

Wellington House

STATEMENT IN SUPPORT OF WORKS REQUIRED TO ACCOMMODATE VENTILATION AND PLANT

v2.0 John Gilbert Architects, issued 26/08/21

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1. Background

134-136 Wellington Street is a B-listed building in the centre of Glasgow, it is currently empty but is subject to a proposal by the Henley Group to bring it back into use by converting it into a hotel.

The current building is bounded by Wellington Street, Bath Street and Bath Lane and whilst the street facade of Wellington House retains a significant amount of original material from the 1878 original building, much of the building is either new, altered or reconstructed.

In the 1960s a scheme was undertaken which significantly altered the original facade to form a new shopfront and offices, and then subsequently a restaurant. Whilst the primary changes on the site occurred as a result of the 1990 scheme in which the historic building at 100-103 Bath St was demolished and an approximated copy of its facade constructed on the site, whilst the entire structure of the Wellington buildings was renewed with only the facade remaining. This included renewal of all the windows as well as alteration of the roof design to reduce the height of the pavilion roofs and renewal of all the roof coverings.

Planning and listed building consent have been granted for the scheme as intended by the Henley Group, the application identifiers are as follows: 19/01731/FUL and 19/01734/LBA

At the time these applications were submitted full details of the plant and ventilation requirements were not available to the client, these have been developed by a specialist consultant alongside the preparation of the building warrant application and subsequent tender packages.

It has now become apparent that there is a requirement to incorporate roof-mounted plant, as well as additional ventilation louvres to the lane elevation in order to achieve the necessary mechanical performance that will support the re-use and repurposing of the building as approved in the above-noted applications.





- Wellington House prior to the scheme delivered in 1990.



- Wellington House in 2020 - changes to the roof, the new facade at 100-103 Bath St, the change from single pane windows to sash-and-case, and the significant alterations at the lower floors are all evident

2. Proposals

The proposals in this case include the addition of roof-mounted plant and the provision of additional louvres to the lane elevation. Further drawings of these modifications are included as an appendix to this report.

Figure 1 below shows the locations proposed for providing additional louvres on the Bath Lane elevation and into the lightwell, the calculations provided by the M&E sub-consultant have identified that the existing ventilation provision is insufficient to comply with current regulations.

