



# 13 RED LION SQUARE LONDON WC1R 4QH

DESIGN & ACCESS  
STATEMENT

DECEMBER 2015





# DESIGN & ACCESS STATEMENT CONTENT

## INTRODUCTION EXECUTIVE SUMMARY

### PART 1 CONTEXT

- 1.1 LOCATION
- 1.2 SIGNIFICANCE

### PART 2 DEVELOPMENT

- 2.1 USE
- 2.2 AMOUNT
- 2.3 LAYOUT
- 2.4 SCALE
- 2.5 LANDSCAPING
- 2.6 APPEARANCE
- 2.7 ACCESS

### PART 3 PROVISIONS

- 3.1 WASTE MANAGEMENT
- 3.2 SECURE BY DESIGN
- 3.3 LIFETIME HOMES
- 3.4 ACCOMMODATION SCHEDULE

## CONCLUSION

## APPENDIX: SITE PHOTOGRAPHS



# INTRODUCTION EXECUTIVE SUMMARY

HWO ARCHITECTS HAVE BEEN APPOINTED BY 13-17 RED LION SQUARE LLP TO PREPARE AND SUBMIT A PLANNING APPLICATION FOR INTERNAL ALTERATIONS AND A REAR EXTENSION TO 13 RED LION SQUARE.

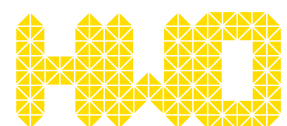
THE SUBJECT PROPERTY IS 13 RED LION SQUARE, ALSO KNOWN AS HALSEY HOUSE, A 6 STOREY MANSION BLOCK AT THE CORNER OF RED LION SQUARE AND DANE STREET. THE EXISTING USE OF THE PROPERTY IS RESIDENTIAL.

THE AIM OF THE PROPOSAL IS TO REFURBISH THE BUILDING. THE PROPOSALS HAVE TAKEN INTO CONSIDERATION THE EXISTING BUILDING FABRIC AND AT THE SAME TIME UPDATED THE PROPERTY TO MODERN DAY CURRENT STANDARDS.

THE PROPOSAL IS CONSISTENT WITH NATIONAL, REGIONAL AND LOCAL POLICIES AND SEEK TO REFURBISH

AND ENHANCE THE PERIOD PROPERTY IN A SENSITIVE AND SUSTAINABLE MANNER.

WITH AN ADEQUATE REDISTRIBUTION AND EXTENSION OF THE LAYOUT, A LARGE PART OF THE EXISTING UNUSED SPACE WILL BE GAINED FOR RESIDENTIAL PURPOSES.



**PART 1**

CONTEXT

# 1. CONTEXT

## 1.1 LOCATION

1.1.1 The application site is situated in the Bloomsbury Conservation Area which was first designated in 1968 and subsequently extended on numerous occasions to include Victorian, Edwardian and high quality Twentieth Century architecture.

1.1.2 The application building was constructed in 1892 as a block of purpose built flats, two to a floor located off a communal staircase. It is an attractive late Victorian building.

1.1.3 The property stands on the corner of Dane Street and Red Lion Square with two respective entrances on each side leading to the central stair core. The proposal is in the heart of Holborn with the underground station approximately 5-10 minutes walk away.



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MAP OF IMMEDIATE CONTEXT

— PLANNING APPLICATION BOUNDARY  
— OWNERSHIP BOUNDARY





2 MASSING SHOW KEY CORNER AND ELEVATIONS



3 EXISTING PRINCIPLE FACADE



4 EXISTING EXTERNAL PHOTOGRAPHS





# 1. CONTEXT

## 1.2 SIGNIFICANCE

1.2.1 The site overlooks the communal shared gardens at Red Lion Square which are well maintained by the Local Authority. Despite the west end of the Square being open ended and facing onto Drake and Procter Streets, the main vehicular link between Theobalds Road and High Holborn, the east end of the Square is quiet and attractive.

1.2.2 It is an attractive late Victorian building but is without any particular architectural merit or distinction. Nevertheless it makes a positive contribution to the character and appearance of the Bloomsbury Conservation Area.



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VIEW OF THE SITE'S RELATIONSHIP WITH SQUARE  
SHOWING PROMINENT LOCATION

■ APPLICATION SITE

