

Design and Access Statement

Lytton Court, 14 Barter Street, WC1A 2AH

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1.0 Introduction

1.1 Rodić Davidson Architects

Studio & Approach

Rodić Davidson Architects is an award-winning architecture, design and interiors practice based in Bloomsbury, London. The firm specialises in designed restorations and context sensitive new builds, with a portfolio of built work throughout London.



1.0 Introduction

1.2 Project overview

This Statement should be read in conjunction with the enclosed drawings and supporting information from others, including:

- Existing & Proposed Drawings - Rodić Davidson Architects
- Planning Statement - Maddox
- Heritage Statement - AndHeritage
- Daylight and Sunlight Assesment - t16 design
- Energy & Sustainability Statement - The PES
- Fire strategy Statement - Studio Fahrenheit

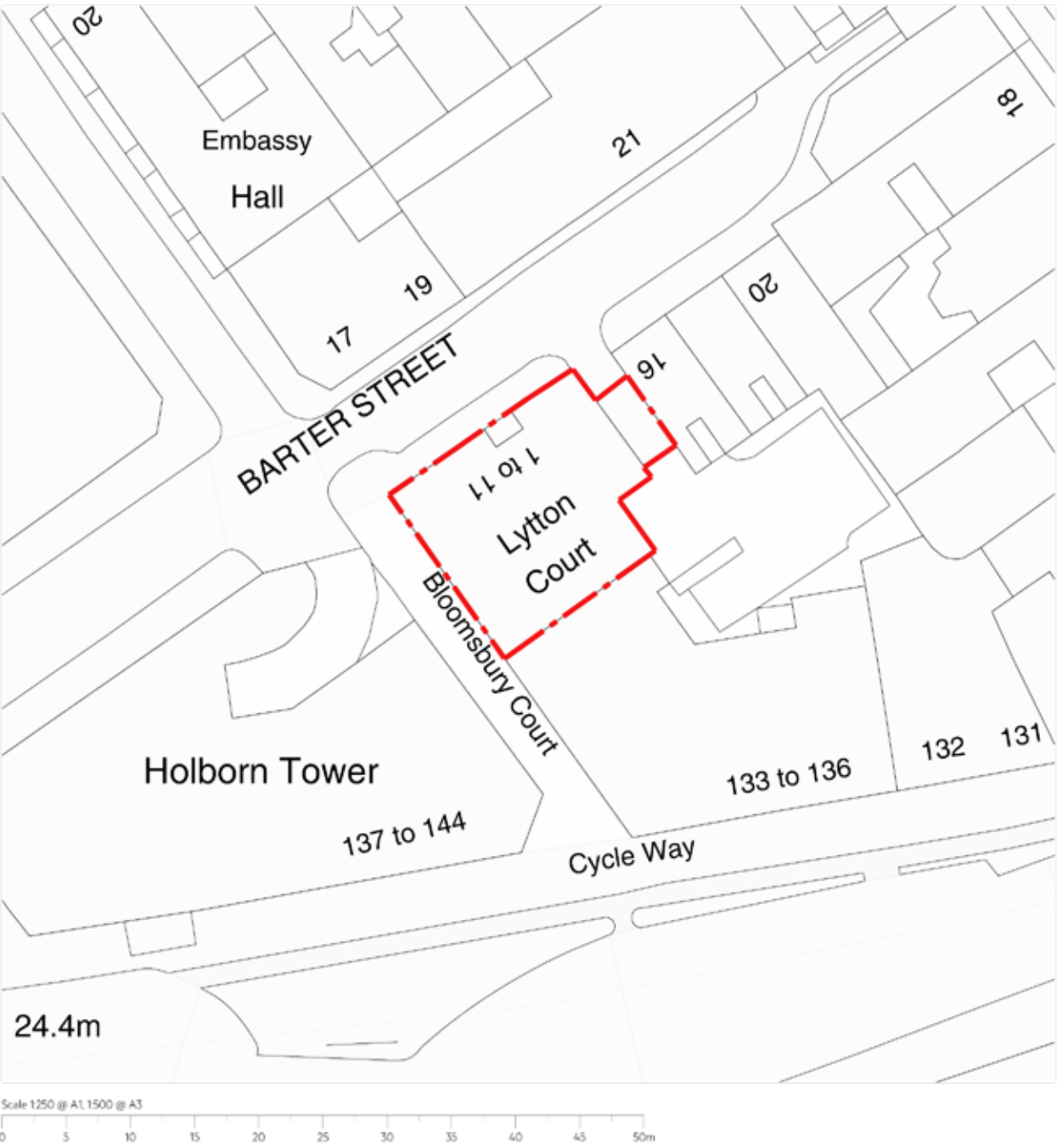
This application seeks Planning Permission for the construction of a two-storey upwards extension to the host building, Lytton Court. Lytton Court is an 11-unit residential building. The proposals add 3 additional self contained apartments and will result in 14 apartments in total. Two of the new apartments will have 2 bedrooms and one will have 3 bedrooms.

