

PART 2

DEVELOPMENT

2. DEVELOPMENT

2.1 USE

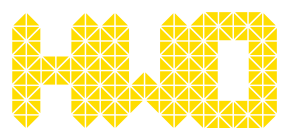
2.1.1 The proposed lower ground floor will retain the two studio flats and add a two bedroom flat. The 2 bedroom flat replaces the existing storage rooms and service areas and takes advantage of the wasted space which is only part used for storage. This has been helped by the proposed rear extension to the lower ground and ground floors.



1
ENTRANCE DOORS ON THE SQUARE



2
ENTRANCE DOORS ON DANE STREET



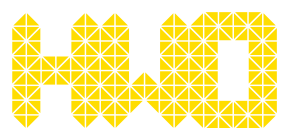
2. DEVELOPMENT

2.2 AMOUNT

2.2.1 The proposal does not exceed the property's existing footprint apart from a small rear extension to the first four floors. There is no visual impact from the square or street so the conservation area is not affected apart. The rear extension is set back from the rear of 14 Red Lion Square so there is no visual impact on to listed building either. This allows for another bedroom to some of the flats whilst allowing for a good sized private patio for the occupants of the newly created lower ground floor dwelling.



1
STREET VIEW FROM CORNER



2. DEVELOPMENT

2.3 LAYOUTS

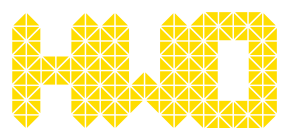
2.3.1 The property has been well built with solid floors and the joinery. Within the flat is a good standard as one would expect of this period of construction. The layout of the flats is very old fashioned and has a lot of small rooms which does not accord with modern occupants expectations which generally require fewer larger rooms.

2.3.2 The proposed layout has been designed so that it meets the client's expectations but also Camden Council's Guidelines for alterations taking place within conservation areas. The main consideration in the proposed layout has been to make the property more user friendly by adding an internal lift in the main central hallway of the property. This will be of great benefit for disabled, elderly users and general day to day use of the building.

2.3.3 The proposed layout has been greatly improved without the need to change many of the existing load bearing walls. The improved layout means that the proposal will give many of the flats en-suite bathrooms, which is more suitable for family living as it gives its occupants more flexibility. The units meet council standards in terms of unit size. The rearrangement of the internal layouts has provided more opening living areas in keeping with modern living. The new unit in the lower ground floor is lifetime homes compliant.



1
EXAMPLE INTERNAL VIEWS SHOWING OLD FASHIONED LAYOUTS AND SMALL ROOMS



2. DEVELOPMENT

2.4 SCALE

2.4.1 The scale of the rear extension is set back and does not go beyond the existing rear of 14 Red Lion Square, therefore it is not dominating.

2.4.2 The existing external escape stairs will be removed to make way for the extension.

2.4.3 The extension will have setbacks so there will be minimum visual impact and will be in keeping with the scale of the existing building.



