



MULTIPLE OPPORTUNITIES STUDIO

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DESIGN & ACCESS STATEMENT

L_16:

Flat 3rd and 4th Floor
48 Red Lion St.
WC1R 4PF
Camden
London

February 2018



PROJECT SUMMARY

The purpose of the alterations is to improve the quality of residential external amenity and its external appearance.

The proposal includes following elements:

Replacement of existing plastic sliding roof access cover with a new double glazed hinged roof access hatch with a lower profile.

Replacement of existing metal and blue painted timber fence around the perimeter of the roof terrace with a new louvered timber fence at same of lower height as existing, with integrated seating and grass planter. The new integrated solution to the terrace perimeter will result in greater uniformity and visual consistency of built fabric and will constitute an improvement to the existing situation.

Construction of light-weight timber or painted metal pergola frame in the centre of the roof terrace. The pergola will be set back far from the building's front and rear elevations, thus minimising its visibility from public domain to a number of distant and oblique views at the rear.

Replacement of old decking with new decking and artificial grass on draining substrate.

Replacement of metal pole railing to the upper balconies at the front and rear with clear glass balustrades matching the equivalent at no.49.

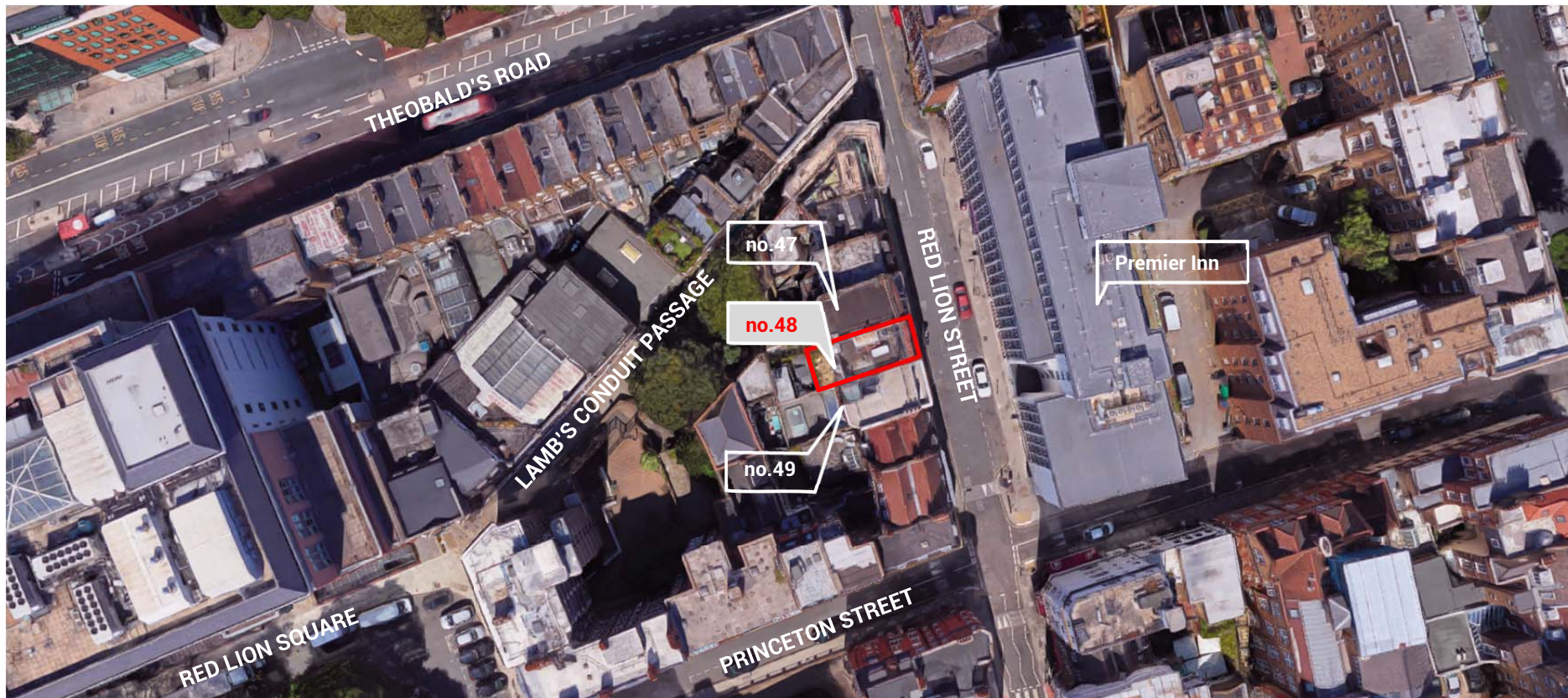
DRAWING REGISTER

Drawing Number	Drawing/Document Description	Scale	Print Size
SITE			
211-001	Site Location Plan	1:1250	A3
211-002	Site Block Plan	1:250	A3
DESIGN IMPACT DRAWINGS			
PLANS			
221-001	Existing and Proposed Plan	1:50	A3
211-002	Existing and Proposed Fence Heights	1:50	A3
ELEVATIONS			
222-001	Existing and Proposed Front Elevations	1:100	A3
222-002	Existing and Proposed Rear Elevations	1:100	A3
222-003	Existing and Proposed Side Elevations	1:50	A3
SECTIONS			
223-001	Existing Context Section	1:100	A3
223-002	Proposed Context Section	1:100	A3
VIEWS			
224-001	Existing and Proposed Front View	NTS	A3
224-002	Existing and Proposed Rear Terrace	NTS	A3
224-003	Existing and Proposed Rear Balcony	NTS	A3
OTHER			
229-001	Planning Statement	NTS	A4

1. SITE

