



DESIGN / HERITAGE STATEMENT

In relation to

BUILDING SERVICES UPGRADE PROJECT

AT

COUNTY HALL
HIGH STREET,
NEWPORT,
ISLE OF WIGHT

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Current Conservation Area Boundary Map Extracts

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1.0 The Site:

1.1 Location:

The site in question is the corner of the inner car park to the (north) rear of the main Council offices, County Hall, Newport, Isle of Wight. This location is outside but on the edge of the Newport conservation area boundary (Appendix).

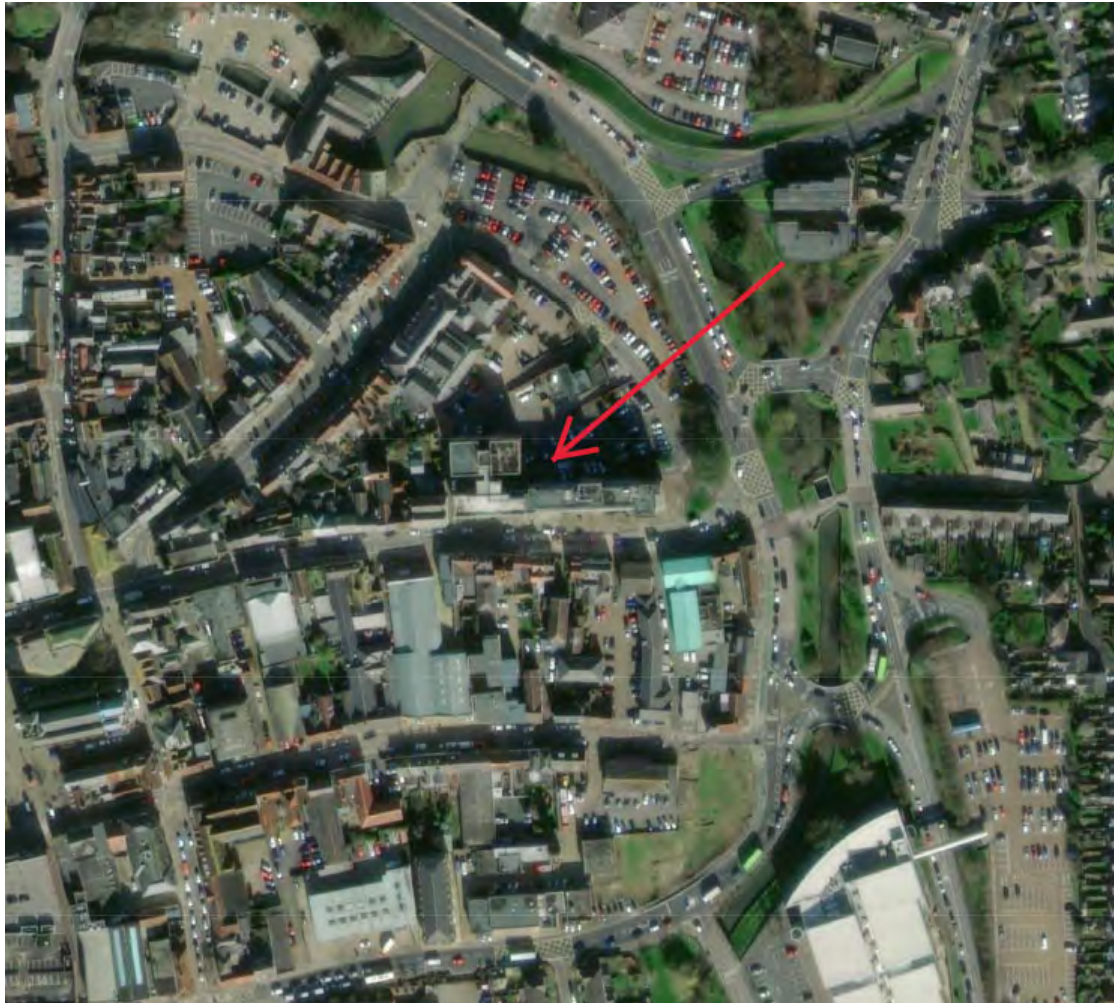


Figure 1 – Aerial Map View

1.2 *Description of the Property*

County Hall is the principal administration hub of the IW Council, and provides offices for IW Council employees and elected Council members, as well as public meeting rooms for Council democratic and civic functions.

