

J1276 26 RED LION SQUARE

HTVIA APPENDIX A – MODEL VIEWS

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05/12/2024	1A	Draft	Internal review	KOS
10/12/2024	1B	Draft	Updated Model Views	KOS
10/12/2024	2	Final	For Application	KOS

J1276 26 Red Lion Square

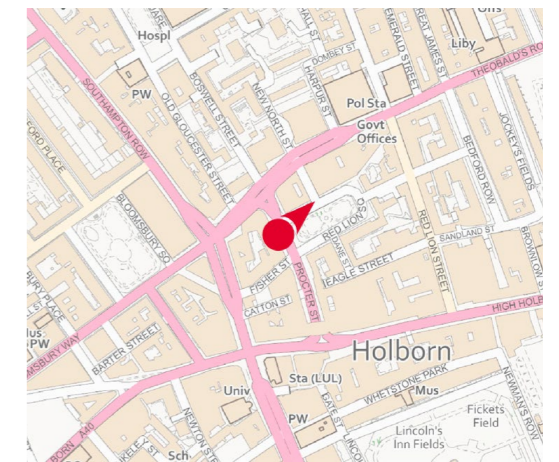
HTVIA Appendix A

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1. MODEL VIEWS

VIEW 08 – LAMB’S CONDUIT PASSAGE



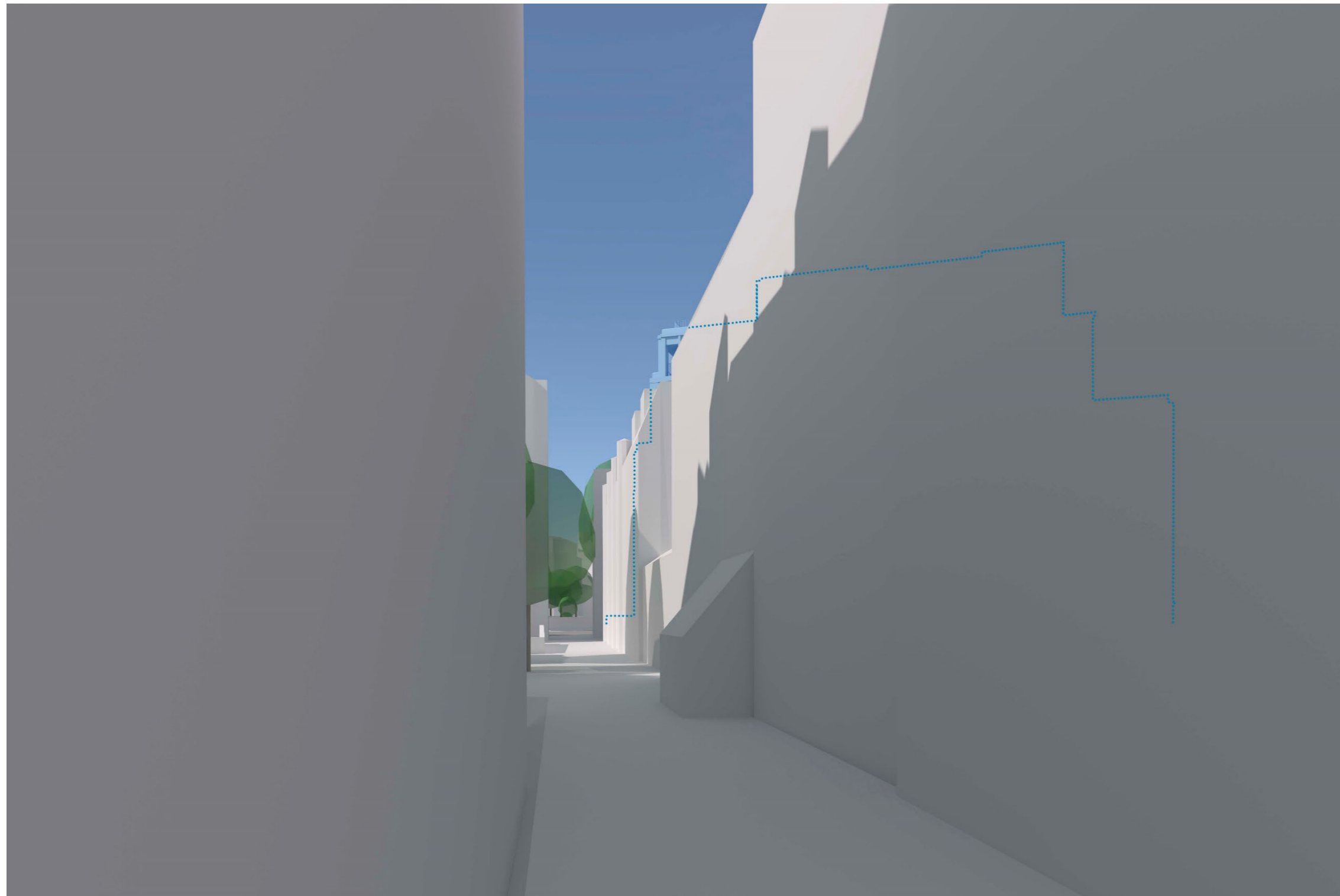
Key Plan NTS

Existing View

This view is taken on Lamb's Conduit Passage, one of the original diagonal passages radiating from Red Lion Square, within the boundaries of the Bloomsbury Conservation Area. The building at the end of the passage is Conway Hall, A Grade II listed building. The existing building appears above it.

Image © Miller Hare - 2024

VIEW 08 – LAMB’S CONDUIT PASSAGE

**Proposed View**

The proposals result in no change to the existing massing in this view. The additional storey of office accommodation is setback and can't be seen in this view. The proposed elevations, proposed to be re-fronted in brick with white highlights will respond better to the historic context. The impact on this view will be minor and beneficial.

Image © Miller Hare - 2024

VIEW 08 – LAMB’S CONDUIT PASSAGE



