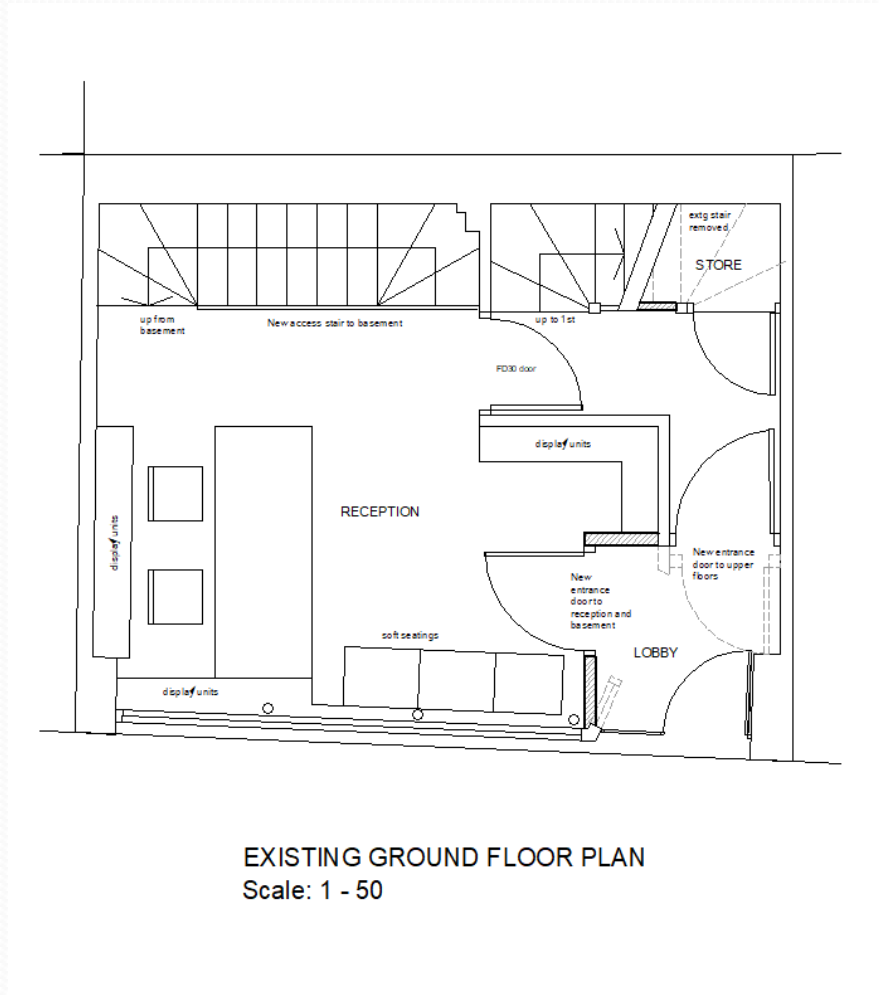


Design, Access and Planning Statement Heritage Statement



Project:

Minor modification on existing approved planning for 'Beauty Salon with accommodation on upper levels' to 'Chinese Acupuncture and Herbal Clinic with accommodation on upper levels' and associated internal alteration.

Site:

66 Red Lion Street
London
WC1R 4NA

Ref:

55/WC1R-4NA/DesignAccessStatement_A

For Mr. Wang

11 Sep 2017 First issued

14 Sep 2017 version A – outdated address footnote removed

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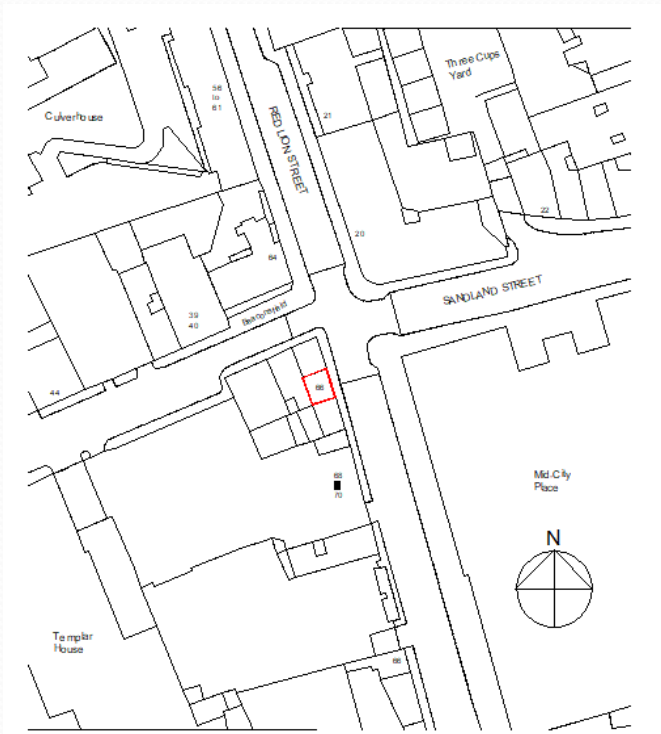
This Design, Access and Planning Statement accompanies and supports the planning application for minor modification on existing approved planning for 'Beauty Salon with accommodation on upper levels' to 'Chinese Acupuncture and Herbal Clinic with accommodation on upper levels' and associated internal alteration.