The complex comprises 2 principal generations of construction, with the 'Old Building' dating from 1936, (shown below left) comprising a mix of stone and brick elevations with smaller individual crital steel windows. This portion of the complex falls just within the Newport conservation area boundary.



Figure 2 Photograph of the 'Old Building'

Secondly there is the 'New Building' dating from the 1970's which includes the substantial 5 storey complex nearer to Coppins Bridge, of steel framed construction with a mix of brick, stone and large areas of patent glazing (shown below right).



Figure 3 Photograph of the 'New Building'

2.0 The Proposal:

This application seeks consent to locate a new external fenced compound for new ancillary building services plant and equipment to the rear (north) of County Hall in the corner of the enclosed car parking area immediately adjacent the main building complex. In addition to the compound, there is a proposed new GRP equipment enclosure building and a 2-storey high external vertical services duct to conceal new building services cabling and pipework. Once installed the proposal includes to remove the existing diesel emergency generator set and create in its place a small additional area for cycle storage.

The plant and equipment that this project seeks to house serves two primary purposes. Principally this work forms part of the IW Councils commitment to being **net carbon neutral by 2030**, as the work includes installing new Air Source Heat Pump (ASHP) technology to provide central heating for the Council Offices. In time this equipment will allow the Council to reduce its gas consumption on site to minimal levels, in favour of electricity which can be derived from green sources. The Government has offered funding to Local Authorities across the Country for works of this nature and the IW Council was successful in securing funding for a number of schemes for its operational premises.

The new equipment will be co-located within the new compound to work alongside new cooling plant for the Councils Data Centre, with the 'exhaust heat' discharged from the data centre being directed across the Air Source Heat Pumps to ensure this equipment provides optimal performance.

The second primary purpose of the scheme is simply to replace existing ageing emergency power equipment serving the data centre, in a single co-ordinated project.

2.1 Proposed Compound Fencing:

The compound proposed will be surrounded by steel mesh security fencing, similar to the images shown below and detailed on the plans submitted, coloured 'Black' to be in keeping with the existing railings surrounding the adjoining courts car park. The fencing proposed is 2.45m in height. It is essential the fencing is a mesh material rather than any sort of solid boarding in order to allow free air flow around the plant.



Figures 3 & 4 Photographs of similar fencing products



Figure 5 Extract From Proposed Plans Illustrating the Proposed Fencing.

2.2 Plant Function / Reasons for Choice of Equipment Location:

It is regrettable that this equipment requires such a large enclosure. However, to function correctly it is critical for the Air Source Heat Pump (ASHP) units and The Dry Coolers located within the proposed compound to be located where there is good free air flow / free air circulation. Alternative layout options / locations have been considered however, locating the units closer together (to take up a smaller footprint) or attempting to re-located the compound 'tucked' away within the very corner of the buildings (such as where the existing generator set exists for example) would simply prevent them working correctly. Also it is necessary to allow sufficient space for safe future maintenance access as well as routing of all the associated connected services.

As a visual reference the photo below shows similar plant installed at another site which didn't require a fenced perimeter. The units shown below here are comparable in physical appearance to the ASHP units proposed for County Hall (the installation shown doesn't include the separate Dry Coolers, but there is a similar back up power generator here also).

Whilst the ASHP units require good free air flow / circulation around them, they do also need to be located in close proximity to the main building in order to minimise service runs (electrical supply cables and system pipework) again to ensure maximum operating efficiencies are achieved from the installation.



Figure 6 Photograph of similar equipment at a different location.

2.3 Riser Duct

The routing of associated mechanical and electrical services into the building to both the central heating system, mains electrical installation and the Data Centre has also directly influenced the choice of the selected compound location and necessitated the proposed services riser duct, which will conceal large diameter cables and pipework which would otherwise be susceptible to vandalism and have a very poor visual appearance, particularly at 2nd floor level.

