



Project

16-20 Red Lion Street

Status

Design & Access Statement

Client

BNP Paribas Securities Services Trust

Company Limited and BNP Paribas Securities Services Trust Company (Jersey) Limited as trustees of the Mayfair Capital Commercial Property Trust

Date

5th October 2016



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1.0 Introduction

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Appointment & Brief

CLIENT:

BNP Paribas Securities Services Trust Company Limited and BNP Paribas Securities Services Trust Company (Jersey) Limited as trustees of the Mayfair Capital Commercial Property Trust

PROPERTY ADDRESS:

16-20 Red Lion Street, WC1R 4PS

APPOINTMENT

Orms together with Structural Engineers Davies Maguire + Whitby and Services Engineers GDM Partnership Limited, have been appointed by the client to explore the potential refurbishment of this property.

This Planning Application document sets out an analysis of the existing building and proposed changes including the following:

- New reception entrance located on the corner of Red Lion Street and Sandland Street
- Removal of car parking spaces at the rear of the building into a landscaped courtyard with cycle parking
- New cyclist facilities at ground and basement levels
- Extensions to the rear of the building to provide more flexible office floorplates
- Replacement of all single glazed windows
- New roof extension & roof top plant

This proposal results in an increase of circa 781m² GEA.

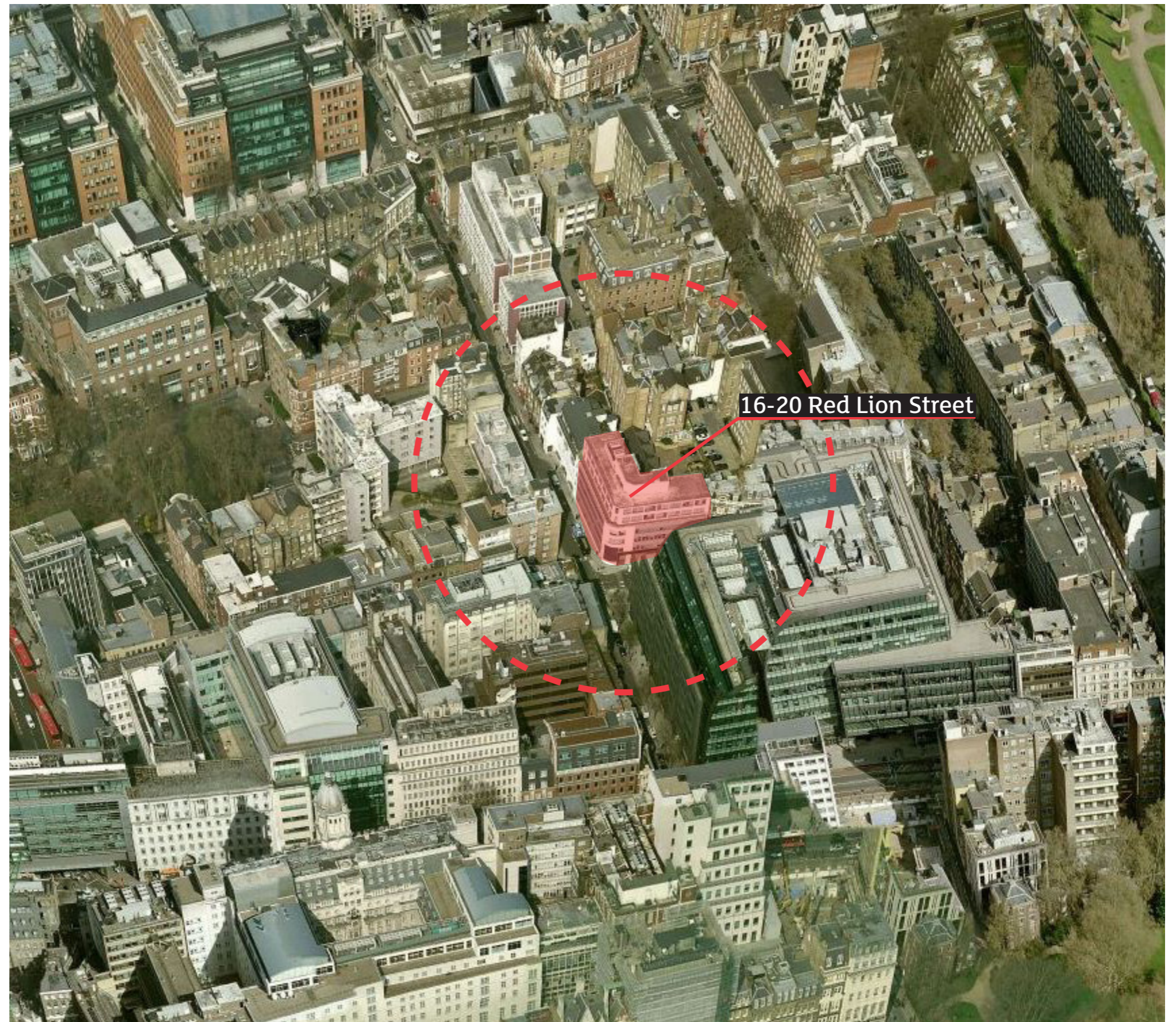
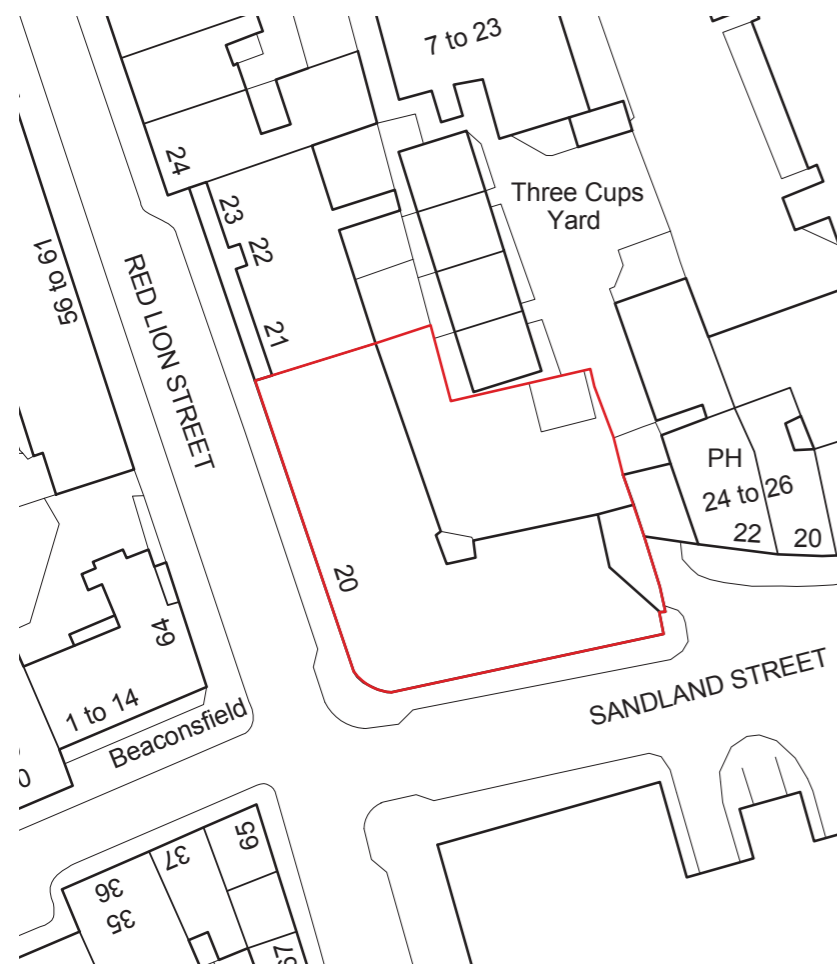
2.0 Site and Context

