rooflights, upstands and other vulnerable elements
- Wind load zones

Budget

Often a project's capital budget or the building's financial plan determines scheme size, rather than optimal return on investment for the size of available roof space.

The building's energy consumption

The optimal return on investment occurs when the system is sized to maximise self-consumption, rather than exporting back to the grid. Buildings used predominantly during the day (e.g. offices, schools and factories) are well suited to maximise self-consumption from a solar PV array and therefore maximise return on investment.



2 Roof Conditions and Layout

Roof warranties

As a general rule, the flat roof waterproofing system should have an expected useful lifespan of no less than the solar PV installation. This applies not only to the waterproofing layer, but to the entire build-up of the roof.

When installing solar to a flat roof, consideration should be made to the impact on roof warranties. The best time to install a solar PV system is in conjunction with the roof waterproofing. This helps designers ensure that the solar PV system does not negatively impact the roof system, and allows fire mitigation measures to be included (see section 4) while maintaining the validity of roof warranties.

If the solar PV system is to be retrofitted to an existing roof, the provider of the roofing system warranty should be consulted to ensure that measures are taken to protect the waterproofing system and prevent roof warranties from being invalidated.

Safe access

Safe access is required for maintenance of both the roof and solar array. For refurbishment applications it should be established whether the existing safe access system meets the needs of additional traffic and equipment required to maintain the solar PV array. If not, the access system may need updating or a permanent edge protection required.

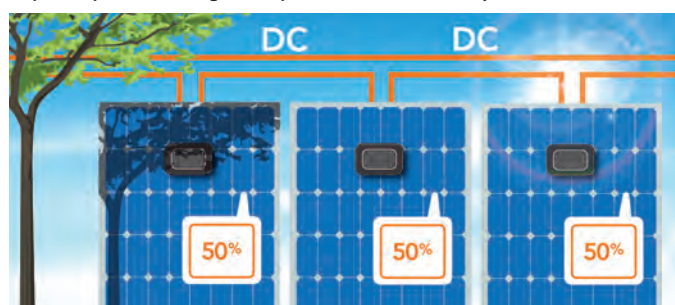
Shading

Partial shading of solar modules can have a significant impact on system performance. Shading can be caused by elements such as roof-mounted equipment, vents and SVPs, parapets, adjacent buildings, and trees. If partial shading occurs, modules should be relocated where possible. In cases where modules cannot be relocated elsewhere on the roof, solutions such as module-level power optimisation should be considered to reduce the impact of the shading.

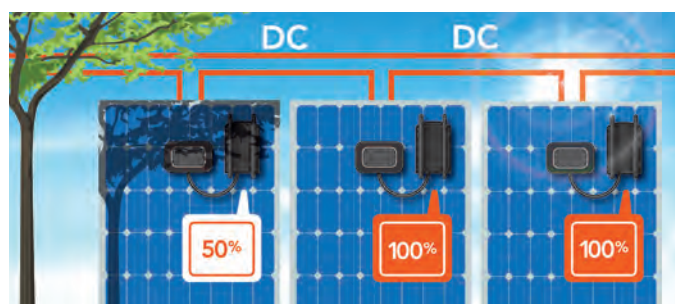
Module orientation

Various factors can affect the choice of module orientation when designing solar arrays for flat roofs. Often, maximising the number of panels (rather than specifically orientating them due south) provides a better return on investment. Equally, many systems are installed in an east-west orientation as this can maximise roof utilisation and increase self-consumption of site-generated electricity.

Impact of partial shading on the performance of a PV array



Traditional String Inverter



Inverter with Power Optimisation

3 Structural Considerations and Wind Loads

Wind load design

The impact of wind load on solar arrays can vary significantly depending on the following factors:

- Geographical location
- Height and shape of the building
- Location of modules on the roof
- Module orientation

A project-specific wind load calculation should be carried out for each project and/or array in accordance with BS EN 1991-1-4 wind actions on structures and/or BRE Digest DG489.

Structural considerations

Solar arrays add additional weight to the roof structure and a structural engineer should be consulted prior to installation of the array.

