

HERITAGE DESIGN AND ACCESS STATEMENT

Project:	Creation of external plantroom within central roof void and installation of 2 air-source heat pump units	Ref/File No: HK 2252/3.1
Applicant:	The Honourable Society of Gray's Inn	
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Date:	18th October 2023	

INTRODUCTION

This application is for Planning Consent to renew expired Full Planning Permission 2020/0075/P granted 25th August 2020 to create an open topped plantroom within the existing 3&4 South Square Roof void.

The consented works were to be implemented in 2021 but as a result of the Covid pandemic, the project was placed on hold. The Inn now wishes to proceed with the works

BACKGROUND

The Inn is committed to moving to more energy efficient and sustainable heating installations to their estate. The move from fossil fuels requires the creation of suitable plantroom areas to accommodate air-source heat-pumps which require open siting to operate efficiently. Existing internal gas fired boiler room spaces are incapable of providing the necessary conditions.

PROPOSALS

It is proposed to create a new plantroom within the existing roofspace above 3&4 South Square.

Although the existing roof presents as a traditional clay tiled mansard structure, it is in fact a concrete shell with a central flat roofed section. The new plantroom will be formed by removing a section of the flat roof between the two ridges of the outer roof slopes to form an open topped, waterproof 'box' set down below the ridgeline of the perimeter sloping roofs. This will conceal the external heat-pump units from view.

IMPACT

There will be no change to the appearance of the roof from ground level or other buildings in South Square. As such the character and appearance of the conservation area will be maintained. The proposals will have no effect on the setting of any listed building.

Whilst the new opening in the roof (shaded red on the photo below) may be visible from the top floor of buildings lying to the immediate east and south of the site, the visual impact will be minimal and less prominent than from other buildings in the vicinity which have similar plant provision (shaded yellow on the photo below).



ACOUSTIC ASSESSMENT

An acoustic assessment of the proposals was undertaken as part of the original application and the Acoustic Report is included with this application.

ACCESS STATEMENT

The proposals have no DDA Access implications.

Prepared by Richard Young Architect RIBA
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