

Application for Planning & Listed Building Consent

Site:
2-6 Southampton Row
London

Applicant:
Triangle

November 2015

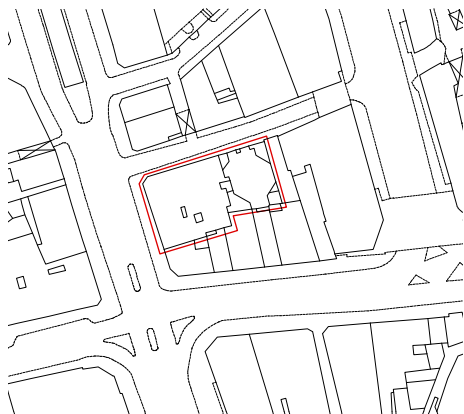


Figure 2: Site outlined in red (nts)



Figure 1: Proposed North West corner elevation of site



Figure 3: Site outlined in red

1.0 Proposal:

New canopies to signal the entry points to the building, accent lighting and signage.

The proposal is limited to the single entrance on Southampton Row and two secondary entrances on Catton Street. The proposal is an amendment to the currently approved fabric awnings above each opening on both streets.

2.0 Site:

The site is currently subject to a lengthy construction programme.

3.0 Description of building:

The building is a collection of built forms principally comprised of the Baptist Chapel on Catton Street and the former commercial building on the corner of Southampton Row. The Catton Street elevation is articulated into three main components, the Portland stone classical-styled commercial building, the red brick flank and the red brick and stone quoins of the campanile and octagonal chapel building.

4.0 Description of the Proposed Works:

This application is a revision to the design of currently approved fabric awnings over the ground floor openings facing onto both street elevations. The amended design is for frosted glass canopies with patinated bronze fascia and associated decorative lighting. The revised proposal affects only three openings. The remaining openings will not deviate from the currently approved design.

The works currently underway are described in the existing consents as follows:

Alterations in connection with the reduction in hotel room numbers and alterations to design of chapel, ground floor entrance, hotel bedrooms, circulation and lifts, and internal fixtures, fittings and servicing, as an amendment to listed building consent 2007/5206/L dated 10/04/2008 for external and internal alterations including conversion of the former Baptist Church Headquarters to create 84 bedroom hotel [Class C1].

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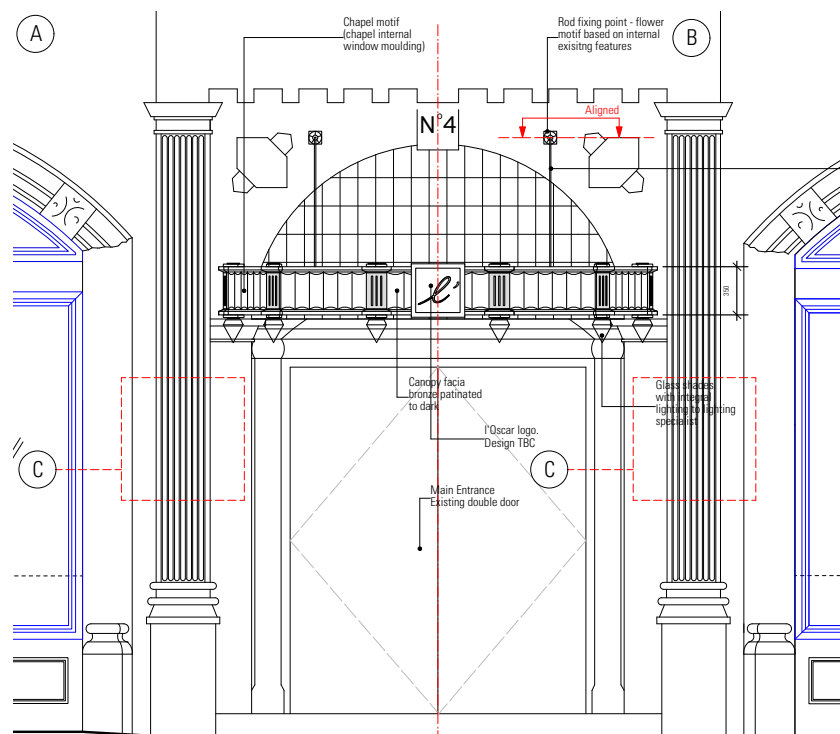


Figure 4: Design intent for External Canopy Main Entrance Southampton Row (nts)

5.0 Design and Access Statement

The design approach is to signal the entrances to the building at street level. The consistent materials and detailing provide a sense of identity to the hotel and restaurant with the scale and size of each canopy reflecting the hierarchy of entrances.

