

Design and Access Statement – 1733.DAS

Proposal for new out building within the rear garden of:

The Swinton Hotel, 18-24 Swinton Street, London, WC1X 9NX

Introduction

This is a supporting statement / design and access statement to accompany a listed building consent application for the erection a single storey timber garden building at **The Swinton Hotel, 18-24 Swinton Street, London, WC1X 9NX**

1. AMOUNT

The proposed development has an internal floor area of 27.6 m² within a rear garden area of 200m². It is a timber framed single storey eco-outbuilding for two hotel bedrooms with en-suite facilities.

2. LAYOUT

The proposed outdoor structure has no effect to the surrounding routes of the site or public realm as it is nestled within fence lines and positioned approximately 6.2m away from the rear façade of the existing hotel which is made up of for separate town houses. No public spaces are being affected.

3. SCALE

The external dimensions of the outbuilding are 8.6m wide x 3.85m deep x 3m high from ground level.

4. LANDSCAPE

The proposed studio will sit in an area of disused garden space surrounded by high foliage - **See Image 1**. The outbuilding does not require conventional foundations or base. The studio has been designed to be suspended above the ground on adjustable bearing shoes therefore eliminating harm or root damage to any nearby trees.

5. APPEARANCE

The timber building is a modest contemporary structure using natural sustainable materials. Premium grade western red cedar is used for the cladding which naturally weathers to an attractive silvery shade. The windows are Scandinavian laminated pine. The roof is covered in a living sedum blanket which contributes to the biodiversity of the area and will also mean that the studio is discrete when viewed from above. It is considered that the proposal with its natural materials will enhance the site and surroundings.

6. PROPOSED USE

Additional two hotel bedrooms with en-suite facilities.

7. ACCESS

The studio is situated close to the fence line where it does not intrude on any existing paths or access points to the main hotel or site. Room No 11 will be modified to allow for a protected corridor to access the studio through the hotel, also providing easier access to the rear garden for all hotel residence. 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.

IMAGE 1

