



Project

16-20 Red Lion Street

Status

Design and Access Statement - MMA

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

June 2017



Appendix

This application proposes Minor Material Amendments to the planning permission ref. 2016/5571/P, following a period of design co-ordination and development. The document is split as follows:

1. Street views
2. Sixth Floor
3. Area schedule

This report is to be read in conjunction with the following drawing packages which capture the full extent of proposed changes:

- 2077_X_REP_Planning Amendment 06_17 - Approved
- 2077_X_REP_Planning Amendment 06_17 - Proposed Mark Up
- 2077_X_REP_Planning Amendment 06_17 - Proposed Mark Up

1. Street Views

The Design Proposal

Street Views

View of rear from Three Cups Yard



View of proposed building (approved on 15 May 2017 (ref. 2016/5571/P))

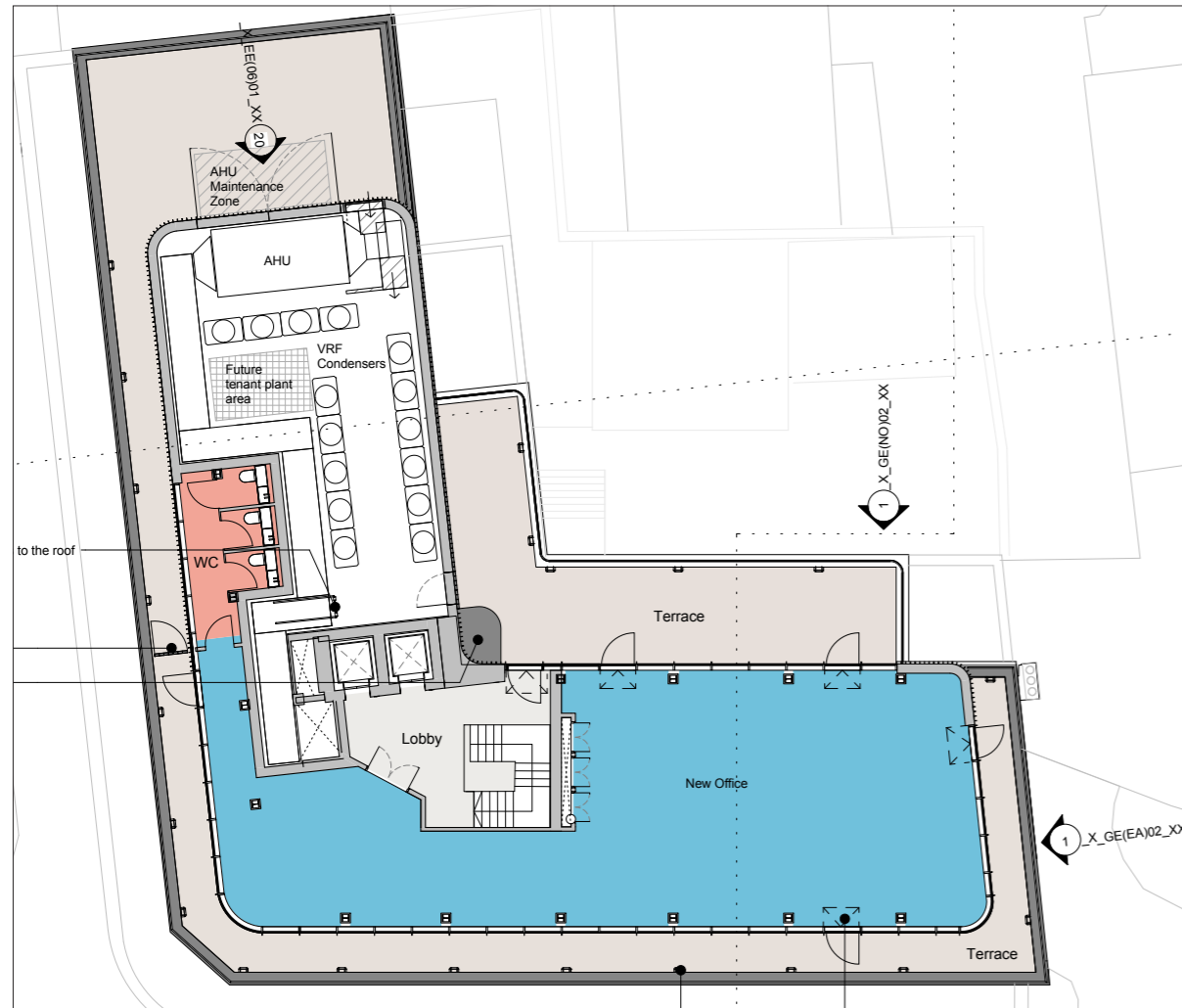


View of proposed building (as per June 2017 application)

