

Design and Access Statement

Dragon Court
27 - 29 Macklin Street
London
WC2B 5LX

Access

There is no alteration to the existing access to the building.

Design

Reed.co.uk, the applicant, have taken a lease for the Third Floor of the above site. They currently occupy all the other floors of the building.

Due to the floor being fully glazed on three sides, a performance review of the current chilled water air conditioning was undertaken and the system found to be inadequate.

As a result a new stand alone refrigerant system has been proposed to be installed.

Room is limited in the Plant Room and space for the outdoor condenser units has had to be found elsewhere.

The proposed location selected is on the Third Floor roof, on the Macklin Street elevation. Careful consideration has been given to the selection of the location, taking account of the high rise residential buildings surrounding the site and space to accommodate the condensers without comprising the walkway provision for maintenance.

The location proposed overlooks the Primary School roof on the opposite side of Macklin Street.

Due to the Conservation nature of the area it is proposed that the condensers are enclosed within a structure clad with matching louvres to those on the adjoining Plant Room. It is intended that the structure extends to 1500mm high to ensure that the new condensers are not overlooked and that the completed installation would merge with the elevation behind.

Davies Vickery Associates
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