

From: Sheona Devine
Sent: 11 March 2019 16:44
To: Young, Tony
Subject: Re: Hatton Garden (2018/5816/P)

Tony,

Thanks for this. I have just received this from the designers, which I think covers all the points on why the location of the lightwell has been proposed:

Application was made for the extension of Minerva House under planning application 2016/2181/P, this application allowed for new plant enclosures to the roof space. Subsequent application was made and granted to extend the plant enclosure to the front roof area. (Application 2017/3638/P) This plant area was at the extent available without beginning to impact on the streetscape and views from below. The plant space to the roof has reached capacity and it has felt that solutions for rooftop plant have been exhausted. In addition to this, the works require to be carried out within the structure of an existing building which limits the ability to add additional risers into the building footprint. It is for these reasons that a design solution which located the plant to serve the basement floor in close proximity to the area being fitted out. Design solution was investigated to locate the unit within the floorplate at basement level, though the necessary dimensions of the unit would not allow it to be located above the ceiling and maintain suitable head height.

The location within the lightwell is proposed as the most practical solution to the mechanical ventilation required to the basement floor. The unit, being located beneath the existing metal stair will be completely screened from view and this position will assist in being able to access and maintain the unit in the safest way possible. Any further extension of the plant enclosure at roof level would begin to impact on street views and would result in a disproportionate loss of floor space to each of the floor plates throughout the height of the building. Further, the closer mechanical plant can be located to the space it is to serve, the more efficient and sustainable it is.

The applicant has located all other items of mechanical plant within the envelope of the building as far as has been possible. It is for this reason that installation of louvers to the external elevation has been included as part of this application, to allow fresh air intake to units which have been located within the ceiling void on other floors.

The location of the proposed AHU to the lightwell is considered to be the most appropriate design solution, and will not impact on public views, nor will it have an avoidable adverse effect on the internal office space.

If you need any further information, please get back to me.

Regards

Sheona