The largest canopy is positioned on Southampton Row with the smaller two on Catton Street.

The VIP entrance on Catton Street is also level access into the building which complies with accessibility requirements of Part M of the Building Regulations.

5.1 Use:

The change of use to restaurant has been approved in the planning and listed building consents, 2012/5591/L & 2007/5204/P. This application will not adjust the proposed use for the building.

5.2 Amount:

The main canopy on Southampton Row is 1.0sqm and does not touch the ground. It sits 2.9 metres above pavement level and does not impede normal pedestrian movement.

The VIP entrance on Catton Street is a less frequently used entrance and sits slightly lower to the ground to effect a hierarchy of thresholds into the building. It is 0.8sqm and sits 2.35m above the pavement level, giving it a more intimate scale, often desired by VIP guests. It is also the level access from the street that is Part M compliant.

The restaurant entrance on Catton Street is 0.45sqm and sits 3.35m above pavement level.

5.3 Layout:

The layout does not differ from the three approved awnings. The revised canopy design integrates guttering and downpipes to manage rain water away from the building fabric.

5.4 Scale:

The scale is considered appropriate to the existing building and its ground floor level. The canopies are intended to signal points of entry, but do not dominate the composition of the building façade.

The widths of the proposed canopies are contained within the original apertures.

5.5 Landscape:

No change is proposed to the existing or approved ground treatments.

5.6 Appearance:

The proposal includes frosted glass canopies and lanterns which will be lit at an ambient low level adding warmth to the streetscape but not distracting pedestrian movement.

The name of the restaurant and its logo is currently shown indicatively. The final restaurant signage will be subject to an application for advertising consent following approval of planning and listed building consent.



Figure 5: Existing Main Entrance Southampton Row



Figure 6: Proposed ambient low level wall lanterns

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Figure 7: Existing VIP Entrance Catton Street outlined in red

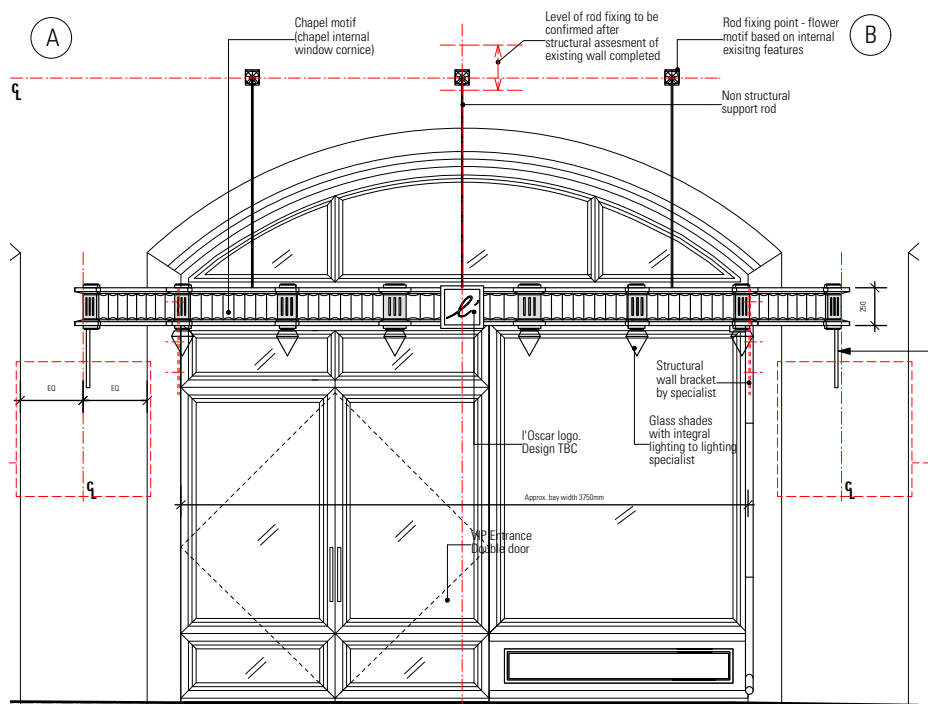


Figure 8: Design Intent for Entrance Canopy VIP Entrance, Catton Street (nts)

