

## Design and Access Statement



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61 Swinton Street, London WC1X 9NT

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## 1 Introduction

**1.1** This document is prepared in support of a full planning application and Listed Building Consent application to extend and alter property at 61 Swinton Street London WC1X 9NT.

### 1.2 Pre-planning Consultation Activities

The pre-application Ref. no. 2013/4027/PRE was submitted in June 2013. Further to the Officer's response advice of 03 October 2013 (copies enclosed), revised pre-application information was submitted in February 2014. No subsequent response has been received to date.

### 1.3 Proposal Overview

The proposal is for the conversion of the building from public house (Class A4) with ancillary accommodation to a bistro (Class A3) over the ground and basement floors, 2x self-contained flats at ground and first floors (Class C3), and 11 room hotel (Class C1), along with alterations and extensions including a three storey rear extension and the introduction of a lightwell at the front.

### 1.4 Aspiration

To adapt a failing public house and dwelling space, we aim to rejuvenate the dilapidated historic frontage up to a high standard in keeping with the surrounding streetscape. By providing a harmonious mixture of new hotel rooms and refurbished dwellings, the scheme will be a healthy addition to the area, helping to promote a successful and inclusive Camden economy.

## 2 Planning History

**2.1** Refer to relevant section of Officer's pre-application advice ref. no. 2013/4027/PRE of 03 October 2013 (copies enclosed).

## 3. Planning Policy Compliance

**3.1** Refer to relevant section of Officer's pre-application advice ref. no. 2013/4027/PRE of 03 October 2013 (copies enclosed).  
The proposals comply with Local Development Planning Policy DP15, DP2, CS8, DP14.

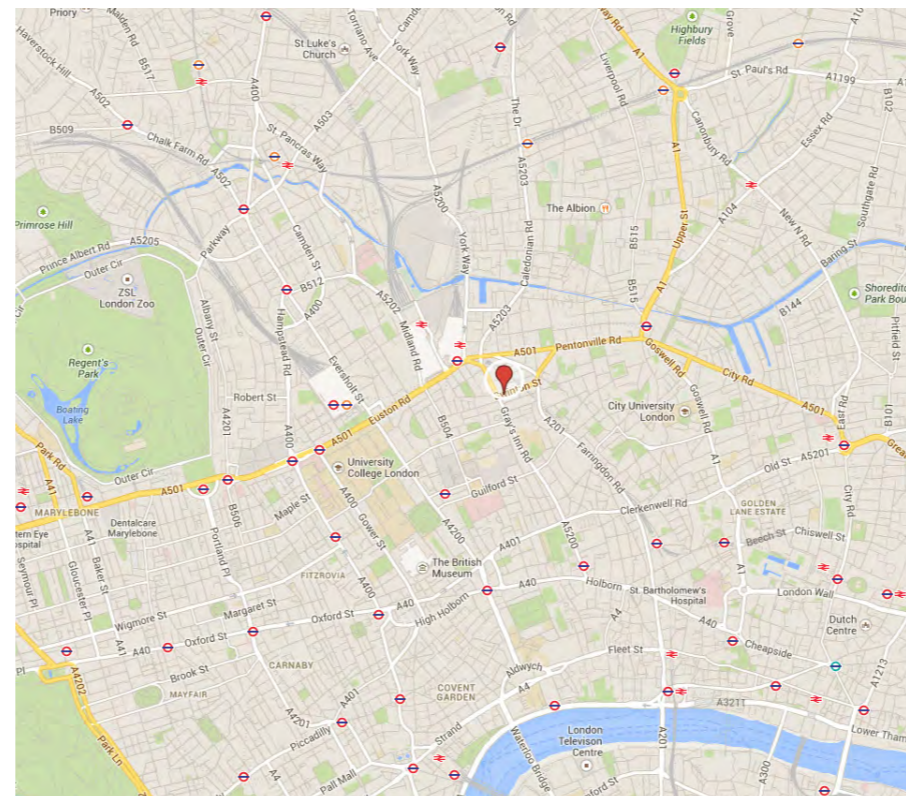
## 4 Site and Context

**4.1** The site is situated at 61 Swinton Street London WC1X 9NT, on the south side of the street close to the junction with Grays Inn Road. It is within Bloomsbury conservation area.