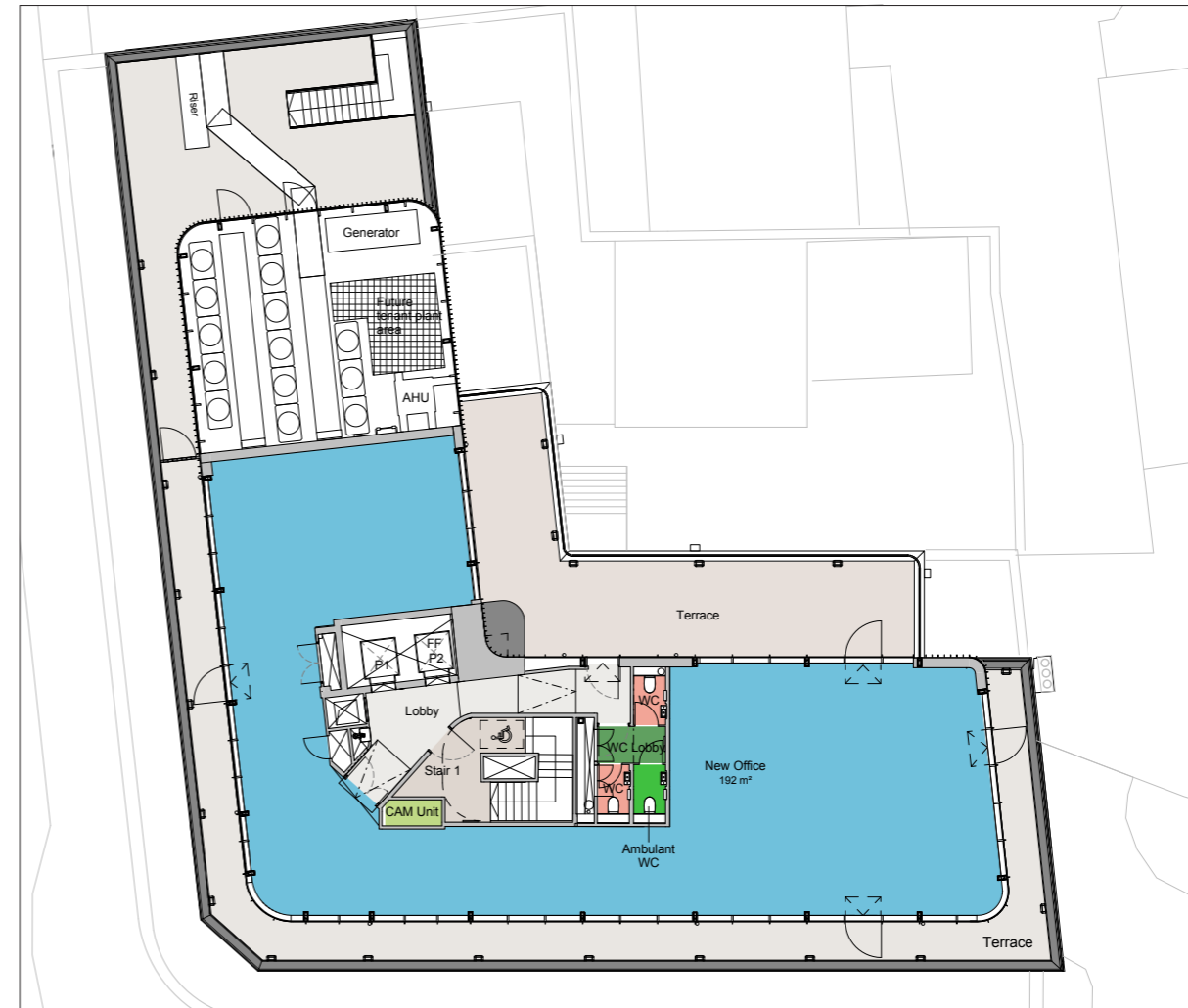


2. Sixth Floor

Sixth Floor Plan



Sixth Floor Plan (approved on 15 May 2017 (ref. 2016/5571/P))

