



Design and Access Statement

3rd Floor Office, 22 Tower Street, London WC2H 9NS

The proposed works are the fit out of the existing office space of the third floor of the above building.

The office space was created following the granting of listed building consent Ref: 2020/0957/L dated 22/04/2020.

The existing space is a currently an empty shell all the internal finishes were installed following the 2020 approval.

The external walls are plastered. There is a plasterboard ceiling with a mixture of strip and down lights. There is a plywood sub-floor set lower than the entrance corridor to allow for the installation of a raised access floor. Air conditioning units have been installed around the perimeter of the space. Connections for drainage have been provided along with points to connect to incoming data and electrical supplies.

The proposed scheme involves the construction of internal partitions within the space to create a meeting room, office and data room. The scheme will also include the installation of fitted joinery to the perimeter of the space as indicated on the drawings.

The scheme will also include the removal of two doors and the addition of two new doors in alternative locations so that part of the access corridor becomes part of the office space allowing direct access to the existing terrace.

The proposed tea point location will connect to the existing drainage point in the corner of the room.

A proposed lighting scheme is also included as part of the application.

The proposed works are minimal and will have no impact on any historical features or footprint.

No new electrical points will be installed to the external walls to avoid the need to chase into the existing brickwork.

The works will be reversible.

The access to the unit will not change as a result of the proposed works.