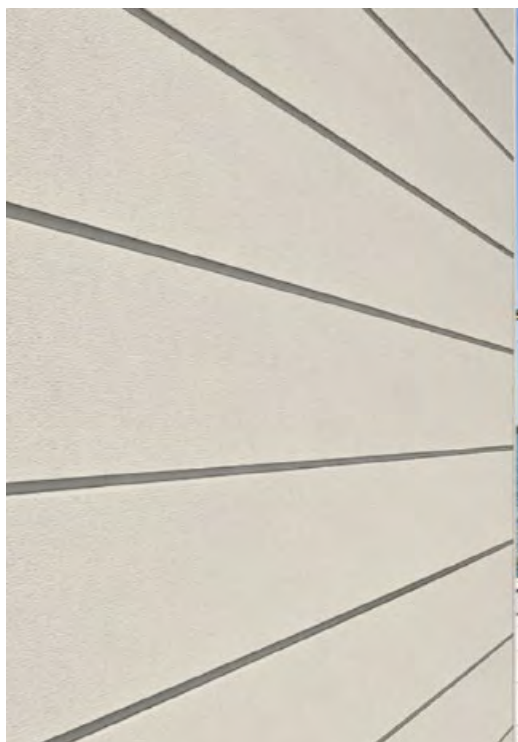


Figures 7&8 (Above) - Extracts from the proposed plans illustrating the proposed riser duct.

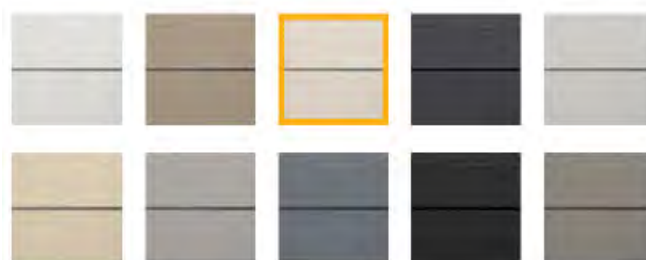
Figure 9 (Below) - Photo of the proposed location.



To minimise the visual impact of these services as well as protect them from vandalism and the elements, the proposed duct structure will comprise an insulated timber frame clad externally in cement weatherboarding, in a shade of grey / cream to best match the surrounding stone. The 'Cedral' range of weatherboarding (or similar equivalent product) is proposed, with the smooth faced board option, with flush fitting tongue and groove configuration to best mimic surrounding face stonework, in the 'Cream White' shade (see product extracts on the following page).



Colour: Cream White Smooth [C07]



Finish:



Figure 10 – Proposed riser duct cladding product and colour.

2.4 Sound Levels

The equipment proposed is in normal operation going to run constantly. The manufacturers quoted Sound Pressure Levels for the ASHP units are stated as 59dB (A) (measured in anechoic room) at 1m distance, or 51dB (A) at 10m distance from the units. These values are less than normal conversation or typical commercial office internal background noise levels. These units are typically located in close proximity to commercial office premises so no issues are envisaged arising from this. One further benefit from the chosen location with the units adjacent the older portion of the building is that the solid masonry wall construction and small windows on this part of the building, will help to minimise any noise within the immediately adjoining office areas. The location of the compound is also at considerable distance from any neighbouring residential premises, the closest of which is properties within Quay Street (approximately 60m distance to the northwest), but which are effectively shielded from any direct line of sight by the older portion of the building itself and the neighbouring Law Courts.

Should sound levels from the units be found to pose a problem it is possible to source specialist acoustic kits for noise reduction in very sensitive areas (see extract from manufacturers brochure below), and these can be retrospectively installed if necessary though it is not currently envisaged this will be required in this application.



A range of Acoustic Kits designed for noise reduction. An industry first, the kits offer a noise level reduction from standard.

Figure 11 – ASHP brochure extract just to confirm the possibility of acoustic enclosures should these be necessary for future retrofitting.

2.5 Proximity to the Conservation Area / Heritage Considerations

The proposed development sits entirely outside of the Newport Conservation Area. It is however, given mention here as the proposed compound is immediately on the edge of the boundary which includes the old portion of the building as far as the face of its external wall, out from which the proposed compound is constructed.

Conservation area map extracts are included in the appendix on the following pages to illustrate this proximity.

For all the reasons given thus far within this heritage design statement document, the location of the plant and scale of the proposed enclosure have been based on largely technical considerations. However, every attempt has been made with regards to the appearance to minimise the impact of this installation.