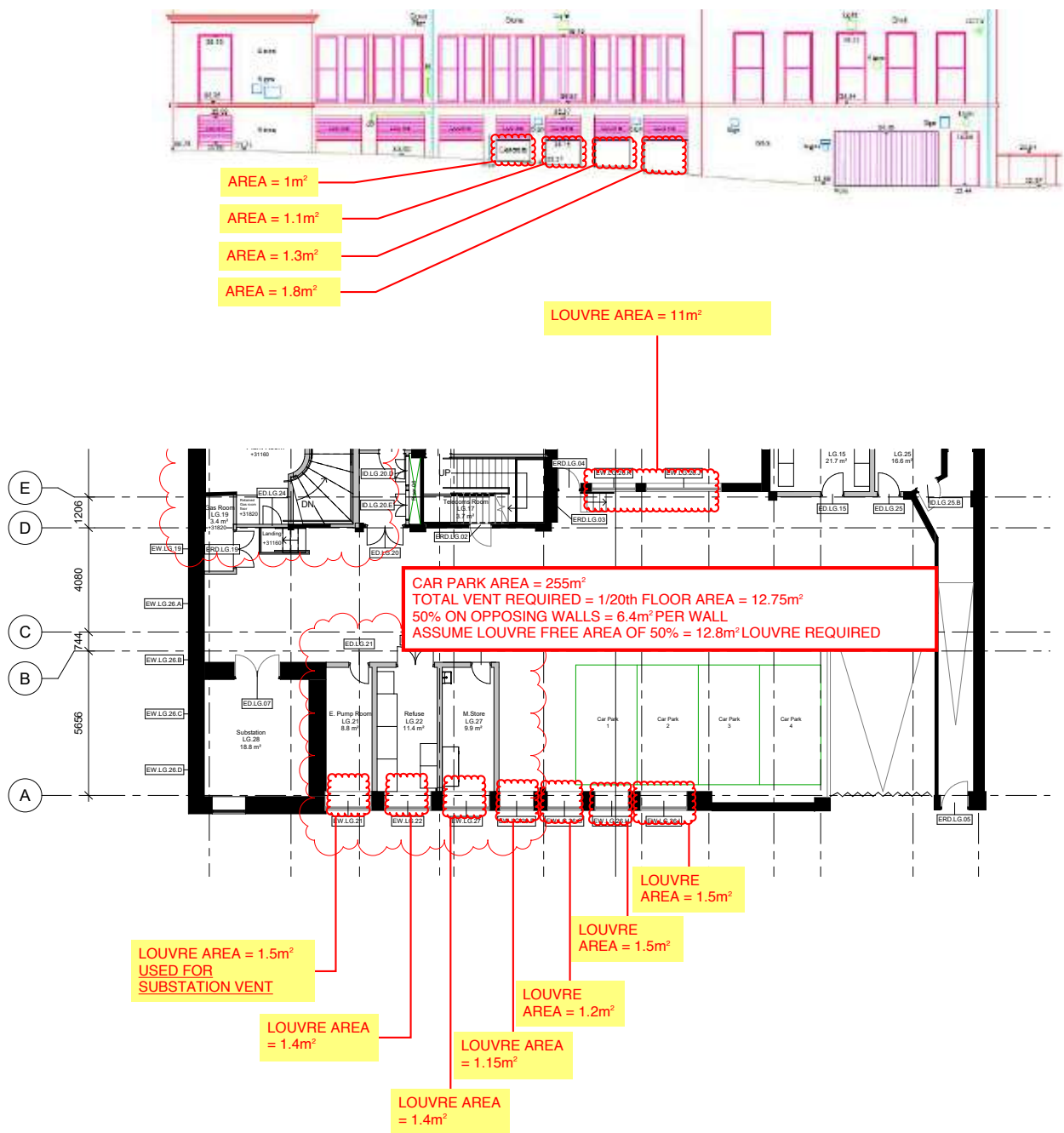




Figure 2 shows the location of this as viewed from Wellington Street. The additional louvres are designed to sit within the existing pilasters, with the existing openings cut down to provide the additional ventilation space required. The client is proposing to paint these louvres to match the colour of the surrounding stone, as has been done with those that are existing in order to reduce their visual impact.