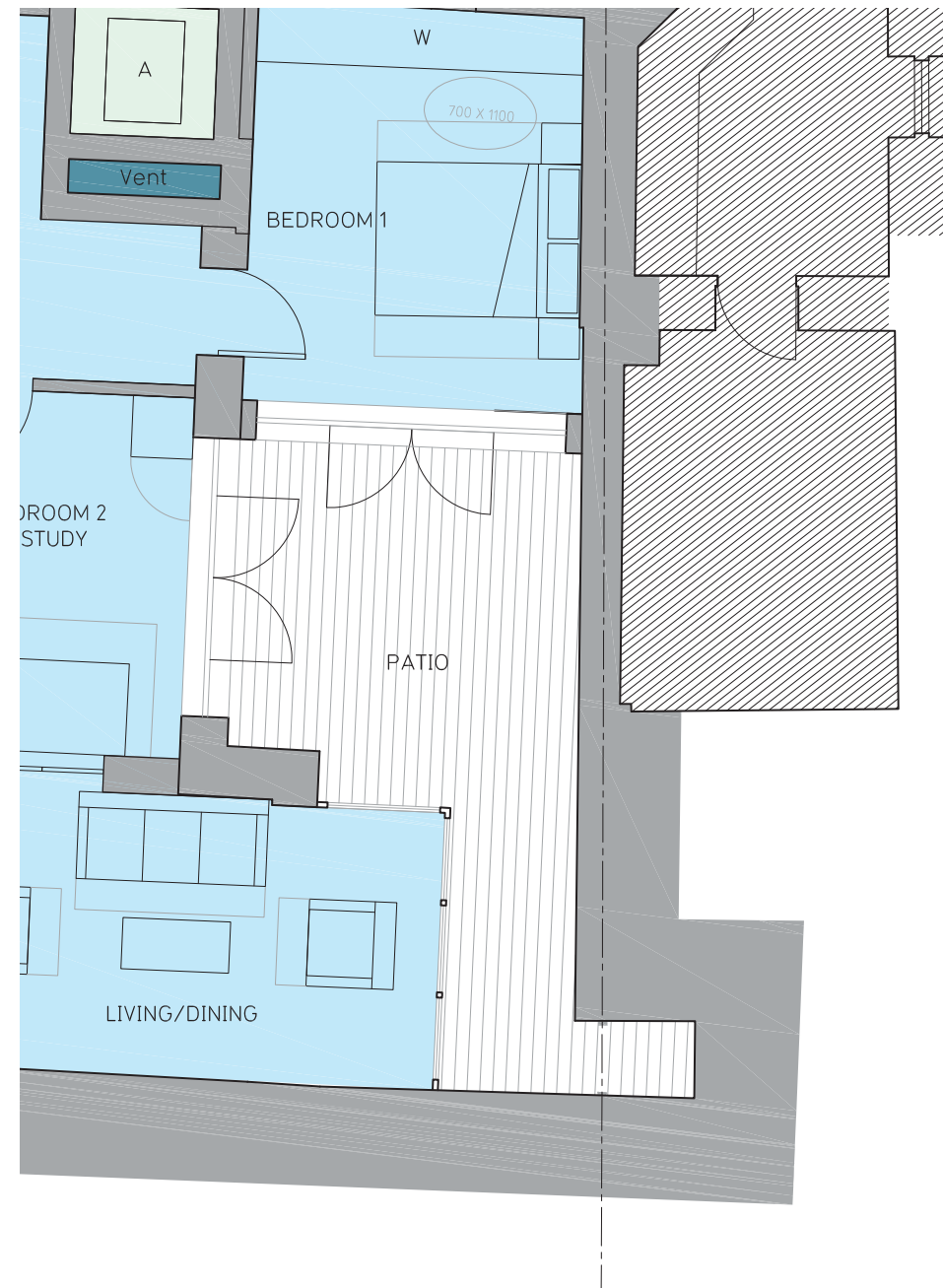
1
EXISTING REAR ELEVATION



2. DEVELOPMENT

2.5 LANDSCAPING

2.5.1 There will be an additional outdoor patio to the rear of the lower ground floor. This is the only outside private amenity space provided but there is a garden directly in front of the property with Coram Field's & Playground and Lincoln's Inns Fields nearby.



1
PLAN SHOWING PRIVATE PATIO IN
REAR TWO BED BASEMENT FLAT



2. DEVELOPMENT

2.6 APPEARANCE

2.6.1 There will be no significant change to the appearance of streetscape or to any of the architectural features on the front and side façade street facing. The only alteration will be an additional lightwell on Dane Street which will be in keeping with the scale and materials of the property,

2.6.2 To the rear there will only be a minor change of appearance, with the small extension from the lower ground to the second floor, small extension accommodating the lift lobby and also the removal of the external unsightly metal fire escape.