Principally the equipment is located in as discrete as possible a location which is not generally visible from a public vantage point. Its location is generally dwarfed by the main administration building behind it.

More specific local measures being made to minimise its impact include organising and concealing the plant as far as reasonably practical within a single compound area which is enclosed with a mesh fence which will provide a degree of visual screening. The proposed colour of that fence (black) is considered to be in-keeping with surround materials on the adjoining Law Courts. The services entry point is further concealed with the proposed fully clad riser duct, the cladding for which is intended to have a similar appearance to surrounding stonework as far as reasonably practicable. Lastly the proposed GRP enclosure for other electrical services will also be selected in a light grey colour (as shown on the drawings) to again have similar appearance to the surrounding materials.

It is hoped it can be acknowledged the environmental benefits which are expected to be derived from the use of the equipment in the longer term shall outweigh the visual appearance of this proposal given the steps proposed to minimise any such impact.

2.6 Flood Risk Assessment

In terms of flood risk this area does sit on the fringe of 'zone 2' as shown on the flood map included within the Appendix.

This development does however, not provide new habitable floor space, except for the GRP electrical enclosure (15m²) which is purely for specific equipment.

This development is purely an ancillary modification to existing building services plant serving an existing building complex, as opposed to new habitable space.

This electric equipment enclosure as proposed will be constructed on a raised brick plinth approximately 200mm above the existing ground level in the corner of the existing parking area measured from the existing raised pavement area (which is the highest area of the existing car park). The ASHP equipment will be laid out on a new ground bearing concrete slab within the fenced compound which is approximately 100mm above existing tarmacadum car park level, measured at the abutment to the existing building.

County Hall itself has a split internal floor level, with the newer portion of the complex (and the high street side of the older portion) approximately 700mm below the rear portion of the old building. Broadly speaking all of the equipment proposed in this application will be at approximately the same height as the internal floor level within the higher rear portion of the old building, with the GRP electrical equipment enclosure being approximately 100mm higher up again.

In a flood event other areas of the existing building will be affected before this new equipment.

The existing area is currently all a hard surfaced parking area, laid to falls to existing surface water drains. No proposed changes to this arrangement are planned.