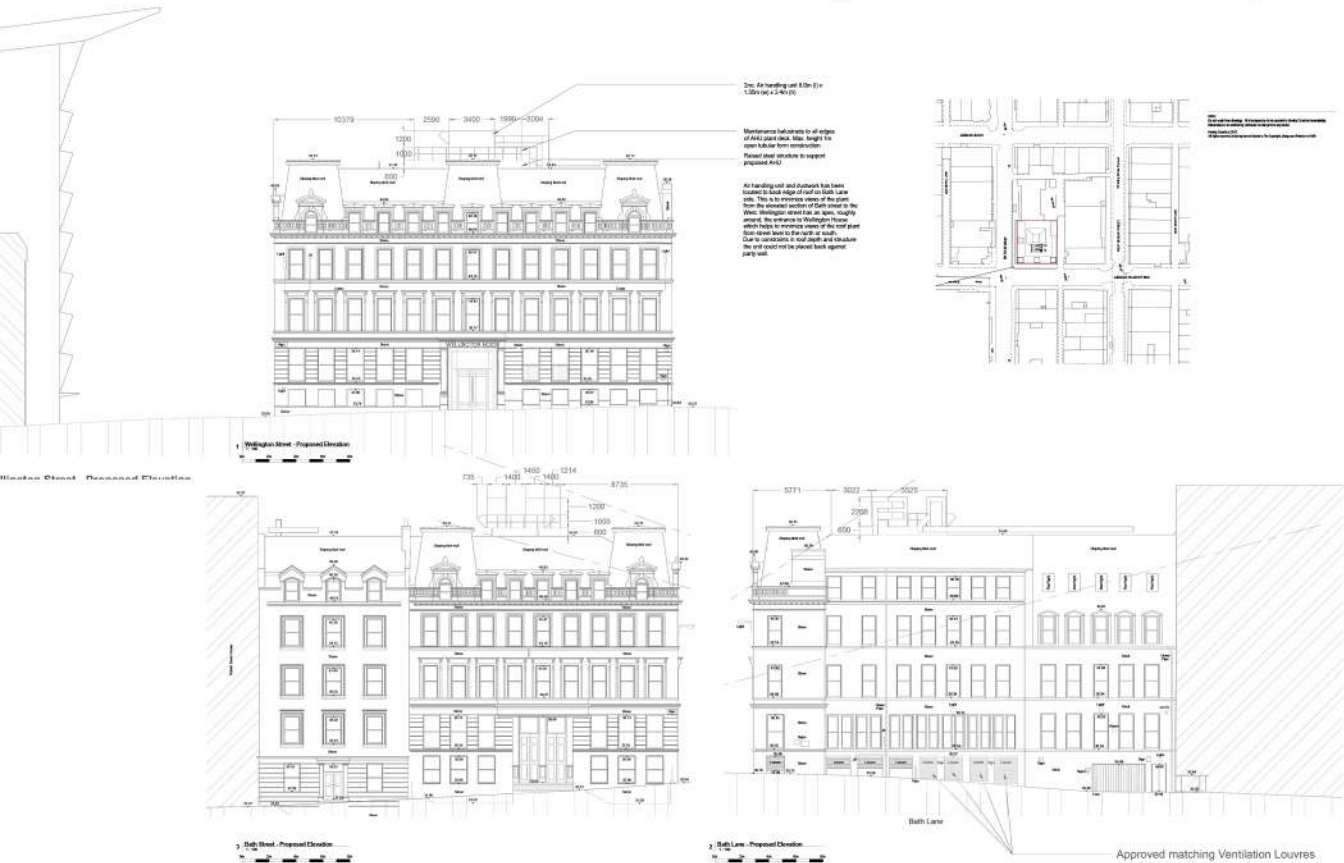


Figure 3 shows the proposed arrangement of the plant on the roof, which incorporates the installation of a 5m x 8.6m deck, on a 600mm plinth with a 1m balustrade around this and then the installation of 2no air handling units above, to be installed on an area of modern felted roof with chippings over.



Figure 4 shows the area and condition of the existing roof where these units are proposed to be installed.

There are further proposals to install M&E within the base of the lightwell, however given that they are not visible from the street and that the core of the building is all modern construction it was not felt necessary to describe these works in this section, or comment on them in the following impact on significance section. These works of course still require permission due to the listing of the building and drawings relating to this work are included in the appendix as well as accompanying the application.

3. Impact on Significance

This section of the document focusses on the impact on the significance of the building caused by these proposed alterations and additions.

Additional louvres -

With regards to the impact on the significance of the building, this is considered to be minimal as the only visible change to the public realm is equivalent to an increase in size on the existing louvres already in place.

The elevation is a secondary one, but is of medium significance due to it being part of the retained facade. However, it's visibility to the public is reduced by the fact that Bath Lane ends alongside the building, meaning that it does not provide a through route or service route that would lead to regular public access along it.

And whilst there will be loss of some material in order to accommodate the new louvres, the impact of this to the quality of the facade is considered negligible as these are already rendered infill panels.



On this basis we have assessed that the provision of additional ventilation in the zones indicated will not have a detrimental impact on the public amenity offered by this heritage asset.

