

# 4. Opportunities and Constraints

## 4.2 Ground Floor

- 1 Reinstate original corner entrance
- 2 Enlarge reception space
- 3 Relocate toilets to the ground floor from the half landing
- 4 Extend the rear of the office
- 5 Add an additional lift
- 6 Provide a new working environment
- 7 Connection to courtyard from central core
- 8 Improve the cycle parking
- 9 Create a terrace linked to the floor plate
- 10 Maintain access to UKPN substation and cable route

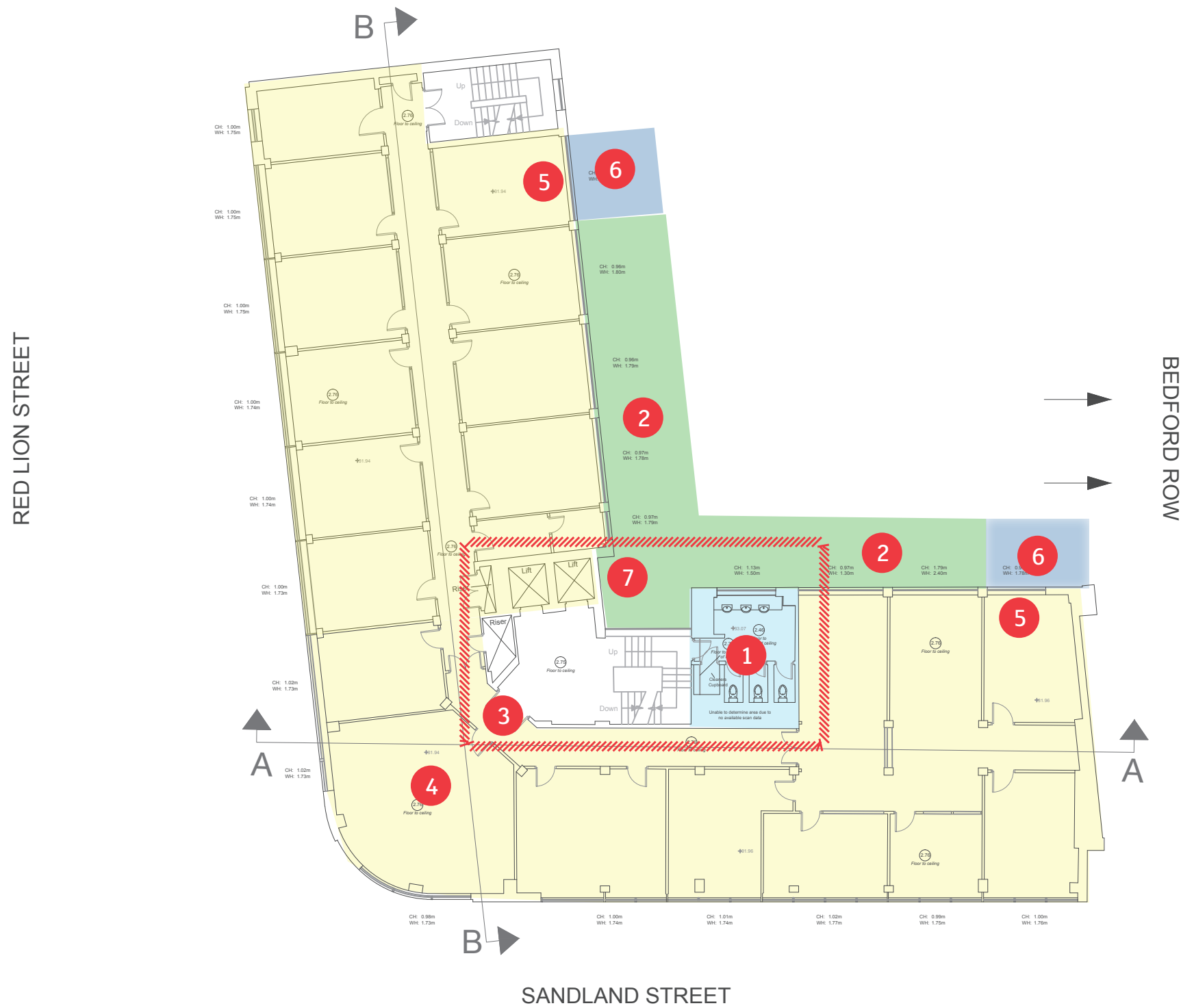
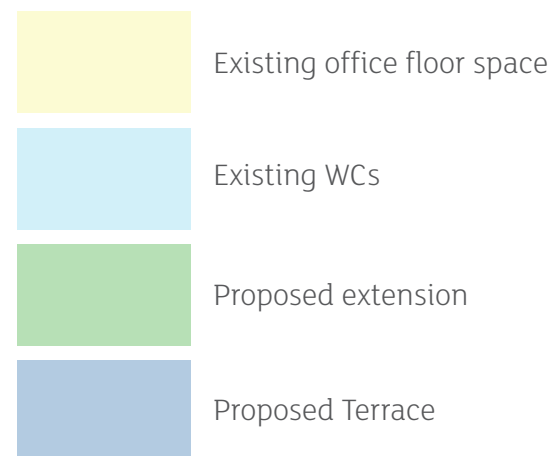
	Enlarged reception
	Existing office floor space
	Existing WCs
	Proposed extension
	Proposed Terrace
	UKPN Access



