

22 Drury Lane

WC2B 5RH



Design & Access Proposals

Planning Application Submission

Hinge ASSOCIATES

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Introduction

This document is submitted in support of our Full Planning and Conservation Area Consent Applications for the proposed refurbishment and extension of the existing building at 22 Drury Lane, WC2B 5RH. The building is located within the Seven Dials Conservation Area.

Our client, Ozone Investment Holdings Limited, has recently acquired the property. They propose to undertake substantial refurbishment, including extension at roof level, of the existing building in order to optimise its commercial potential and asset value. Our client's intention is to hold the property as a long term rental investment.

The existing building comprises restaurant use (A3) on the lower ground & ground floors, with residential use (C3) on all upper floors.

The application is for retention of the existing uses – but proposes a reconfigured internal layout and extension at roof level to optimise the use of the site.

This document is divided into the following sections:

Introduction

Site Description & Heritage

Development Proposals & Design

Approach

Conclusion

Site Description & Heritage

Location & Neighbours

22 Drury Lane is located on South West side of Drury Lane, close to the intersection with Betterton Street, and is within the Covent Garden Seven Dials Conservation Area. Opposite the property is the New London Theatre, whilst adjacent is the Sun Public House, occupying the corner site with Betterton Street.

There is no direct access to the rear of the building, it being land locked by adjacent properties.

The building at ground level extends to the boundaries on all sides. At first floor there is a flat roofed area which allows light to both it and its immediate neighbours.



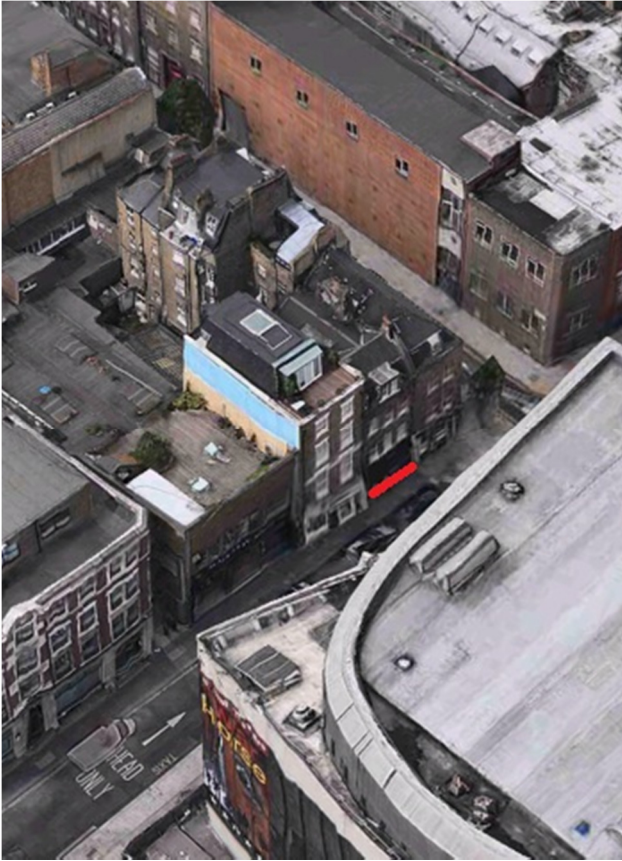
Street view of 22 Drury Lane from the North



Location map



Aerial view from North



26 to 21 (left to right) Drury Lane – New London Theatre roof

Extensive rebuilding in the area over many years has resulted in the striking mixture of planning uses and sizes of buildings that comprises modern Covent Garden. The streets are peppered with both large and low level infill, of varying scale and design.

Within the context of their location on the edge of the Conservation Area, various adjacent properties to 22 Drury Lane have acquired recent roof level extensions.

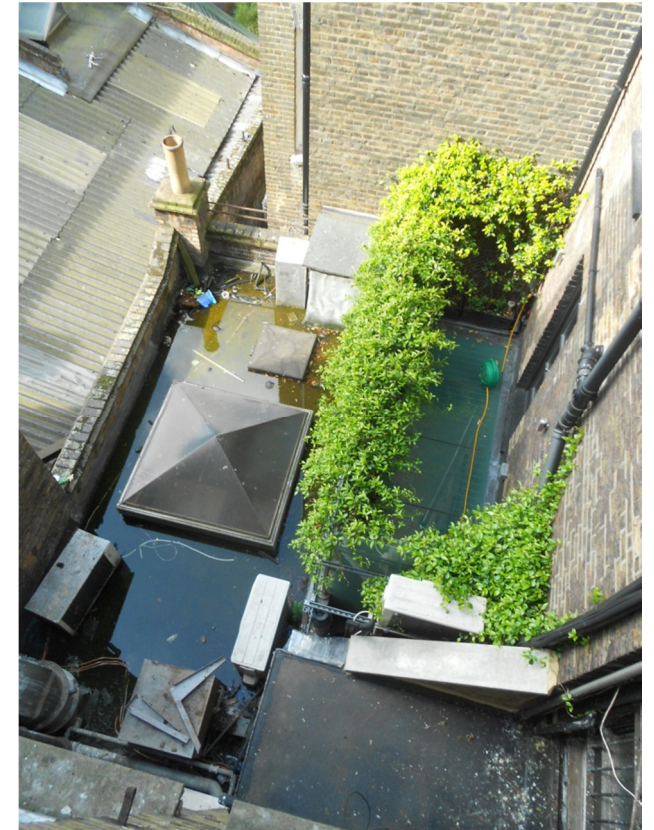


New rooftop extension to 1 Betterton Street from the road.



New rooftop extension to 1 Betterton Street from the rear.

Number 1 Betterton Street has benefited from a Mansard extension, with rear terraces both at roof level and at first floor.



Rear view of number 22 Drury Lane and 1 Betterton Street showing the latter's screened roof terrace at first floor level.

23 Drury Lane has also been extended at roof level, and includes a rooftop terrace at the front.



23 Drury Lane at roof level showing terrace and extension.



23 Drury Lane at roof level, showing existing extract.



Obscured glazed windows to the new stair to number 23, which had been shown bricked up on Planning Approval.

The parapet wall to number 23 is approximately 2.3m above the lower roof / gutter level of number 22 Drury Lane, affording comfortable scope to extend upwards.



View of roof extension to 23 Drury Lane from below at the rear.



Gable to 22 and roof extension to 23 Drury Lane from pub roof.