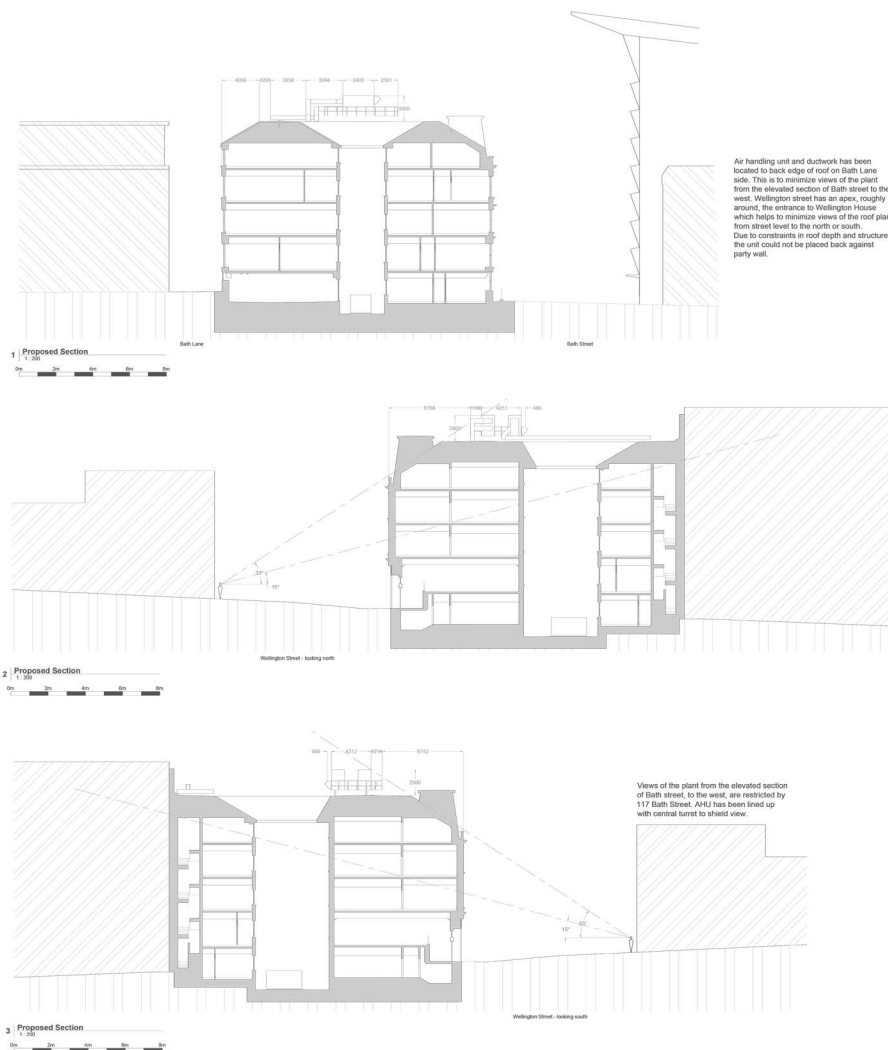
Roof-mounted plant -

The existing roof-line of the building is considered to be of medium significance – the structure and coverings are all less than 30 years old, and whilst they recreate the form of the original roof, this is in a slightly truncated manner. That being said, the pavilion and mansard roofs are a key part of the original architectural intent of the building, and the work undertaken to reinstate these elements has been well

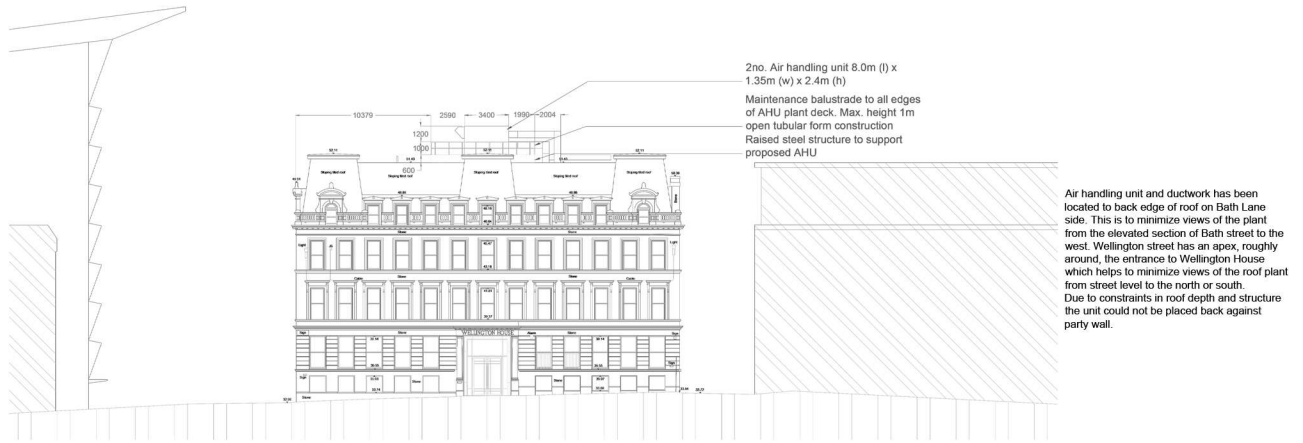
detailed and is faithful enough so as to read as an original design element. Maintaining that roofline is important to the character of the building.

With regards to the area of the roof where the plant is to be sited, materially it is of no significance, as a modern felted roof over new structural elements this is not visible from the street it doesn't contribute to the public amenity offered by the building in any way.

