

# **DESIGN & ACCESS STATEMENT**

**Flat 21, 6<sup>th</sup> Floor, 144 Southampton Row LONDON WC1B 5AJ**

**Roof Extension**

24<sup>th</sup> July 2020

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## **Site and Context**

Russell Mansions at 144 Southampton Row is a mansion block located on the eastern side of this significant London thoroughfare. It is situated in the Bloomsbury Conservation Area (designated on 1st March 1984) but is not listed.

The building in which the application property is located was built in the late 19th Century and features fine stucco and stone detailing to the main street frontage including a large entrance portico with an impressive arched opening for the front door and fanlight with curved pilasters detailed with Roman Corinthian/Ionic style capitals, large arched openings for the commercial units at street level and two stone finished bays running from first to fifth floor level culminating in decorated dormer facades at sixth floor level.

In the immediate vicinity of the site, to the eastern side of Southampton Row, Russell Mansions is flanked by a series of mansion blocks/hotel to the north and south which are of a similar ages and heights (varying usually between six and nine storeys in height) and feature similar stone and stucco details and bays. Buildings opposite to the western side of Southampton Row are more of a hotch potch of architectural styles varying from 1950s apartment accommodation over commercial units, to early 19th century buildings and are frequently seven storeys in height. The applicant owns the leasehold of the apartment and the freehold of the entire building is owned by Origin Housing, a London based registered social landlord managing over 6,800 homes in London and Hertfordshire.

## **Background and site description**

The proposed application dwelling is located on the top floor of the building. The applicant wishes to add a roof extension adjacent to the existing stairwell/roof access.

The apartment is accessed through the main central communal entrance to the existing residential accommodation which is located from the first to sixth floors of the building. The building is arranged around a central courtyard which allows light penetration into the residential accommodation and leads to the landlords garden to the rear of the property via an undercroft corridor. Light also penetrates via lightwells on both sides of the building, which will provide light for the proposed roof extension.

The rear of the property is plainly detailed in contrast to the exuberant treatment of the street elevation and the main features are four rows of five storey rendered bay windows starting at first floor level with plain arched windows below at ground and first floor levels.

The application unit is located to the northern end of the front elevation and externally comprises two small windows to the main reception room facing Southampton Row. There are two original windows to the northern lightwell, a small window providing light to the kitchen and a larger window providing light to the bedroom. The main bedroom is currently located on the front facade but without any windows and receives light from two skylights in the rear pitch of the main roof. It is proposed that the main bedroom be re-located into the roof extension receiving

light from an identical window to the one serving the rear bedroom, while the reception room will benefit from additional light from the existing skylights. Russell Mansions is flanked by two similarly sized buildings to either side, Premier House (154 Southampton Row) to the north and the Waverley Hotel (130-134 Southampton Row) to the south. The former is 9 storeys tall while the latter is 8 storeys in height.

### **Planning Policy**

In accordance with the Camden Proposals Map, the site lies within the Bloomsbury Conservation Area, the Holborn growth area, and within the Central London area. It is also within an Archaeological Priority Zone.

Holborn is designated as an Area for Intensification, identified as a place with significant potential for redevelopment for housing, employment and other uses, in association with public transport improvements.

### **Planning History**

A review of the Councils planning explorer website for number 144 Southampton Row shows the following:

External alterations and refurbishment of roof, replacement of existing windows and repair and redecoration of front elevation brickwork, stonework and metalwork granted in November 2016.

Internal and external alterations to lower ground floor commercial unit in association with proposed change of use from B1 to C3 to create a new residential dwelling granted in November 2015.

### **Proposal Description & Design Analysis**

The wall between the existing reception and main bedroom will be removed and access provided to the proposed roof extension by a new stair in the reception room. The stair will provide access to a new main bedroom on the 7<sup>th</sup> floor, with a further stair and access hatch providing access to a roof terrace above.

The proposed extension will sit adjacent to the existing 7<sup>th</sup> floor stairwell building, which provides access to the roof.

The roof extension will not be visible from Southampton Row as it sits back a considerable distance from the front facade and there is a tall decorative raised gable facade to the front.

There is an existing means of escape access route across the roof, which will be retained but raised over the new roof extension. The applicant will consult with Camden Building Control to confirm that the proposed arrangement of the attached application would meet Building Regulations requirements.