Fixing methods

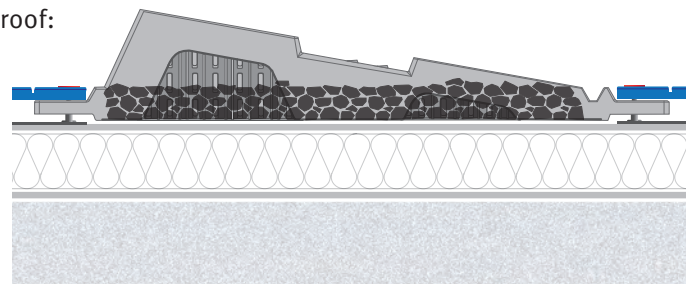
There are two primary options for fixing a PV system to a flat roof: ballasted or mechanical. A ballasted system adds additional weight to anchor the array to the roof, whereas mechanical methods cover two key practises: either they penetrate the roof covering and are fixed to the deck, or they bond to the roof membrane, leaving the waterproofing system intact.

When installing ballasted solutions, the ballast should allow for a spread of load across the roof and avoid point- or line-loading. In all ballasted applications, a suitable protection layer must be allowed for, and this should be agreed in advance with the waterproofing warranty supplier.

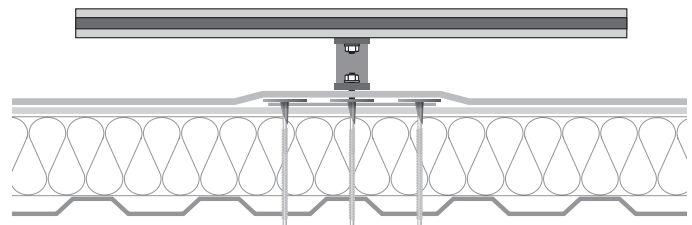
BauderSOLAR F and F XL systems

BauderSOLAR F and F XL mounting systems for flat roof photovoltaics are attached to the roof without penetration of the waterproofing system or roof deck. The system is designed to be used in conjunction with our single ply or bituminous membrane waterproofing solutions, and provides the following benefits:

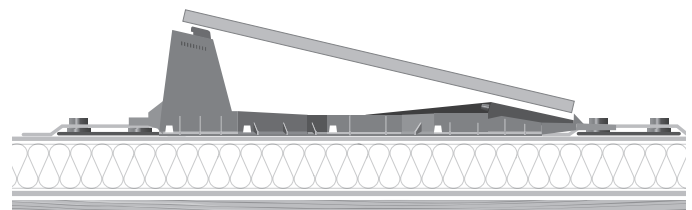
- Reduced risk from penetration- and ballast-free installation
- High output-to-roof-space ratio
- Range of solar PV panels to suit client needs and budget
- Lightweight design: 4.8 kg per mounting unit, helping to minimize structural loading
- Single source for waterproofing and solar PV array with clear accountability



Ballasted



Mechanically fixed



Membrane welded

4 Fire Prevention and Mitigation

Correctly installed and maintained roof-mounted solar arrays are inherently low-risk. A 2018 report by the British Research Establishment (BRE) National Solar Centre (NSC) found that there were fewer fires in the UK (per unit installed) caused by solar arrays than tumble dryers. That said, it is also the case that installing a solar array will both increase risk of a rooftop fire and change the fire performance of the roof system itself.

To manage this risk, designers should consider solutions that help fires from occurring and mitigation strategies that reduce the impact of a rooftop fire.

Prevention

There are various solutions a designer can consider that help reduce the chance of a solar array causing a rooftop fire. To help ensure their rooftop array is as safe as possible, two of the most important considerations for a designer are:

Contractor selection

Using an experienced, quality installer helps ensure the correct electrical standards are met and that due care is taken over design and installation.

Ongoing maintenance

Regular maintenance helps prevent minor issues becoming significant ones whilst ensuring maximum yields.

DC connections

Site-made solar connectors are often the main cause of rooftop solar fires. To minimise this risk, Viridian Solar developed the Arcbox, a connector enclosure proven to prevent electrical arcs from becoming electrical fires.



We encourage all of our partner contractors to install Arcbox wherever there are site-made DC connections on the roof.

Mitigation

As well as preventing and limiting the cause of rooftop fires, it is also vital to ensure that installing a roof-mounted solar array does not create conditions where a rooftop fire would lead to unacceptable risk for the building or its occupants.

At the time of writing, there are no test standards or methodologies for flat-roof mounted solar arrays. Bauder has therefore developed guidance for installations of our BauderSOLAR.