Lytton Court is not Listed. It lies within the Bloomsbury Conservation Area.

1.3 Team

The proposed scheme has been informed and developed with the involvement of a broad design and consultant team, including:

| | | |
|---|---|---|
| Architect Rodic Davidson Architects www.rodicdavidson.co.uk | Structural Engineer Structural Assembly www.structuralassembly.co.uk/ | SuDS consultant Flume Consulting Engineers www.flumeconsultants.com |
| Planning Consultant Maddox www.maddoxplanning.com | Sustainability Consultant The PES www.thepes.co.uk/ | Ecologist Ecology Partnership www.ecologypartnership.com |
| Heritage Consultant AndHeritage www.andheritage.co.uk | Verified Views & CGI Ocean CGI www.oceancgi.com/ | Specialist Transport Planning Consultant Velocity www.velocity-tp.com |
| Sunlight/Daylight Consultant t16 design www.t16design.com | Fire Consultant Studio Fahrenheit www.studio-fahrenheit.com | |



Boundary line shown for indicative purposes only

2.0 Site Analysis

2.1 Site location

Lytton Court, 14 Barter Street, is a purpose-built, four-storey-plus-basement, residential apartment building on the corner of Barter Street and Bloomsbury Court in the Bloomsbury Conservation Area.

Built in the early 1990s, the property comprises 11 residential units spread across four floors (Ground – 3rd Floor), with a basement that accommodates services and storage facilities.

The applicant owns the freehold of the property and wishes to extend upwards to create additional self-contained residential accommodation. The building adjoins to a terrace of Grade II listed buildings (16-20A Barter Street), and a six-storey office building along the southwest elevation (Hogarth House).

There is a Grade II listed building on the street opposite (21 Barter Street) and a Grade II* listed terrace (14-22 Southampton Place) of properties to the east of Lytton Court.

