

25-26 Red Lion Street, London WC1R 4PS

Design and Access Statement
Revision B

Prepared for Castle Lane Securities Limited
by Inglis Badrashi Loddo
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Inglis badrashi loddo
11 Wells Mews
London W1T 3HD
t +44 (020) 7580 8808
f +44 (020) 7636 9951
e postroom@ibla.co.uk

ibla

1.0 Introduction and Aims

The following Design and Access Statement has been issued by Inglis Badrashi Ltd, 11 Wells Mews, London, W1T 3HD (Tel 020 7580 8808). It has been prepared in support of a planning application for the alteration and extension of 25-26 Red Lion Street, London WC1R 4PS. The alterations comprise the reconfiguration of the existing fourth floor and additions to the 5th floor to provide an additional 1 no. 2 bedroom flat.

This statement demonstrates that our proposal does not conflict with planning policies, and describes how the design will be a positive contribution to the area.

This statement, in support of our planning application, was prepared on the basis of the Commission for Architecture and Built Environment's (CABE) guidelines for the formal requirements of high quality design and access (CABE, 2006. Design and Access Statements).

2.0 Site Analysis

The Surrounding Area

The site is within the Bloomsbury Conservation Area, Sub Area 11. The grain, plot size, use, character and appearance of the nearby buildings vary greatly. The terrace of buildings that includes 25 and 26 Red Lion Street dates in part from 19th Century, though several 20th Century buildings have produced a varied scale and grain. Buildings range in height from 5 to 7 storeys (plus basement). They generally have commercial use at ground floor with residential above.

The Site

The Bloomsbury Conservation Area Character Appraisal identifies Nos. 25 and 26 as "positive buildings". They are 5 storeys plus basement. They currently have a restaurant and bar at basement and ground floor level with flats above. They have traditional shop fronts, stock brick facades with red brick bands and window heads, and sliding sash windows with restrained traditional detailing. The building is entered to the west, directly off Red Lion Street.

The buildings do not appear to have been substantially extended previously, unless they were effectively rebuilt in Victorian times. The brickwork and detailing the rear façade for instance is consistent all the way up and therefore the existing 4th floor is original or at least Victorian and contemporaneous with the rest of the rear façade. The same applies to the front roof slopes, party walls and chimney stacks. The presumed original double pitch valley roof has, however, been substantially changed to the rear with the replacement of the presumed rear pitch with a flat roof and later 5th floor roof extension over no. 25.

The quality of the flat roof and 5th floor extension are poor quality and in need of substantial repair and refurbishment.

The detailing, façade heights and ridge heights of the buildings clearly differentiate them from both each other and buildings either side. This was therefore originally a grouping of buildings rather than constructed as a terrace.

Planning Policies

DP5 - Homes of Different Sizes: The proposed development maintains an appropriate mix of large and small units.

DP18 - Parking standards and limiting the availability of car parking states that The Council expects development to be car free in the Central London Area. The proposed additional flats will be car free and the site is within a Controlled Parking Zone.

DP24 – Securing high quality design: The character, setting, context, form and scale of the existing building and its neighbouring buildings have been carefully considered in the design of the proposed development. Quality materials and finishes will be specified throughout.

3.0 Involvement

The scale of the application is such that wider consultation was not deemed necessary beyond consulting the councils design standards for this type of development.

4.0 The Design Proposal

The Design Proposal

A previous proposal for a roof extension to create no.2 additional flats along with a roof extension (Ref: 2013/3640/P) was refused on 9 January 2014 the following grounds:

1. The proposed development, by reason of its form, bulk and terminating height would result in harm to the character and appearance of the host building, the terrace of which it forms part and of this part of the Bloomsbury conservation area.
2. The proposed development, by reason of inadequate floorspace would result in sub-standard residential accommodation.
3. Absence of a car free agreement
4. Absence of a legal agreement to secure a Construction Management Plan.

The proposed design has therefore been amended to address these issues.

Reason for refusal (1) had been addressed by retaining the line of the existing ridge along with the existing party walls and chimney stacks to both buildings.

The roof extension is now canted back to prevent any views of the new roof plane from the street while retaining the original plane of the roof. This is evidenced by the Photographic Survey and CGI Comparison of existing and proposed schemes submitted as part of this application.

Additionally this evidence clearly shows that the proposed roof extension is invisible from almost everywhere in the public realm and, in the small area of street where is it visible at all, it is an insignificant change that will have no impact on the character of the Conservation Area.