## 4. Opportunities and Constraints

### 4.3 Upper Floors

- 1 Relocate new toilet provision level with office floor
- 2 Extend floorplate into rear courtyard
- 3 Provide a connected floor plate
- 4 Create a new modern working environment
- 5 Replace existing single glazed windows
- 6 Create external terraces accessed from the office floor plate
- 7 Provide an extra lift



## 4. Opportunities and Constraints

### 4.4 Roof

- 1 Rebuild floor slab to create new office floor and roof structure
- 2 New terraces to the rear
- 3 Move plant to roof and create a new enclosure



## 4. Opportunities and Constraints

### 4.5 Daylight and Sunlight

Delva Patman Redler have been appointed by BNP Paribas as Trustees of Mayfair Capital Commercial Property Trust to fully assess the planning application scheme with respect to its potential impact on the daylight and sunlight to neighbouring properties. The full report is appended but in summary DPR have concluded:

*'To assess the potential impact of the Development on daylight on neighbouring properties a baseline assessment was undertaken. The methods of assessment used were the Vertical Sky Component (VSC), No Sky Line (NSL) and Average Daylight Factor (ADF) for daylight and Annual Probable Sunlight Hours (APSH) for sunlight.*

*The neighbouring daylight analysis illustrates overall that the quality, quantity and distribution of light will remain fully BRE compliant in daylight terms as a result of the development proposals. The neighbouring sunlight analysis illustrates that the neighbouring accommodation will generally remain BRE compliant in sunlight terms. Where there are infringements of the guidelines these are considered to be modest and not detrimental to the spaces due to the small quantum reductions recorded.*

*The scheme proposals by Orms Architects therefore generally recognises and observes the intentions BRE Guidance 209 in accordance with the requirements of the Camden Planning Policy given the sites urban location in daylight and sunlight terms.'*

# 5.0 Planning and Consultation

# 5. Planning and Consultation

## 5.1 Pre-Planning Application Advice

Orms were appointed in February 2016 by BNP Paribas as Trustees of Mayfair Capital Commercial Property Trust to undertake a feasibility study that explored the potential to refurbish 16-20 Red Lion street. Following this stage and liaising with the existing tenants a preferred option was developed and a pre-planning application enquiry was submitted to Camden Borough Council in April 2016.

