

January 2016
Our Ref: DC/dc/568.21

Flat 16, 10 Red Lion Square

David Corley BA (Hons) BArch RIBA

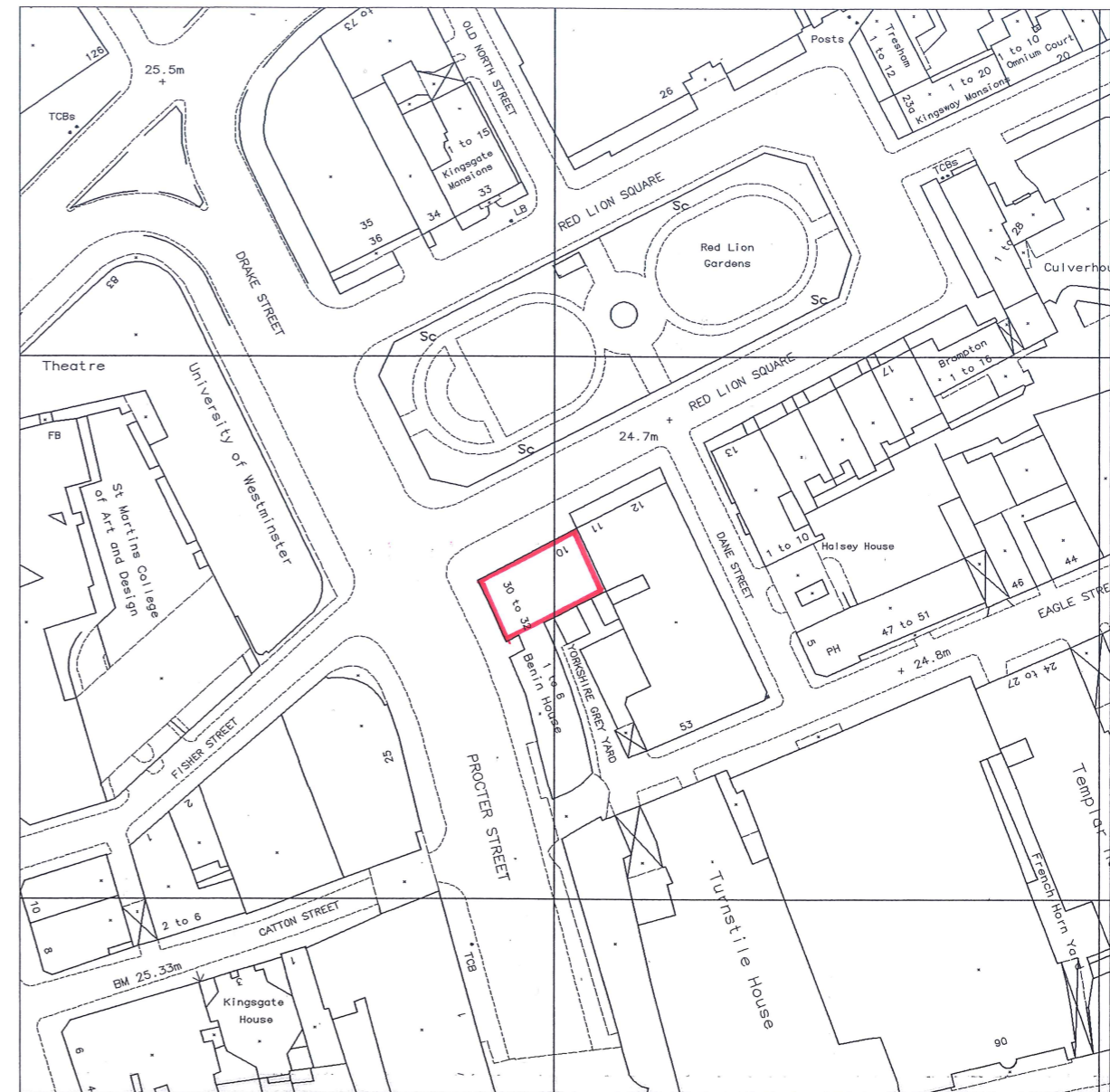
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Siteplan Data™

PLANNING APPLICATION TO RENEW PLANNING PERMISSION REF: 2012/6430/P FOR ALTERATIONS TO FENESTRATION OF 8TH FLOOR ROOF EXTENSION TO FLAT (CLASS C3) AS AMENDMENT TO APPROVED PLANNING PERMISSION 2005/1866/P DATED 01/07/2005 (GLAZED ROOF EXTENSION TO EXISTING 8TH FLOOR TERRACE IN CONNECTION WITH 7TH FLOOR RESIDENTIAL UNIT)

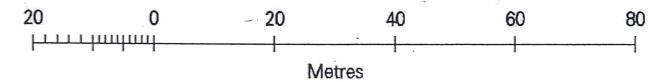
DRAWING LIST (all as approved by Consents Ref: 2009/4620/P & 2012/6430/P)