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2.1 Site Location

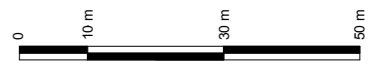
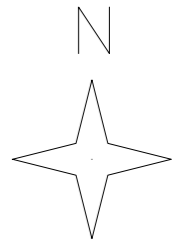
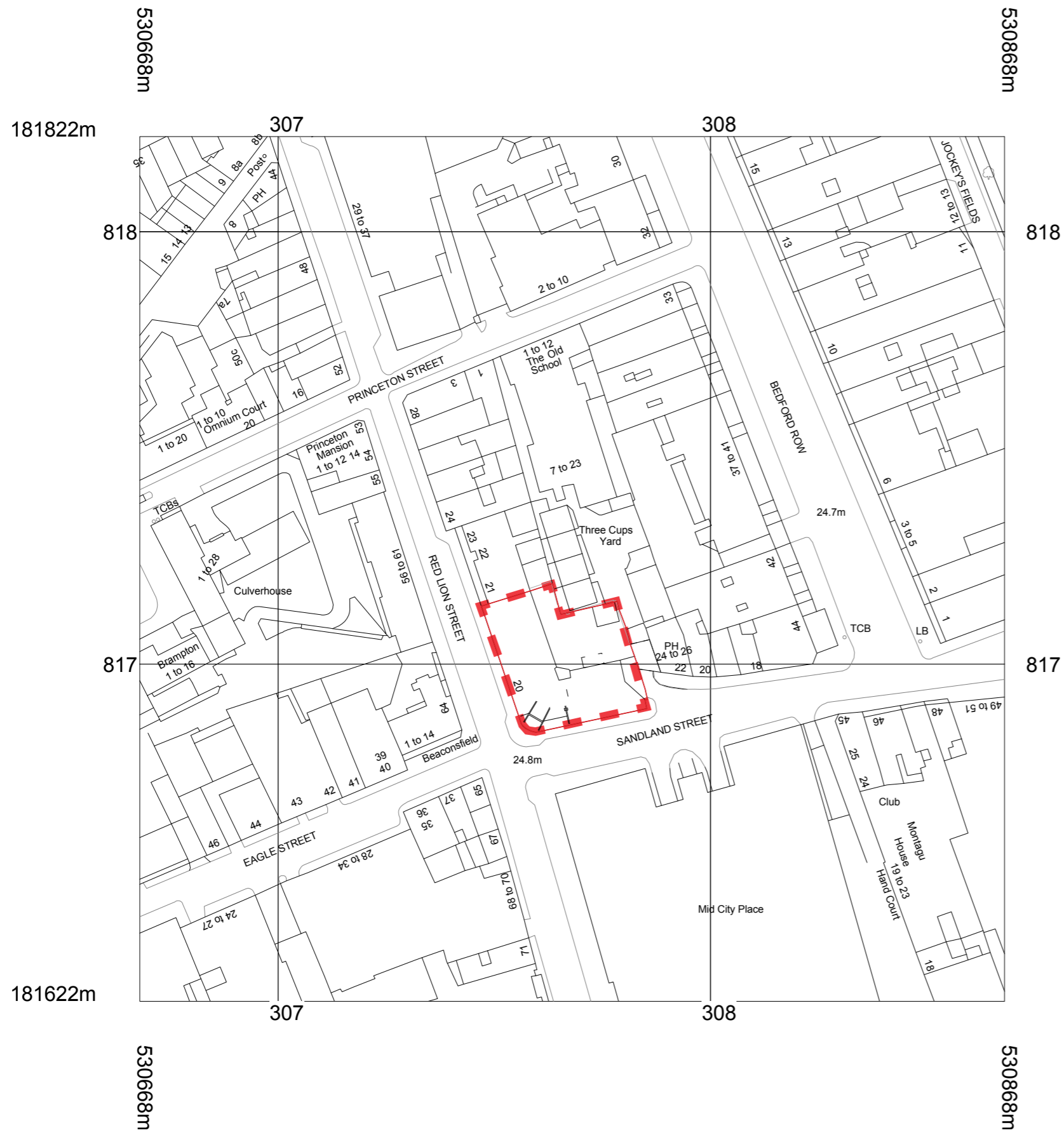
The site is located on the eastern side of Red Lion Street at the corner of Sandland Street, in the heart of London's Midtown. Red Lion Street links High Holborn to the south with Theobald's Road to the north. High Holborn is a major arterial route through Midtown, connecting it with the City and West End.