2.6.3 In terms of appearance, the property is generally in satisfactory condition with some minor deterioration of internal and external finishes. Movement to the structure is evident, this could be attributed to the Crossrail tunnelling which has recently been undertaken in the vicinity.

2.6.4 PV's on the western roof will have a detrimental impact on the setting of Red Lion Square while PVs on the eastern roof slope will have a detrimental impact on the setting of the Listed Buildings.



1
EXAMPLE OF ELEVATION DETAILS



2. DEVELOPMENT

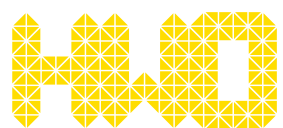
2.7 ACCESS

2.7.1 Ease of access will be improved with the addition of a new internal lift, which will be wheelchair accessible.

2.7.2 The proposal is to remove the metal fire escape in order to install better fire precautions to current requirements (Part B of the building regulations). This will consist of replacing the existing internal doors with fire doors, new interlinked alarms as well as fire detectors. This will ensure the safety and protection of the property for the building and its users.



1
EXISTING FIRE ESCAPE



2. DEVELOPMENT

2.8 CONSTRUCTION METHOD

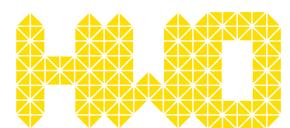
2.8.1 The rear extension from the lower ground to the second floor is to be built with a steel frame structure and clad with bricks to match the appearance of the existing building.

2.8.2 The choice of structure makes the extension completely independent from the 14 Red Lion Square.



PART 3

PROVISION



3. DEVELOPMENT

3.1 WASTE MANAGEMENT

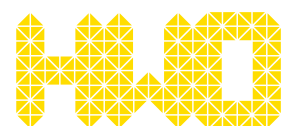
3.1.1 The proposal has provisions for communal waste and recycling bins. We have considered refuse and recycling requirements by using Camden Planning Design Guidance as reference.

3.1.2 Bin stores are located near in the light well to the front of the property on Red Lion Square so that they are accessible from street for servicing. A management company will be employed to take the bins from lower ground to street level.

3.1.2 Waste storage provision is described in the table (right). The size has been determined by the relevant capacity need for each unit.

PROPOSED SCHEME A		BINS	
Unit	Floor	Refuse (Litres)	Recyclables (Litres)
1	Lower Ground	50	50
2	Lower Ground	50	50
3	Lower Ground	85	85
4	Ground	85	85
5	Ground	85	85
6	First	50	50
7	First	50	50
8	First	85	85
9	Second	120	120
10	Second	85	85
11	Third	120	120
12	Third	85	85
13	Fourth	120	120
		1,070	1,070

Total Provision
 3 x 360L Eurobin for Refuse
 3 x 360L Eurobin for Dry Recycling
 1 x 360L Bin for food waster



3. DEVELOPMENT

3.2 SECURE BY DESIGN

3.2.1 The proposal aims to meet the standards as set out in the 'Secured By Design - New Homes 2010' and 'Secured By Design Guide- Multi Storey Dwellings.' This is together with the new Approved Document Q.