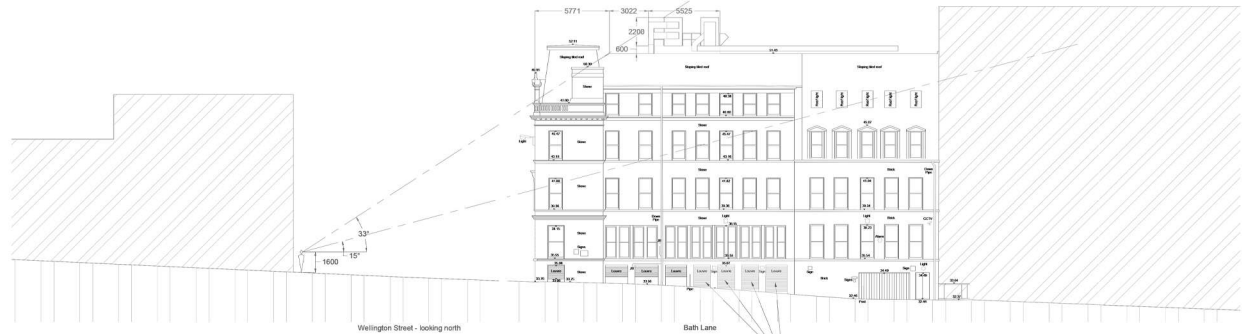
Therefore our contention is that the question over whether the buildings significance is impacted by the introduction of plant to the roof lies in its visibility from the street. The client has located the plant as far into the centre of the roof as possible so as to minimise its visibility, and the street sections that we have drawn to explore this indicate that it will not be visible from the locations we have assessed - from the opposite side of the street on Bath St and from the opposite side of the street on Wellington Street.



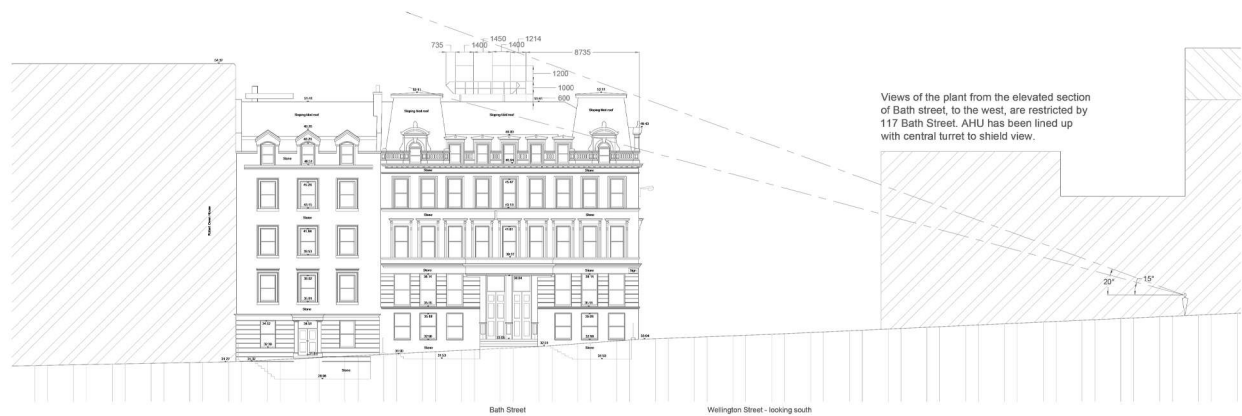
- Wellington St - showing that the view of the plant is obstructed by the main slate mansard at its lowest point, and further obstructed by the pavilion roof sections and intermediate dormer windows on this elevation