Unless specifically requested by the client in writing, Bauder will only provide BauderSOLAR designs for schemes where one of the following is in place:

- A non-combustible deck (i.e. metal or concrete)
- A non-combustible layer above the waterproofing:
 - 50 mm of stone ballast, or
 - 80 mm of BauderGREEN substrate
- Bauder DensDeck® Prime cover board installed between waterproofing membrane and insulation for 1.5 metres beyond the area covered by the PV array

The following parameters are consistently applied across all our designs:

- Ensure there are fire breaks between the solar PV system and any rooflights, upstands, penetrations, and other M&E equipment or the perimeter of the roof. Where possible, this should be 1.5 metres (with an absolute minimum of 1 metre).
- Include a fire break in the solar array of minimum 1 metre every 40-metre run of panels.
- Where a ballast layer is installed above the waterproofing as a non-combustible layer, this will be to a minimum of 1.5 metres external to the perimeter of the solar PV array.

5 Biosolar Systems

Biosolar roofs are an integrated solution for mounting photovoltaic solar panels on a green roof or a blue roof. This combination provides environmental benefits and has quickly become popular with specifiers looking to achieve both biodiversity net gain (BNG) and reduce the operational carbon of their buildings.

To realise the various benefits of a biosolar roof, systems must be designed to ensure that both the green roof and solar requirements are considered. When designed and installed correctly, a biosolar roof can enhance solar generation (due to the cooling effect of the vegetation) whilst also varying the habitat across the roof, aiding biodiversity.

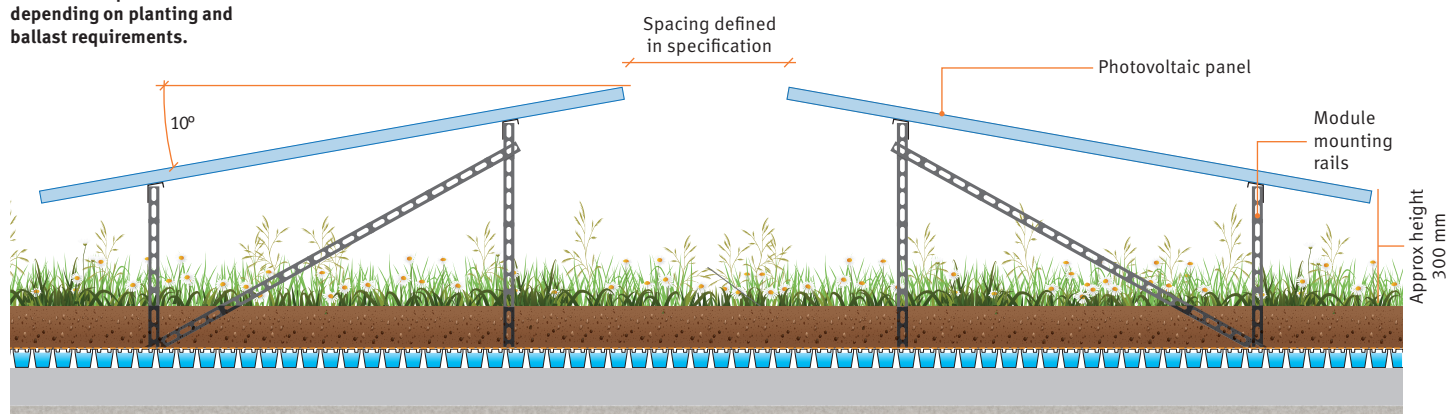
A key component of any biosolar roof is the solar mounting solution. Mounting systems, such as our BauderSOLAR G LIGHT, raise the panels above the growing medium, allowing vegetation to thrive across the roof whilst providing a secure mounting for solar panels to be installed.

For further information on biosolar design and best practice, the Green Roof Organisation's Biosolar Best Practice Design Guide may be consulted:

greenrooforganisation.org



Substrate depth variable depending on planting and ballast requirements.



6 Module Specification

The solar PV module industry is fast-paced and dynamic, with new module options being produced on an almost monthly basis.

