



1.1 Introduction

This Heritage, Design and Access Statement addresses the applications for planning approval and listed building consent being made for the inclusion of an external generator set, proposed within the courtyard area of Eastern building and the inclusion of a lightning protection installation to both Langley and Eastern buildings.

1.2 Overview of proposals

Generator

The requirement for a generator set has resulted from the need for a secondary back-up power supply for the firefighting lift which is being installed as part of the consented scheme.

The generator will be connected to an Automatic Transfer Switch (ATS) panel, whereby a failure in the mains power will send a signal to the generator to power up. Therefore generator activity will be limited to emergency events and planned bi-annual maintenance visits by the contractor responsible for installing and servicing the installation.

An acoustic impact assessment has been produced by a consultant engineer to supplement the application.

Lightning Protection

The combined building arrangement (Eastern and Langley buildings) has been assessed by a specialist consultant, with a lightning protection risk management calculations report completed in order to inform the design.

The recommendation made by the consultant proposes an early streamer emission air terminal which requires significantly less lightning strips to be installed to the building elevations.

Both the report and design proposal produced by the specialist consultant supplement the application.

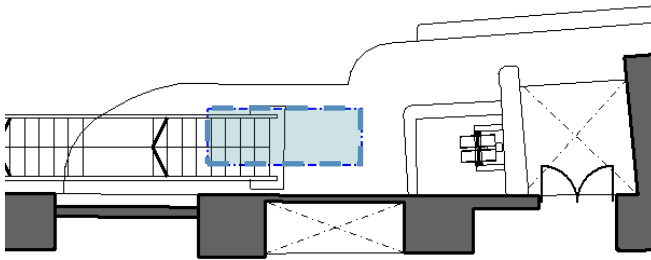
2.1 | Generator installation proposal

2.1.1 Location

The proposed generator location is within the footprint of an open, external plant enclosure which has formed the basis of a planning application to the current scheme. It is sited within the applicant's boundary, adjacent to the Eastern building elevation within the courtyard.

Formerly, the location was occupied by an external metal escape stair that has now been removed as part of the consented scheme.

The courtyard surface in this area is an asphalt pavement and metal kerb line that wraps along the building, separating the cobble stone setts from the elevation.



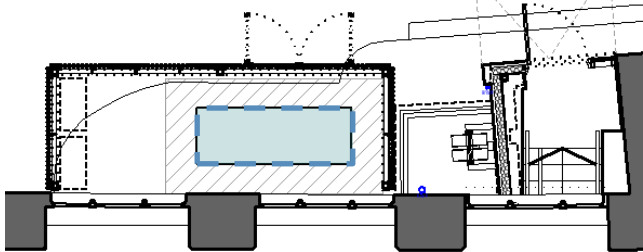
Proposed location of generator (blue) overlaid on existing site plan

2.1.2 Design + Access

The generator will be supplied with an externally weatherproof housing, meaning it can sit on the external pavement surface without any further enclosures to support its operation.

The current proposal of the plant enclosure is to be retained, in order to screen the generator from view. The footprint depth of the enclosure however increases in order to provide the necessary circulation for maintenance to all elevations of the generator. Space is also available within the enclosure for potential future customer plant installations.

The construction of the plant enclosure is proposed as black stained vertical timber planks fixed to a galvanised steel frame to mirror the proposed refuse store design, also located on the courtyard elevation. Discreet double gate doors will provide secure access to the generator and plant by authorised contractors. It will be self supporting and not require fixing back to the existing building.



Proposed generator, circulation requirement (hatched) and plant screen enclosure footprint

2.1.3 Heritage impact

The generator installation does not pose a direct impact on the building or courtyard fabric. Electrical containment connecting the genset to the lift controller cabinets located at level 10 will be routed internally via the building services rise that has been formed internally to the courtyard elevation.

The galvanised steel frame will require base plate fixings into the ground, both to the asphalt pavement and stone setts. For the latter, the proposal is to locally remove setts, form a suitable base plate foundation/pad below the ground and dress the removed setts around the posts. This will be the same approach as the refuse store.

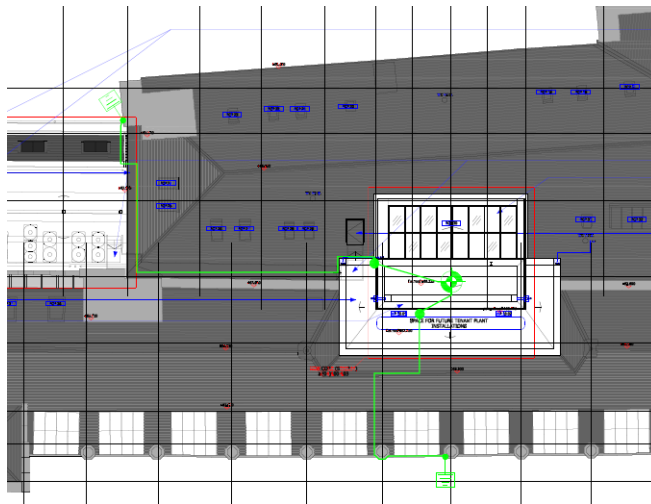


High level view of proposed generator location

2.2 | Lightning protection installation proposal

2.2.1 Location

The proposed lightning protection installation begins at the highest point on the building, atop the new flat roof to the lift shaft. Surface mounted tapes are routed across the existing pitched roof areas to reach the external wall areas on Eastern and Langley buildings where they descend to termination points at the base of the building.



Proposed plan route of lightning protection installation (green)

2.2.2 Design + Access

The design proposes surface mounted PVC sheathed aluminium tapes, to be secured down the external masonry walls of Eastern and Langley buildings to earth termination points at ground level.

The tapes are connected to an early streamer emission (ESE) air termination finial which is proposed to be installed on the flat roof of the lift shaft. The finial is required to extend 2m above the highest point of the building which is the parapet of the lift core.

Access to the rooftop installation will be provided by a route through the proposed roof hatch in the lift control room at level 10 (Eastern building) which allows access onto the lower flat roof area that wraps around the lift/stair core. From here, access will be provided by means of a temporary access work platform for annual maintenance visits.



Proposed elevation route (Langley) of lightning protection installation (green)

2.2.3 Heritage impact

The PVC sheathed tapes are to be surface mounted and secured at 1m centres. They will be fixed to existing masonry external walls and pitched slate roof elevations.

Fixings into external walls will be limited to mortar joints and will avoid stonework wherever possible.



Proposed elevation route (Eastern) of lightning protection installation (green)