Red Lion Street is characterised by a mix of land uses set along a relatively narrow street with continuous building frontages, which gives the street a noticeably urban character. The terrace of buildings that includes 48 Red Lion Street dates in part from 19th Century, in part from 20th Century, producing a varied scale and grain. Buildings range in height from 4 to 7 storeys, with floors above 4 and 5 usually set back to maintain a consistent perceived frontage height. They generally have commercial use at ground floor with residential use above.

Nos. 45, 46 and 50 are listed, but the Applicant's property at no.48 along with its neighbour at no.49 represent later additions, likely replacing war damage. No.47 is recognised by the Bloomsbury Conservation Area Appraisal as a positive contributor.



2. EXISTING BUILDING

2.1 FRONT ELEVATIONS

As noted in the Bloomsbury Conservation Area Appraisal, "brick is the predominant building material; however, other materials such as glazed tiling, render, concrete and aluminium cladding are evident, especially on some of the more recent buildings"

West side of Red Lion Street is characterised by smaller grain with terrace properties of different heights and from different periods creating a rich urban environment.

No. 48 Red Lion Street is a former light industrial building converted into apartments, of which Flat 3rd and 4th Floor (also known as Flat 3) is the top level maisonette.

No.48 is a middle of three four storey terrace buildings of similar height and proportions. Along with it's neighbours on either side, the top fourth floor of the property is set back from the front elevation to reduce its visible bulk from Red Lion Street. The setback forms a narrow terrace. The front terrace has a metal pole railing, which is in poor condition and constitutes insufficient fall protection with meter wide gaps between poles. The coping stone at the edge of terrace parapet is in poor condition, resulting in continuous water damage to the brick façade below.

East side of the street opposite the Applicant's property is occupied with a Premier Inn building, which is a late 20th century addition to the street featuring white render, composite panels, aluminium frames and exposed ventilation grills on the façade. The building has seven storeys, with the top two storeys overlooking the Applicant's and neighbouring properties, in particular the roof and front terrace. The level of overlooking increased significantly four years ago when the building was converted from office to hotel use, resulting in weekend and evening occupation compromising quality of the terrace amenities.



