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## DESIGN, ACCESS AND PLANNING STATEMENT

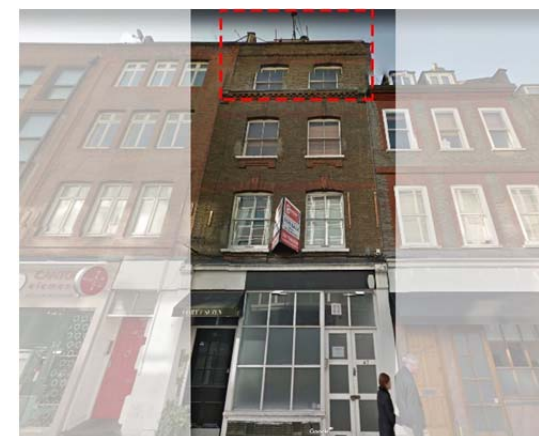
**Project Ref:** I\_28

**Project Name:** Roof Terrace at  
3<sup>rd</sup> and 4<sup>th</sup> Floor

**Site Address:** 47 Red Lion St.  
WC1R 4PF  
Camden  
London

**Issue Date:** September 2019

**Revision:** V1



## PROJECT SUMMARY

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

The proposal closely matches changes to the adjoining roof terrace at no. 48 Red Lion St., which has recently acquired planning permission (no.2018/4306/P) and subsequently underwent a similar refurbishment.

The proposal includes the following elements:

Replacement of existing hinged roof access hatch with a new double glazed hinged roof access hatch with a lower profile matching the equivalent at no. 48.

Replacement of existing metal railing, due to its poor condition, with a new black painted vertical metal fence matching the equivalent at no. 48. 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.

Upgrade of the roof waterproofing and install new roof finished, including artificial grass, decking and tiling, similar to no. 48.

## DRAWING REGISTER

Drawing Number	Drawing/Document Description	Scale	Print Size
<b>SITE</b>			
A010	Site Location Plan	1:1250	A3
A010	Site Block Plan	1:250	A3
<b>DESIGN DRAWINGS</b>			
<b>PLANS</b>			
A101	Existing Roof Plan	1:50	A3
A202	Demolition Roof Plan	1:50	A3
A303	Proposed Roof Plan	1:50	A3
<b>ELEVATION</b>			
A320	Existing and Proposed Elevation	1:100	A3
<b>OTHER</b>			
A001	Design, Access and Planning Statement	NTS	A4

## 1. EXISTING CONDITION

### 1.1 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 47 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.

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 stories, 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 five years ago when the building was converted from office to hotel use, resulting in weekend and evening occupation compromising quality of the terrace amenities.



## 1.2 Roof

Similarly to its neighbours, no. 47 enjoys the use of a roof terrace.

While terrace at no.48 has been recently refurbished and is frequently used, the roof finishes at no.47 are almost 20 years old and would benefit from refurbishment.

The roof is covered with a bitumen based membrane and would benefit from replacement.

Access to the roof terrace is through a large polycarbonate hinged window, which has visibly aged and would benefit from a better insulated, higher quality and lower profile replacement.



*Existing condition of the roof terrace, looking West towards Lamb's Conduit Passage`*



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



## 2. DESIGN PROPOSAL

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.

Terraces at no.48 and 47 are at the same level and are always seen together, Therefore, we propose to closely match the materials and dimensions consented and used at no.48 Red Lion St. terrace.



*No. 48 and 47 Red Lion Street seen together*

*(the works consented with planning permission 2018/4306/P at no.48 are currently ongoing )*



**1** Existing Front Elevation  
1 : 100

*Approved front elevation no. 48 (no.2018/4306/P).*



**2** Proposed Front Elevation  
1 : 100

*The proposal at no.47 closely matches changes to the adjoining roof terrace at no. 48 Red Lion St., which has recently acquired planning permission (no.2018/4306/P).*

## 2.1 Access window

The proposal is to replace the existing hinged polycarbonate window with a double glazed hinged roof hatch, similarly to no.48. 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. The new staircase in lieu of the existing build-in ladder will make access significantly safer.

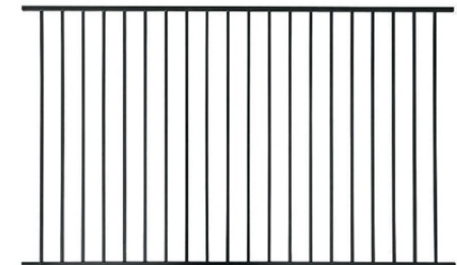
The hatch will also improve thermal efficiency of the building and contribute to its long-term sustainability.



*Double glazed hinged low profile rooflight*

## 2.2 Railing

New traditional black metal railing matching the height and design of the railing on the adjoining terrace will be installed along the edges of the terrace.



*Black painted metal fence around no.47 terrace perimeter*

### 3.3 Roof finishes

Old roofing membrane will be replaced with a new one. Precedents for the proposed decorative walk-on finishes can be found on the adjoining terraces (no. 48 & 49).



*Timber decking (as.no.48)*



*Outdoor floor tiles (as no.49)*



*Artificial grass (as no.48)*



## 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 48 and 46 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.