Midtown has been London legal's centre for many centuries and remains a popular destination for many legal occupiers, due to the proximity of the Royal Courts of Justice, Old Bailey and Inns Court.



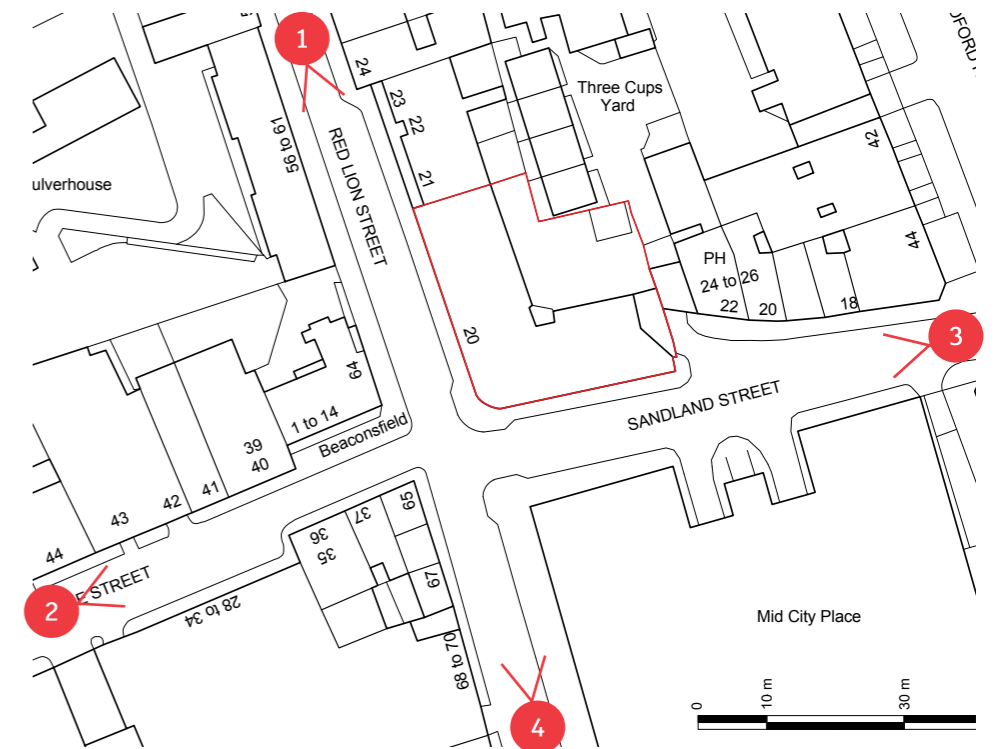
2.0 Site and Context

2.2 Site Location Plan



2.0 Site and Context

2.3 Surrounding Context



1. Red Lion Street looking South
2. Eagle Street looking east
3. Sandland Street looking west
4. Red Lion Street looking north