

66 Red Lion Street
London
WC1R 4NA

Design and Access Statement

October 2016

one-world design 

1.0 Design and Access

1.1 Introduction

This application regards number 66 Red Lion Street, London Borough of Camden. The proposed works involve the refurbishment of the building to allow the change of use of first, second and third floors to a C3 residential unit. The ground floor and basement, currently permitted as B1 or beauty salon (Sui Generis) will remain as such. The entire building is currently used as a Beauty Salon.

1.2 One-world design

One-world design is an RIBA Chartered architectural practice and development consultancy based in Battersea, London. One-world design offers a new, holistic, approach to the challenges faced by developers and homeowners today. With sustainable design at the core of its work, all projects will be driven to exceed commonly accepted standards and expectation to ensure truly sustainable and successful results.

As a practice, both in architectural and interior design, we seek out opportunities for energy reduction and renewable energy production. Each project is approached with the same dedication and consideration regardless of scale and end use.

More information about one-world design is available at:

www.one-worlddesign.co.uk

www.facebook.com/oneworlddesign

1.3 Site

66 Red Lion Street is part of a three terraced houses which are part of a block located in the urban centre of London, in the London Borough of Camden. It is a typical Victorian style town house. The nearest underground stations are Holborn and Chancery Lane, which are a five-minute walk. The nearest train stations are Farringdon, which is a fifteen-minute walk away, and Blackfriars station, which is a twenty-minute walk away. The building is also a three-minute walk from Red Lion Square and a twenty-five-minute walk from Waterloo Bridge. It is very well connected to public transport and in a central London location.

The building is four storeys in height with a basement. The front facade is in London-stock brick showing white timber frame casement multi-paned windows on the upper floors while having a big shop window on the ground floor as well as shared entrance to the shop and to the staircase of the building . The rear facade of the building is made of the same brickwork. The roof is flat showing a metal railing to the street.

Close to the building in Red Lion Street there are very different styles of buildings which are mixed with others more similar to n.66. For example,



66 Red Lion Street-Front



66 Red Lion Street-Entrance

On n.68-70 we can find the building for the BPP University Law School which is a contemporary building showing a six storey curtain wall to Red Lion Street. On the opposite side of the street there is also a contemporary style building, eight storeys high.

1.4 Planning History & Context

On 26/05/2011 n. 66 Red Lion Street requested full planning permission for a “commercial change of use” (application number 2011/2063/P) consisting on a “Change of use of the first, second and third floor levels from office (Class B1) to alternative uses for either office (Class B1) or beauty salon (Sui Generis)”. It was granted on 15/07/2011.

On 24/02/2005 n. 66 Red Lion Street applied for a variation or removal of conditions proposing “the removal of additional condition 1 restricting the use of the ground floor to employment agency and no other within use class A2, pursuant to planning permission dated 01/02/1989 (reg. no. 8800507)”. It was granted on 07/04/2005.

There have been more planning applications in the past for n.66 Red Lion Street, most of them proposing a change of use. Including a recent application for HMO use which was withdrawn following officer advice.

Providing housing is one of the most important issues facing the Borough. The demand for housing in Camden exceeds supply, and a shortage of land, a growing population and high prices all contribute to housing pressures. Therefore, housing is the priority land use of the UDP.

The proposal here meets the guidance and will make good use of and bring back into usefulness the existing upper floors of the building.

1.5 Heritage

The building is located in the Conservation Area of Bloomsbury. However the proposed intervention is very respectful with the existing typology, not altering the facades of the building or its volume. All works proposed are internal.

1.6 Proposed Residential Unit

The new 2 bed 3 person apartment is split over 3 levels, and is 74 sqm (surpassing the standard set by ‘HOUSING STANDARDS MINOR ALTERATIONS TO THE LONDON PLAN | March 2016’). The kitchen, living, dining and bedroom spaces all comply with the areas set down in the London Housing Design Guide.



n.68-70 and n.67 Red Lion Street

1.7 Amount

The basement area is currently utilised as storage for the beauty parlour. It is dark and damp with no air circulation. By opening up this area with a new stairwell the ground floor unit nearly doubles in size in productive and usable area with daylight and air able to penetrate to the basement. Rather than reducing the commercial space this approach improves it and brings more space into productive use whilst enabling separate residential and commercial entrances.

1.8 Amount

The gross internal floor area is as follows:

Existing:

Basement	-	39.22 sqm
Ground	-	22.87 sqm
First	-	23.40 sqm
Second	-	23.40 sqm
Third	-	22.06 sqm
Total	-	130.95 sqm

Proposed:

Basement	-	39.22 sqm
Ground	-	22.87 sqm
First	-	23.40 sqm
Second	-	23.40 sqm
Third	-	22.06 sqm

Total - 130.95 sqm

Net additional: 0 sqm

1.9 Access

The access to the building from the street is to remain unaffected by the new proposal. There is no change proposed to any statutory access and no effect on highways or public access. There is no additional parking requirement associated with this application.

The location is served extremely well by public transport and the city centre is on the doorstep and immediately adjacent to educational facilities. The provision of 4 single rooms in this location will be an asset to students or young people working in London.