6.0 Recent Planning History:

The building is currently being renovated and restored under planning and LBC consents 2012/5591/L & 2007/5204/P.

A series of condition discharges have been approved and this application constitutes a new LBC application and a new planning application. (Patkins to confirm)

6.1 Relevant Planning History

The current works are being carried out under the permission granted by consents 2012/5591/L & 2007/5204/P.

A non-material amendment and various matters reserved by condition have also served to control the management of the building works.

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7.0 Historic environment policies

The NPPF was adopted in March 2012 and sets out high level policies for managing heritage assets including listed buildings and conservation areas.

The following summary of paragraphs describes the relevant considerations when proposing changes to a historic place.

Para 128 requires the applicant to provide an assessment of significance of the building or area affected, proportionate to its heritage status.

Para 129 requires the local planning authority to consider the assessment of significance in regards to the proposals and their effect on the heritage asset.

Para 130 states that deteriorated condition does not affect heritage significance.

Para 131 describes further issues for consideration including suitability of uses to secure the future of a place, the contribution of the asset to the community and the potential for the asset to inform the character and distinctiveness :

“-the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.”

Para 132 - 136 outlines the requirements for supporting harm and loss to an heritage asset, with an evidence base that can balance the benefits for public good.

Para 137 requires Local Authorities to look for new opportunities to enhance or reveal the significance of Conservation Areas.

7.1 Heritage Status

The building is a Grade II* listed building and is located in the Kingsway Conservation area, administered by Camden Council.

The building remains on the “Heritage at Risk” register currently administered by Historic England. It is described as: “Priority F - Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.”

7.2 Heritage Significance

The approved heritage assessment identifies the external elevations of the building as being of high significance.



