



Design and Access & Heritage Statement For Conservation Area Consent

**1-3 Swinton Place/ 29-31 Swinton Street
London
WC1X 9NW**

Prepared on behalf of
Clarion Housing Group
Level 6
6 More London Place
Tooley Street
London
SE1 2DA

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Baily Garner LLP
146-148 Eltham Hill,
London SE9 5DY
T. 020 8294 1000
E. reception@bailygarner.co.uk
www.bailygarner.co.uk

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Prepared By: Michael Austin MSc (Hons)

Authorised for Issue: Digitally signed by Marie Carpenter

For and on behalf of Baily Garner LLP

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1.0 Introduction

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of Clarion Housing Group. It accompanies the full planning application for the removal of existing single-glazed timber windows and replacement of new double glazed timber windows to the front elevation and new PVC-u double glazed windows to the rear elevation. All replacement windows to be compliant to BS 7412:2007 using materials Type A complying with BS EN12608:2003.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
 - Section 3.0 - Design
 - Description of Proposal, Use, Layout, Scale and Appearance
 - Section 4.0 - Access
 - Section 5.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 1-3 Swinton Place/29-31 Swinton Street is a five storey traditionally converted Georgian property which has been divided into multiple self-contained flats. The five storeys consist of lower ground, ground, first, second and third (annex) floors.
- 2.1.2 It should be noted that the property has been converted to accommodate flats 1-3 Swinton Place and flats 29-31 Swinton Street where flats 1-3 Swinton Place has a different post code (WC1X 9NP). However flats 1-3 Swinton Place is located to the rear of the property and can be accessed via side entrance doors by the flank elevation.
- 2.1.3 The façade of the building is generally solid yellow stock brickwork with a rendered stucco finish to the lower ground and ground floor levels to the front and flank elevations.
- 2.1.4 The rear elevation façade is barefaced stock brickwork to the entire elevation.
- 2.1.5 The main roof appears to be a mansard roof and although due to limited access, the roof appears to be covered in artificial slate coverings.
- 2.1.6 The property has a solid masonry parapet walls which are covered in a smooth render finish with a painted finished.

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- 2.1.7 The property has three chimneys with barefaced brickwork finish and approximately 10no. clay pots on each chimney, which serve this property and the adjoining property to the left hand side.
- 2.1.8 Rainwater goods are PVC-u and located to the front, flank and rear of the property.
- 2.1.9 Soil pipes are located to the rear of the property and are generally PVC-u. The soil pipes serve the various bathrooms and kitchens for the individual flats at the different floor levels.
- 2.1.10 The existing windows are single-glazed timber double hung sliding sashes. The first floor level windows have Juliet balconies.
- 2.1.11 The main access to the property is via a stepped entrance leading to a timber front door located at the ground floor providing access to the upper three floors.
- 2.1.12 The lower ground floor flats are accessed via timber rear doors located at the rear elevation of the lower ground floor level. The lower ground floor flats also have timber doors located at the front elevation which serve as fire escape exit doors.
- 2.1.13 Doors to the rear elevation are timber external doors providing garden access for the lower ground, ground and upper floor flats.
- 2.1.14 The front boundary has a gateless metal railing arrowheads fencing providing access from the public footpath. The boundary provides private open space to the front of the property.
- 2.1.15 The rear garden area which is accessible by the lower ground, ground and upper floor flats has boundary walls consisting of brickwork construction.
- 2.1.16 The property is a street terrace dwelling which has access to street parking only.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include the removal of existing single glazed timber windows and replacement with new timber double glazed windows to the front elevation and new PVC-u double glazed windows to the rear elevation. There are single-glazed timber skylight casements to the property, which will be replaced with standard velux style double glazed skylights. All timber replacement windows are to be compliant to BS644:2012 and PVC-u replacement windows to be compliant to BS 7412:2007. The proposal is to replace all existing timber windows with fenestration details to match existing.

3.2 Use

- 3.2.1 The property is a converted street property providing residential accommodation with private open space to the rear.
- 3.2.2 The property is not listed, however is located within a Conservation Area.

3.3 Layout

- 3.3.1 No alterations required to the existing layout of any dwelling.

3.4 Scale

- 3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

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3.5 **Appearance**

3.5.1 It is proposed that the fenestration of the new windows will be as close to like-for-like replacement to match the existing style and colour of the previous windows and be in keeping with the area.

4.0 **Access**

4.1.1 No changes to access are proposed and therefore access is considered not applicable.

5.0 **Summary**

5.1.1 Removal of the existing single glazed timbersash windows to be replacement with new double glazed timber sash windows to the front elevation and new PVC-u double glazed windows to the rear to match the fenestration of the existing windows.