

EMIL EVE ARCHITECTS

45 and 46 Red Lion Street, London, WC1R 4PF

HERITAGE REPORT and DESIGN AND ACCESS STATEMENT



PLANNING APPLICATION SUBMISSION ALTERATIONS TO GROUND FLOOR RESTAURANT

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3.3.7 Courtyard doors

Proposal

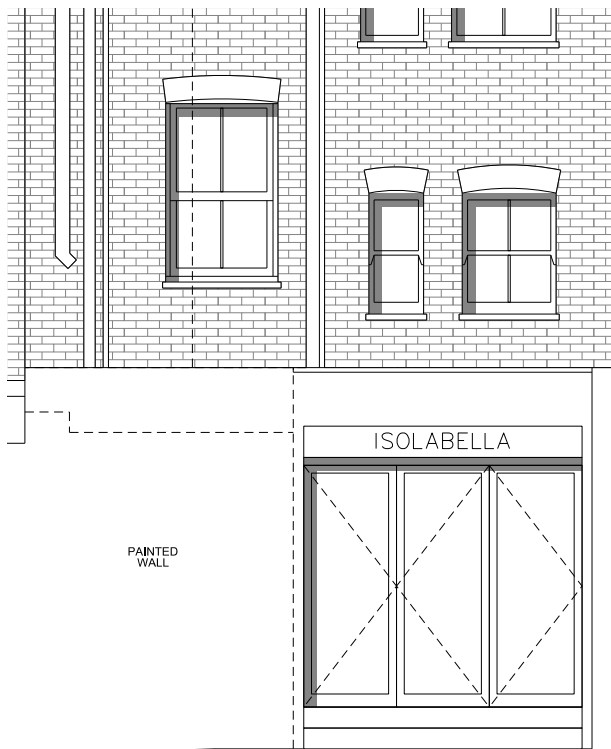
Repair and repainting of rear wall to Lamb's Conduit Passage. Enlargement of opening from restaurant and replacement of single wood fibre escape door with Mumford and Wood Conservation Range Bifold doors (three leaf).

Impact

The current rear wall and door are in a poor state of repair and are an unattractive backdrop to the outdoor seating area in Lamb's Conduit Passage. The proposed works will improve the appearance of this area which is of significant benefit to the character and amenities of the adjacent public space within the conservation area.

Justification

The proposal is considered in keeping with the scale of neighbouring restaurant and cafe openings who already utilise the pleasant seating area on Lamb's Conduit Passage. The slender frames of the conservation style doors compliment the proposed windows above.



Proposed conservation style bifold doors



Existing view of rear of properties from Lamb's Conduit Passage



Proposed view of rear of properties from Lamb's Conduit Passage

3.3.8 Replacement rooflight to Restaurant

Proposal

Replacement of the single-glazed lantern rooflight on the flat roof to rear of restaurant with a horizontal rooflight by the Rooflight Company (Conservation Range).

Impact

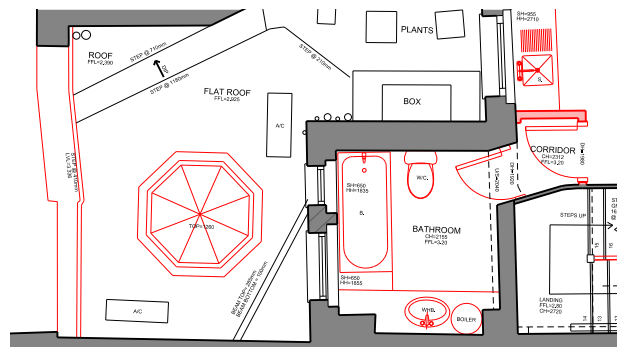
The current rooflight is in a very poor state of repair and is visible from Lamb's Conduit Passage. The proposed rooflight will not be visible from the passage and will be a great improvement in appearance when viewed from the windows above.

Justification

The proposed rooflight will have an improved thermal performance as well as greatly increasing the natural light available in the rear restaurant area. Removing the existing large lantern rooflight, which is visible from Lamb's Conduit Passage, is seen as a benefit to the character of the conservation area.



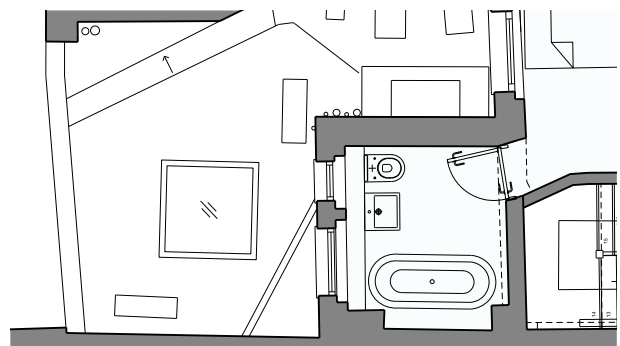
The existing lantern rooflight is in a poor state of repair and often leaks into the restaurant below.



Existing rooflight.



Proposed square rooflight will sit almost flush with the roof surface, concealed from Lamb's Conduit Passage by the existing parapet wall.



Proposed rooflight.

**FOR FURTHER INFORMATION ON HERITAGE, CONTEXT, SIGNIFICANCE,
PRE-APP ADVICE ETC, PLEASE REFER TO THE *HERITAGE REPORT AND
DESIGN AND ACCESS STATEMENT* THAT ACCOMPANIES THE
CONCURRENT PLANNING APPLICATION FOR 45-46 RED LION STREET**