3.2.2 The scheme had been developed to ensure it is safe for all occupants and visitors.

3.2.3 Naturally the scheme wraps around the bloc to create a well defined street and front active frontage.



1
THE CORNER SITE NATURALLY
PROVIDES SURVEILLANCE



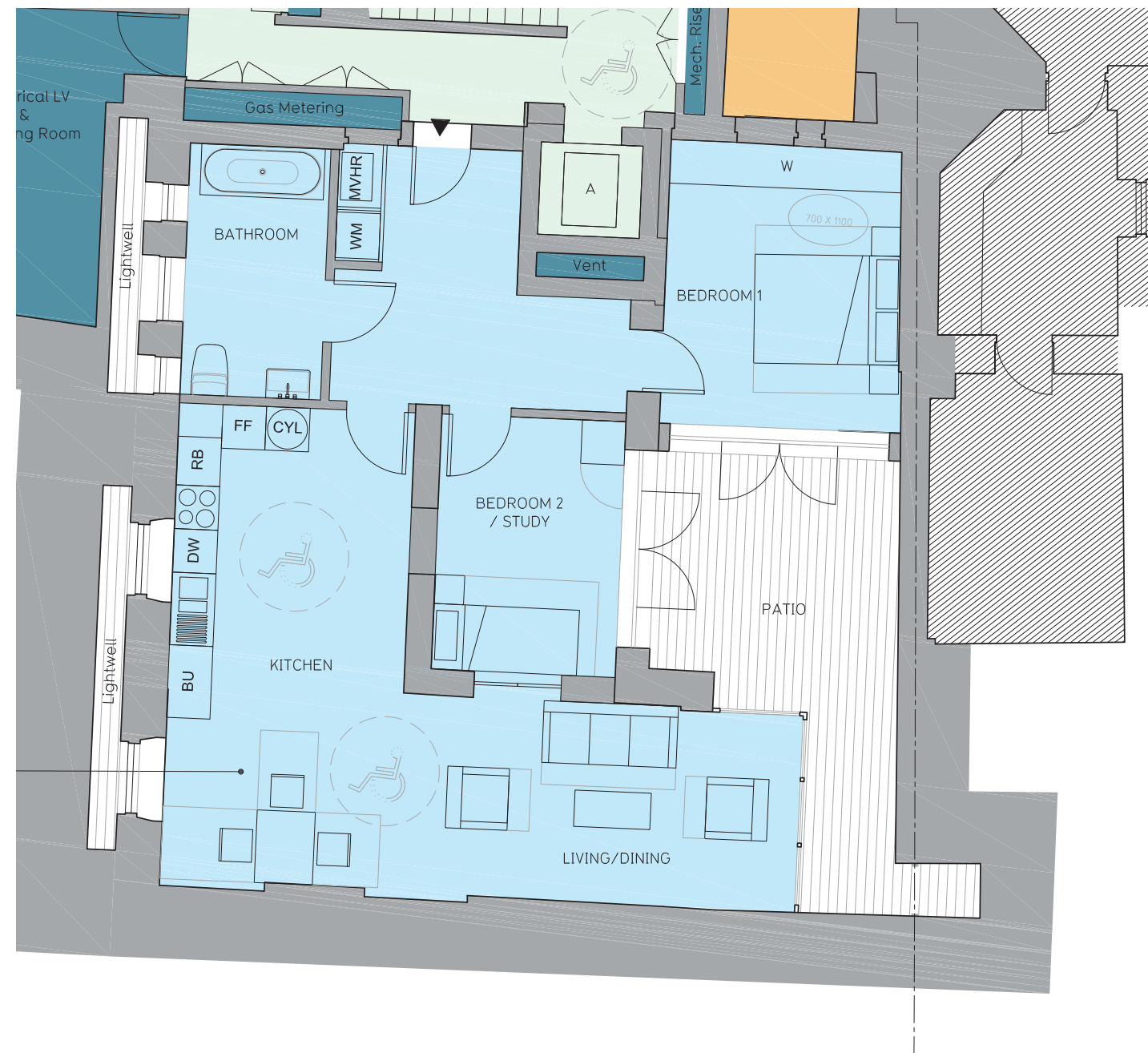
3. DEVELOPMENT

3.3 LIFE TIME HOMES

Lifetime Homes. The new basement unit aims to achieve Lifetime Homes with the exception of parking requirements.

Key requirements achieved:

- All doors are 850mm width, except for ensembles 750mm and entrance door 900mm. All entrance doors have a 300mm clear space on the pull side to meet Lifetime Homes requirement.
- All the circulations in living and dining areas as well as corridors and hallways have been designed so that they comply with the required clear spaces.
- Flats provide an accessible WC and showering facilities close to a double bedroom.
- Where a bath is provided they are designed with a potential for a clear 1500mm diameter turning circle, and always with suitable location and dimensions.