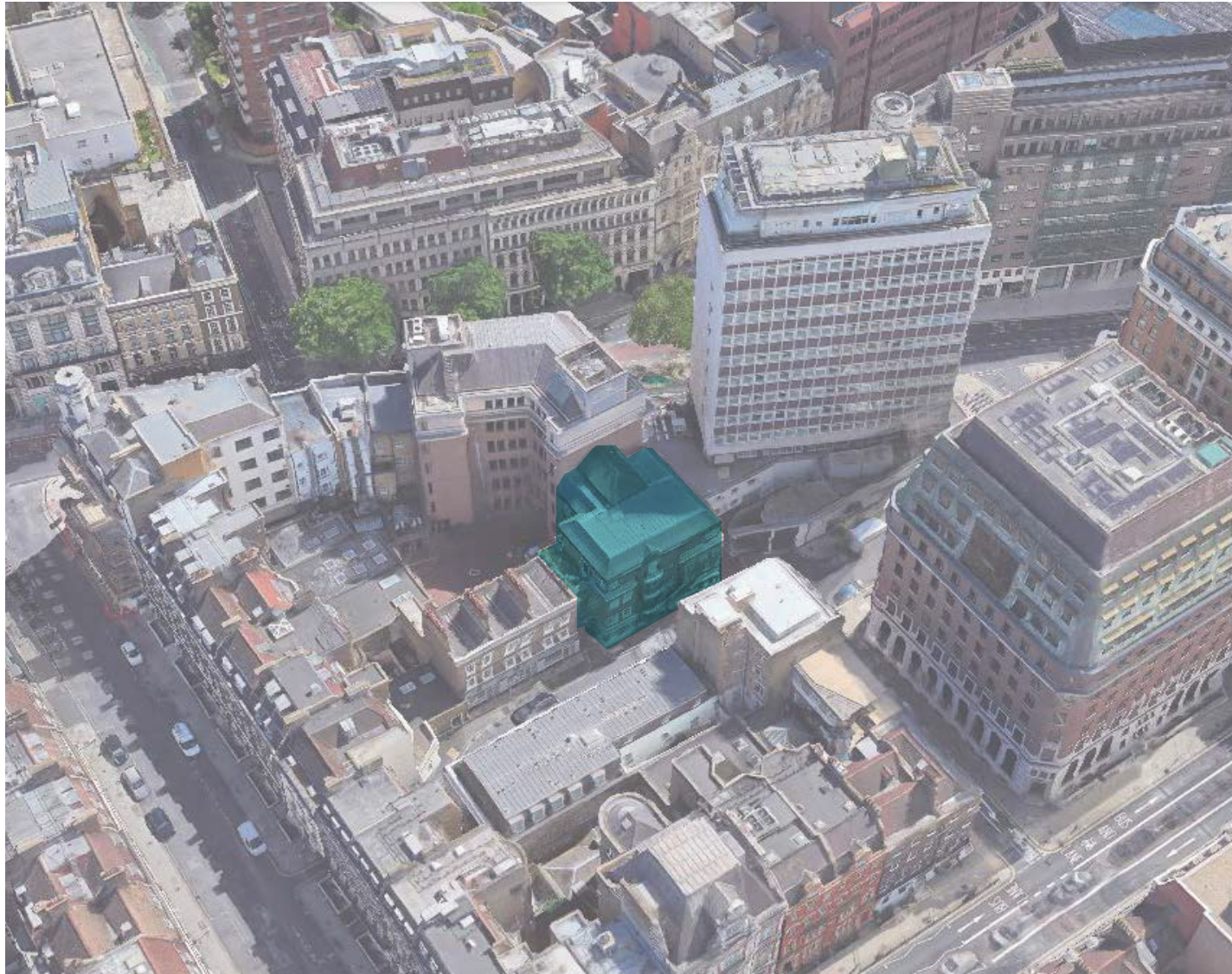
There are buildings of various ages in the vicinity, including many listed buildings and these are depicted in our site constraints diagram (see page 9)