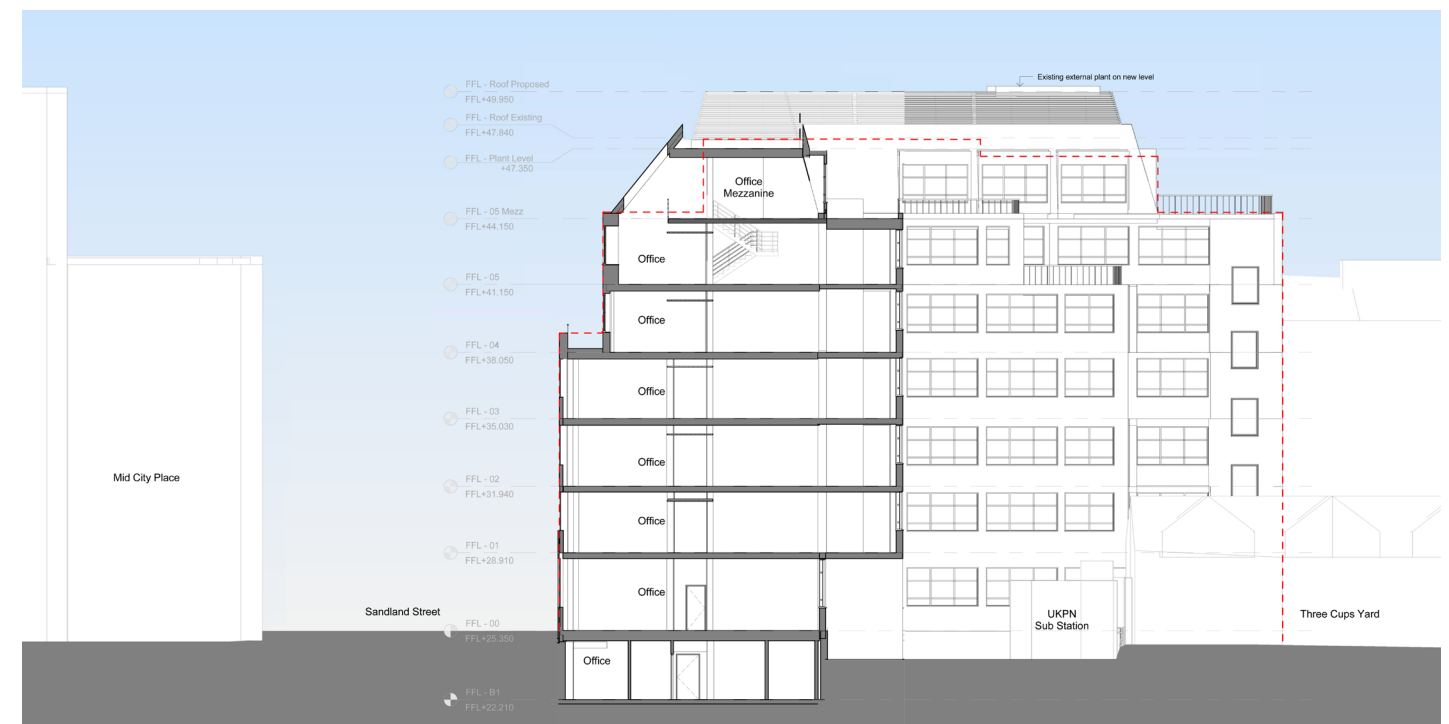
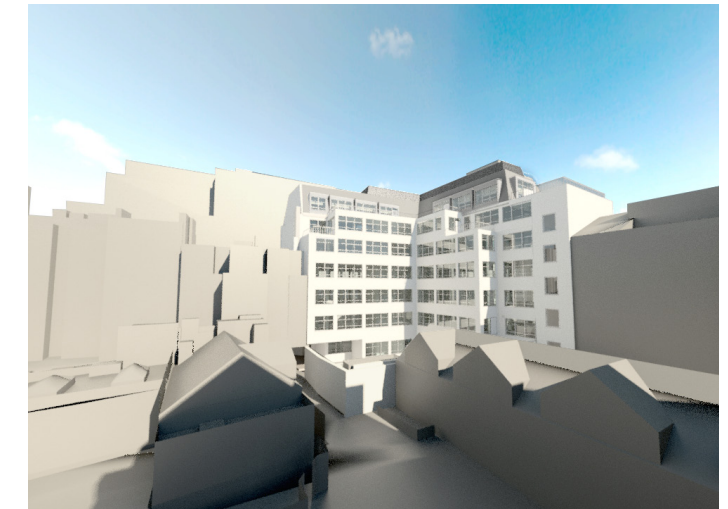
The application proposed:

- New reception entrance located on the corner of Red Lion Street and Sandland Street
- Removal of some car parking spaces at the rear of the building into landscaped courtyard with cycle parking
- New cyclist facilities at ground and basement levels
- Extensions to the rear of the building
- Replacement of all single glazed windows
- New roof extension & roof top plant
- An increase of circa 925m<sup>2</sup> GEA.

