

## **2-6 Southampton Row, Adaptive Re-use of a Listed Building**

### **Air Handling Unit**

#### **Description of Proposal**

The approved air-handling unit is required to facilitate the adaptive reuse of the previously derelict building as a restaurant. The high-end destination restaurant will have a state of the art kitchen and is expected to prepare a high volume of covers per day.

The necessity for extraction is approved in principal with the AHU annotated on the planning and LBC approved drawings. Design development has added acoustic attenuation, which substantially increases the size of the approved AHU.

#### **Use**

The proposed Air Handling Unit is required to service the approved kitchen and dining room. It is a necessary element of the adaptive re-use of the previously derelict building.

#### **Layout**

The proposed AHU is located on the approved roof extension facing in to the light well. It will not be visible from the street or public realm.

#### **Scale**

The proposed AHU unit is 3650mm(H) x 3000mm(D) x 1550mm(W).

#### **Appearance**

The AHU will be a metal case and painted black/dark grey to be a visually recessive element and reduce any impact on the composition of the historic built form.

#### **Access**

Maintenance access to the AHU will be supplied by a new painted metal stairway, accessed from the approved roof extension within the lightwell.

### **Heritage Impact Statement**

The proposed location of the AHU is in one of the least significant and most concealed areas of the building. The light well and extended building portion are not prominent features in the hierarchy of significant spaces and elements therefore intervention is considered tolerable.

The proposed AHU unit is necessarily large to account for attenuation of the fan, which services a large commercial kitchen and restaurant. The AHU is located adjacent to the flank wall of a building which is in education use. There are no immediate residential neighbours.

The approved adaptive reuse of the previously derelict site is necessary to ensure a viable future for the listed buildings. The AHU is a necessary corollary of this strategy and, from a building conservation perspective, it is considered tolerable in the proposed location because it removed from public view and positioned discreetly within the site. No historic fabric of interest will be affected by its installation.

The minor impact of the AHU is considered to easily balance with the substantial benefits of the approved adaptive reuse to restaurant and hotel.

Refer:

Architectural drawings 586GE07 Detail B (elevation) & 586PA02E (roof plan)  
Letter and test data from consultant acoustic engineers, Hann Tucker.