Appendix

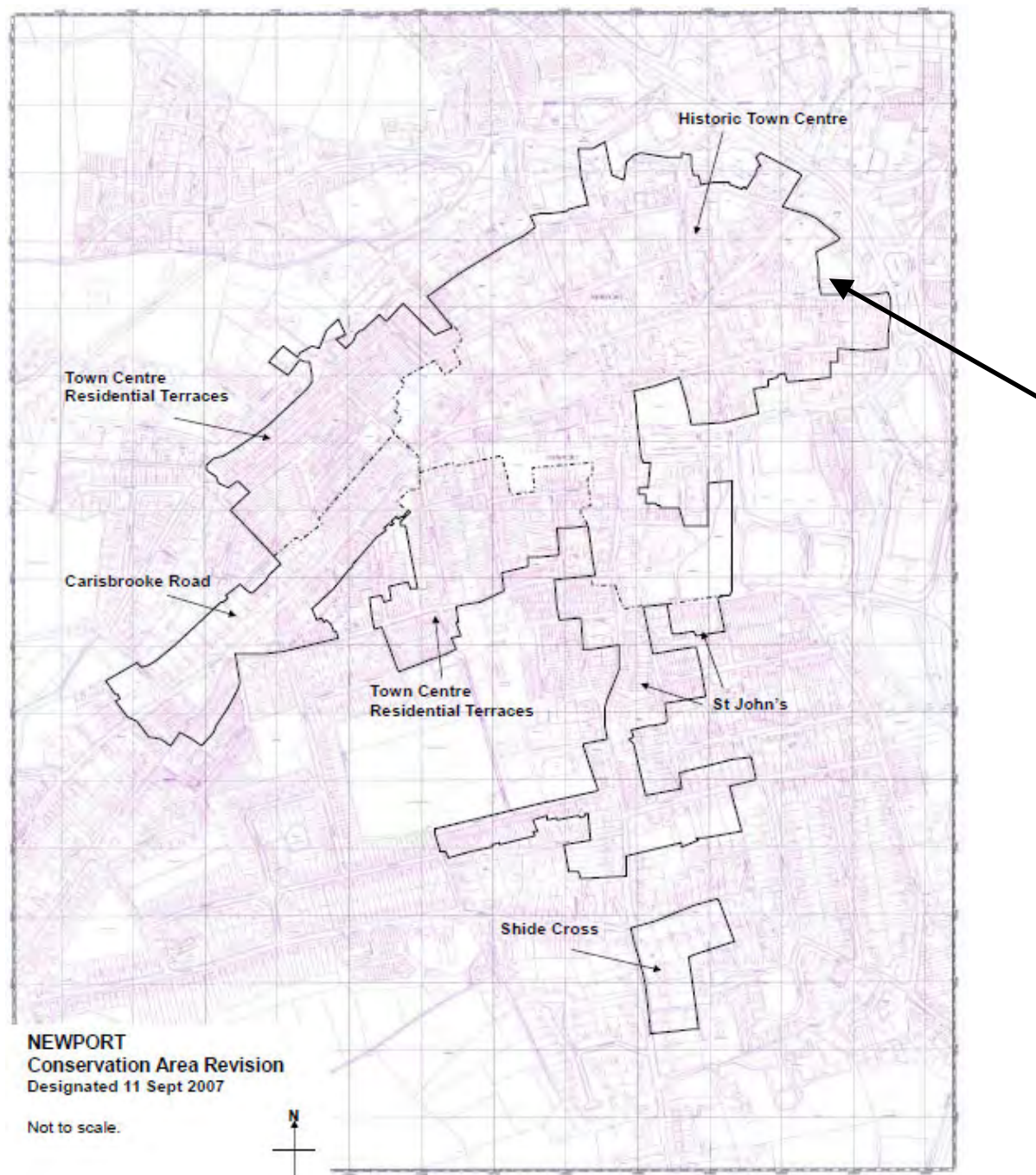


Figure 12 – Map Extract, Newport Area Conservation Area. Arrow indicates the sites location.

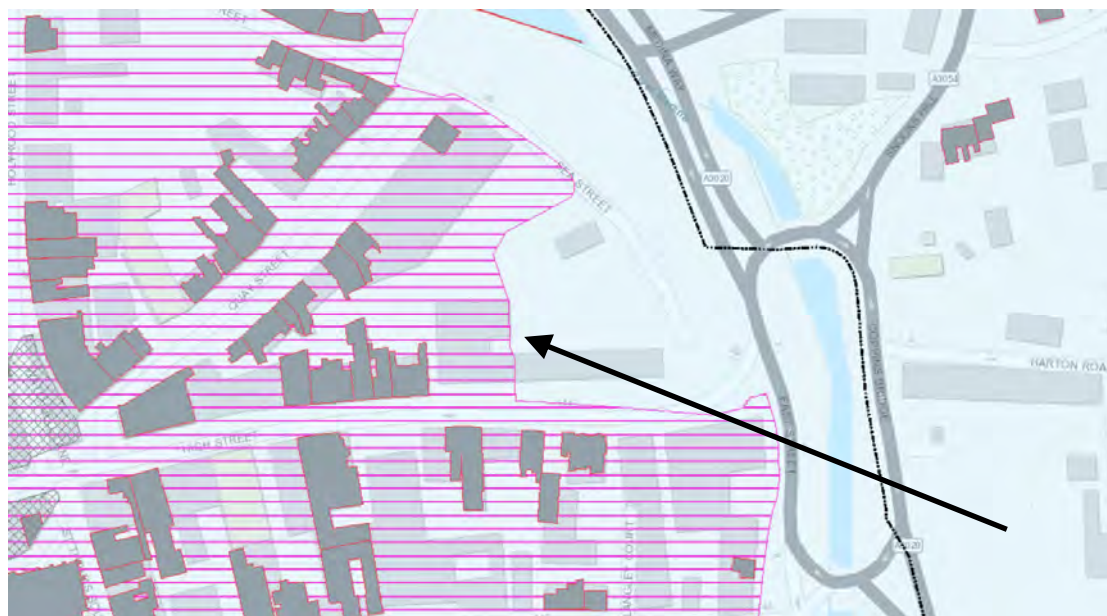


Figure 13 – Extract From Online Conservation Area Map. Arrow indicates the sites location. (Conservation Area Boundary Indicated by the Pink Shading).