A site visit was undertaken in May 2016 with both the Planning Officer and Design and Conservation Officer and some key considerations were raised in the advise letter from Raymond Yeung dated 21st June 2016.

*“In summary, the alterations to; Change all single glazed windows on the whole building to reception entrance to the front; Re-cladding of rear elevation with extension depth; 6th floor addition; Removal of car parking to the rear and new cycle spaces to the ground and basement levels are considered acceptable in principle. However, the design of the extensions and relocated roof plant enclosure is likely to be considered favourable subject to revisions in accordance to recommendations set out above.”*

The following pages highlight the key considerations and how we have responded to the feedback.





# 5. Planning and Consultation

## 5.1 Pre-Planning Application Advice

In the letter from Raymond Yeung of Camden on 21st June 2016 the following considerations were highlighted:

- **Land Use**

**1 Camden:** *The proposal increases the office floorspace by around 900 square metres floor area, this is welcome in this Central London Area. The development should consider the ability to provide for small and medium sized enterprises, allowing flexibility within the proposed floorplates. The increase in employment floor space is welcomed and in accordance with Policy DP13.*

**Orms:** Email correspondence with the Council concluded that it would be impractical to provide good quality residential accommodation within the scheme with support of an in-lieu payment. (Email date 12.08.16 from Simon Dunn Lewin of Camden to Peter Bovill of Montagu Evans). It should be noted that the uplift in GEA has reduced from 925m<sup>2</sup> to 781m<sup>2</sup>

- **Design**

**1 Camden:** *The views submitted as part of the pre application are within a fairly close range to the site. It is recommended that further views are presented as the scheme progresses, showing the building from farther away to enable the full impact of the proposals to be considered.*

**Orms:** We have provided longer distance view points as requested from the different vantage points that the site can be approached from.

**2 Camden:** *It is recommended that the applicants engage with the Bloomsbury Conservation Area Advisory Committee to seek their views on the proposals, including the principle of additional height to the building, prior to bringing forward a full application.*

**Orms:** We met on site with BCAAC on 28th September 2016. On the whole it was a positive meeting and we have taken into account their informal comments in the submitted design. An email demonstrating how we have considered their comments was sent to BCAAC on 5th October 2016. A formal response has not been received ahead of the application being submitted.

**3 Camden:** *Rooftop Extension - The principle of such proposal is considered acceptable, however there is some concerns with regards to the design..... It is considered that alternative options for the form and massing of the additional storey should be considered, including continuation of the existing building line. Given the altered character of the host building and the surrounding context, it is considered that the building can take a visible addition, that complements the building rather than trying to be invisible, which given the linear views of the site won't be achievable.*

**Orms:** We have undertaken further research into the design inspiration for the building and from this concluded that a vertical wall set back, as opposed to a roof form, is the most appropriate form. We are proposing to render the remaining areas of the host building to complete its form. A series of options have been considered to mitigate the height of the rooftop plant and this is set out in the following pages.



Planning Solutions Team  
Planning and Regeneration  
Supporting Communities  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
London  
N1C 4AG  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

**Date: 21/6/2016**

**Our ref: 2016/2226/PRE**

**Contact: Raymond Yeung**

**Direct line: 020 7974 4546**

**Email: [Raymond.yeung@camden.gov.uk](mailto:Raymond.yeung@camden.gov.uk)**

*By email*

Dear Mr Price,

**Pre-planning Application Advice**

**Proposal at 20 Red Lion Street, London WC1R 4PQ**

Thank you for submitting a pre-planning application enquiry for the above property which was received on 18<sup>th</sup> April 2016. A site visit was undertaken on 17th May 2016 with both me and Conservation Officer Sarah Freeman.