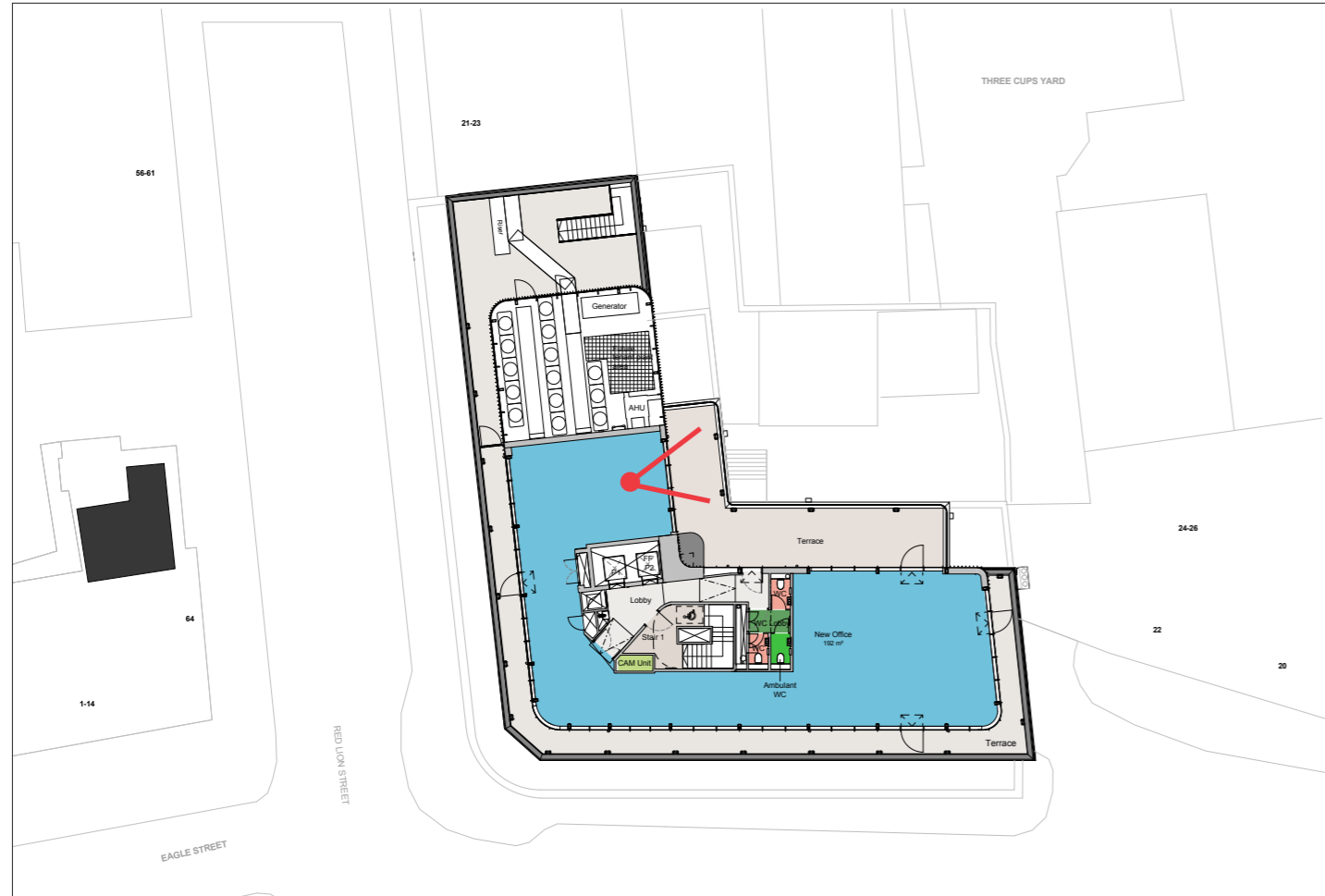


June 2017 application

- Air Handling Unit removed from external plant enclosure and replaced by lossney units on the office floors
- Sixth floor office space increased.
- WCs re-planned and located beside the core.
- Extent on fins on the Red Lion Street facade reduced

Sixth Floor

Towards Three Cups Yard



Key Plan



June 2017 application

3. Area Schedule

Area Schedule

| Level | Classification | NIA Approved by Committee on 2 February 2017 | | NIA Proposed June 2017 | | GIA Approved by Committee on 2 February 2017 | | GIA Proposed June 2017 | | GEA Existing | | GEA Approved by Committee on 2 February 2017 | | GEA Proposed June 2017 | |
|--------------|----------------|--|-----------------|------------------------|-----------------|--|-----------------|------------------------|-----------------|----------------|-----------------|--|-----------------|------------------------|-----------------|
| | | m ² | ft ² | m ² | ft ² | m ² | ft ² | m ² | ft ² | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| B | Basement | 257 | 2766 | 296 | 3186 | 524 | 5636 | 524 | 5636 | 542 | 5834 | 563 | 6060 | 563 | 6060 |
| G | Ground | 414 | 4456 | 409 | 4402 | 614 | 6604 | 614 | 6604 | 582 | 6265 | 662 | 7126 | 662 | 7126 |
| 1 | First | 560 | 6028 | 554 | 5963 | 660 | 7104 | 660 | 7104 | 601 | 6469 | 699 | 7524 | 699 | 7524 |
| 2 | Second | 560 | 6028 | 554 | 5963 | 660 | 7104 | 660 | 7104 | 601 | 6469 | 699 | 7524 | 699 | 7524 |
| 3 | Third | 560 | 6028 | 554 | 5963 | 660 | 7104 | 660 | 7104 | 601 | 6469 | 699 | 7524 | 699 | 7524 |
| 4 | Fourth | 449 | 4833 | 446 | 4801 | 545 | 5866 | 545 | 5866 | 485 | 5220 | 585 | 6297 | 585 | 6297 |
| 5 | Fifth | 424 | 4564 | 421 | 4532 | 519 | 5581 | 519 | 5581 | 485 | 5220 | 557 | 5995 | 557 | 5995 |
| 6 | Plant/Sixth | 158 | 1701 | 192 | 2067 | 220 | 2368 | 258 | 2777 | 99 | 1066 | 251 | 2702 | 275 | 2960 |
| 7 | Roof/Plant | N/A | N/A | N/A | N/A | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 3382 | 36404 | 3426 | 36877 | 4401 | 47367 | 4439 | 47776 | 3996 | 43013 | 4715 | 50752 | 4739 | 51010 |