**4.2** Swinton Street comprises of three and four storey residential properties interspersed with a number of hotel uses with basement and lofts built in limited variance of architectural styles and materiality.

**4.3** The characteristics of the road are defined by a repetitive urban nature with consistently generous plot widths, horizontal parapets defining the rooflines along the street, whilst the relationship between the street and lower frontage is maintained by basements with lightwells and continuous front boundary railings.

**4.4** The building is listed grade II. Please refer to Heritage Statement and Audit for further information.



Area Location



Birds-Eye View

**5. Proposal**

Applying the seven standard Design & Access Statement criteria:

**5.1 Amount:**

The proposals add approximately 72sqm of gross internal area to the existing accommodation.

EXISTING	Floor level	GIA (sqm)
Public House	GF/1F	249.63
Public House Cellar	BF	70.31 (incl. under pavement vaults)
Ancillary Accommodation	2F/3F	107.70
Total GIA		427.64 sqm

PROPOSED	Floor level	GIA (sqm)
Hotel Bistro / Breakfast Room	GF	57.34
Hotel Back of House	BF	70.31 (incl. under pavement vaults)
Hotel Guest Rooms (11 no.)	1F/2F/3F	225.17
Self-contained Flats (2 no.)	1F/2F	146.87
Total GIA		499.69 sqm

**5.2 Layout:**

The principle relationship between the front of the building and Swinton Street is unchanged from the existing. The proposed scheme is to open the blocked central entrance door and to reinstate the front light wells and traditional railings to match neighbouring properties. This appears to be the original arrangement shown as plans of 1833 sales particulars of Swinton Estate and 1872 Ordinance Survey. (refer to Fig.2 and Fig.4 of Heritage Statement and Audit). The proposal will further define the strong relationship to the street, whilst retaining the immediacy and accessibility of the previous use as a Public House (photo. 1, 2, 3 &4).

The existing rear elevation is a confusing mixture of accretive extensions of various periods. The main rear wall is currently set back from the neighbouring properties with four irregular windows of various sizes and styles. (photo. 5 & 6). The main part of the building will be extended back to the building line of the adjoining properties at No. 59 & 57 Swinton Street with new regular fenestration of matching style and proportion. The proposal will improve the relationship with the adjoining properties to the rear and successfully reset the building within the context of the existing terrace. The general appearance of the rear of the subject site will be rationalized and will present a balanced and improved composition to be viewed within the Conservation Area (Image. 1,2 &3).



Photo. 1 Existing front elevation from Swinton Street looking East



Photo. 2 Proposed front elevation street-view montage, looking East



Photo. 3 Existing front elevation from Swinton Street looking West



Photo. 4 Proposed front elevation street-view montage, looking West

**5.3 Scale**

The rear of the building is totally enclosed from the street and not visible in distant views. The proposed extension is following the prevailing pattern of the height and depth of the terraces and the triple roof, which presumably once existed at No. 59 & 57 Swinton Street and possibly further to the buildings of the east (image. 4 & 5). As previously mentioned, the rear wall is proposed to align with the building line of these adjoining terraced properties. Hence, it will not cause any reductions in sunlight to adjoining property at No. 59.

Sunlight in relation to No. 65 Swinton Street is assessed in the accompanying document Sunlight Effects Study.

**5.4 Landscape**

The proposed rear extension will not have a significant impact on outdoor amenity space as the existing rear yard is already very small, tightly enclosed and overshadowed by buildings on the north, east and south sides and a brick garden wall on the west. The rear yard is actually enlarged slightly by the proposals. The proposed link to the rear courtyards of No. 65 Swinton Street will improve the utility of the backyard and will also provide alternative fire escape routes to both properties. There are no trees affected by the proposed development.