I understand the proposals are as follows;

- Alterations to change all single glazed windows on the whole building
- Alterations to reception entrance to the front
- Re-cladding of rear elevation
- 6th floor addition with the relocation of roof top plant above(it has been described as a 5<sup>th</sup> floor mezzanine, however in our opinion it constitutes a new floor)
- Removal of car parking to the rear and new cycle spaces to the ground and basement levels

This proposal would result in an increase of circa 925m<sup>2</sup> GEA.

# 5. Planning and Consultation

## 5.1 Pre-Planning Application Advice

- **Design**

**4 Camden:** Rooftop plant - *It is noted that the proposals incorporate a raised plant enclosure, which would be visible above the height of the proposed additional storey. This is considered to be unacceptable, and all proposed plant should be incorporated within the envelope of the proposed additional storey. If this puts pressure of the amount of floorspace available, consideration could be given to extend out further to the rear, subject to testing of any impacts.*

**Orms:** In exploring the rooftop extension and plant enclosure we have concluded that continuing the stepped wall architecture with appropriate windows that incorporate louvres is a considered and balanced response to incorporating the rooftop plant within the envelope of the building. Following separate meetings with BCAAC and Sarah Freeman of Camden we reviewed further options that seek to mitigate any impact from the longer distance street views and Three Cups Yard. We have concluded that a combination of reducing the plantroom screen to 2M and increasing the parapet height of the 6th floor by 500mm mitigates any visual impact.

- **Amenity**

**Camden:** *due to the location and size of the rear extensions it is considered it may create a harmful amenity impact towards the neighbouring residents nearby a daylight/sunlight assessment report would be required to be submitted prior to registering the planning application.*

**Orms:** A full daylight / sunlight assessment report has been undertaken by Delva Patman Redler and through careful sculpting of the rear extensions they have concluded *'The neighbouring daylight analysis illustrates overall that the quality, quantity and distribution of light will remain fully BRE compliant in daylight terms as a result of the development proposals. The neighbouring sunlight analysis illustrates that the neighbouring accommodation will generally remain BRE compliant in sunlight terms. Where there are infringements of the guidelines these are considered to be modest and not detrimental to the spaces due to the small quantum reductions recorded.'*

- **Cycle Parking**

**Camden:** Policies CS11 and DP17 support cycle provision and Camden's parking standards for cycles states that one cycle parking space is required per residential unit. Changes to the London Plan recently adopted require 1 cycle space per 150sqm for long stay users and 1 per 500sqm for the first 500sqm for short stay users. Your proposal is welcomed in principle as it encourages cycling and reduce the dependant of on cars.

**Orms:** The site currently incorporates 16No. Spaces and we propose to add 11No. which is in accordance with the London Plan requirement to provide 1 space for every 90m2 of additional GEA space.

- **Other Matters**

**Camden:** *The policies are expecting non-domestic developments of 500sqm of floorspace or above to achieve "very good" in BREEAM assessments and "excellent" from 2016 and encouraging zero carbon from 2019.*

**Orms:** We have undertaken a BREEAM design assessment which demonstrates that we can achieve a VERY GOOD rating. The majority of our carbon savings are through enhanced thermal performance, use of VRF air system, heat recovery and improved air tightness.



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This proposal would result in an increase of circa 925m2 GEA.



# 5. Planning and Consultation

## 5.1 Pre-Planning Application Advice

A further pre-planning meeting was held with Raymond Yeung and Sarah Freeman on 29th September to discuss our responses to the pre-planning advice letter and provide update on the development of the design and the meeting with BCAAC.

In general the majority of the design changes were understood however the key items of consideration if the officers are minded to support the project are:

- 1 Explore further how the plantroom enclosure can be integrated into the design of the roof top extension through:
  - reducing its height
  - pulling it back from the main street frontage
  - increasing the parapet of the 6th floor to disguise its mass

**Orms response:**

Following a series of 3D studies we have concluded that a combination of reducing the plantroom enclosure by 500mm and increasing the parapet by 500mm mitigates any view of the plantroom above the extension from the street and Three Cups Yard.