2.0 Site Analysis

2.1 Site location

North Facing Aerial view (Google maps)
Front view of the property

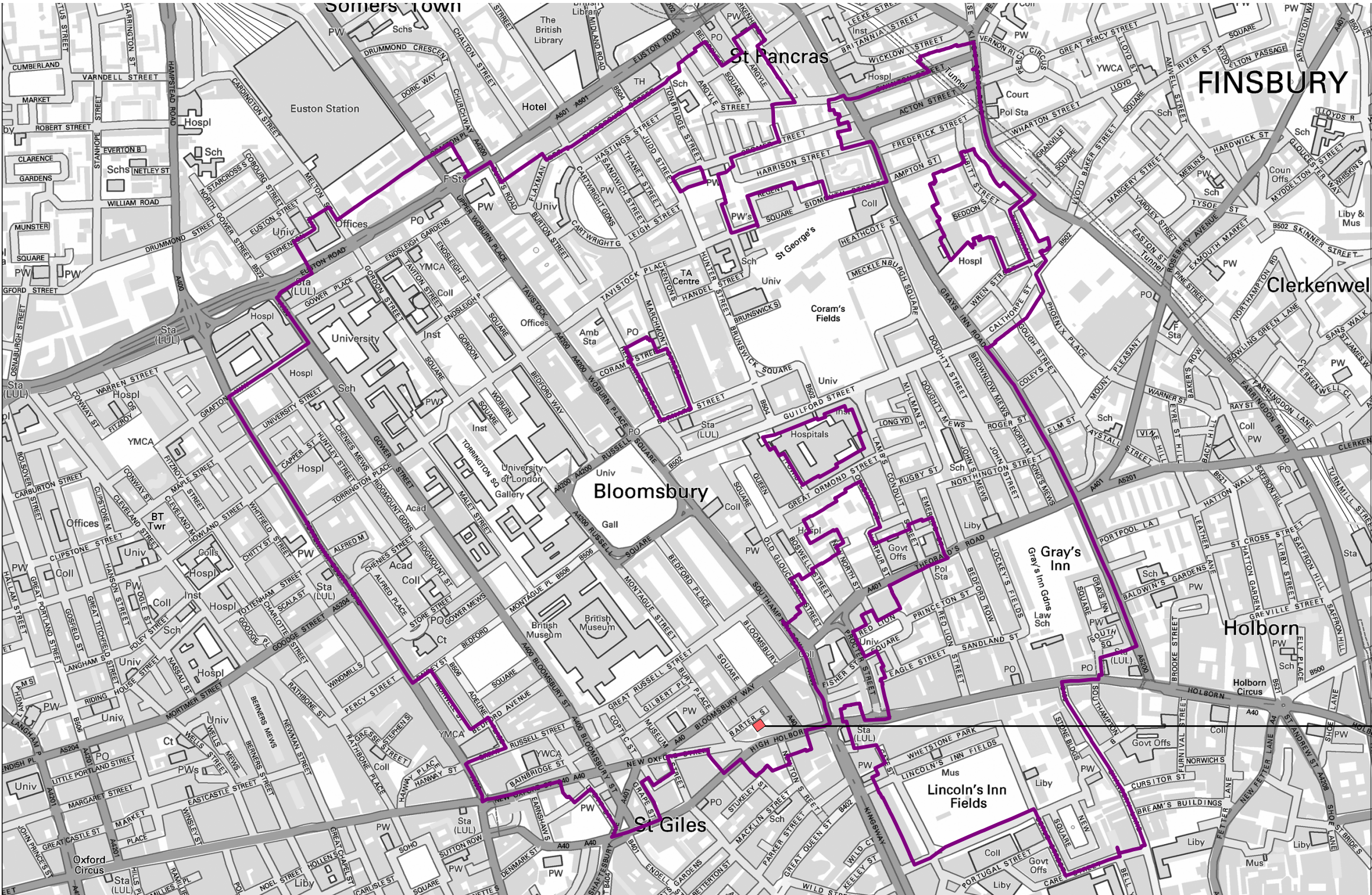


South Facing Aerial view (Google maps)
Side view of the property



2.0 Site Analysis

2.2 Setting



Lytton Court, 14 Barter St, WC1A 2AH

The site lies within the Bloomsbury Conservation Area indicated by purple boundary line

2.0 Site Analysis

2.2 Setting



East Courtyard / Lytton Court, 14 Barter St



High Holborn / South Street View



North East View / Lytton Court, 14 Barter St



West View / Lytton Court, 14 Barter St

Boundary line shown for indicative purposes only

2.0 Site Analysis

2.3 Surrounding buildings

- Lytton Court, 14 Barter St, WC1A 2AH.
- Listed Buildings in the immediate, surrounding context to 14 Lytton Court.
- Buildings not listed.
- Hatched areas denote adjoined properties to Lytton Court, 14 Barter St.



Holborn Tower, WC1V 6PL is an 11 storey office building that sits South West to Lytton Court, separated by Bloomsbury Court alleyway.



