

Design and Access Statement 07.06.12

Proposed Garage in Rear Courtyard, Swinton House, Grays Inn Road, London

INTRODUCTION

This Design and Access Statement has been prepared in support of a full Planning Application for the erection of a garage and sub-station in the rear courtyard of a 218 bed Tune Hotel on Grays Inn Road, London. It is intended that this Design and Access Statement is read in conjunction with the documents supplied as part of the Planning Application.



Swinton House from Grays Inn Road



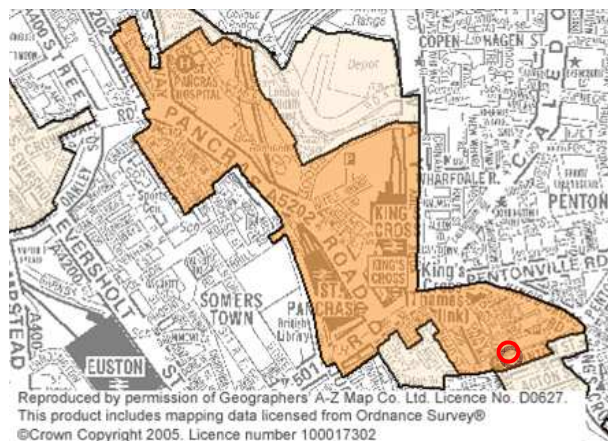
Swinton Street Elevation

CONTEXT

Swinton House is situated on the corner of Gray's Inn Road and Swinton Street and is located in the St Pancras District of the London Borough of Camden. The application site includes the rear courtyard, existing garage and service access lane.

Located at the western end of Swinton Street the immediate area surrounding the site is predominately residential with a mix of other uses including office buildings, retail units, hospitals, hotels and hostels. Adjacent to the application site on Gray's Inn Road is the Water Rats Theatre Bar. Surrounding the remainder of the application site is the Royal National Ear, Nose and Throat hospital which fronts Gray's Inn Road and The Nuffield Hearing and Speech Centre, which is located on Swinton Street adjacent to the service access lane under Swinton House.

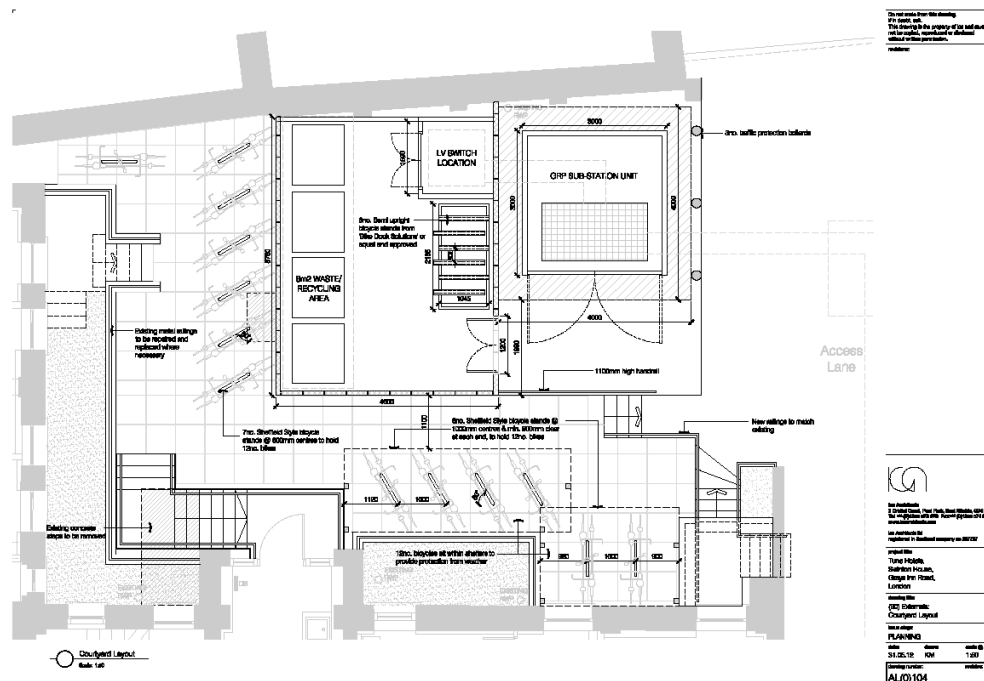
The application site is located within Sub Zone 4 at the southern boundary of the King's Cross Conservation Area, as indicated below.



The existing rear courtyard holds a 55m² brick garage, 3 steps higher than the main courtyard level. Due to the requirement of a new sub-station for the adjacent hotel, the garage must be removed to allow space for the GRP housing.



The low level courtyard area is to be paved with 600mm x 600mm slabs and thirteen 'Sheffield' style cycle stands, to hold 26 bikes (giving 32 bicycle spaces in total), are to be installed.



ACCESS

The primary access route into the site is through an access lane from Swinton Street, with a secondary access via the hotel laundry room. The main access from the lane will be used by hotel guests - to access the bike storage facilities, to collect waste and for maintenance of the substation. This lane is also used to access the hospital at the rear of the property so a clear route must be maintained at all times. Access directly from the hotel is via a new set of stairs and will allow access from the laundry room out to the back court and garage. The courtyard also allows direct access into the hotels basement plant room.



Swinton Street elevation, access lane entrance on right