1
LOWER GROUND FLOOR UNIT 3
LIFE TIME HOMES COMPLIANT



3. DEVELOPMENT

3.4 ACCOMMODATION SCHEDULE

Summary. To the right is a break down comparing the exiting site areas with the current proposal.

EXISTING GIA									
Unit	Floor	STUDIO	1B 2P	2B 3P	2B 4P	3B 4P	3B 5P	SQM	SQFT
A	Lower Ground	1						39	419
B	Lower Ground	1						49	530
1	Ground				1			72	777
2	Ground			1				66	711
3	First				1			92	989
4	First			1				67	725
5	Second					1		92	987
6	Second			1				68	731
7	Third					1		92	985
8	Third			1				68	732
9	Fourth			1				88	947
10	Fourth			1				66	714
		2	0	6	2	2	0	859	9,247
		17%	0%	50%	17%	17%	0%		

LHDG STANDARD

Essential GIA	
Dwelling Type	SQM
Studio	39
1B 2P	50
2B 3P	61
2B 4P	70
3B 4P	74
3B 5P	86

Total Units 12

PROPOSED SCHEME A										
GIA										
Unit	Floor	STUDIO	1B 2P	2B 3P	2B 4P	3B 5P	3B 6P	4B 7P	SQM	SQFT
1	Lower Ground	1							41	441
2	Lower Ground	1							49	527
3	Lower Ground			1					80	861
4	Ground				1				72	775
5	Ground			1					62	667
6	First		1						52	560
7	First		1						50	538
8	First			1					63	678
9	Second						1		103	1,109
10	Second			1					63	680
11	Third					1			90	969
12	Third			1					64	689
13	Fourth							1	158	1,701
		2	2	5	1	1	1	1	947	10,196
		15%	15%	38%	8%	8%	8%	8%		

Total Units 13

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Sqm to Sqft

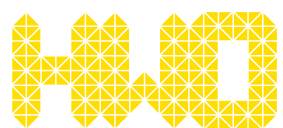
10.764



CONCLUSION

13 RED LION SQUARE WAS BUILT IN 1897 AND IS IN DECENT CONDITION BUT WITH MUCH WASTED SPACE. THE PROPOSALS LOOK TO REFURBISH THE EXISTING 12 FLATS AND REORGANIZE THE OVERALL SPACE FOR 13 PROPOSED PERMANENT UNITS.

THE PROPOSALS WILL GIVE THE PROPERTY A FRESH LOOK FROM WITHIN, WHILST BEING SENSITIVE TO THE FABRIC BY NOT AFFECTING THE LOAD BEARING WALLS. WITH THE PROPOSED IMPROVED LAYOUT AND ACCESS THIS WILL INSURE THAT THE BUILDING IS BROUGHT TO STANDARD AND IS ENJOYED BY ITS USERS FOR MANY YEARS TO COME.