### **Materials**

The roof extension will be constructed with facing brickwork matching the brickwork facade below and the stairwell building adjacent. The new window will be timber matching the window on the 6<sup>th</sup> floor. The roof terrace will have timber planking and glass balustrades. The fire escape stair will be steelwork matching the existing

escape stair.

Please note that materials are also provided on the attached planning application drawing.

#### **Access and Accessibility Statement**

Access to the proposed roof extension is provided via the dwelling and will not impact the communal stair.

There is an existing means of escape access route across the roof, which will be retained but raised over the new roof extension.

#### **Car Parking and Cycle Storage**

No alterations to existing parking or cycle storage.

#### **PTAL (Public Transport Accessibility Level) Rating**

The site has excellent access to public transport with bus, tube and road connections and the London Plan has established that the PTAL (public Transport Accessibility level) rating for this site is 6b.

The site is adjacent to numerous bus routes including No's 59, 68, 91, 168, 188, N91 and X68. Russell Square tube station is close to the site providing services on the Piccadilly Line and Holborn tube station is also near providing services on the Central and Piccadilly lines.

#### **Refuse**

No alterations to existing refuse.

#### **Amenity provision**

The dwelling will have its own very generous private roof terrace with an area of 22 sqm which is well over the London Housing Design Guide's minimum requirement, whereas it currently has no amenity provision.

#### **Landscape**

No alterations to existing landscape.

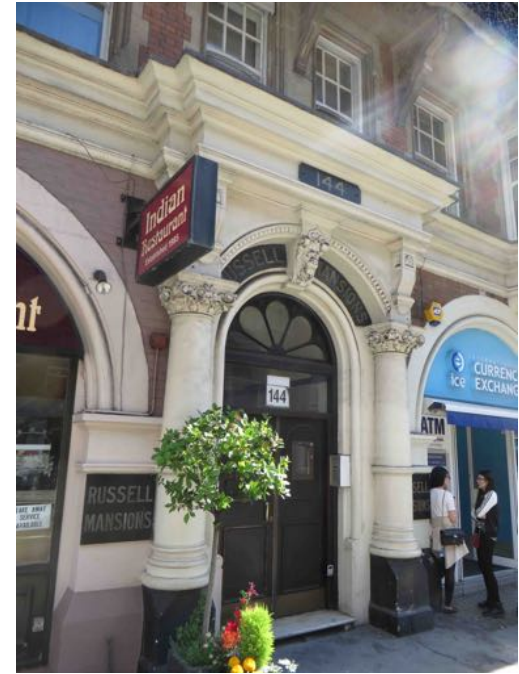
#### **Appendix: Photographs of site and environs**



Russell Mansions street elevation



Russell Mansions street elevation detail



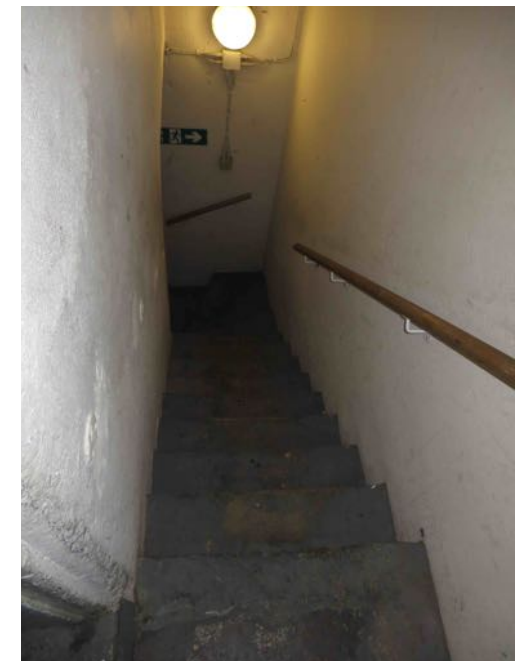
Russell Mansions portico detail



Arched shopfronts, stone main entrance portico, decorative capitals



Entrance Hall looking towards entrance



Existing stairs to lower ground floor



Roof of bedroom looking northwest



Roof of bedroom looking north



Roof of bedroom looking northeast



Roof of bedroom looking east



Rear of decorative gable on front facade



Escape stair over roof



Existing escape route and skylights



Roof access stair looking up from 6th floor



Chimneys and stairwell building on 7th floor



Stairwell building on 7th floor