Flood map for planning

Your reference
CH Plant

Location (easting/northing)
450159/89248

Created
11 Jun 2021 14:35

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

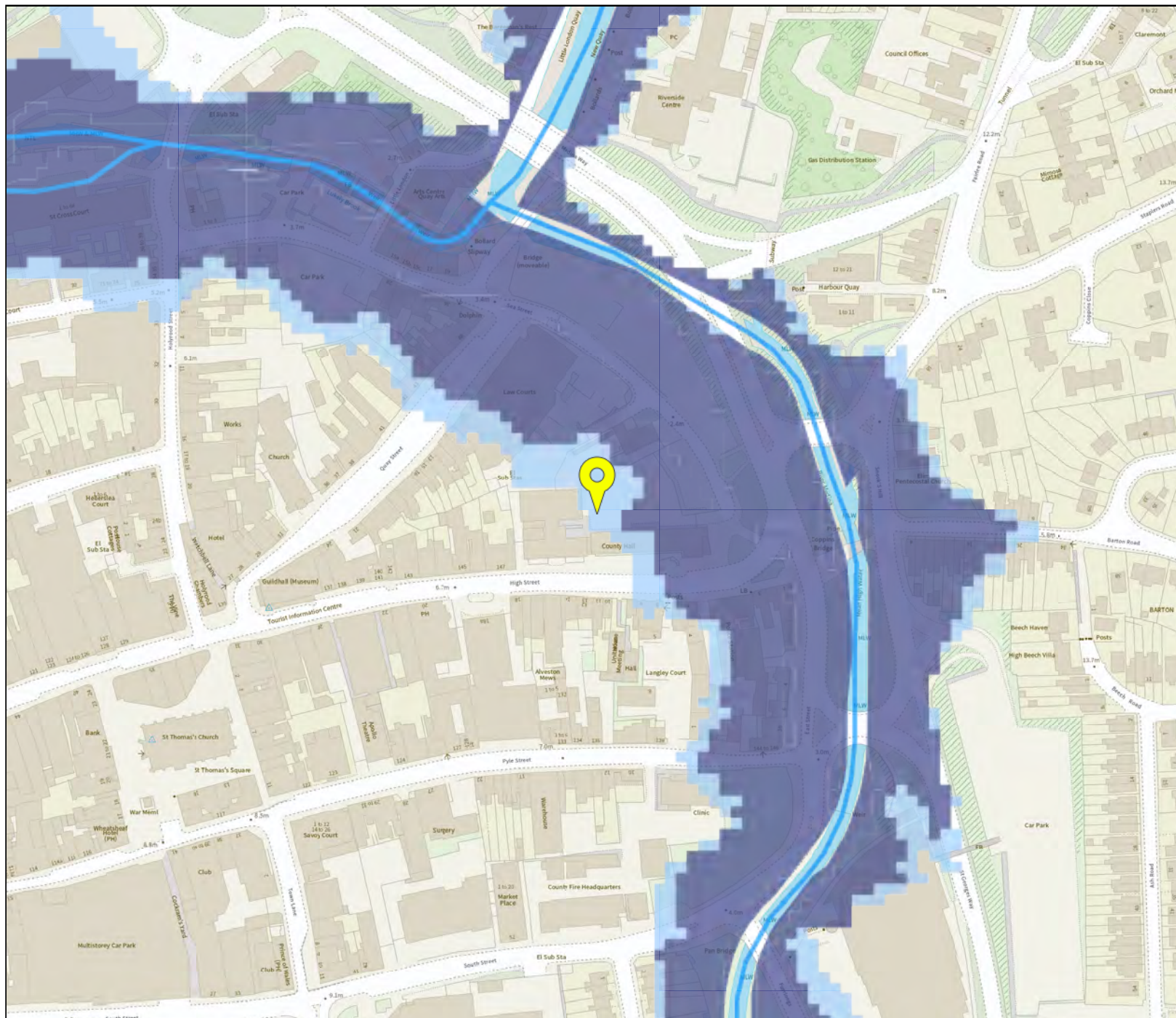
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>











Flood map for planning


Your reference
CH Plant

Location (easting/northing)
450159/89248

Scale
1:2500

Created
11 Jun 2021 14:35

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area


0 20 40 60m