

DESIGN & ACCESS STATEMENT

For

Application for Full Planning Approval

For

Proposed Alteration to Front Basement

At

16 Swinton Street, London. WC1X 9NX

On behalf of

Robert Inzani

By:

Stephen Evans



278 Stoke Newington Church St
London.
N16 9JH

Job No. 075



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1. INTRODUCTION

- 1.1. This document is intended to support an application seeking full planning and listed building consent for alterations to the front basement lightwell of 16 Swinton Street, London.
- 1.2. This document is to be read in conjunction with the latest revisions of the following drawings:
 - 078-P20: Existing and Proposed.
- 1.3. SITE LOCATION
 - 1.3.1. The property is located on North side of Swinton Street.
 - 1.3.2. The property is bounded on the east side by a hotel and a private residence on the west side. Residential premises are to the rear.
 - 1.3.3. The property is not within a flood plain.
 - 1.3.4. A limited photographic survey of the front basement area to the property is provided below:



a) Existing front basement area looking towards lean-to extension.



b) Existing front railings with view of flat roof of lean-to to bottom left hand side.



c) View of window to front basement lightwell.



d) View of vault wall to front basement lightwell.

1.4. EXISTING PROPERTY

- 1.4.1. The property is Grade II listed single residence. Planning permission has been granted for a single storey rear extension, mansard extension, general restoration and conversion to flats.
- 1.4.2. Works are currently being undertaken to the property in accordance with the above planning approval ref. 2010/1680/P.

2. DESIGN & ACCESS STATEMENT

2.1. PROPOSED DEMOLITION

- 2.1.1. Demolition is limited to the removal of the existing lean-to roof and timber screen and door enclosing the under-step basement area.

2.2. THE DESIGN PROCESS

- 2.2.1. The aim of the proposal is to open up the existing basement area and returning it to the original arrangement with the external entrance door relocated to the external wall area facing the front right hand basement vault.
- 2.2.2. A painted steel security railing is proposed immediately under the arch to provide security.
- 2.2.3. The proposal is to be similar to that of No.6 Swinton Street as per the photograph included below.



- 2.2.4.
- 2.2.5. The metal stair and modifications to the existing railings have the benefit of consent under approval 2010/1680/P.
- 2.2.6. Approval ref. 010/1680/P allows for the front right hand under-pavement vault to be converted to a shower room with enclosure to the under-step area by a door and glazed side screen (see approved drawing 0748/P04/C). The applicant no longer intends to convert the vault and as such the area under the step can be retained as external space.

2.3. AMOUNT OF DEVELOPMENT

2.3.1. The development is confined to the front basement area immediately under the ground floor entrance steps.

2.4. USE

2.4.1. The front basement area will remain as the primary access to the lower residential unit.

2.5. LAYOUT

2.5.1. Alterations to the layout will be limited to relocation of the basement entrance door to its original location within the main front wall of the building.

2.6. SCALE

2.6.1. The proposals will have no effect on the scale of the existing property when viewed from the street and will improve the historic character of the property.

2.7. APPEARANCE

2.7.1. The appearance of the building will not be effected from the street and will improve the historic character of the property.

2.8. LANDSCAPING

2.8.1. Not applicable.

2.9. ACCESS

2.9.1. Access to the property from the pavement will be as per the current consent.

2.10. SUSTAINABILITY

2.10.1. Not applicable.