Sun path



21 Barter Street, WC1A 2ED.
Grade II Listed Residential Building.
Listing Reference: 1272266



16-20A Barter Street, WC1A 2AH.
Grade II Listed Buildings.
Listing Reference: 1272264



Hogarth House (LABS) - 6 storey office building adjoined to the south east of Lytton Court.



2.0 Site Analysis

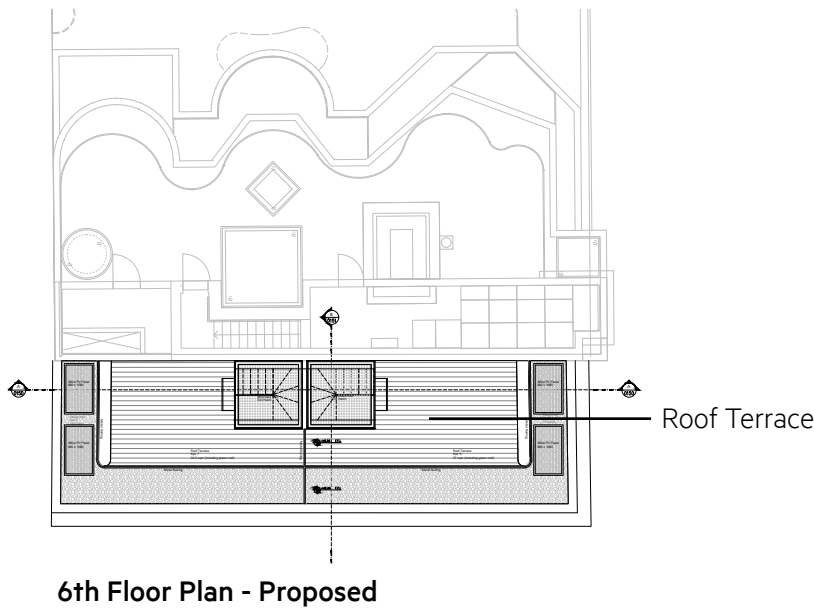
2.4 Local planning precedents (upwards roof additions)

Address - 18 Stukeley Street London WC2B 5LR.

Consented Scheme - Ref: 2021/5761/P

Date of Consent - 18/01/2023

Consented Proposal - Demolition of existing 4th floor extension and erection of new 2 storey extension to create 2 additional residential units (Class C3), with a roof terrace.



2.0 Site Analysis

2.4 Local planning precedents (upwards roof additions)

Address - 105 Judd Street, WC1H 9NE.

Consented Scheme - Ref: 2022/1817/P

Date of Consent - 10/05/2023

Consented Proposal - Erection of roof extensions at third, fourth and fifth floor level with rooftop plant in connection with the continued commercial use of the building (Class E) with associated external alterations to all elevations, public realm improvements; roof terraces at levels three, four and five, provision of cycle parking, waste/recycling storage and other services.



Consented CGI (Stiff & Trevillion / Native Land)



