

Heritage Statement Addendum:

1. Condenser Unit – External – Roof D:

The condenser unit is to be located on Roof D, a flat roof with a parapet and surrounded by taller gabled roofs. This location is visually discreet, ensuring that the unit will not be visible from street level or adjacent historic buildings, thus preserving the building's external character. The unit will be wall-mounted on the masonry stair enclosure, minimising roof penetrations and avoiding damage to roofing materials.

The installation could be fully reversed in the future if required with discreet repairs to the masonry using the same technique approved on the other brick repairs. Pipework is largely inside the stair enclosure meaning limited visual interruption externally with only one penetration into the stair enclosure. Anti Vibration pads located on supporting legs will prevent damage to historic fabric and reduce disturbance to neighbouring buildings or building users.

2. Monodraught System – Mezzanine

The mezzanine level currently lacks openable windows but includes an existing monodraught ventilation unit within the gable wall cavity. The external vent opening behind this unit is currently bricked up, likely a later modification. The proposal to unbrick this opening and enlarge the monodraught unit will restore the original ventilation function, enhancing natural airflow without requiring intrusive mechanical cooling. The opening has been enlarged to account for predicted increased temperatures from global warming.

This intervention reverses a non-original alteration (bricked-up vent), thereby potentially restoring historic ventilation strategies. The enlarged monodraught unit and opening is in the same location utilising the existing width but is double the height providing a scale and proportion sympathetic to the gable wall.

3. Additional Structural Support for External Gantry Stairs

The masonry stair enclosure walls which were to provide the structural support to the gantry stairs were initially assumed to be solid masonry but were found to be cavity walls. The proposed solution uses steel plates fixed to the internal face of the stair enclosure, avoiding invasive external fixings or damage to the historic external masonry. In order to install the steel plates and fix them to the masonry, the timber newel post would have to be slightly altered to remove a small section of timber off the back but this could be reversed in the future if required. The steel plates would be painted in the same colour as the internal finish within the stair enclosure so that they are less visible.

By reinforcing internally, the external historic fabric and appearance remain unaltered and intact. The solution respects the original masonry construction and prevents unnecessary alteration or weakening of the façade. The installation will be carefully managed to avoid damage to historic materials and finishes. The intervention could be repaired in the future with masonry repairs.