Cumulative

The approved scheme at Central St Martins & the Lethaby Building, will appear above the roof of Conway Hall.

Image © Miller Hare - 2024

VIEW 12 – BLOOMSBURY WAY



Image © Miller Hare - 2024



Key Plan NTS

Existing View

This view is taken along Bloomsbury Way and is within Bloomsbury Conservation area. The upper storey and plant room of the existing building is visible in the centre of the photograph.

VIEW 12 – BLOOMSBURY WAY

**Proposed View**

The proposals have been designed with the upper storey set back and the plant enclosure set back even further so that it is only partially visible. The result is a nominal change to the existing massing in this view. The proposed elevations, proposed to be re-fronted in brick with white highlights, with a greater vertical emphasis and will respond better to the historic context. The impact on this view will be minor and beneficial.

Image © Miller Hare - 2024

VIEW 12 – BLOOMSBURY WAY



Image © Miller Hare - 2024

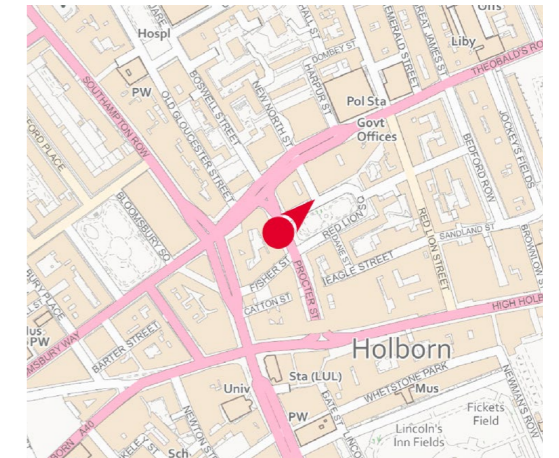
Cumulative

The approved scheme at Central St Martins & the Lethaby Building, will occupy a prominent position in this view. Once completed the development would obscure much of the plant room of the proposed development at no. 26 Red Lion Square.