North Elevation - Existing



North Elevation - Proposed

2.0 Site Analysis

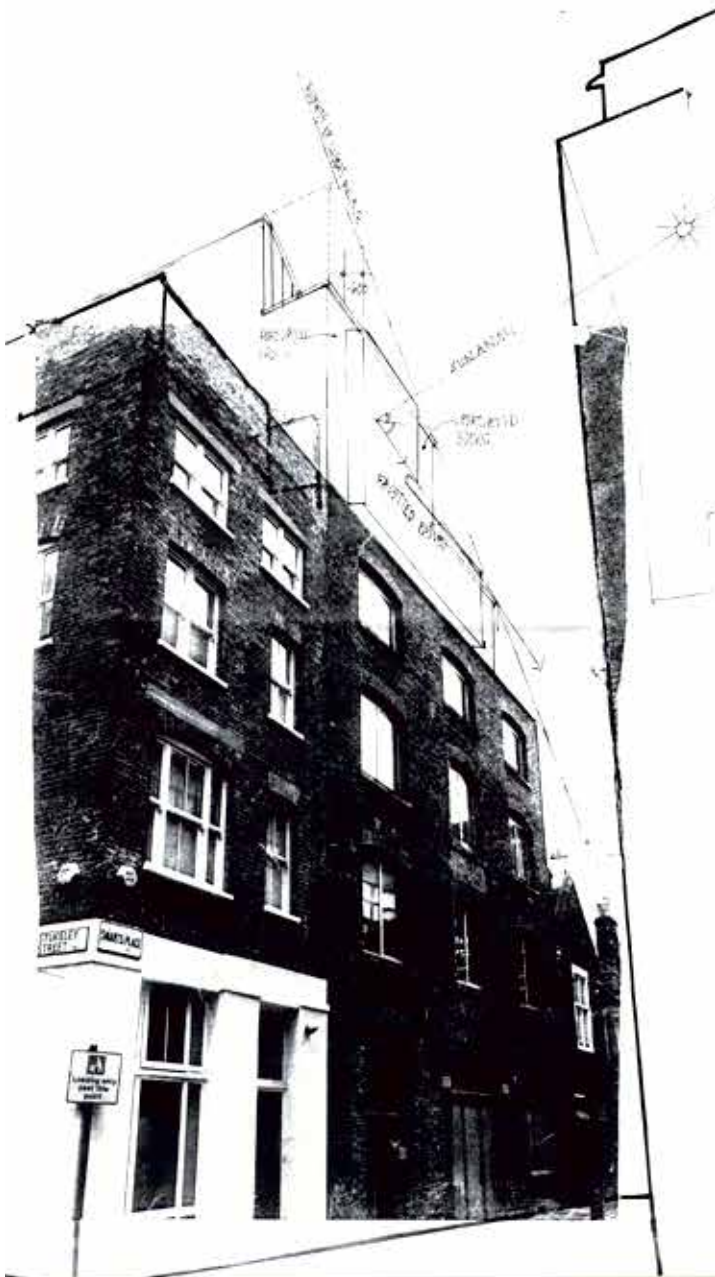
2.4 Local planning precedents (upwards roof additions)

Address - 8 Smart's Place, WC2B 5LW

Consented Scheme - Ref: 2016/0083/P

Date of Consent - 27/09/2016

Consented Proposal - Erection of 3- storey extension at roof level, formation of 1x (3bed) self-contained flat, including roof garden; installation of plant machinery as replacement for existing above four- storey office building.



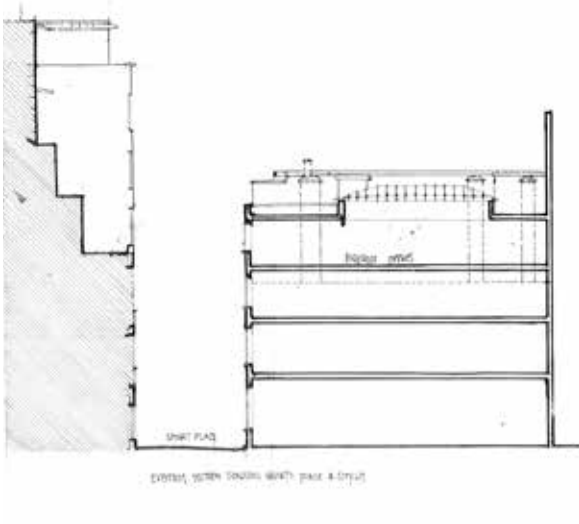
Consented Perspective Sketch (Peter Salter)



