

DESIGN AND ACCESS STATEMENT

INTRODUCTION

The proposals as outlined in this report are for the installation of lightning protection at 64-68 Warren Street.

The Applicant in conjunction with their Partners Kier Services Limited are delivering borough wide improvements to their housing stock through a series of planned maintenance, which includes installing lightning protection where appropriate.

DESCRIPTION

The subject properties are a part of terrace houses that were restored in 1985.

The description in British Listed Building reads as *"Terrace of 6 houses. c1792, restored c1985, No.64 refronted. Darkened stock brick with later patching. Plain stucco band at 1st floor sill level. No.68 with slate mansard roof and dormers. 4 storeys and basement, except No.68, 3 storeys, attic and basement. Nos 63 and 64 with round-arched ground floor openings with keystones and linked by impost bands; plain stucco band at 1st floor level. All with round-arched doorways, radial patterned fanlights and panelled doors. Gauged brick flat arches to recessed sash windows. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 65)"*

PROPOSALS

The specific proposals relate to the installation of lightning protection to 64-68 Warren Street.

DESIGN / CONSTRUCTION

The air termination conductors shall be installed as per the design detail. These shall be colour matched to the substrate, as far as the standardised colours of the PVC sheathing permits. The size of conductors is relatively small and these shall be routed to minimise the visual impact of the installations.

Where possible we will look to use 8mm circular conductor to minimise the visual impact of the installations.

In respect to the down conductors, we will look to route these conductors behind rain water pipes and into corners as far as practicable. In addition, these shall also be colour matched to the substrate (as far as the standardised colours of the PVC sheathing permits) as a means of minimising the visual impact of the installations.

At each down conductor position shown there will need to be an earth fitted at ground level. This shouldn't provide a visual impact other than the inspection housing which will be fitted flush with the finished floor level.