

Design, Access & Planning Statement

Lloyds Bank, no.88 Tottenham Court Road, London,
WP1 0EQ

5 Callaghan Square
Cardiff
CF10 5BT
t: 029 2034 2688
www.b3.co.uk

Project No: 16962

3rd June 2015



Existing elevation

Description / Scope of Works

The existing Lloyds Bank at 88 Tottenham Court Road is to undergo an internal refit which requires the existing air conditioning to be removed as it is currently of an R22 gas type which under government legislation has become illegal to maintain and service.

There are currently 9 AC units on the rear elevation facing onto a dead end street named 'Howland Mews east'.

All 9no. existing wall mounted air conditioning condenser units are to be removed including all rusted wall mounted uni-strut metal rain water shelves/baffles and existing pipework. The area suffers greatly with Pigeon roosting so the whole wall, windows, cills, light fittings etc will be cleaned down of guano.

6no. proposed new wall mounted air conditioning condenser units installed on new wall brackets. Existing pipework route through adjacent wall to be removed, new pipework to use the same route and existing wall apertures. All AC units will get covered with new bird netting.

Additional works are to include removing 1no. Existing metal framed window, retaining the existing lintel and cill whilst infilling the existing aperture with facing brick to match the existing dimensions and colour. A new metal framed window is to be installed to the remaining opening.

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Context

The building is situated on Tottenham Court Road, the rear alley is on Howland Mews East. The alley is in constant use due to the blood bank opposite. There are AC installations throughout the alley, there are no residential areas within view of the bank plant area.

Access

Access is currently level to the branch and will not be affected by the work.

Parking Provision

The site has no parking provision as existing.

This proposed alteration to an existing building does not affect the existing situation .

Contextual Photos



View from entrance to Howland Mews East

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The rear plant is located opposite ramped access to a basement car park

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View of the 9no. units plus the window to be adapted.