

HERITAGE ASSET IMPACT ASSESSMENT

REFERENCE	EXISTING ELEMENT	ORIGINAL	NON-ORIGINAL	PROPOSED WORK AND METHOD	HOW THE WORK MAY AFFECT THE ASSET IN TERMS OF HARM OR BENEFIT
1	Existing internal plasterboard ceilings		X	New fixings for HVAC, as described on the Method statement and Mitigation measures	The original asset is unaffected. The existing non-original ceilings are later consented additions which protect the original substrate and structure by encasement and preservation.
2	Existing internal plasterboard ceilings		X	Introduction of new stud and glazed partitioning. The design has evolved to avoid as much new fixed partitioning as possible in favour of loose furniture and portable space divisions to avoid contact with the existing fabric	Minor repairs to a non-original plasterboard ceiling which can easily be carried out retrospectively. No affect to the existing asset.
3	Existing 2no original rear yard Fire exit doors and frames		X	As described in the Heritage statement and on the drawings. Modifications to the existing double doors and frame and removal of existing glass. Both for the insertion of 2no new HVAC grilles	The proposed alterations to the existing doors and frames will be permanent but the design has been carried out sympathetically and the benefit to the asset is futureproofing for any further HVAC installations thereby hopefully avoiding any further requirements to alter the external fabric
4	Drilling of external brickwork for condenser pipe entry points and for fixing of condenser platforms		X	Core drilling 28mm holes for condenser pipework and 12mm holes for rawlbolt condenser platform fixings. Condenser pipes restricted to 3no holes per whole stretcher brick equally spaced out and 12mm holes drilled as required.	The condenser pipe entry points are pre-designed as carefully considered service entry points. The condenser platform rawlbolt holes can be effectively retrospectively repaired using epoxy coloured mortar. The former entry points are concealed so as to preserve the historic yard elevations and the latter are repairable to minimise the damage to the asset