VIEW 13 – BLOOMSBURY SQUARE



Image © Miller Hare - 2024



Key Plan NTS

Existing View

This view is taken along Bloomsbury Way and is within Bloomsbury Conservation area. Bloomsbury Square is included on the National Heritage List of Historic Parks and Gardens designated at Grade II. The buildings to the east and south of Bloomsbury Square are all listed at Grade II. The Central St Martins' Lethaby Building is listed at Grade II*. The upper storey and plant room of the existing building is visible in the centre of the baseline image, although partially obscured by the mature trees on Theobalds Road.

VIEW 13 – BLOOMSBURY SQUARE



Image © Miller Hare - 2024

Proposed View

The proposals have been designed with the upper storey set back and the plant enclosure set back even further so that it is only partially visible. The result is a nominal change to the existing massing in this view. The proposed elevations, proposed to be re-fronted in brick with stone highlights, with a greater vertical emphasis and will respond better to the historic context. The impact on this view will be minor and beneficial.

VIEW 13 – BLOOMSBURY SQUARE



Image © Miller Hare - 2024

Cumulative

The approved scheme at Central St Martins & the Lethaby Building, will occupy a prominent position in this view. Once completed the development would obscure much of the plant room of the proposed development at no. 26 Red Lion Square.

2. OMITTED VIEWS

VIEW 04 – MECKLENBURGH SQUARE



Figure 1. Baseline Photograph. (Miller Hare)

