

DESIGN AND ACCESS STATEMENT FOR INSTALLATION OF PROPOSED TRANSMITTER AT AFRICA HOUSE, 70 KINGSWAY

Introduction

This document is to support an application for listed building consent to install 2 no. wireless radio links on a single pole to the Grade II listed Building known as Africa House, 70 Kingsway.

The statements have been prepared by tmd Building Consultancy of One Bridge Wharf, 156 Caledonian Road, London, N1 9UU.

Africa House is a Grade II listed building therefore any proposals which may impact on the special architectural or historic interest of the building will be managed in relation to the Planning (Listed Buildings and Conservation Areas) Act 1990. These statements assess the impact of the proposed installation to Africa House.

In order to compile these states, several site visits have been made to the building over February to April 2016.

Proposed Works and Materials

The intention is to install 2 no. wireless radio links on a single pole within the plant area on the roof of Africa House.

The pole will be clamped to existing uni-strut and support pole for a satellite dish located on the roof. It will not be affixed to the listed building structure.

The cabling between the radio link and the server unit will follow existing satellite supply cables and use existing cable pathways. No new penetrations to the building fabric are required.

Design

Amount

Installation of the single pole with 2 no. wireless radio links with cabling connecting back to the server internally is the full extent of the works.

Layout

There are no proposed changes to the layout or structure of the building.

Scale

The proposed installation will be to the existing building and there are no proposals to alter the size of any element of the property.

Dimensional representations of the proposed pole and 2 no. wireless radio links is included elsewhere within the planning application submission.

Appearance

There will be no alterations to the listed building appearance.

Dimensional representations of the proposed pole and 2 no. wireless radio links is included elsewhere within the planning application submission.

Data sheets on the proposed 2 no. wireless radio links is included elsewhere within the planning application submission.

Access

The premises are occupied by Mishcon de Reya, a company which provides legal services to companies and individuals. The property is located on a busy pedestrian street in close proximity to Holborn underground station.

For the duration of the works, there will be no impact on the property, staff working at the property or pedestrians at pavement level.

Access to undertake the works will be granted via a permit to work and the work undertaken by specialist contractors.

Heritage Statement

Africa House is a Portland Stone faced steel frame large office block with shops at ground floor construction in 1921-2 and designed by Trehearne and Norman. See subsequent sections for the listing details.

The Building Owner and tmd Building Consultancy understand the importance of conserving Africa House as a cultural and historic resource to national heritage. The proposed works seek to avoid any impact to the building by affixing the proposed wireless radio links to existing plant at the roof level thereby avoiding loss to the historic fabric and minimal impact for the special architectural interest and the environment. The character, setting and physical structure of the building should not have undergone any change upon completion of the proposed works.

The rationale behind the proposed works is to ensure the occupant of the building can continue to operate and communicate with neighbouring buildings by establishing a network to share IT services.