

Delegated Report		Analysis sheet	Expiry Date:	06/11/2009
		N/A / attached	Consultation Expiry Date:	15/10/2009
Officer			Application Number(s)	
Aysegul Olcar-Chamberlin			1) 2009/3845/P & 2) 2009/3846/L	
Application Address			Drawing Numbers	
59 - 60 Russell Square London WC1B 4HP			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1) Installation of a lift to the front lightwell of number 60 Russell Square for disabled access from lower ground floor to upper floor levels of building. 2) Installation of a lift to the front lightwell of number 60 Russell Square for disabled access from lower ground floor to upper floor levels of building.				
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 18/09/2009 and 09/10/2009.</p> <p>No reply to date is received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>No reply to date is received.</p>					
Site Description						
<p>The application relates to a Grade II listed three - four storey terrace properties with basements, dating 1800-03 by James Burton. The properties were altered during c1898. The application properties form part of the Grade II listed terrace on the south east side of Russell Square in the Bloomsbury Conservation area.</p> <p>The site is in the Central London Area. The surrounding area has mixes of office, residential and educational uses.</p>						
Relevant History						
<p><u>Application property:</u></p> <p>2009/4286/L – A listed building consent application for the provision of additional toilet facilities including a disabled toilet to the lower ground floor redundant store room to the rear of 59/60 Russell Square was validated on 16/10/2009. No decision has been made yet. The statutory expiry date for this application is 11/12/2009.</p> <p>2009/1923/P – Planning application was validated on 02/06/2009 for the change of use of first, second, third and fourth floors from offices (Class B1) to either office (Class B1) or educational facility (Class D1). No decision has been made yet.</p> <p><u>Neighbouring properties:</u></p> <p>57-58 Russell Square – Both planning permission and listed building consent for installation of a disabled lift to front lightwell was granted on 26/10/2005 (2005/3523/P and 2005/3524/L).</p>						

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1C – Access for all

SD6- Amenity of Occupiers and Neighbours

B1 – General design principles

B3 – Alterations and extensions

B6 - Listed Buildings

B7 - Conservation Areas

T3 – Pedestrians and cycling

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposal

It is proposed to install a lift within the front lightwell of 60 Russell Square in order to provide wheelchair access into the building from the lower ground level, where it will then be possible to access an existing lift in the building up to upper floor levels.

Design and Impact on Listed Building

The current access to the building is via a bridge link and steps up to the ground floor from pavement level, as is typical of properties of this date.

The proposed lift will constitute an enclosed platform (1.5m by 0.9m), with metal framed glazed side panels. It will be positioned discretely and accessed from pavement level via a new gate in the wrought iron railings at the front, with new hinges and ironmongery to match the existing in materials and finish. Although a 1.1m wide section of the front railings will be removed and altered to accommodate the new gate, the detailing and size of the new gate will mirror the existing pedestrian gate in the front railings (leading to the staircase in the front lightwell).

The principle of this type of proposal has been established in similar properties of this kind elsewhere in Bloomsbury, and is considered to represent a suitable form of access which has minimal impact on the special interest of the building in terms of appearance and historic fabric. The design, positioning and access arrangements to the proposed lift would be similar to the platform lift that has been recently installed to the front lightwell of 57-58 Russell Square.

The associated internal alterations will be limited to a slight widening of an existing doorway (approximately 50mm) which is apposite the existing lift shaft in the lower ground level. That will not have a significant effect on the historic interest of the building at this level.

The proposal is considered to be acceptable in design terms as the modifications to the wrought iron fencing would be sensitive and the detailing and appearance of the new gate would still retain the character of the original ironwork. However an informative to ensure the lift is stored in the low position when not in use is recommended in order to minimise the impact on the appearance of the building and maintain consistency on the appearance of the rest terrace on the street scenery.

Access

The existing access to the front of the building will remain the same. Although the lift inside the building provides level access throughout the all floor levels there is no level access to the building from the street level. The access to the main entrance on ground floor level is via the steps (between the railings) at the front. The access to the lower ground floor level is through the staircase in the front lightwell.

A new gate in the front railings would be installed to provide access to the proposed lift. The proposed lift will provide access from the street level to the lower ground floor level of the building for wheelchair

users. The proposal is considered to improve the accessibility of the existing building and would comply with policy SD1C.

Amenity

The proposal is not considered to raise any significant amenity issues in terms of loss of daylight, sunlight, outlook or privacy to the adjoining properties. The proposed lift would have a scissor mechanism which would be nearly silent during operation. Thus, the proposal in accordance with policy SD6.

Transport Conditions

The proposal would not be likely to adversely impact the free flow of pedestrians on the pavement due to the fact that that section of the pavement is quite wide and the new gate in the front railings would be opened inwards (towards the front lightwell).

Recommendation: The proposal would not harm the amenities of the neighbouring properties, existing transport conditions and historic interest of the listed building. Furthermore, subject to safeguarding conditions the proposal would have a minimal impact on the appearance of the building and the street scenery. Therefore, conditional planning permission should be granted.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613