

DESIGN AND ACCESS STATEMENT FOR THE INSTALLATION OF NEW ROOF MOUNTED AIR CONDITIONING EQUIPMENT, BT LANCASTER HOUSE TELEPHONE EXCHANGE, OLD HALL STREET, LIVERPOOL L3 9PY.

1 Introduction

Lambert Smith Hampton are a multi-disciplined firm of Chartered Surveyors based in a number of regional offices throughout the UK. The LSH Manchester office has been asked to act as contract administrators for the refurbishment of a 6th floor office at BT Lancaster House in Liverpool. As part of this project there is the need to install new air conditioning equipment on the roof of the building, this equipment being a simple addition to plant already installed for which planning permission was granted on 11/09/2013 (Liverpool City Council Reference 13F/2305).

2 Location

The building is located on the junction of Old Hall Street and Old Leeds Street in Liverpool City Centre. The part of the building being used for the roof mounted air conditioning equipment is the extended part of the telephone exchange located on the junction of Old Leeds Street and Back Leeds Street.

3 Character

The telephone exchange was constructed in two stages. The older part of the building was built in the 1950's with a later extension added in the early 1970's. The latter building is a concrete clad construction with a flat roof. The proposed air conditioning equipment will be located at roof level on the extension part of the building and due to the proximity of existing tank rooms etc will not be visible from street level.

4 Accessibility

The proposals to do not affect the accessibility to the building.

5 Movement to, from and within the development

The proposals have no affect on movement to, from or within the development.

6 Community Safety

The proposals do not affect community safety.

7 Environmental Sustainability

The new air conditioning equipment has been designed to 'state of the art' standards by BT's consultant mechanical engineers. The system has been designed to minimize energy use and to comply with current legislation, sustainability guidance and BT's energy requirements.

8 Policy

- Scale, siting, design and materials – The scale and siting are unaltered by the proposals. The design of the proposed air conditioning units and the supporting gantry is aimed at functionality as they will not be visible from street level. The proposed office refurbishment will be a fit out of an existing office with the replacement of old inefficient heating and ventilation equipment.
- Impact on street scene – this is unaffected as the proximity of existing tank rooms etc on the roof will completely disguise the proposed air conditioning equipment from street level. They will only be visible from the upper floors of the adjacent 'Plaza' office block (Bruntwood).
- Nature conservation – there is no impact in this aspect
- Adjoining properties – there is no impact on adjoining properties apart from the units being visible from the Plaza as noted above.
- Access/off street parking – there is no change to access / egress to the site or the existing parking arrangements
- Public rights of way – no impact
- Loss of land – no impact as the site is existing
- Flooding – there is no implication as this is an existing building

In terms of accessibility,

- The equipment is roof mounted and access to it will be via existing staircases from the building then an existing steel walkway provided under the previous project. Roof access is restricted to certified engineers only.