

# Design & Access Statement

## Planning Application & Listed Building Consent for 11 Swinton Street, King's Cross, London, WC1X 9NL

*Proposal for minor refurbishment works to ground and basement flat in converted terraced townhouse*

The proposals seek planning permission and listed building consent to make minor internal and external alterations to a flat within a converted three-storey Grade II-listed Regency townhouse. The flat is located on the ground and lower ground floors of the property and has access to the garden at the rear.

There are two external alterations being proposed, neither of which will affect the above ground street elevation of the property. On the front of the property the alteration pertains only to the basement level and will therefore not be visible from street level. This proposal involves closing off what is currently the external basement alcove underneath the ground floor entrance steps to the property. This is a measure that has been undertaken at several neighbouring properties along the street, as depicted in Picture A to the right.

As in this example, the new infill wall in which the door is installed will be finished in the white render to match the remainder of the lightwell. The door will be a hardwood external door in keeping with the historic character of the property and agreed with the local authority. The metal staircase to ground level will remain unchanged.

The second alteration takes place on the rear of the property. It involves changing an existing window into French doors by dropping the cill height to finished floor level. The opening will retain the same width as is currently the case and the new doors will be in keeping with the sash windows located throughout the property. The doors will also be selected subject to agreement with the local authority. An existing side door to the back of the property which currently provides access to the garden will be closed off and changed to a window within the same opening but with a higher cill. Infill brickwork will be to match existing.

Internally, two final minor basement changes are proposed. A new bathroom will be installed to the rear of the property in what is now the existing store. And the coal store in the lightwell will be converted into a utility room accessible from the new entrance vestibule created underneath the ground floor entrance steps.

None of the internal alterations will involve any removal of or amendment to any of the historic decorative features of the property. In any case, most of these are located on the ground floor which will remain untouched. Moreover, the basement has also previously been refurbished and currently contains no original historic decorative features. Accordingly, the applicant remains confident that none of these proposals will violate the historic character of the property and that its unique historic fabric will remain untouched.