- 2 Consider a view of the gable to Sandland Street and the pub. It is likely that the rooftop extension will need to be stepped back to match the rest of the proposals

**Orms response:**

A view of this interface is now included and we confirm that the rooftop extension has been stepped back from the gable.

- 3 Further long distance view from the right hand side of the Eagle Street pavement will be required

**Orms response:**

A view is now included and it can be seen from the measures outlined in point 1 that this mitigates the impact.

- 4 Conclusion of the corner entrance and relationship to the windows on levels 1-3

**Orms response:**

We have concluded that adding a 'dummy' window to mimic the appearance of the adjacent windows on levels 1-3 provides a more satisfactory relationship with the proposed corner entrance and have updated our information to reflect this.

The following two pages summarise the options considered and highlights in red the scheme that has been submitted.

# 5. Planning and Consultation

## 5.2 Post consultation design options

### 1. Plantroom enclosure (Street view)



Plant Screen 2500mm high



Plant screen 2000mm high

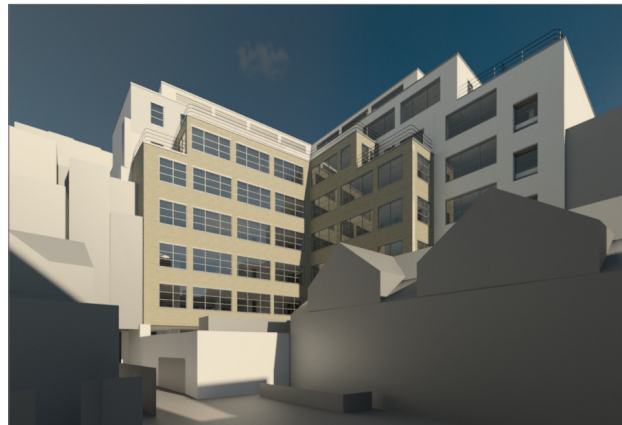


Plant screen 2000mm high, enclosure set back further from Red Lion & Sandland Streets



Plant screen 2000mm high, plant position as current plans, 6th floor parapet raised 500mm

### (Courtyard view)



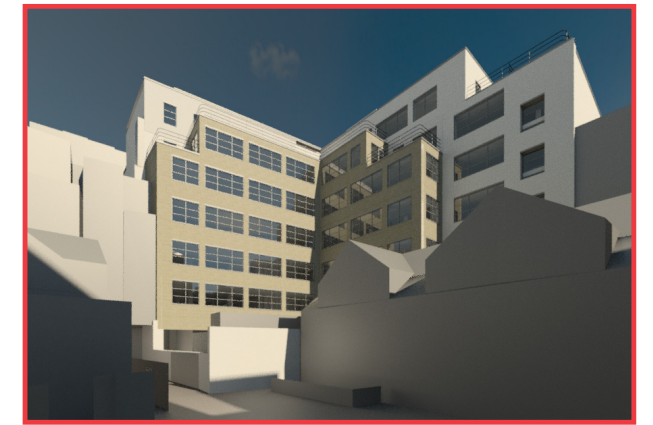
Plant Screen 2500mm high



Plant screen 2000mm high

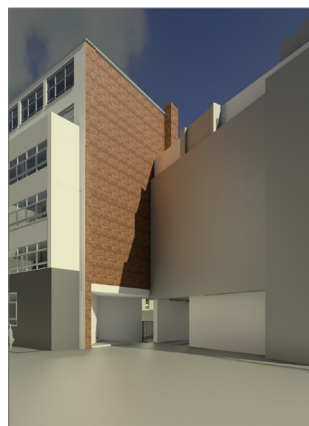


Plant screen 2000mm high, enclosure set back further from Red Lion & Sandland Streets



Plant screen 2000mm high, plant position as current plans, 6th floor parapet raised 500mm

### 2. Gable to Sandland Street



Existing View



Post Pre App - Current Option



Post consultation - wall set back