

HERITAGE DESIGN AND ACCESS STATEMENT

Project:	Creation of 2 nd external plantroom within central roof void at 3-4 South Square	Ref/File No: HK 2252/3.1
Applicant:	The Honourable Society of Gray's Inn	
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Date:	5 th August 2024	

INTRODUCTION

This application is for Planning Consent to create a second external plantroom within the central roof void of No 304 South Square to allow existing, cooling only chiller plant housed at basement level to be relocated and upgraded to provide a combined heating and cooling solution. This Plantroom will be referred to as Plantroom 2

The new plantroom will be adjacent to that recently consented under reference 2023/4842/P and referred to as Plantroom 1. Plantroom 1 is to provide Heating/Cooling for the Holker Library building.

BACKGROUND

No 3-4 South Square is currently provided with separate Heating and Cooling systems. Cooling is provided from an existing cooling only chiller plantroom located within the basement of the building. Heating is provided by radiators served from gas fired district heating serving the whole of South Square.

The driver for the new rooftop plantroom is the requirement to move away from fossil fuels for heating and to install a more energy efficient combined heating/cooling system which will allow surplus heat from areas being cooled to be used for those requiring heating (e.g. from a densely populated seminar room to an individual office). The existing basement plantroom is insufficiently ventilated to accommodate the necessary combined heating/chiller plant. An open rooftop location allows far greater ventilation and thus plant operates more efficiently.

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PROPOSALS

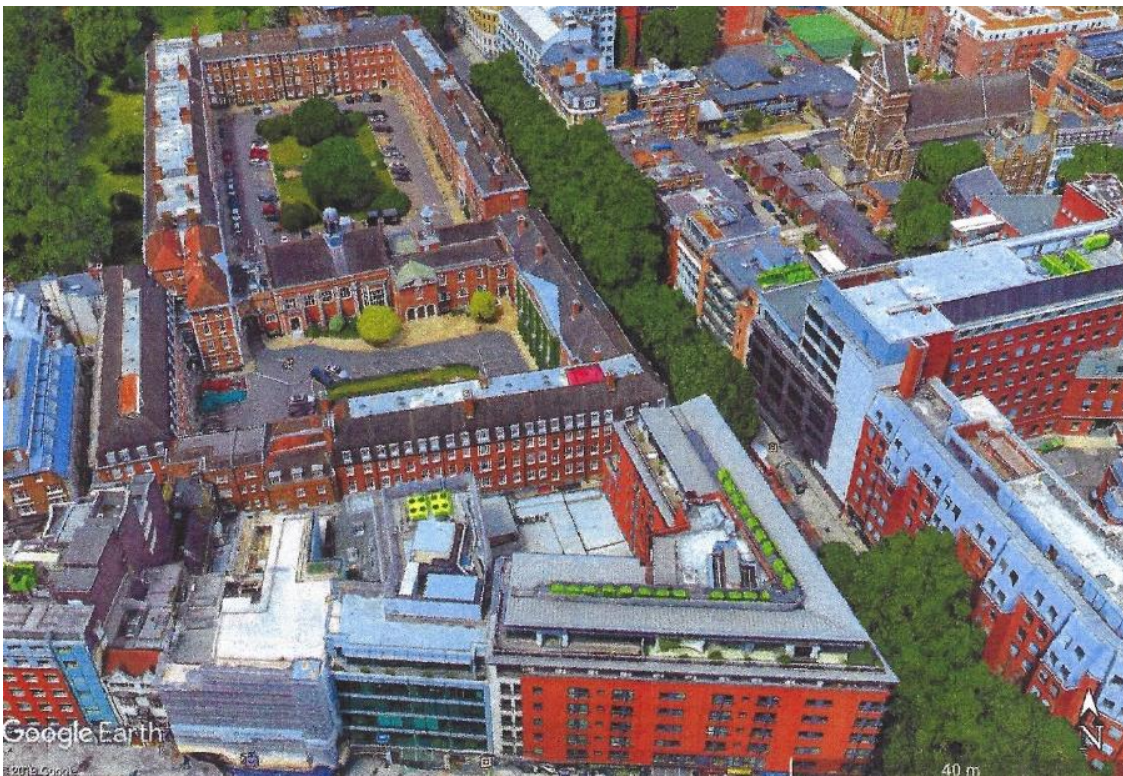
It is proposed to create a second new plantroom within the existing roofspace above 3&4 South Square.

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 slopping roofs. This will conceal the external heat-pump units from view.

IMPACT

As with the extant consent, 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 openings in the roof (located in the area 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

Given the close proximity of the consented Plantroom 1 and the proposed Plantroom 2, a further Acoustic Report has been prepared which takes account of both and is included with this application (Hann Tucker Environmental Noise Survey and Plant Noise Assessment Report Ref: 31327/PNA1-R2 dated 2 August 2024)

ACCESS STATEMENT

The proposals have no DDA Access implications.

Prepared by Richard Young Architect RIBA



5th July 2024