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Flat 16, 10 Red Lion Square, London WC1

David Corley BA (Hons) BArch RIBA

6 Woodford Mill
Mill Street
Witney
Oxfordshire OX28 6DE
Tel: 01993 775671
Mobile: 07889 774987
E-mail: dc@davidcorley.co.uk

PLANNING APPLICATION FOR AN EIGHTH FLOOR EXTENSION OVER PART OF THE EXISTING ROOF TERRACE.

PLANNING & DESIGN STATEMENT

This planning application seeks to obtain consent for an extension over part of the existing large roof terrace of Flat 16, the penthouse at the top of 10 Red Lion Square.

The proposal is identical to that approved by Consent Ref: 2016/0581/P on the 18th of April 2016. The applicant wishes to obtain, effectively, a renewal of the extant consent, which will shortly expire.

In the 'Reasons for granting permission' in the 2016 Approval, the Council states:

"The proposed roof level extension on the 8th floor shall be the full width of the building (10.2m) with a maximum height of 3.8m, 12.9 m in length and set back a minimum of 4.3m from the western edge of the building and whilst adding some bulk at roof level, the proposed extension remains subordinate and does not overwhelm or dominate the elevation. The materials are to match the existing roof level room. The extension would not harm the host building or the street scene due to the location at high level and the modest size. The development is considered acceptable in design terms.'

And further:

"Due to its siting and scale, the proposal is not considered to result in loss of privacy or overshadowing to neighbours properties. The extension is at high level and not adjacent to residential windows where overlooking would be a concern. Due to the location, loss of light would not occur."

The drawings submitted with this application are those previously approved by Consent Ref: 2016/0581/P, numbered: 568/P1A; P2C; P3B; P4; P5C; P6; P7C; P8C & P9B.

Please note: On the formal planning consent Decision the list of drawings refers to drawing number 568/P7. Reference to the drawings actually submitted and subsequently approved shows that this is incorrect: the drawing submitted with the previous application is numbered 568/P7C.

The following design notes are adapted from those accompanying the previous application and explain the architectural principles of the proposal.

DESIGN NOTES:

1. 10 Red Lion Square is a former office building located on the South West corner of the square, at its junction with Procter Street. It was the subject of a conversion to residential use by Messrs. Berkeley Homes Ltd. A total of 16 flats are provided, arranged from 1st to 8th floors. The application relates to number 16, the penthouse, located predominantly at 7th floor but with further accommodation at 8th floor. This takes the form of a terrace room, adjoining the top of the lift shaft and plant rooms. The remainder of the flat roof at 8th floor level is enclosed by a balustrade and forms a large roof terrace for the benefit of number 16.
2. The change of use and conversion of the former commercial building was carried out without alteration to the external elevations. Above the ground the floor level, which is used as a public house, the 1st to 6th floors are characterised by unbroken vertical concrete mullions, capped with a projecting coping above the 6th floor windows. A regular pattern of windows alternating with dark grey pressed metal cladding panels, framed by the mullions, completes the elevations at lower levels. At 7th floor the building sets back from the North, West and South elevations. The general pattern of windows, divided by vertical mullions, is similar to the floors below. However, all external wall surfaces at this level are faced with pressed metal cladding panels, including the mullions. A further feature of note is that the North West and South West corners of the building, up to and including the 6th floor are radiused, with curved glass to the windows. Flat 16, at 7th floor level has squared corners.
3. At 8th floor/roof level, the limited accommodation is contained within a flat roofed rectangular enclosure, with pronounced eaves overhangs to the North and West faces. A tubular framed balustrade runs continuously around the perimeter of the roof terrace, clearly visible from all surrounding aspects of the building.
4. The building is taller than its neighbours on Red Lion Square and Procter Street, particularly so in the case of the latter. It is prominent visually on its corner site, and makes a strong, simple architectural statement in the urban landscape.
5. “The proposed extension at 8th floor retains the existing enclosure and flat roof. It adds a new and largely flat roofed element providing a new kitchen and large reception room. Over the central axis of the reception room, the roof is vaulted to imply division between the sitting and dining area, and to emphasise the view towards Centre Point to the west. Along the centre line of the vaulted roof section is a continuous rooflight.
6. The design of the new extension is simple to reflect the uncomplicated massing and form of the existing building. Full height windows are spaced along the principal elevations, enclosed by plain powder coated wall panels matching those of the existing construction. This affords access to the retained west facing terrace and the benefit of the spectacular views from the enlarged accommodation. Internal alterations at the lower floor level include a new, more generous staircase, and minor alterations to create a master bedroom suite. These changes require no external alteration to the building.