

# DESIGN & ACCESS STATEMENT

26a SWINTON STREET WC1X 9NX



## 1.0 LOCATION

The development site lies on Swinton Street, which is situated within the Bloomsbury Conservation Area in the London Borough of Camden.

Swinton Street is located on the east side of Gray's Inn Road north of and parallel with Acton Street and is made up of Georgian style terrace houses built in c1835-44. Refer to fig 1.1

No. 26a is the ground and lower ground floor garden flat of a property that was converted from a single dwelling into 4 self contained flats in 1980.

The property is included in the group of 12 terrace houses no.s 4-26 classed as Grade II listed entry number 1378955 on the National Heritage list for England, and has been listed for the front facade elements of the building and railings. The interior and rear of the building is not included.



fig 1.1 Satellite view showing site outlined in yellow



fig 1.2 Street view showing site outlined in yellow

## 2.0 INTRODUCTION

The purpose of this project is to reconfigure the internal layout and extend the existing ground and lower ground floors to create a spacious 3 bedroom flat.

Careful consideration has been given to the external appearance of the new extension to ensure we complement the architectural characteristics of the original building and neighbouring properties by the use of matching materials.

There will be no works proposed to the listed areas of the front facade of the building.

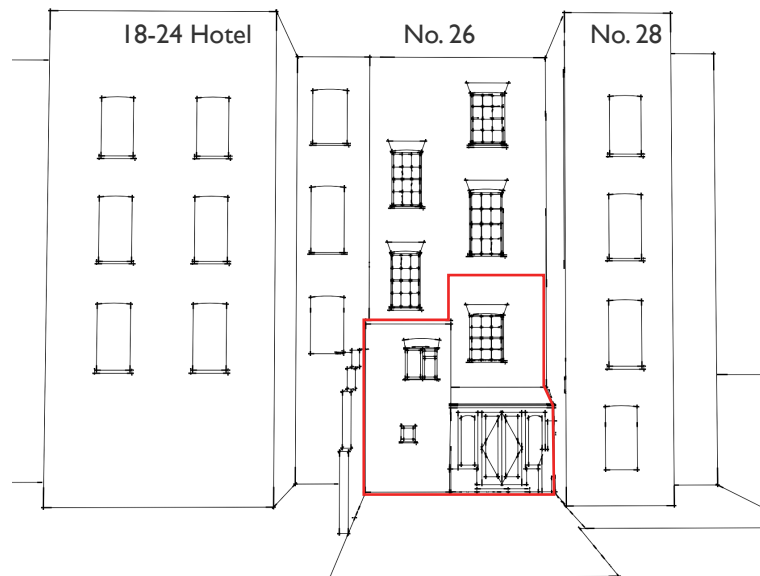


fig 2.1 Sketch - Existing Rear Elevation



fig 2.2 Photograph - Existing Rear Elevation

### 3.0 DESIGN & SCALE

We propose to blend the new extension into the existing structure, achieving a seamless finish. The walls to the ground floor extension will be brick to match existing and the lower ground floor to be rendered white, to match the neighbouring property.

The window proposed on the rear ground floor elevation will be a timber sash window with glazing bars to match the existing.

The lower ground floor will have aluminium bifold doors and full height window leading out to the large 45m<sup>2</sup> garden.

The extension has been designed to minimize the impact to the neighbouring properties and we have proposed that the lower ground floor extension is set under the existing wall forming the boundary to the hotel, highlighted in yellow on fig 3.2 & 3.3

The lower ground floor will extend 4.4m from the existing line of the rear wall and the height of the ground floor extension will be 3.3m above ground level.

The ground floor extension has been set back to be in line with the neighbouring property of No. 28 and will be at a height of 6.3m above ground level, terminating below the flat above

The gross internal area of the entire property is approximately 80m<sup>2</sup> and we propose to increase this by 19m<sup>2</sup> to the lower ground floor and 13m<sup>2</sup> to the first floor. Bringing the o/all G.I.A to 111m<sup>2</sup>

