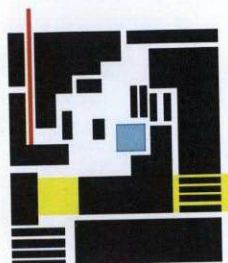


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## DESIGN AND ACCESS STATEMENT

Relating to

**Morley Pooled Pensions Ltd**  
**203 Eversholt Street**  
**External A/C installation at Lower Ground level.**

### DESIGN

The existing offices accommodation within 203 and 183 lower ground does not currently benefit from air conditioning. In order to make the space viable to potential tenants, our client needs to install this capability.

In operational terms the condensers need to be sited externally. To this end an external location was investigated for the siting of the two A/C condensers. Alternative locations were considered;

**Basement car park.** This would restrict the capacity of the system due to the remote positioning of the plant and the requirement to provide additional ventilation to the enclosed area.

**Roof Top.** This was deemed the least aesthetic as it increased the building profile and involved extensive service runs to the lower ground floor offices.

**Rear Lower ground Lightwell.** This was determined to be the best location as the units could operate without affecting office environment and rendered virtually invisible from rear pavement level. Photographs of the proposed location have been submitted with the Planning and Listed Building applications. Images of the proposed units have also been submitted for consideration. Service connections would be kept to a minimum thereby promoting more efficient operation.

The two units, each measuring 1910 wide x 1600mm high x 325mm deep, would be mounted on the retaining wall face, below pavement level, effectively reducing sight lines and avoiding disruption to the front elevation of the building, which is listed.

Indeed, judging by the amount of redundant A/C plant which has been removed from the lightwell enclosure it would seem that the primary function of this space was specifically for this purpose.

### ACCESS

Access will only be required for pedestrian maintenance purposes, which would be via the existing adjacent door from the Boiler room.

The existing means of escape route would be maintained from this limited space.

Installation and relocation of the units would also be more easily facilitated via the access doors from the Lower ground floor offices.

Security would be maintained by the existing steel railings at the top of the lightwell.