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NATWEST
45 TOTTENHAM COURT ROAD
LONDON
W1T 2EA

DESIGN ACCESS STATEMENT



DATE: SEPTEMBER 2022

REFERENCE: 22-230-AS-DAS



Client: Overbury PLC
Address: Natwest, 45 Tottenham Court Road, London, W1T 2EA
Date: September 2022



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1. INTRODUCTION

This Design & Access Statement has been prepared to accompany the application for Planning permission for the proposed installation of Heat Recovery Air Conditioning units, to the front projection of the property surmounting the Natwest branch at 45 Tottenham Court Road, London, W1T 2EA. It has also been prepared with reference to the following documentation:

- Drawing number: 22-230-AS-01: Site plans & existing plans & elevations
- Drawing number: 22-230-AS-02: Proposed plans & elevations
- Drawing number: 1462-400-09 – Proposed Third floor and roof layout

An existing photographic schedule is included in Appendix I of this document.

The property is located on the ground floor of a multi-storey building comprising retail banking and office space. The retail branch is located at ground floor level, with principal access gained via the front, Tottenham Court Road, facing elevation.

The proposal includes the installation of two new Heat Recovery Air Conditioning units to the flat roof surmounting the two storey front projection of the building.

The existing building footprint will not be altered as a result of this proposal.

2. LAND USE

The site is currently used as retail banking and office space. The affected portion of the building is arranged over two storeys and the proposals do not involve an application for change of use – the existing uses are to be maintained.

An existing photographic schedule is included in Appendix I of this document.

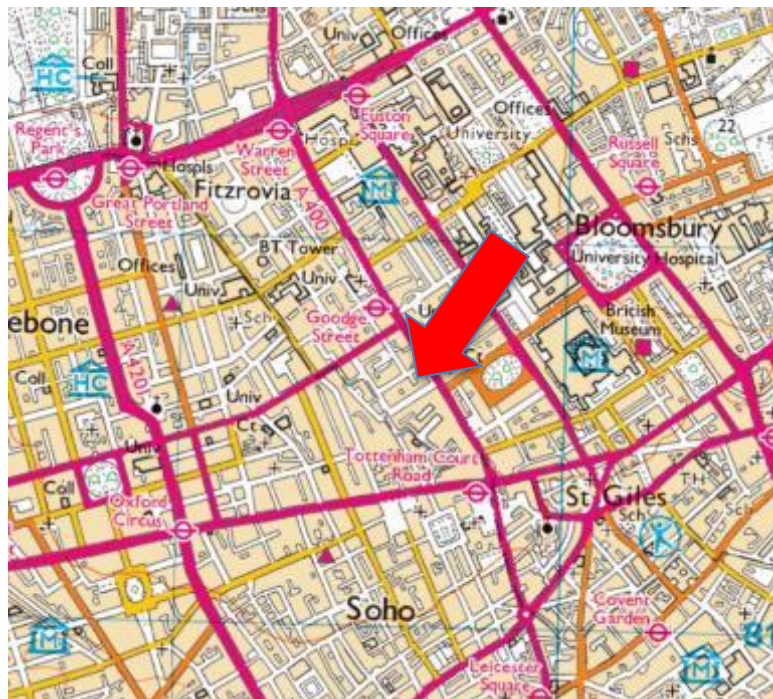


Figure 1 – Site location map

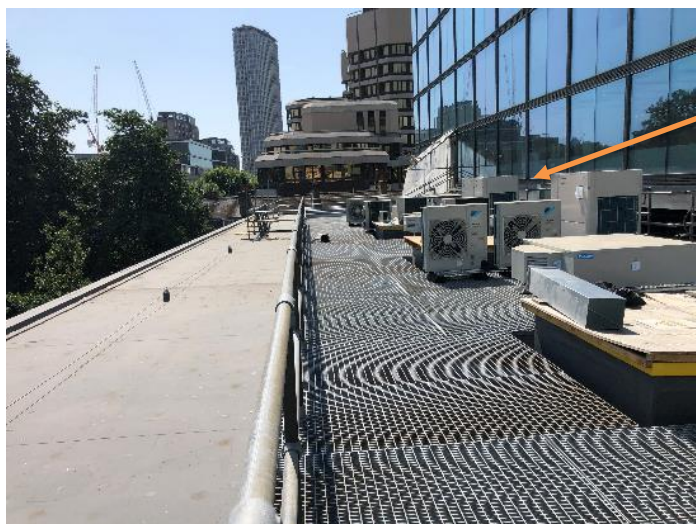


Proposed location
of Heat Recovery
Air Conditioning
units

Figure 2 – Aerial Site Photograph

3. DEVELOPMENT AMOUNT

The proposals involve the installation of two Heat Recovery Air Conditioning units at third floor flat roof level.



Proposed location of Heat Recovery Air Conditioning units

Photograph A: Proposed location of Heat Recovery Air Conditioning units

4. SITE LAYOUT

The proposals do not include for any alterations to the existing site layout. The existing layout of the site is to be retained, with continuity in terms of use, location and access.

5. DEVELOPMENT SCALE RELATIONSHIP

There are no plans to change the scale, or massing of the site. The proposal includes the installation of two Heat Recovery Air Conditioning units at flat roof level adjacent to a number of similar units that service the various occupants of the building.

6. LANDSCAPING

There is to be no alteration of the landscaping to the site, with the retention of the existing pedestrian and vehicular access routes.

7. DESIGN RATIONALE

The rationale for the proposal is based on replicating the existing roof mounted heating, ventilation, and air conditioning (HVAC). The proposed units are similar in size, dimension and position, resulting in minimal aesthetic and acoustic impact.

Operation times will be limited to the opening times of the retail branch, between 08:00 and 17:00 Monday to Friday, minimising the impact on neighbouring occupants.

8. PROFESSIONAL INVOLVEMENT

This document has been made with input from the following professional parties:

- Oswicks Architectural Services – Planning consultants

Due to the simplistic nature of the application no external community members, or professionals were consulted prior to the application. If the application was of a more substantial size, pre-consultation would have been sought.

9. PLANNING POLICIES ASSESSMENT

Relevant local and national government policies have been reviewed in relation to this application.

10. SITE ACCESS

The existing access to the building will not be altered. Pedestrian access is gained via the main entrance on Tottenham Court Road.

11. CONCLUSION

The existing layout of the site is to be retained, with continuity in terms of use, location and access. The proposals include for the installation of Heat Recovery Air Conditioning units at roof level to supply the entirety of the building.

The proposed units are similar in size, dimension and position, resulting in minimal aesthetic and acoustic impact.

12. BIBLIOGRAPHY

- Design and access statements guide, CABE, 2007
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

APPENDIX I – PHOTOGRAPHIC SCHEDULE



1. Front and side elevation



2. Existing plant to roof



3. Existing plant to roof



4. Existing plant to roof

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VERIFICATION
APPROVED FOR ISSUE:
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