

## HERITAGE DESIGN AND ACCESS STATEMENT

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<b>Project:</b>	Creation of open chiller plantroom within 11&12 South Square roof void	<b>Ref/File No:</b> HK 2273/3.1
<b>Applicant:</b>	The Honourable Society of Gray's Inn	
<b>Content:</b>	Introduction Background Proposals Impact Acoustic Assessment Access Statement	
<b>Date:</b>	15 <sup>th</sup> January 2021	

### INTRODUCTION

This application is for Planning Consent to create an open topped plantroom within the existing 11&12 South Square Roof void

### BACKGROUND

This is the third in a series of applications to facilitate the introduction of comfort cooling and more energy efficient / carbon neutral heating to the buildings on the Gray's Inn estate. The move from fossil fuels requires the creation of suitable plantroom areas to accommodate heat-pump chiller plant which require significant airflow to operate efficiently. Existing internal gas fired boiler room spaces are incapable of providing the necessary conditions.

### PROPOSALS

It is proposed to create a new plantroom within the existing roofspace above 11&12 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 (See Photo). The new plantroom will be formed by removing a section of the flat roof between the two outer roof slopes to form an open topped, waterproof 'box' set down below the ridgeline of the perimeter sloping roofs. This will conceal the condenser units from view.

The building design, construction and plantroom proposals are broadly similar to those for Nos 3&4 South Square where consent was granted for a similar plantroom Ref: 2020/0075P dated 25 August 2020 and shaded pink on the photograph overleaf.

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11&12 South Square – East Elevation



Roof Void showing Planroom location



Aerial View showing location of proposed planroom (orange) and adjacent chiller locations (yellow & pink)

## IMPACT

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.

It is not considered that the new opening in the roof (shaded orange on the photo above) will be visible from the top floor of buildings lying to the immediate west and south of the site as they are of similar height to the ridge line of Nos 11&12. The well may be glimpsed from taller buildings further afield but the visual impact will be minimal and less prominent than similar plant provision on other buildings in the vicinity (shaded yellow and pink on the photo above).





## **ACOUSTIC ASSESSMENT**

See Hann Tucker '*Environmental Noise Survey and Plant Noise Assessment Report*'  
Reference 28324/PNA1 dated 5 November 2020 included as part of the planning submission.

## **ACCESS STATEMENT**

The proposals have no DDA Access implications.

Prepared by Richard Young Architect RIBA  
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