L16 | 229-001 | Planning Statement | Flat 3rd and 4th Floor, 48 Red Lion Street, WC1R 4PF

2.2 REAR ELEVATIONS

Along with the neighbouring properties, the rear elevations lack a uniformity and are characteristic of a run of buildings, which have been altered many times using a variety of architectural solutions.

No. 49, which is similarly to no.48 a 20th century building, has been recently refurbished with a large area of façade glazing to the rear and a perimeter glass balustrade to the roof terrace. This refurbishment creates a strong case for the use of modern materials, in particular structural glazing, adding into the mix of styles of the rear elevations.

While the clear glass roof balustrade at no. 49 is minimalistically detailed and appears complementary to the terrace, the blue-tinted window glazing and dark metal frames stand in contrast with the neighbouring buildings, including no.48 and 47.

At the rear third floor of the property there is a terrace, which is currently surrounded by a metal pole railing. As with the front and the roof terrace, this railing is insufficient for fall protection due to the wide gaps between supports.

A number of one and two-storey extensions and additions significantly limit public areas, from which the rear of 48 Red Lion Street can be seen, to some oblique views from Lamb's Conduit Passage.



Existing rear view of the roof terrace screen at no.48 and glazed façade and balustrade at no.49.

2.3 ROOF TERRACE

Similarly to its neighbours, no. 48 enjoys the use of a roof terrace.

While terrace at no.49 has been recently refurbished and is frequently used, the roof finishes at no.48 are almost 20 years old and would benefit from refurbishment.

Existing railing to the perimeter is a metal pole railing with timber lattice privacy screen painted blue. The railing and the timber screen vary in height in different parts of the terrace, from 1000mm at the rear to 1700mm at the front of the terrace to shield from overlooking from Premier Inn across the street. The railing itself is insufficient for fall protection due to wide gaps between the elements.

The roof is covered with a bitumen based membrane and timber decking, which started to deteriorate in places and would both benefit from replacement.

Access to the roof terrace is through a large polycarbonate sliding window, which has visibly aged and would benefit from a better insulated, higher quality and lower profile replacement. The same applies to a polycarbonate skylight dome to the rear of the terrace.



Existing condition of the roof terrace, looking East towards Premier Inn building



Existing condition of the roof terrace, looking West towards Red Lion Square

2.4 MATERIALS AND DETAILS

A diverse mixture of architectural solutions constitute the context for the proposed refurbishment of the roof terrace.

Roof terrace design across the area have been approved as individual additions to the eclectic mix of buildings from different epochs, and whilst there are some similar themes each one provides a personal character which is part of the healthy mix in the area. The designs can incorporate traditional forms with contemporary detailing, but critically there is no uniformity or set style.



View of glass balustrade at no.49 roof terrace and Premier Inn across the road



View of glazed stair boxing at no.49, and varied rear elevations to the South-West of the building.

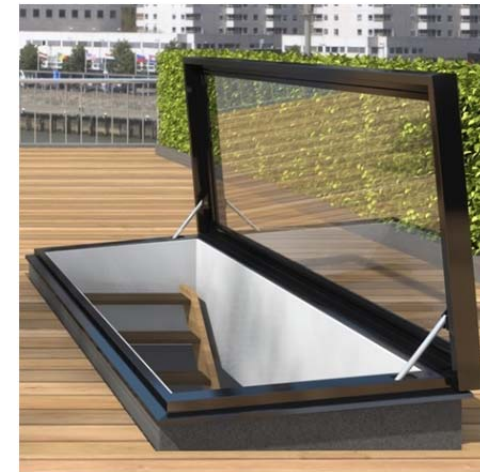
3. DESIGN PROPOSAL

The proposal constitutes a number of repairs and updates to the external areas of the property, which are aimed at making the built fabric safer and more visually coherent. Quality materials are chosen to complement and visually blend with their context.