As the site is located within the Bloomsbury Conservation Area', Design and Access Statement is therefore included.

The purpose of this statement is to provide an assessment of the proposals against relevant national and local planning policy and guidance, and to demonstrate that the application is in accordance with the content of the development plan.

The application site is at 66 Red Lion Street, London WC1R 4NA, a 3-storey with basement building located near Holborn Station and within Historic Core conservation area. The building is not a listed building.

The application site is located on the west side of Red Lion Street and its previous use as a *Beauty Salon* (Class use: Sui Generis).



Location plan

The **Bloomsbury Conservatrion Area** appraisal and management strategy was adopted in April 2011. It replaces a Conservation Area Statement adopted in 1998.

The following policies and guidance are used as check list to compared for policy around this area.

- Conservation Area Appraisals and Management Strategies
- London Borough of Camden Local Development Framework Core Strategy policies CS5, CS9, CS11, CS13 and CS14
- London Borough of Camden Local Development Framework Development Policies DP2, DP5, DP16, DP17, DP18, DP22, DP23, DP24, DP25, DP26 and DP28
- Local Plan policies H1, A1, A4, D1, D2, CC1, TC2, T1 and T2
- London Plan 2016 and the NPPF 2012



Aerial view of site

Initial pre-application enquiry has been made with duty planning officer David Fowler on 4th Sep17. It was confirmed that planning application is not required for change of use from Beauty Salon to Acupuncture and Herbal clinic as they fall within the same class use (Sui Generis).

However, the applicant would like to change the existing general layout and would like confirmation of approval of such use on paper from the council.

Due to the fact that planning application is not required for change of use in this incident, the documentation for this application is therefore focus only on the minor modification rather than duplicating the original approved application.



Shop front of site

Planning History

Following are the planning history records of 66 Red Lion Street:

- 13-01-2017 planning application reference 2017/0026/P was granted Subject to a Section 106 Legal Agreement - Change of use from a beauty salon (Sui Generis) to no.1 residential unit (2bed) (C3) at first, second and third floors levels; associated internal alterations to all floors.
- 28-10-2016 planning application reference 2016/5565/P decision was withdrawn from the planning officer's advice -Change of use from a flexible use for either Beauty Salon (Sui Generis) or Office (Class B1) to a House of Multiple Occupation (C4) at first, second and third floors levels. Associated internal alterations to all floors
- 26-05-2011 planning application reference 2011/2063/P was granted for -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).
- 24-02-2005 planning application reference 2005/0626/P was granted for -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).
- 05-05-1998 planning application reference PS9804397 was granted for -Removal of personal condition 01 attached to planning permission dated 18/04/85 (8500312/N15/23/5)for change of use of first and second floor from beauty salon to offices, as shown by location plan.
- 21-10-1988 planning application reference 8800507 was granted for -Change of use of ground floor from a retail (A1) use to an employment agency (A2) use as defined by the Town and Country Planning (Use Classes) Order 1987 as shown on site plan number M.S.W.1.

Planning History (Continue...)

- 27-02-1985 planning application reference 8500312 was granted for -Change of use of first and second floors from beauty salon to offices.
- 07-11-1983 planning application reference 37178 was refused for -The change of use of the first and second floors from beauty salon to offices.
- 05-06-1978 planning application reference 26644 was approved on condition for -Change of use of first and second floors from offices to beauty salon
- 31-10-1975 planning application reference 21745 was refused for -The change of use of the ground floor from retail use to offices
- 15-02-1965 planning application reference CA/40/P1 was consented for -A double sided projecting sign lettered "Maxime" in black perspex and "Boutique" in red perspex, all on a white perspex panel and internally illuminated, to be erected within the depth of the fascia. Height of sign 2'0", length 3'0", projection 3'6" and overall height 11'0" approximately. (As amended by your letter dated 26th May 1965)