The profile of the roof extension to the rear has been changed to a mansard roof with traditional lead clad dormers and timber sash windows. This an appropriate solution that is traditional within the conservation area and further reduces any visual impact to the rear.

Reason for refusal (2) has been addressed by reducing the number of flats to 1 2-bedroom 75sqm flat. The floor area of this flat exceeds the minimum flat size for a 2 bedroom flat.

Reasons (3) and (4) can be addressed by way of a Section 106 agreement that our client is happy to enter into.

The Use

The proposed use is residential (C3).

The Amount

The proposals provide an additional 65m² of residential internal floorspace.

The Layout

The proposals add additional accommodation to the 5th floor of the existing building. The existing staircase to the south of the site is extended to reach a landing that serves 1 new 2 bedroom flat.

The Scale

The proposals add accommodation to the fifth floor, but the existing roof pitch screens the roof extension, which is set to the rear of the existing building. The scale of the building from the street is therefore unchanged.

Landscaping

No new landscaping is proposed.

The Appearance

The appearance of the addition will be in keeping with the form and materials of the existing building.

5.0 Accessibility

Vehicular and transport links

The property is extremely well served by public transport. The site is approximately 300 metres from Holborn tube station. The development is within a Controlled Parking Zone. The site has a PTAL rating of 6b.

Inclusive Access

The existing situation will not be altered by the proposed development. Lifetime Homes criteria have been achieved where the restrictions of the existing site and buildings permit.

Refuse and recycling

Currently, there is a kerbside rubbish collection every working day and a kerbside recycling collection every Monday.

It is proposed to maintain the existing arrangement. As waste from the proposed flat will be collected daily, provision of a small internal waste storage space for each flat will be adequate. This has been

incorporated into the proposed scheme. Residents will transfer the rubbish and recycling to the street for collection.

6.0 Lifetime Homes Statement

The following section outlines how the proposed scheme satisfies the Lifetime Homes criteria.

Criterion 1 – Parking (width or widening capability): N/A

Criterion 2 – Approach to dwelling (from parking spaces): N/A

Criterion 3 – Approach to all entrances: N/A (existing approach to building entrance is unaltered)

Criterion 4 – Entrances: The entrance door to the flat will be illuminated, will have level access over the threshold and have a clear opening width greater than 800mm. They also have internal nibs of at least 300mm.

Criterion 5 – Communal stairs and lifts: The existing communal staircase up to 3rd floor level is unaltered. The new staircase between 3rd and 4th floor levels, which gives access to the proposed 4th floor flat, complies fully with Criterion 5a.

Criterion 6 – Internal doorways and hallways: Corridors within the proposed flat are at least 900mm wide. All internal doorways will have a minimum clear opening of 750mm when approached head on, or 900mm when approached at right angles to a corridor.

Criterion 7 - Circulation space: Clear circulation space is provided in each proposed flat. A compliant wheelchair turning oval is dotted on the proposed plans in the Kitchen/Living area of each flat.

Criterion 8 – Entrance level living space: The entrance level to the proposed flat is on the 4th floor and all rooms are on this level.

Criterion 9 – Potential for entrance level bed-space: The entrance level to the proposed flats is the 4th floor and all rooms are on this level.

Criterion 10 – Entrance level WC and shower drainage: The entrance level to the proposed flats is the 4th floor and all rooms are on this level.

Criterion 11 – WC and bathroom walls: Bathroom and WC walls in the proposed flat will be capable of fixing and support for adaptations such as grab rails.

Criterion 12 – Stairs and potential through-floor lifts in dwellings: The entrance level to the proposed flat is on the 4th floor and all rooms are on this level. There are no internal stairs.

Criterion 13 – Potential for fitting hoists and bedroom/bathroom relationship: The structure above the main bedroom and bathroom will be capable of supporting ceiling hoists and reasonable routes have been provided between bedrooms and bathrooms.

Criterion 14 – Bathrooms: An accessible bathroom has been provided in each of the proposed flats which is in full compliance with the requirements set out in Criterion 14.

Criterion 15 – Glazing and window handle heights: Windows in the proposed flat are positioned such that people can see out when seated and have an approach route at least 750mm wide. Handles and controls to opening lights will be positioned no higher than 1200mm from the floor.

Criterion 16 – Location of service controls: All service controls will be within a height band of 450mm to 1200mm and will be at least 300mm away from any internal room corner.

7.0 Conclusion

The proposal is to create a high quality flat and maximise the use of the existing building. There will be little external impact to the existing building or the street scene and no impact on the amenity of neighbours.