**5.5 Appearance**

The proposed rear wall extension will be faced with reclaimed stock bricks. It will have new fenestration with small paned timber sash windows to match the existing windows of the adjoining building at No. 59 & 57 Swinton Street. This will ensure the uniformed appearance of the rear elevations of terraces. The existing rear east extension with modern brickwork will be painted and also re-fenestrated with small paned timber sash windows.

The proposal for the front elevation is mainly of careful restoration works and reinstatement of the original front light well and new metal railings following the pattern of surviving early railings in the street (Image 7 & 8). The appearance of the front façade will be revived, whilst clearly maintaining the history of the building as a Public House by retaining the original frontage of glazed faience. Further information is included in the Heritage Statement.



Image. 1 3D Proposed rear elevation



Photo. 5 Existing main rear wall elevation.



Photo. 6 Existing rear extension





Image. 2 3D Existing rear elevation



Image. 3 3D Proposed rear elevation



Image. 4 3D Existing birds-eye view



Image. 5 3D Proposed birds-eye view



Image. 6 3D Existing front elevation



Image. 7 3D Proposed front elevation



Photo. 7 Existing front elevation



Image. 8 3D Proposed front elevation

### 5.6 Use

The proposal is to convert the building from public house with ancillary accommodation to a bistro over the ground and basement floors, 2x self-contained flats at ground and first floors, and 11-room hotel. No. 61 is proposed to form a single hotel with No. 65 Swinton Street with internal links at Ground Floor and Basement Floor as well as a link between the rear courtyards.

### 5.7 Access

The existing pedestrian access to the site from the highway remains unchanged. Internally, the inclusive accessibility is subject to the historical and architectural significance of the building, particularly relating to the existing staircases and doorways. The detailed information is set out in the accompanying document Lifetime Homes Assessment.

## 6 Conclusion

### 6.1

Due to the discreet nature of the siting and design of the proposed extension, it will not detract from the setting of No. 61 Swinton Street or any neighbouring listed buildings. It will improve and preserve the character of the Conservation Area. Our respectful assessment is that it should therefore be granted planning permission.

**APPENDIX A**

## List of Supporting Documents

**Section 1a: Plans and Drawings**

1306 PL001	Location Plan
1306 PL100	Existing Basement Floor Plan with Demolitions
1306 PL101	Existing Ground Floor Plan with Demolitions
1306 PL102	Existing First Floor Plan with Demolitions
1306 PL103	Existing Second Floor Plan with Demolitions
1306 PL104	Existing Third Floor Plan with Demolitions
1306 PL105	Existing Roof Plan with Demolitions
1306 PL150	Existing Section AA with Demolitions
1306 PL151	Existing Section BB with Demolitions
1306 PL160	Existing Front Elevation with Demolitions
1306 PL161	Existing Rear Elevation with Demolitions
1306 PL162	Existing Side Elevation with Demolitions
1306 PL200	Proposed Basement Floor Plan
1306 PL201	Proposed Ground Floor Plan
1306 PL202	Proposed First Floor Plan
1306 PL203	Proposed Second Floor Plan
1306 PL204	Proposed Third Floor Plan
1306 PL205	Proposed Roof Plan
1306 PL250	Proposed Section AA
1306 PL251	Proposed Section BB
1306 PL260	Proposed Front Elevation
1306 PL261	Proposed Rear Elevation
1306 PL262	Proposed Side Elevation
1306 PL301	Existing Interior Elevation 1F Front West Room
1306 PL401	Proposed Interior Elevation 1F Front West Room
1306 PL402	Proposed Interior Elevation 1F Rear West Room

**Section 2: Residential Development Requirements**

Lifetime Homes and Wheelchair Housing

**Section 3: Listed Buildings and Conservation Areas**

Heritage Statement

Structural Report

**Section 4: Report and Assessments**

Community Infrastructure Levy Form

Daylight & Sunlight Assessment

Waste Management Strategy