APPENDIX

SITE PHOTOGRAPHS

LOWER GROUND FLOOR EXISTING PHOTOGRAPHS



STORAGE



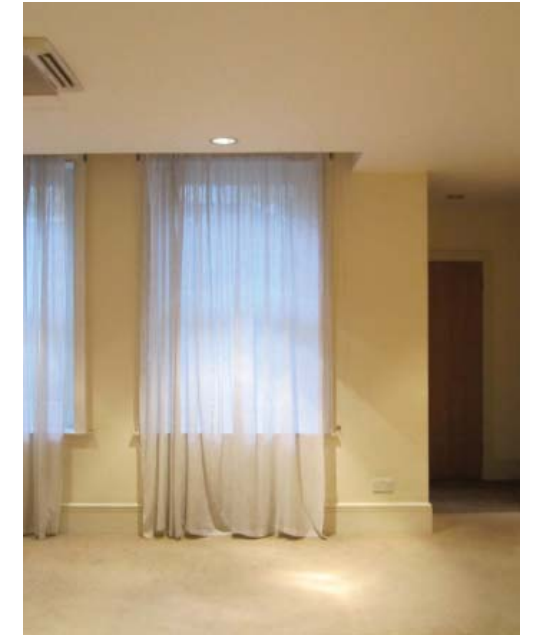
EXISTING M&E



EXISTING PLANT IN STUDIO



COMMUNAL STAIR AND LOBBY



LIVING AREAS



EXISTING BATHROOM



EXISTING STUDIO



EXTERNAL FIRE ESCAPE



EXTERNAL COURTYARD



STORAGE

GROUND FLOOR EXISTING PHOTOGRAPHS



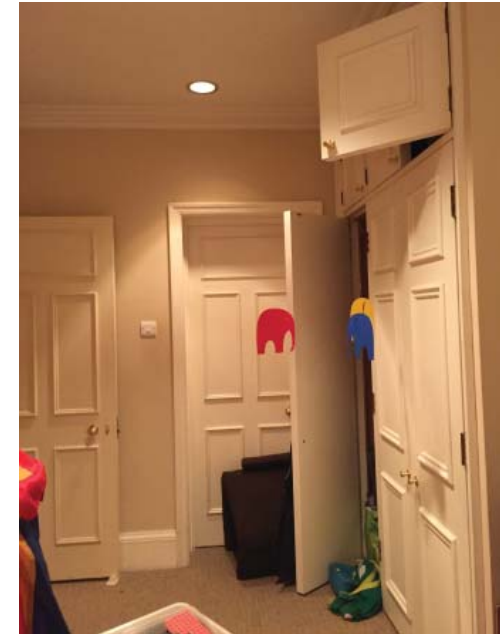
ENTRANCE HALLWAY



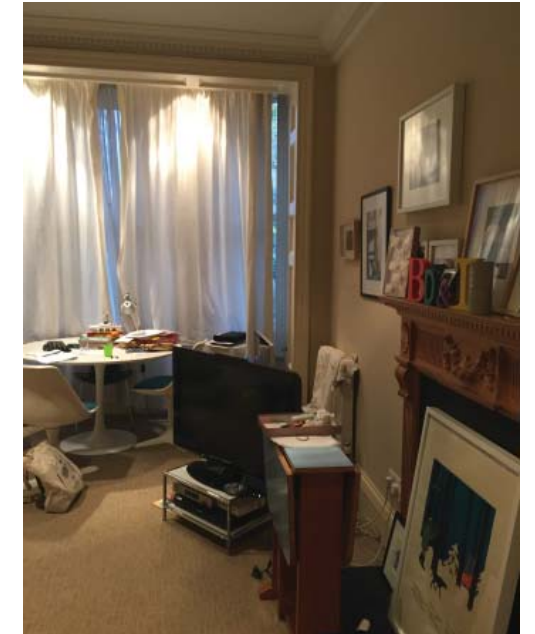
EXISTING FLOORING



INTERNAL FRONT DOOR



EXISTING BEDROOM STORAGE



LIVING AREAS



FLAT 2 HALLWAY



FLAT 2 KITCHEN



FLAT 2 WINDOW OPENING



EXAMPLE LIVING AREA



EXISTING FRONT DOOR

