



‘South Block’

County Hall

Racecourse Lane

Northallerton

DL7 8AD

Capital Programme Team

County Hall Redevelopment

Proposed Replacement of Ventilation Cowls

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16009

Design and Access Statement & Heritage Statement

County Hall Redevelopment

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Document history and status

Revision	Date	Description	Originator	Checked	Approved
P1	22/04/2020	Listed Building Consent	SW	DJS	DJS
P2	05/10/2020	Planning Permission for cowls	SW	SW	DJS
P3	12/10/2020	Cowl 1 height amended within section 2.2	SW	SW	DJS

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1 Introduction

1.1 Purpose

This Design and Access Statement and Heritage Statement has been produced to support an application for Planning Permission to replace cowls locate on the South Block Mansard roof.

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 replacement of the cowls was included in the application for Listed Building Consent (NY/2020/0067/LBC) with consent being granted 17th June 2020.

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

There are two extract fans on the roof serving the second floor restaurant kitchen (see appendix Photos 1 - 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.

The above presents a risk to the health and safety of anyone carrying out maintenance operations and results in the costly provision of temporary safe access for each visit.

2.2 Proposed Works

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 coloured steel 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.

- Existing Cowl 1 is 555mm high with a 1200mm wide square base.
- Proposed Cowl 1 is 405mm high with a 710mm wide square base.

- Existing Cowl 2 is 555mm high with a 630mm square base
- Proposed Cowl 2 is 230mm high with 330mm square base

The proposed cowls are smaller than the existing so will have a lesser visual impact than the existing.

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
Replacement of existing fans and housings.	<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 mostly 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.

4 Conclusion and Justification

The ventilation that is now required 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.