

Delegated Report		Analysis sheet		Expiry Date:		07/12/2004	
		N/A / attached		Consultation Expiry Date:		19/11/2004	
Officer				Application Number(s)			
Gareth Wilson				2004/4245/P			
Application Address				Drawing Numbers			
26 Red Lion Square London WC1R 4HQ							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of new glazed entrance doors and new glass canopy over entrance to offices.							
Recommendation(s):		Grant Full Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site and press: No responses					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC: No response					

Site Description

A large multi-storey office building on the N. side Red Lion Square facing Red Lion Gardens. The building is modern and finished in red concrete and grey aluminium framed windows. The site is within the Bloomsbury Conservation Area.

Relevant History

1985 **Granted** for redevelopment of 26 Red Lion Square by the erection of a basement, ground and seven-storey building for office purposes; the use of the basement, ground and 3 upper storeys of 53, 55 & 57 Theobalds Road for restaurant, language school, six residential flats and ground and three-storey building to the rear for language school use.

Relevant policies

RE3, EN13, EN20, EN21, EN31
SPG

Assessment

Installation of a fully glazed entrance including two glazed entrance doors (effectively opening 950mm) either side of a new revolving door. Fully glazed panels at either side would replace grey painted metal doors and concrete flank walls that create the recess. Installation of new glass canopy over entrance.

The new entrance would be placed 0.9m further forward within the forecourt eliminating a small recess where the existing doors are located. This is in line with policy EN20 regarding Community Safety.

In terms of design and materials the existing door way is dominated by grey panels and framing. Whilst the new facade would retain some grey aluminium framing, the use of glazing would improve the appearance of the entrance area. It will also increase light penetration from outside and from within the entrance.

The new glazed canopy would be 2.8m above the ground and project 2.3m from the facade of the new entrance, but would not protrude beyond the outer face of the building. The design is modern and would not detract from the character of the building. It would be in keeping with the new entrance way.

The new entrance would comply with policy RE3 on Access for All. However, it is noted by the Access Officer that the glazing and entrance doors will require clear manifestations at two heights and the two passing doors will need to be clearly identified within the glass surround by the provision of a high contrast strip at the top and on both sides. The passing doors should require a force no greater than 20 Newtons to open. It is considered appropriate to advise the applicant via an informative.

Overall, the proposed is a modern design and is a welcome improvement to replace what could be considered as a utilitarian entrance with some undesirable fortress like qualities. The works are considered minor in nature when considered against the bulk of the main building and considered acceptable with no impact on the Conservation Area. The application is therefore recommended for approval.

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