Red Lion Street

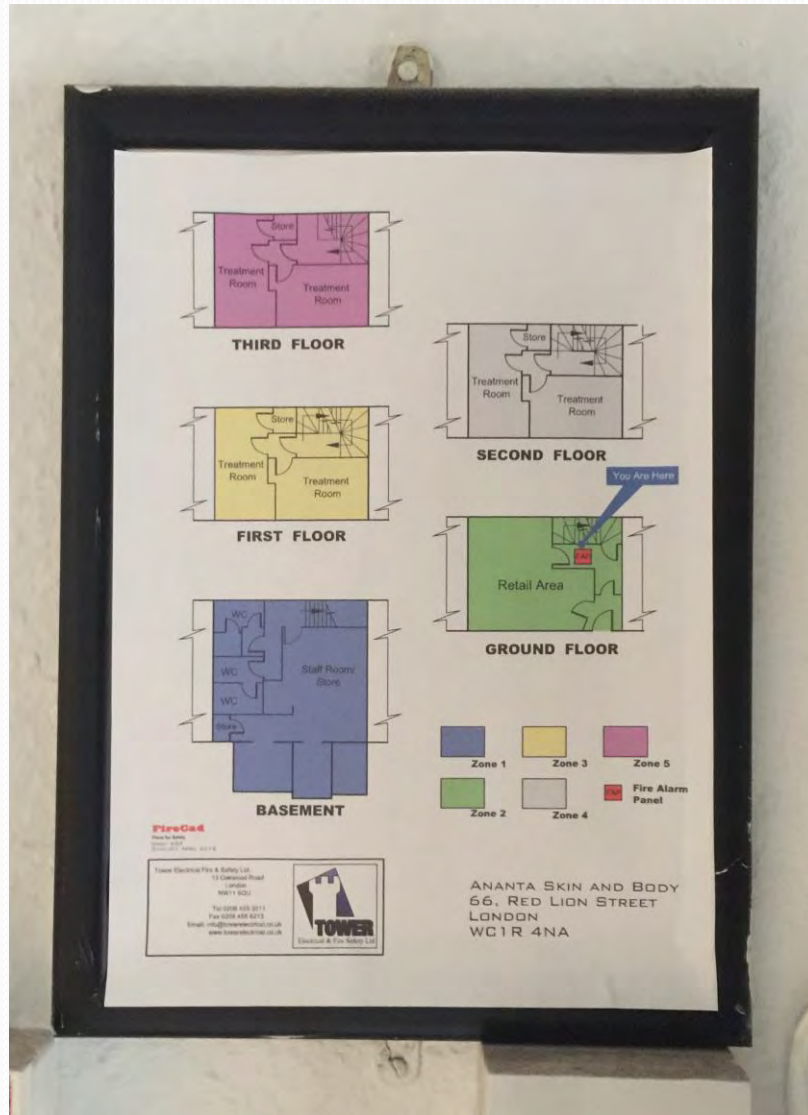


Typical casement window

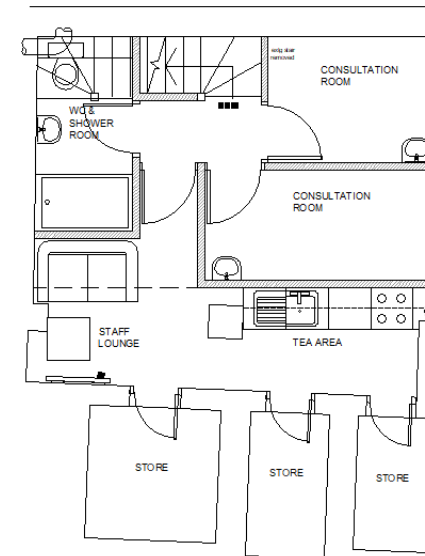
Red Lion Street is located off the main street High Holborn which is in the heart of the city commercial centre. The site is only 5 minutes away from the Holborn Station with numerous options of public transport including the bicycle banks on the same street.

The site 66 Red Lion just falls within the boundary of Bloomsbury conservation sub-area 11 under Red Lion Square. It is not a listed building but the left and right neighbours (no 65 and 67) which shared similar frontage are included in the conservation area.

The building is three storey in height from street level with an additional basement. It is a mid-terrace town house with featured casement windows. The neighbouring buildings are consistent in height and the surrounding consists of mixture of commercial and residential use.



Fire safety diagram on site.



Proposed Basement plan

New layout:

Most of the records shown from the planning history reflected that there has been demands for different change of use from time to time. The latest approved application in January 2017 has been granted for change of use to residential units for first, second and third floor.

The new applicant would like to keep this flexibility because the third floor can be used for ancillary accommodation whereas the first and second floor can be rented out to patients that required long term continuous treatment when needed.

Use, Amount, Scale, Appearance:

The applicant Mr Wang is a member of The Acupuncture Society in UK and have been practicing acupuncture and Chinese Medicine since he was a teenager. The premises will be use as Acupuncture and Herbal Clinic. He is confident that his clinic will be busy and the layout of the plans are reflected in the design for this purpose.

The existing basement vault will be excellent for the storage of dry herbs.

There are two rooms at the basement for initial consultation and the upper rooms are for treatments in general.

In the event of patients that required continuous treatments and monitoring, the rooms on the first and second floor can be rented out for such purpose.

The entrance lobby has been widened to improve accessibility to the reception area.

Existing staircase to basement will be removed.

New stairs to the basement will be at the back of the shop front for proper headroom and staircase configuration.



Staircase viewed from top floor.

The site is situated within the conservation area of Bloomsbury. In this application, there is no change to the frontage or any external part of the site. The proposal is therefore should be considered as not causing any impact upon the Bloomsbury Conservation Area, preserving its character and appearance.

All changes are internal. However, there will be a separate application for the advertisement consent for the signage as advised from duty officer Mr. David Fowler.

Conclusion

66 Red Lion Street is a perfect location for an acupuncture and herbal clinic.

The premise is more spacious and is ideally located with good access to public transport. This new layout proposal will provide its new owner with additional storage space in the basement, more treatment rooms on the upper floors – to transform this into a successful clinic