Figure 9: Existing Restaurant Entrance Catton Street outlined in red

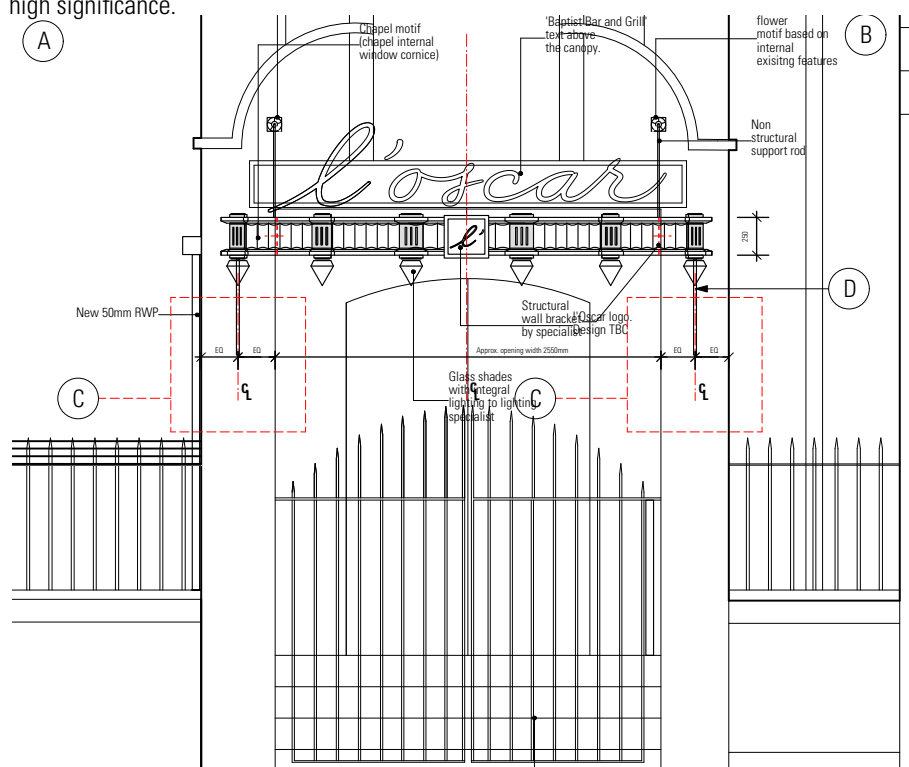


Figure 10: Design Intent for Entrance Canopy Restaurant Entrance, Catton Street. Signage text is shown indicatively and will be subject to an advertising consent application following planning and LBC approvals.(nts)

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Figure 11: Architrave fluted moulding - first floor chapel window



Figure 12: Flower motif - first floor chapel window cornice

8.0 Heritage Impact Statement

The subject building is a prominent structure on a corner site located on a busy, central London road.

The proposed canopies are new additions to the historic building and are an appropriate reflection of the adaptive reuse to restaurant and hotel.

The building was originally shop fronts at ground level with small divisions and fabric awnings. The approved amalgamation of the interior spaces and their relationship to the streetscape has shifted how the building is occupied at this level. The adaptation of the building to restaurant and hotel use has been approved via LBC and is still considered appropriate, but circulation will need to be slightly different to the original intention.

The proposal is for three frosted glass canopies: one fronting onto Southampton Row and two fronting onto the secondary route, Catton Street. These are intended to signal entry points for visitors to the building. The consistent material treatment is considered sensible to create a sense of identity for the building in its new context as a hotel and restaurant.

The proposed hierarchy of entrances is considered appropriate from a conservation point of view as it responds to the arrangement and composition of the building, which is on a corner site. The largest canopy remains on Southampton Row with the smaller canopies returning onto Catton Street. The less frequently used VIP entrance.

The proposed lamps attached to the canopy will be lit at a very low level to add warmth to the streetscape. They will not flood light the pavement and will not be strong enough to effect shadows on the building or the streetscape.

The proposals have been previously consulted with Hannah Walker, conservation officer at Camden Council who was very supportive of the proposals. Further design collaboration with the officer led to the addition of metal rods above the canopy and the appropriation of the flower motif to provide a decorative cast iron fixing point.

The patinated bronze fluting comprising the fascia of the proposed canopies also echoes the detail found in the plaster mouldings surrounding the chapel windows.

The appropriation of the decorative flower motif and the fluted detail is considered an appropriate way to make new elements site specific and to enhance a continuing sense of place for visitors to the renovated building.

The widths of the proposed canopies are contained within the original apertures in order to retain the legibility of the original form. This deferential approach is considered to be appropriate to introducing the new canopies and will have minimal impact on the existing fabric.

The canopies are of a high quality and well considered design, which is detailed to manage rainwater away from the building fabric. The guttering and rainwater pipes are variously disguised within the structure of the canopies and existing rainwater routes. Two new rainwater pipes (rwp) are proposed to service the restaurant and VIP canopies. The restaurant entrance rwp is discreetly located on the outside of the masonry wall and will be set back behind railings, reducing its presence in the streetscape. The rwp for the VIP canopy is tucked between the window frame and masonry reveal with minimal impact on the composition of the elevation. Both are considered to be necessary elements that have been composed in a subtle yet functional manner.

The downpipe for the principal hotel entrance is internal and existing within the building. This is considered to have a neutral impact on the significance of the building.

Overall, the addition of the canopies are a light touch to the composition of the ground level elevations and add a much needed logic for visitors to intuit entry into the renovated building. The proposed canopies are considered to improve and enhance both the function and the form of the building.

It is considered that the canopies, as proposed, meet the tests described in paragraph 131 of the NPPF.

The canopies contribute, as part of the overall works, to the rehabilitation of the building which remains at risk. Through the appropriation of existing motif and detail they reinforce a site specific sense of place to improve the conservation area and the canopies support the viable uses which will become accessible for all building users.

The proposal represents no harm to the historic fabric or the setting of the building and the conservation area.