



**‘South Block’
County Hall
Racecourse Lane
Northallerton
DL7 8AD**

Capital Programme Team

County Hall Redevelopment

Maintenance Access to Roof Void Services

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16009

**Design and Access Statement &
Statement of Significance and
Impact**

County Hall Redevelopment

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Table of Contents

1 INTRODUCTION.....	4
1.1 Purpose.....	4
1.2 Background.....	4
1.2.1 Previous consents.....	4
1.3 Assessment of building significance.....	4
2 PROPOSED WORKS	5
2.1 Existing Situation.....	5
2.2 Proposed Works.....	5
3 ASSESSMENT OF IMPACT	7
4 CONCLUSION AND JUSTIFICATION	9
APPENDIX A - PHOTOGRAPHS	10

1 Introduction

1.1 Purpose

This Design and Access Statement and Statement of Significance and Impact has been produced to support an application for Listed Building Consent.

The principal building on the site is the Grade II* Brierley Building, the proposed work is to a curtilage building known as 'South Block', which is connected to the Brierley Building by a link corridor. The building is located in Northallerton, North Yorkshire and is within the Northallerton Conservation Area.

List Entry Number: 1150967

1.2 Background

1.2.1 Previous consents

This document is intended to focus on the specific works included in this application. A comprehensive Heritage Statement that describes the Brierley Building in detail was written to support the application for Listed Building Consent ref NY/2017/0058/LBC which was granted consent under decision No. C2/17/00889/CCC 16th June 2017.

To allow additional works to be added into the project a second application was submitted in August 2019. This application (NY2019/0139/LBC) was granted consent 22nd October 2019 under decision No. C2/19/01874/CCC.

The proposed work described in this application can be viewed as an isolated piece of work separate to the work which already has consent. This Heritage Statement focuses on the significance of the building elements that the additional proposed works specifically affect, and comments on the impact these works have on the building elements, and where relevant the Listed Building and its setting.

1.3 Assessment of building significance

'South Block's' significance is wholly due to its association with the Grade II* Brierley Building. 'South Block' comprises three storeys with a second floor link corridor being connected to the first floor of the Brierley Building. The link corridor provides access from the Brierley Building to the staff restaurant that takes up the second floor of 'South Block', with the lower two floors containing office space. The internal areas of the building have been refurbished over the years and are of no historical significance in their own right.

An early revision of the building architectural design was exhibited at committee 21st February 1973, these proposals differ slightly from the final design that was constructed. Archive construction plans for the building have a revision dated 28th July 1974, suggesting construction of the building will have occurred at that approximate date. At that time the building drawings were titled 'County Hall Extensions 3'.

The external appearance of the building (photos 1 & 2) is its most significant feature having been designed to echo the appearance of the Brierley Building, albeit using the materials and architectural style contemporary to its period of construction. The green copper covered mansard roof resembles the green Westmorland slate of the Brierley Building with the buff coloured concrete wall panels and red brick of 'South Block' being of similar colour and texture to the redbrick and sandstone ashlar of the Brierley Building. The vertical aluminium sliding sash windows are the 1970's equivalent of the earlier timber sliding sashes chosen by Walter Brierley.

2 Proposed Works

2.1 Existing Situation

The proposed works take place on the second floor, roof void and at roof level of 'South Block'. The purpose of the works is to provide safe maintenance access to the electrical and mechanical services within the roof void. The services comprise tanks and ventilation equipment.

The Tank Room houses the water storage tanks for the building, which require testing for Legionella. The Tank Room is reached by climbing up a narrow access shaft, which is restricted and difficult to climb by someone carrying maintenance tools and equipment. There is a single light in the Tank Room but no emergency lighting or fire alarm system.

There are two extract fans on the roof serving the second floor restaurant kitchen (Photo 3), which require regular maintenance. The extract fans are reached by climbing out on to the mansard roof from a hatch in the Tank Room. There are no guardrails or fall protection measures on the roof.

There is ventilation ductwork in the roof void, which requires regular inspection. The headroom in the roof void is restricted and there are a number of trusses and other obstacles to negotiate (Photo 4). The roof void has been boarded out in areas with timber bearers and plywood boarding, which is at different heights creating a trip hazard, and there are no barriers to prevent people or tools from falling through the adjacent modular suspended ceilings. There is no lighting, emergency lighting or fire alarm system in the roof void.

All of the above presents a risk to the health and safety of anyone carrying out maintenance operations on the roof, in the tank room, and in the roof void.

There are a number of areas in the roof void, which have no thermal insulation

All the proposed internal work are to take place within the roof void and to an area of the second floor ceiling where a drop down staircase will be installed (Photos 5 & 6). The modern exposed grid mineral fibre tiled ceiling is suspended from the building structure within the roof void above. The ceiling has no historic significance and was probably installed circa 2000.

The roof void above the ceiling is purely a functional space as is the Tank Room.