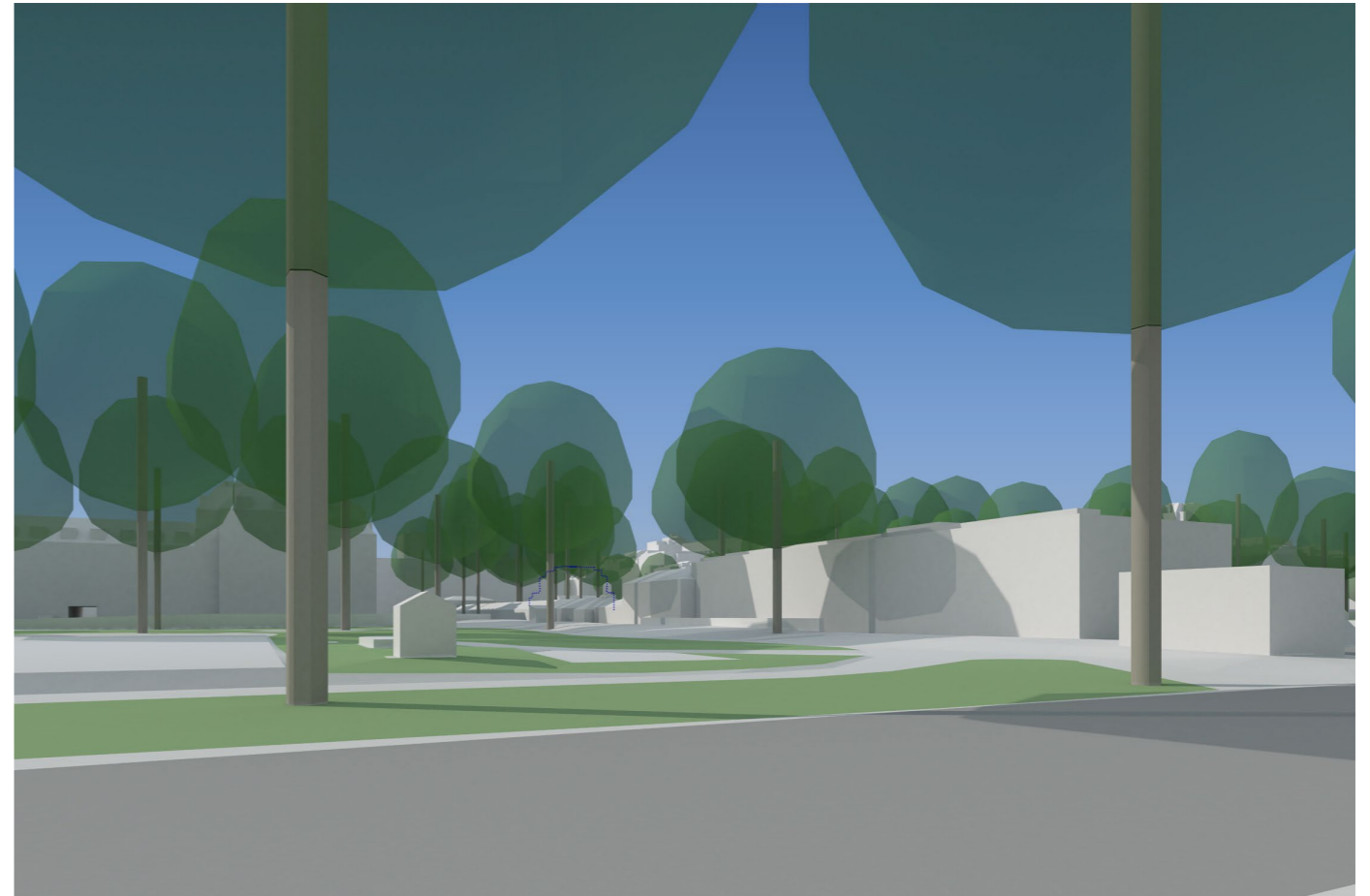


Figure 2. Cumulative View (Miller Hare)

Comment on selection:

This view is taken just north of Mecklenburgh Square which is included in the National Heritage List of Historic Parks and Gardens, designated at a grade II listed. The location is also within the boundaries of the Bloomsbury Conservation Area and several Grade II listed buildings are located on the southern edge of the square.

Summary Assessment:

The proposals located at the centre of the image are obscured by the hedges growing along the north side of the square as well as by several crowns of deciduous trees in the background. We would predict that the visibility of the proposals will be extremely limited, if visible at all, in winter. The impact on this view will be neutral.



Key Plan

VIEW 05 – THEOBALD’S ROAD, GRAY’S INN NORTH



Figure 3. Baseline Photograph. (Miller Hare)



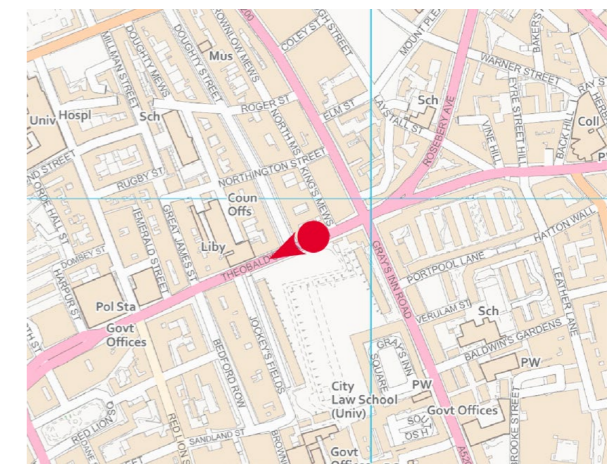
Figure 4. Cumulative View (Miller Hare)

Comment on selection:

This view is taken just north of Mecklenburgh Square which is included in the National Heritage List of Historic Parks and Gardens, designated at a grade II listed. The location is also within the boundaries of the Bloomsbury Conservation Area and several Grade II listed buildings are located on the southern edge of the square.

Summary Assessment:

The proposals located at the centre of the image are obscured by the hedges growing along the north side of the square as well as by several crowns of deciduous trees in the background. We would predict that the visibility of the proposals will be extremely limited, if visible at all, in winter. The impact on this view will be neutral.



Key Plan

VIEW 16 – QUEENS SQUARE GARDEN, NORTH



Figure 5. Baseline Photograph. (Miller Hare)



Figure 6. Cumulative View (Miller Hare)

Comment on selection:

This view is taken just north of Mecklenburgh Square which is included in the National Heritage List of Historic Parks and Gardens, designated at a grade II listed. The location is also within the boundaries of the Bloomsbury Conservation Area and several Grade II listed buildings are located on the southern edge of the square.

Summary Assessment:

The proposals located at the centre of the image are obscured by the hedges growing along the north side of the square as well as by several crowns of deciduous trees in the background. We would predict that the visibility of the proposals will be extremely limited, if visible at all, in winter. The impact on this view will be neutral.



Key Plan