

# DESIGN AND ACCESS STATEMENT

In support of a Planning Application for minor alterations  
to the rear windows, external wall and landscaping

at

**BASEMENT FLAT, RUSSELL MANSIONS,  
144 SOUTHAMPTON ROW, WC1B 5AJ**

June 2020

Issue 1

## 1. Introduction

This Design and Access Statement is in support of a planning application to approve details of the completed construction which has slight differences from the previously approved design.

The application unit lies at lower ground floor level at the rear of the block known as Russell Mansions (144 Southampton Row). The block sits on the eastern side of Southampton Row and the building as a whole comprises shops/restaurant/commercial units on the Southampton Row frontage at ground level, with 5 storeys of housing association flats above.

For background information, the original planning application made in 2015 and subsequently revised in 2018 were made by the freeholder Origin Housing who then sold the undeveloped flat to the applicant. This has now been built but the development made minor changes to the previously approved applications which this application seeks to correct.

## 2. Planning History

2015/5605/P Planning consent was granted for the change of use of the rear lower ground commercial area from B1 to C3 on 14th April 2016, under application, subject to a condition regarding how trees are to be retained and a section 106 agreement relating to the flat being “car free”.

2018/1869/P Planning consent was granted for variation of condition 3 (approved plans) and removal of condition 4 (tree protection measures) of planning permission 2015/5605/P. The removal of condition 4 was requested because the retaining wall which was to be moved back in the original application was not, in the event, retained in its existing position and therefore work in connection with the existing trees was not necessary. The “car free” requirement was extended under the First Variation of a section 106 Agreement.

## 3. Design principles and Concepts

### 3.1 Amount

In comparison to the approved development under application ref 2018/1869/P, the alterations for which this application is concerned are limited to the following:

- 2no. tall casement windows to rear where previously shown as French doors. These are acceptable for means of escape purposes.
- External wall enclosing ‘Flat Lobby’ and ‘Landlord Lobby Link’ is faceted where previously shown as curved
- Alterations to elevation of faceted external wall including rendered finish, guttering and window arrangement (all windows obscured)
- Minor amendments to the rear landscaping including omission of planter and replacement with large pots of plants. With the planter in place, the bins could not be moved out.

### **3. Design Principles and Concepts (Contd.)**

#### **3.2 Layout**

The previously approved internal layout remains unaltered. The critical dimension between the communal staircase, located in the courtyard and new external wall has been maintained as shown on proposed plans (ref 8269/10) submitted with this application.

#### **3.3 Appearance**

It is respectfully asserted that the proposals would cause no harm to the amenity or appearance of the Lower Ground Floor Flat or the surrounding building.

### **4. Landscaping**

The second application above reduced the width of the rear lightwell but the original proposed planter was left in place. In the event, it was not possible to remove the bins with the planter in place and the planter has therefore been omitted. To retain some form of landscaping, large potted plants will be introduced. A 300mm timber slatted fence has been installed over the top of the existing rendered brickwork retaining wall.

### **5. Access**

Access to the site is unaltered.