FIRST FLOOR EXISTING PHOTOGRAPHS



BALUSTRADE AND STAIR



EXISTING LANDING DOORS TO
EXTERNAL FIRE ESCAPE



FLAT 3 HALLWAY



FLAT 3 KITCHEN



FLAT 3 LIVING AREAS



FLAT 3 BATHROOM



FLAT 4 BEDROOM



FLAT 4 BATHROOM



FLAT 4 BEDROOM

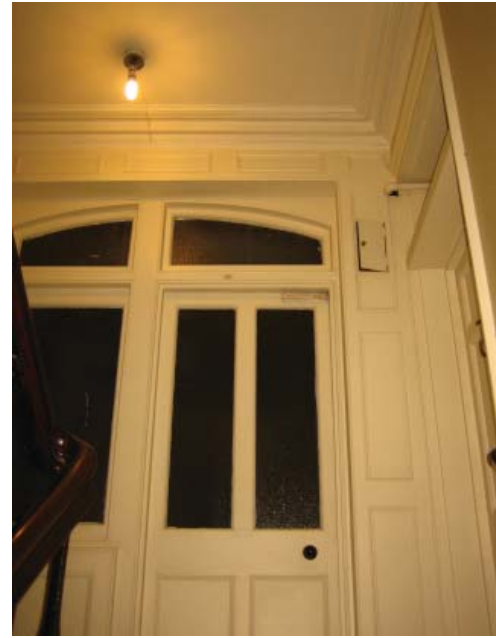


FLAT 4 ENTRANCE LOBBY

SECOND FLOOR EXISTING PHOTOGRAPHS



LANDING AND STAIR



EXISTING LANDING DOORS TO
EXTERNAL FIRE ESCAPE



LANDING TO FLATS



FLAT 5 HALLWAY



FLAT 5 HALLWAY



FLAT 5 BEDROOM



FLAT 5 BEDROOM



FLAT 6 LIVING AREA



FLAT 6 STORAGE



FLAT 4 ENTRANCE DOOR AND
SERVICES

THIRD FLOOR EXISTING PHOTOGRAPHS



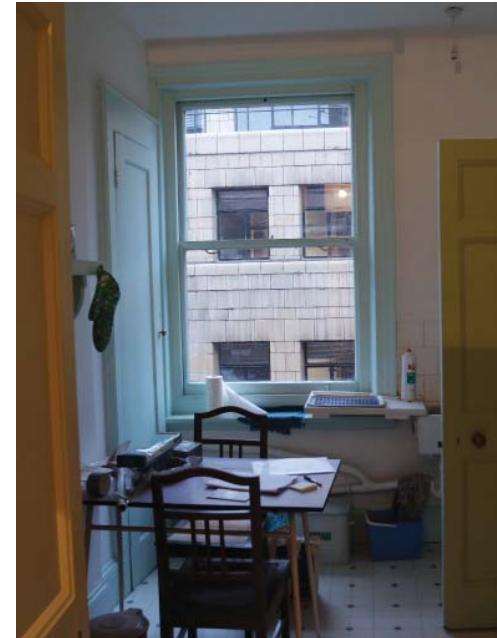