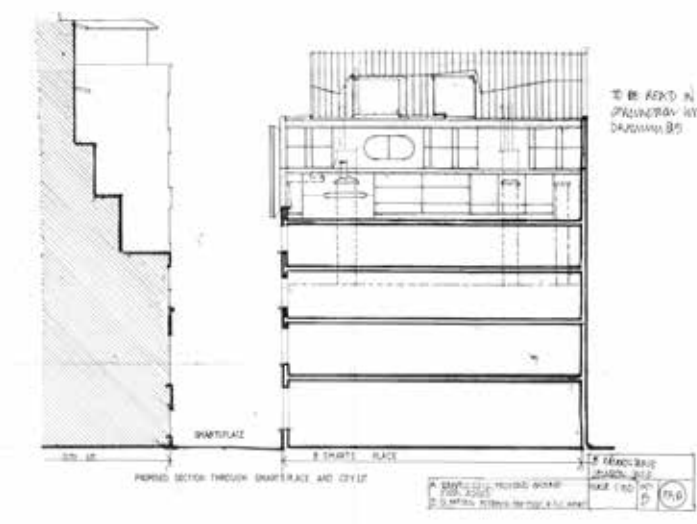
South West Elevation - Existing



South West Elevation - Proposed



Section Through Smarts Place - Existing



Section Through Smarts Place - Proposed

2.0 Site Analysis

2.4 Local planning precedents (upwards roof additions)

Address - St Matthews Lodge, 50 Oakley Square, NW1 1NB.

Consented Scheme - Ref: 2019/4012/P

Date of Consent - 15/12/2020

Consented Proposal - Erection of two storey roof extension at 5th floor level to provide 7 flats (1 x 3-bed, 5 x 2-bed and 1 x 1-bed) with roof terraces facing Crowndale Road and Oakley Square (Class C3), including erection of lift shaft (to the rear) and cycle store and alteration to waste store.



Elevation Onto Oakley Square - Existing



Elevation Onto Oakley Square - Proposed



Elevation Onto Crowndale Road - Existing



Elevation Onto Crowndale Road - Proposed

2.0 Site Analysis

2.5 Roof Typology Study



Lytton Court, 14 Barter Street, WC1A 2AH.

Many of the buildings that contribute to the character of the Bloomsbury Conservation Area have roof forms that include mansard, gambrel and vertical roof pitches.

North East Aerial View from Bloomsbury Square / Victoria House.



Lytton Court (Existing)



Mansard (1 & 2-Storey)



Gambrel (1 & 2-Storey)



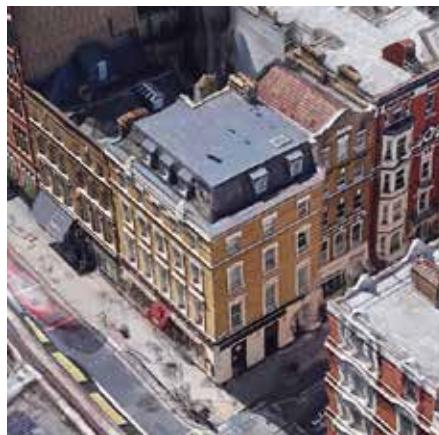
Vertical structure (1 & 2-Storey)

2.0 Site Analysis

2.5 Roof Typology Study - Mansard roofs ■



LABS House



32 Bloomsbury Way



39-41 Parker St, London WC2B 5PQ



15&21 Barter Street



1-21 Bloomsbury Way

□ Lytton Court, 14 Barter Street, WC1A 2AH.

2.0 Site Analysis

2.5 Roof Typology Study - Vertical facades



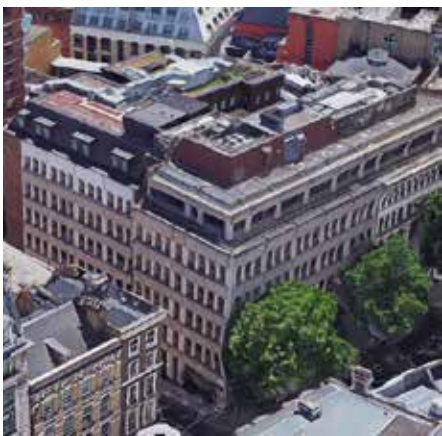
1 New Oxford Street (left)
Glazed roof structure



The Bloomsbury Building
Contemporary glazed "penthouse" style roof extension with a horizontal emphasis



9 Southampton Place
Stepped design - Contrasted materials



The Hoxton
Vertical roof structure



Holborn Tower
Vertical roof structure

Lytton Court, 14 Barter Street, WC1A 2AH.