- O.S. Location Plan
- 568/P1A Existing and proposed 7th floor plans
- 568/P2C Existing and proposed 8th floor plans
- 568/P3B Existing and proposed roof plans
- 568/P4 Existing elevation to Red Lion Square
- 568/P5C Proposed elevation to Red Lion Square
- 568/P6 Existing elevations to Procter Street
- 568/P7C Proposed elevations to Procter Street
- 568/P8C Existing and proposed South Elevations
- 568/P9B Existing and proposed East Elevations



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10 Red Lion Sq
London
W1c

Centre Coordinates: 530602 181664

National Grid sheet reference at centre of this Siteplan: TQ3081NE

Supplied by: National Map Centre
Serial Number: 00029253

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Flat 16, 10 Red Lion Square, London WC1

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Planning Notes:

Permission was originally granted on the 1st of July 2005 (Ref: 2005/1866/P) for 'Glazed roof extension to existing 8th floor terrace in connection with the 7th floor residential unit.'

A further consent (Ref: 2009/4620/P) was issued on the 10th of December 2009 for 'Alterations to fenestration of 8th floor roof extension as amendment to approved planning permission 2005/1866/P dated 01/07/2005.' The overall design of the extension remained unchanged except for the replacement of some glazed areas with cladding panels to match those of the existing building below.

In December 2012 an application was made to renew Planning Consent Ref 2009/4620/P. This was approved on the 14th of January 2013 (Planning Ref: 2012/6430/P. The application was made under the simplified procedure for renewal of extant permissions.

This current application, made as a full planning application, seeks to renew planning permission 2012/6430/P. There are no changes to the scheme and the drawings submitted are those originally approved by Consents Ref: 2009/4620/P and 2012/6430/P.

The following design notes are repeated from the previously approved applications. Items 1 to 7 are from the approved documents for the original planning permission ref: 2005/1866/P. Item 8 is an additional note added to Items 1 to 7 for approved application Ref: 2009/4620/P to explain the amendments to the fenestration. The notes remain relevant to an understanding of the principles of the proposal.

“DESIGN NOTES”

1. “10 Red Lion Square is a former office building located on the South West corner of the square, at its junction with Procter Street. In recent times it has been the subject of a conversion to residential use by Messrs. Berkeley Homes Ltd. A total of 16 flats are provided, arranged from 1st to 8th floors. The application relates to number 16, the penthouse, located predominantly at 7th floor but with further accommodation at 8th floor. This takes the form of a terrace room, adjoining the top of the lift shaft and plant rooms. The remainder of the flat roof at 8th floor level is enclosed by a balustrade and forms a large roof terrace for the benefit of number 16.”

2. “The change of use and conversion of the former commercial building has been carried out without alteration to the external elevations. Above the ground the floor level, which is used as a public house, the 1st to 6th floors are characterised by unbroken vertical concrete mullions, capped with a projecting coping above the 6th floor windows. A regular pattern of windows alternating with dark grey pressed metal cladding panels, framed by the mullions, completes the elevations at lower levels. At 7th floor the building sets back from the North, West and South elevations. The general pattern of windows, divided by vertical mullions, is similar to the floors below. However, all external wall surfaces at this level are faced with pressed metal cladding panels, including the mullions. A further feature of note is that the North West and South West corners of the building are radiused, with curved glass to the windows.”
3. “At 8th floor/roof level, accommodation is contained within a flat roofed rectangular enclosure, with pronounced eaves overhangs to the North and West faces. A tubular framed balustrade runs continuously around the perimeter of the roof terrace, clearly visible from all surrounding aspects of the building.”
4. “The building is taller than its neighbours on Red Lion Square and Procter Street, particularly so in the case of the latter. It is prominent visually on its corner site, and makes a strong, simple architectural statement in the urban landscape.”
5. “The proposed extension at 8th floor retains the existing enclosure and flat roof. It adds a new and largely flat roofed element providing a new kitchen and large reception room. Over the central axis of the reception room, the roof is vaulted to imply division between the sitting and dining area, and to emphasise the view towards Centre Point to the west. Along the centre line of the vaulted roof section is a continuous rooflight.”
6. “The design of the new structures and cladding is intentionally simple to reflect the uncomplicated massing and form of the existing building. The majority of the new external envelope is of full height structural glazing with large horizontally sliding glass screens to make the most of the extensive views from the top of the building.”
7. “The revised designs offer a more simple rectilinear arrangement when compared with the original planning application in 2004. However, in principle they offer similar accommodation, retaining a large roof terrace to the west of the new accommodation. Internal alterations at the lower floor level include a new, more generous staircase, and minor alterations to create a master bedroom suite. These changes require no external alteration to the building.”

Note Reference 2009 Revised Application:

8. “Design development in preparation for the construction of the development permitted in 2005, as referred to above has led the applicant to reduce the overall areas of glazing around the principle reception room. This is in part to control solar gain and in part to increase the sense of enclosure within the extension without losing the spectacular views. Essentially therefore the changes enclose the corners of the room while leaving large areas of glazing at the centre of each principal elevation. The cladding will be carried out in metal sheet powder coated to match the existing cladding used extensively through the building.”