Module size, output and price will change as new technologies come to the fore, continually pushing up efficiencies and return on investment. This is both beneficial to consumers and in combatting climate change, but can make it difficult to specify commercial solar systems, where the actual installation may be 12-18 months from the original specification. Price and efficiency are often the key elements that specifiers and clients consider. However, it is equally important to take into consideration the following:

- ☐ Durability
- ☐ Guarantee terms
- ☐ Responsible sourcing
- ☐ Availability
- ☐ Fire performance

Bauder takes pride in providing quality solutions with low environmental impact. Our mounting systems are universal and we partner with Solarwatt for all our design specifications. Further information on Solarwatt's products and service is available on their website:

solarwatt.co.uk



7 Contractor Selection

Although solar is a relatively simple solution to design and install, it is vital that contractors understand the various considerations covered in this document and have the experience, skills and expertise required in both the electrical and roofing elements of a rooftop solar PV system.

Bauder systems are exclusively installed by our approved roofing contractors and partner electrical contractors who are evaluated to ensure the company possesses the technical expertise required and organisational facilities to manage and maintain an efficient and well-run project.

They are separately approved for different systems to maximise and recognise their specialist areas of expertise.

We look to build strong relationships with our contractors by providing them with training, support and expert advice so they can deliver a high-quality installation. We keep them abreast of our latest developments in products and installation techniques and run symposiums specifically to keep them updated.

8 Maintenance

Regular maintenance of solar arrays by qualified professionals is vital to ensure safe operation, adherence to guarantee requirements, and deliver maximum output from the array during its serviceable life.

Exact maintenance requirements will vary from system to system, but the following should be carried out for all solar arrays:

- Electrical inspection
- Mounting system inspection
- Cleaning of solar modules

Further information on maintenance of BauderSOLAR solutions can be found on our website:
bauder.co.uk/technical-centre/installation-maintenance

Solar Energy UK has also produced a useful overview of general solar maintenance requirements. Refer to their website for more information:
solarenergyuk.org

9 Bauder Design Support

At Bauder, our service is free and covers all elements for a successful project delivery, from initial concept or site survey through to specification package with bespoke drawings and calculations, on site monitoring, and final sign-off and handover.

To ensure that our clients can make informed decisions from as early in the design process as possible, we are happy to provide a solar design package including, but not limited to:

- CAD roof layout
- Windload calculations
- Generation projections
- Return on investment calculations
- Bill of materials

Our area technical managers work with you to understand all the parameters for designing a BauderSOLAR array for your flat roof project.

Please contact us to arrange a meeting:
bauder.co.uk/contact-us



National Innovation Centre for Data
Newcastle Helix, Newcastle upon Tyne

BUILDING BOARD

Roof size:	1,500 m ²
Roofing Systems:	Bauder Hot Melt Waterproofing BauderBIODIVERSE with wildflower blanket
Specifier:	GSS Architecture
Approved Contractor:	Chemplas Ltd
PV Installer:	Energize Electrical Services Ltd



Respecting the planet

Reducing use of materials



This installation guide is only available in a digital format to reduce the use of paper. If you need to print it, please recycle at the end of purposeful use.

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Biosolar photovoltaic mounting system

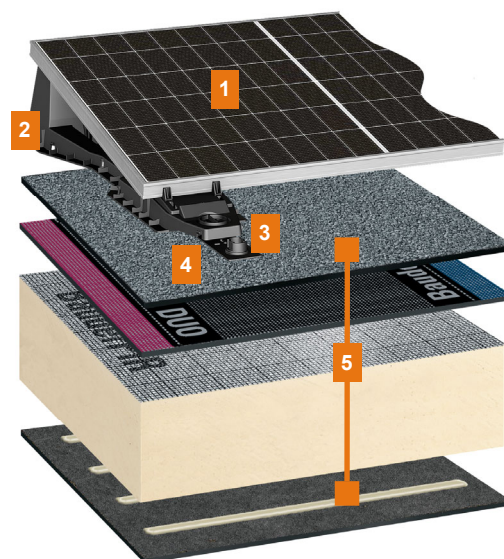
BauderSOLAR F XL (with waterproofing system)

BauderSOLAR F XL is designed to be installed on specific Bauder bituminous or single-ply waterproofing systems and provides a lightweight, zero penetration and quick to install mounting solution for framed solar modules.