2.2 Proposed Works

The proposed works are detailed on the following drawings.

16009.A.119 Rev P1 - Roof void alterations

16009.E.623 Rev P1 - Electrical Building Services - Staff Restaurant Roof Void

The existing extract fans on the roof will be replaced by new fans installed within the roof void thereby negating the need for maintenance access onto the roof. The existing fans will be removed and replaced by green epoxy powder coated cowls, which do not require maintenance and will have minimal visual impact as the green colour will be chosen to closely match the copper roof colour. The existing modern ventilation ductwork within the roof void will be altered to suit.

The existing timber bearers and plywood in the roof void will be removed and the roof void will be boarded out with new plywood on treated timber joists secured to the bottom angles of the existing girder roof trusses. An assessment of the existing structure and the loads that will be applied upon it by the installation of and use of the proposed walkways has been assessed by a Structural Engineer. The installation will not cause any damage to the existing building structure through the application of excessive loads. The boarding will all be at the same level to prevent tripping and will cover all areas where people require access, thereby removing the risk of people and objects falling through the modern suspended ceilings. The existing plywood fire doors will be altered to suit the new floor level.

Entry to any areas which do not require access will be prevented by securing weld mesh to the existing openings of the girder roof trusses.

The existing modular suspended ceiling at second floor level will be altered and an access hatch installed with a retractable access ladder. This will provide safe access up into the roof void thereby negating the need to climb up the existing access shaft. The access shaft will remain but will not be used.

The existing fire alarm system will be extended up into the roof void and Tank Room. Smoke detectors, sounders and a break glass call point will be installed along with lighting and emergency lighting thereby improving means of escape and protection of the property and life.

Thermal insulation will be installed to all areas where currently there is none. This will consist of 600mm square encapsulated mineral wool insulation pads, which will sit on top of the existing modular suspended ceiling tiles and will be easily removed for maintenance purposes. This will improve the comfort and thermal efficiency of the building.

3 Assessment of Impact

A summary of predicted impacts on an element by element basis resulting from the proposed works is provided in Table 1.

Table 1 Assessment of impact

Work Element	Values	Assessment of significance	Description of proposed works	Assessment of Impact
Drawing reference – 16009.A.119 Rev P1 - Roof void alterations 16009.E.623 Rev P1 - Electrical Building Services - Staff Restaurant Roof Void				
Removal of fans from the roof	<ul style="list-style-type: none"> Evidential 	Negligible	Removal of ventilation fans from roof level.	<ul style="list-style-type: none"> The removal of the fans is an enhancement as the existing stainless steel fan casings are large and potentially eye catching from the Listed Building and within its setting. The proposed cowls will be smaller and possibly not visible from ground level or the Listed Building. Coating the cowls with a low reflectance coating that closely matches the colour of the copper roof is an improvement of the existing stainless steel fan casing. Eliminating the requirement for access onto the mansard roof will reduce foot traffic on the roof and its associated damage.
Installation of roof void walkways	<ul style="list-style-type: none"> Evidential 	Negligible	Installation of boarding within the roof void.	<ul style="list-style-type: none"> The installation of the walkways will have no negative impact on the significance of the building.
Installation of the drop down access staircase.	<ul style="list-style-type: none"> Aesthetic Value 	Negligible	Removal of a section of modern ceiling and installation of a drop down access hatch.	<ul style="list-style-type: none"> The modern ceiling is of low aesthetic value and the installation of the dropdown hatch will not damage the buildings significance.
Electrical Services	<ul style="list-style-type: none"> Evidential 	Negligible	Installation of new mechanical electrical services within the roof void	<ul style="list-style-type: none"> The installation of new lighting, fire detection and fans within the roof void does not detract from the significance of the building. The improved property protection is beneficial.

4 Conclusion and Justification

The original designed maintenance access to the roof void Tank Room does not meet the current Health and Safety standards required by the County Council. The ventilation that is now within the roof void was not part of the original design of the building and has been installed due to changes in gas regulations. The proposed alterations are required to ensure the safety of the maintenance personnel that are requested to access the area to carry out essential maintenance work for the County Council.

The proposed works will have no negative impact on the significance of the Grade II* Brierley Building or the curtilage structure known as 'South Block', and could represent an enhancement to the setting of the Listed Building by replacing the external roof level reflective stainless steel fan housings with smaller low reflectance cowls that are coated to match the colour of the roof.

The proposed works will not damage the significance of either building.

Appendix A - Photographs



Photo 1 – Brierley Building (left), 'South Block', North East facing elevation (right)



Photo 2 – 'South Block', South East facing elevation (centre)



Photo 3 – ‘South Block’ mansard roof. Circles indicate fans to be replaced with cowls.



Photo 4 – Typical view within ‘South Block’ roof void.



Photo 5 – The scaffold tower is located in the proposed drop down staircase position.



Photo 6 – The scaffold tower is located in the proposed drop down staircase position