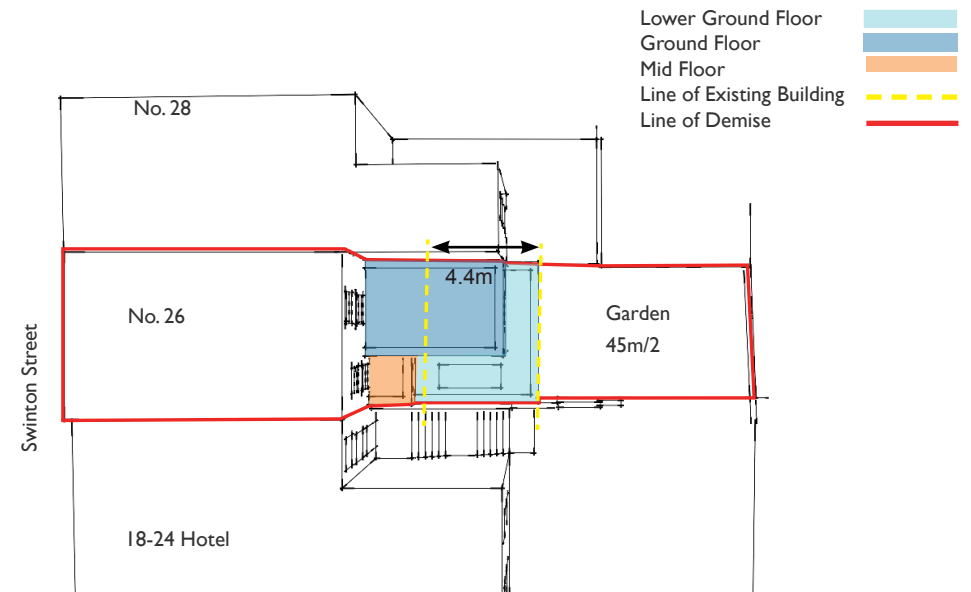


fig 3.1 Sketch - Proposed Block Plan

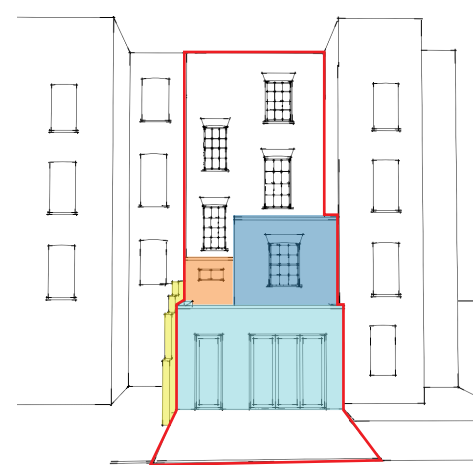


fig 3.2 Sketch - Proposed Rear Elevation

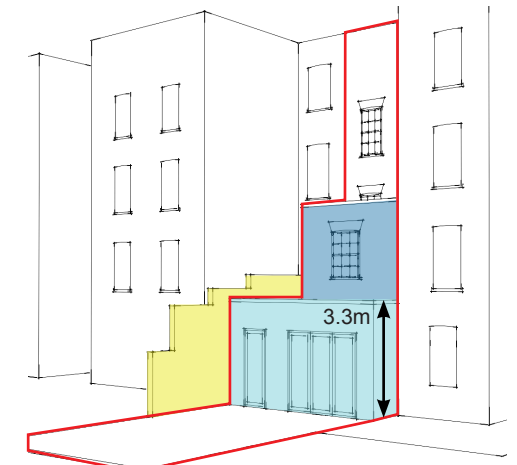


fig 3.3 Sketch - Proposed Rear Elevation

## 4.0 PLANNING POLICIES & ACCESS

### 4.1 PLANNING POLICIES

The design of the proposed extension has been informed by the recommendations and guidance set out in the following policies:

- National planning policy Framework 2021
- Camden Planning Guidance 2021
- Camden Local Plan 2017
- Bloomsbury Conservation Area Appraisal and Management Strategy

### 4.2 PLANNING HISTORY

9570226 - 1995 - External alterations including erection of a rear conservatory at basement level

### 4.3 ACCESS

The access to the property is from Swinton Street. There is on road parking at the front of the property

### 4.4 VEHICULAR AND TRANSPORT

Swinton Street is well placed for public links from Kings Cross and St Pancras International and bus routes along Grays Inn and Kings Cross Roads.



fig 4.1 Existing elevation