	Product name	Function	Thickness (Approx.) (mm)	Weight (Approx.) (kg/m ²)
1	Solar Module	Framed crystalline solar photovoltaic module	Variable	
2	BauderSOLAR F XL	Mounting unit	1550 x 340 x 310	4.8
3	BauderSOLAR GF & BJT	Baseplate and bayonet cap	280 x 100 x 35	0.23
4	BauderSOLAR MST	Welding sleeve	440 x 260 x 5.2	variable
5	BGTRS System	Warm roof waterproofing system (140mm BauderPIR)	150.7	16.86

In-depth and up-to-date product specific technical data is available for each element within a system.
Download from our website bauder.co.uk/technical-centre

F XL mounting & Warm roof indicative build up



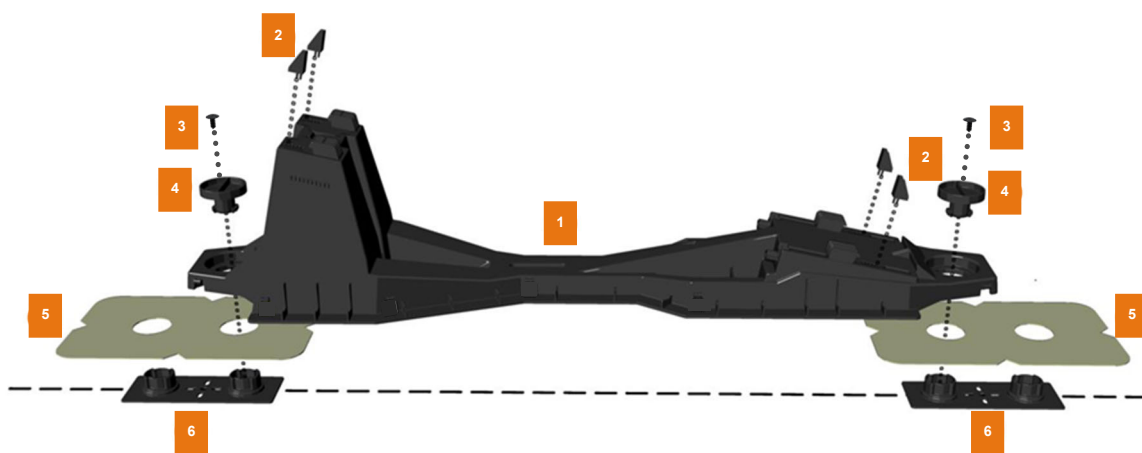
Characteristics of the system

- Penetration and ballast-free installation method reduces risk
 - High output-to-roof-space ratio
 - Lightweight system 11-16kg/m², depending on module selected and system layout
 - Single source for integrated design of waterproofing and PV
 - Our guarantee offer is clear and concise covering what is included/not included along with the conditions of the guarantee. A sample guarantee for this system is available on request.
- PTO for BauderSOLAR G Light mounting systems only

Biosolar photovoltaic mounting system

BauderSOLAR F XL (mounting system only)

BauderSOLAR F XL is designed to be installed on specific Bauder bituminous or single-ply waterproofing systems requiring zero penetration.



	Product name	Function	Dimensions (Approx.) (mm)	Weight (Approx.) (kg/m ²)
1	BauderSOLAR F main substructure	Mounting unit with integrated module clamps	1550 x 340 x 310	4.8
2	BauderSOLAR MST Welding sleeve	Welding sleeve for welding to Bauder bitumen and single ply roof membranes	n/a	
3	BauderSOLAR MTR Module carrier rail	Powder coated steel profile rail to support framed solar modules	4700 x 61.9 x 47.5	
4	BauderSOLAR VT 745 BauderSOLAR VT 545 V-beams	Pre-assembled V-shaped module carrier rail support manufactured from powder coated steel	745 x 399 x 54 545 x 343 x 54	
5	BauderSOLAR MST Welding sleeve	Welding sleeve for welding to Bauder bitumen and single ply roof membranes	1245 x 30 x 15	
6	BauderSOLAR MKL (mid) or BauderSOLAR EKL (end)	Mid and end pre-assembled module clamps	n/a	
Weight per mounting unit (without ballast and pv module)				11-16 kg/m²

The system has variations available to the specifier so that a tailored solution meets the needs of the building. **The selection of products should be confirmed with our technical department to ensure suitability for the individual construction requirements of the flat roof.**

E: technical@bauder.co.uk

T: 01473 257671