FRONT ENTRANCE FLAT 7



EXPOSED SERVICES FLAT 7



FLAT 7 HALLWAY



FLAT 7 DINNING AREA



FLAT 7 LIVING AREA



CORNICING TO STAIRWELL



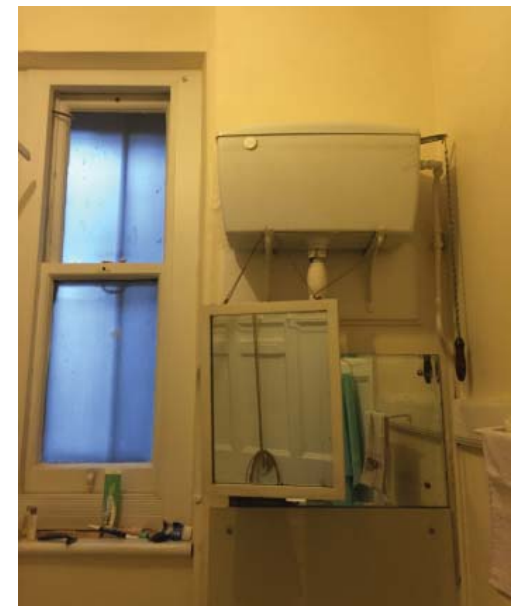
STAIRS AND LANDING



WINDOW TO LANDING

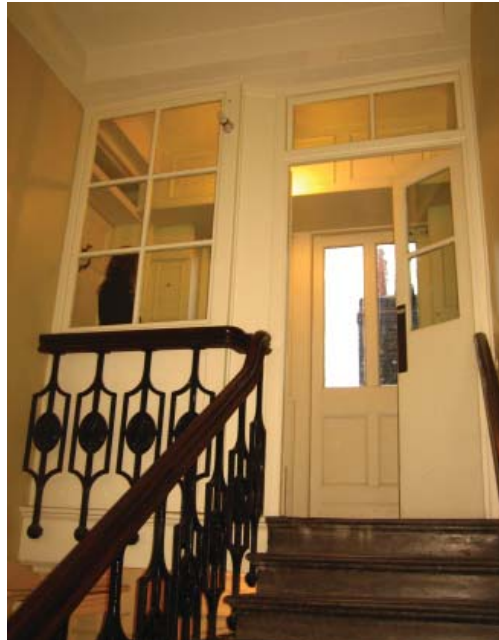


FRONT DOOR TO FLAT 8



BATHROOM IN FLAT 7

FOURTH FLOOR EXISTING PHOTOGRAPHS



LANDING AND STAIR



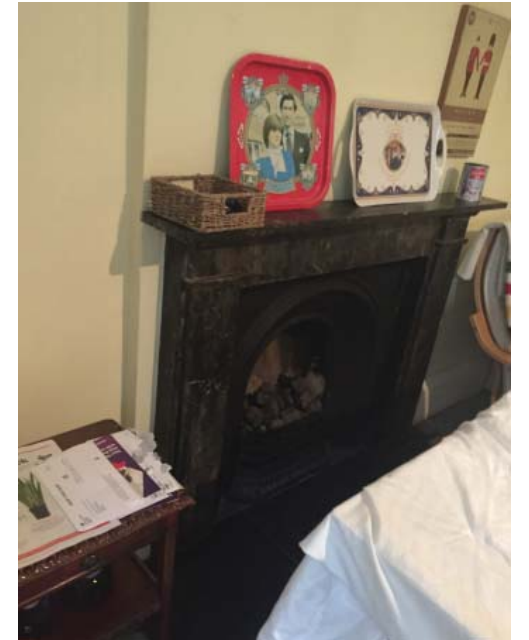
FRONT DOOR



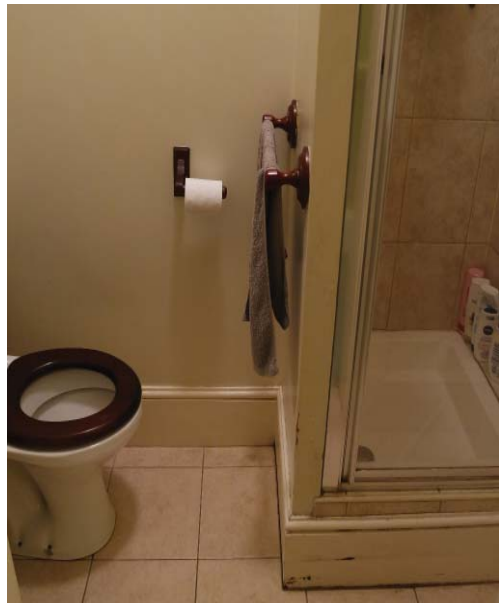
HALLWAY IN FLAT 9



BEDROOM IN FLAT 9



EXISTING FIRE PLACE IN FLAT 9



EXISTING BATHROOM



FLAT 10 BEDROOM



FLAT 10 HALLWAY



FLAT 10 FRONT DOOR



FLAT 10 LIVING AREA