

DESIGN AND ACCESS STATEMENT
CONSTRUCTION OF TWO GARDEN SUITES
AT
THE SWINTON HOTEL
18-24 SWINTON STREET, LONDON WC1X 9NX



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For and on Behalf of
Papa Architects
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- 1. Proposals** We propose the construction of two hotel suites within the rear garden of the existing hotel. The hotel known as the Swinton Hotel is a grade II building within the Bloomsbury Conservation Area, made up of four separate town houses. The town houses have been extended and laterally converted. The four rear garden spaces have had their boundary walls removed to create a single outdoor area and it is within the North West corner of this combined rear garden that we are proposing to locate the hotel suites. *Photographs of the existing buildings have been submitted with the application.*
- 2. Layout** The hotel suites will be positioned along the boundary wall shared with the adjoining playground. The building is contained within the north west corner thereby maintaining the sense of openness for the majority of the rear garden.
- 3. Scale/Form** A single storey rectilinear structure is proposed. The entrance level of the garden suites will be set 500mm below the level of the rear garden to further diminish the impact of the extension. The overall height of the extension above the natural ground level, when viewed from within the rear garden, is 3050mm.
- 4. Landscaping** The site (i.e. the rear garden) is a predominantly paved area with planters dotted randomly throughout. The existing external metal staircase, running along the boundary with No 26 Swinton Street, will be removed and the existing external metal staircase, leading to and from the dining room rear terrace, will be modified to open-up the space to the rear. The site will be re-landscaped. A sedum green room is proposed for the extension to enhance biodiversity.
- 5. Appearance** The elevations along the boundaries with the playground and No 26 Swinton Street are constructed in facing brickwork whilst the elevations facing into the rear garden are faced with hardwood cladding. The building is intended to read as a subordinate detached structure, appearing as a small outbuilding or garden structure.
- 6. Use** The two hotel suites will form part of and be operated by the hotel. Each room will be provided with en-suite facilities.
- 7. Access** The proposed suites will be accessed through the hotel. Room No 11, at lower ground floor level, will be modified allowing for a protected corridor to access the rear garden and thereby the hotel suites. The proposed corridor will also facilitate easier access to the rear garden for all hotel residence. Currently the only way to access the rear garden, for all hotel residence, is via the external metal staircase serving the dining room terrace. There is currently no lift access to the lower ground floor rooms and will not be possible to ensure compliance with Pt M Building Regulations for the new rooms. It should be noted that the ground floor and upper levels of the hotel do have lift access and so the balance between accessible and non-accessible rooms is not adversely affected, by the addition three rooms.
- 8. Consultations** Papa Architects applied in June 2014 for formal pre-application planning advice to the Council. Following initial advice (Council's Ref: 2014/4040/FUL), the proposals, which had initially suggested a much larger part single-part two storey structure, were amended to take-on-board the Council's advice.