3.1 Access window

The proposal is to replace the existing sliding polycarbonate window with a double glazed hinged roof hatch. The hatch would be of lower profile, with dark instead of white frame, therefore reducing visual clutter and complementing prevailing dark palette of the roofscape. Two additional steps at the end of the run will make roof access easier and safer.

The hatch will also improve thermal efficiency of the building and contribute to its long-term sustainability.



*Double glazed hinged
low profile rooflight*

3.2 Skylight

The proposal is to replace the existing polycarbonate domed skylight at the rear of the roof terrace with a double glazed fixed rooflight, which will be integrated into the built-in seating, therefore reducing visual clutter. The rooflight will improve thermal efficiency of the building and contribute to its long-term sustainability.



*Double glazed fixed
rooflight integrated into
timber seating*

3.3 Fence with integrated seating and planter

The proposal is to replace the existing metal pole fencing and timber lattice privacy screen with new carefully detailed pre-weathered timber fence with integrated seating to two sides and a planter to the rear. The fence will be of a uniform height and constitute an improvement to the current condition,

The new louvred fencing will continue to provide privacy protection to the terrace, while vastly improving its safety and quality of the built fabric pursuant of **Policy CS14 – Promoting high quality spaces and conserving our heritage**, which specifies that “The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use

The planter at the rear will be a sympathetic addition to the varied family of private greenery arrangements seen in the courtyards, balconies and terraces of surrounding properties.

As per item 3.2 above, a walkable skylight will be integrated into the rear seating, thus reducing the amount of visible elements reducing visual clutter.



Timber louvred fencing

3.4 Pergola

A summer pergola painted light grey to blend with the sky will be located above the central part of the roof so that it will not be visible from Red Lion Street, and can only be glimpsed from the Lamb’s Conduit Passage.

The pergola will therefore not detract from the existing skyline, and contribute positively to the quality of private external amenity in the area, where such amenities are scarce.

Terrace refurbishment generally and the introduction of a pergola in particular, are seeking to make the best use of Camden’s limited land, pursuant of **Camden Policy CS1 – Distribution of Growth**.



Distant view of the no.48 roof terrace, including pergola and planter

3.5. Decking

The current deteriorating timber decking will be replaced with a combination of new decking and artificial grass.



Timber decking and integrated planters



Artificial grass

3.6 Front balustrade

Front metal pole railing to the fourth floor terrace will be replaced with minimal glass balustrade similar to the perimeter glass balustrade at no.49. The key purpose of the upgrades to the balustrades is to improve safety and external appearance of the property.

3.7 Front coping

Front terrace edging will be repaired and stone coping replaced to protect the brick façade below from further water damage.



Existing front elevation with timber lattice screen on the roof terrace, fourth floor metal balustrade and deteriorating stone coping. Water damage visible on the top of the brick wall.



Proposed front elevation with new reduced height louvred screen, fourth floor glass balustrade and new stone coping.

3.8 Rear balustrade

Rear fourth floor terrace metal pole railing will be replaced with minimal glass balustrade similar to the perimeter glass balustrade at no.49 and structural façade glazing. The upgrade will make the terrace safer and the rear elevation more visually consistent with existing context.



Existing view of the no.48 rear terrace from Lamb's Conduit Passage



Proposed view of the no.48 rear terrace from Lamb's Conduit Passage

4. IMPACT ASSESSMENT

4.1 Access

No newly proposed vehicle or pedestrian rights of way have been created with this application, parking arrangements and access to the property remain unaffected.

4.2 Right to Light

The proposed works will have no significant impact on the pre-existing lighting conditions of the neighbouring properties at 49 and 47 Red Lion St.

4.3 Living Conditions

The proposed works would not impact on neighbours in terms of loss of light or sense of enclosure, pursuant of ***Policy CS5 – Managing the impact of growth and development***.

None of the aspects of the proposed development will result in loss of privacy from overlooking, as they are not higher than the existing, and will not considerably change existing relationships with neighbouring properties.