1 Wellington Street - Proposed Elevation
1:200



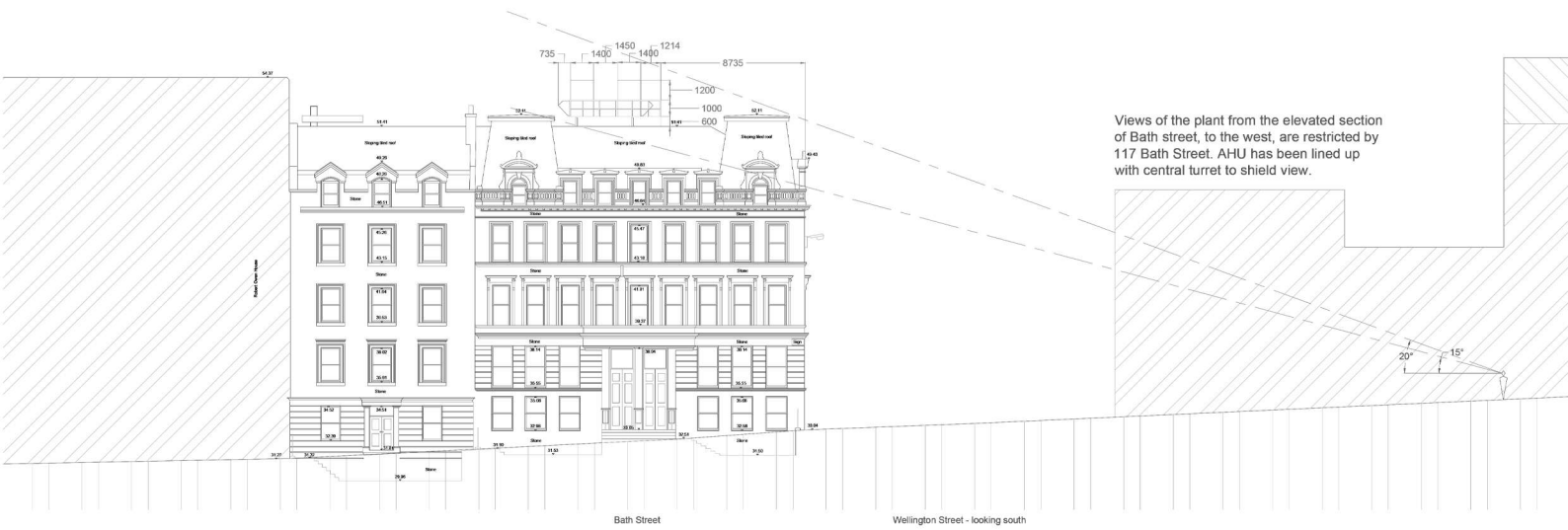
2 Bath Lane - Proposed Elevation
1:200



3 Bath Street - Proposed Elevation
1:200

- Bath St - showing that here also the view of the plant is obstructed by the main slate mansard at its lowest point, and further obstructed by the pavilion roof sections and intermediate dormer windows on this elevation

Our assessment of views shows that the only public area where the plant on the roof is likely to be visible from the public realm is from a short section of the north pavement on Bath St. We believe this to be about a 20m section of the pavement, equivalent to approximately 15-20 seconds for members of the public walking past the building, and have analysed the visible sections of the plant in the diagram below.



4. Conclusions

Our conclusions and recommendations are as follows:

- Additional louvres - the installation of these makes a minimal aesthetic change to the change to the building, the material lost to accommodate this is not of significance, and the area impacted is not a primary elevation and located within a dead-end lane. In this case we believe that the driver for change - the need for a new use and investment in the building is sufficient to justify a minor change to the building fabric. Our recommendations are that to limit the impact of these louvres they should be either painted to match the surrounding stone or a dark grey to make them visually recessive.
- Installation of plant to the light well - as this is not visible to the public and the internal structure of the building was all renewed in the 1990s we don't believe that work in this area is of any consequence to the significance of the building.
- Installation of plant to the roof - our understanding from the client is that the installation of this roof-mounted plant is a necessity to facilitate the new use of the building as a hotel, whilst our analysis of the primary zones from which a member of the public may stop to appreciate this historic building (opposite the building on Bath St or Wellington St, or at the corner of Bath St or Wellington St) shows that the proposed siting of the plant means it will not be visible from these areas. We acknowledge that from a small section of Bath St the upper 1m to 1.8m of the outer most AHU will be visible dependant on your position on the street, as such we advise that these units are painted out or powder-coated 'lead grey' in order to minimise their visual impact. We believe that in this case the investment in the building and improvement of the overall quality of the asset is worth accepting the addition of plant to the roof, and that the impact of doing so on the significance of the building is minimal.

“Planning authorities should support the best viable use that is compatible with the fabric, setting and character of the historic environment. The aim should be to find a new economic use that is viable over the long term with minimum impact on the special architectural and historic interest of the building or area.” Scottish Planning Policy