

DESIGN & ACCESS STATEMENT

Change of Use of First Floor and internal refurbishment of part-ground and existing first floor of The White Swan Public House to provide 2 x 2B4P residential flats and associated facilities (bins/ bicycle store and letter boxes).

at

The White Swan Public House
22 The Village Charlton London SE7 8UW

AUGUST 2022

Prepared by Milan Babic Architects on behalf of Mendoza Ltd.

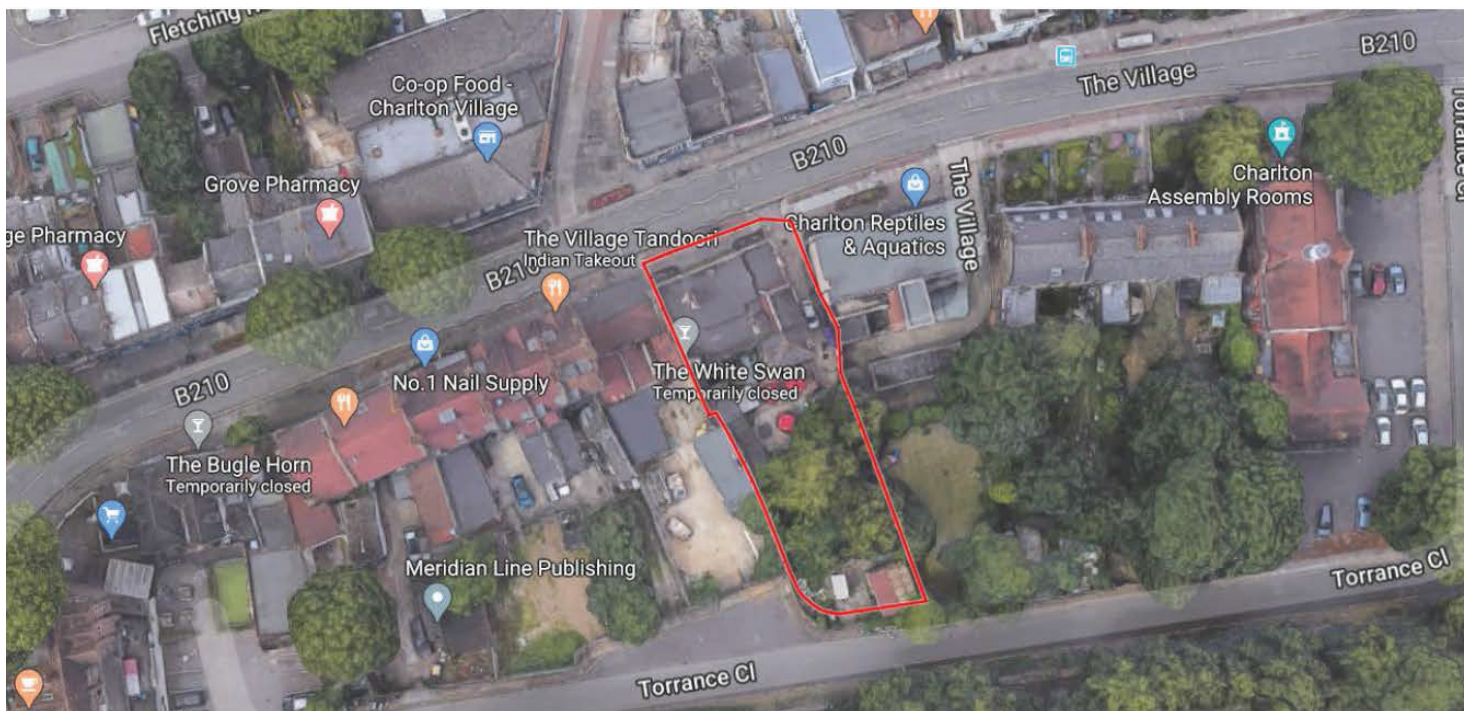
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This scheme is submitted as part of a Planning Application with the Royal Borough of Greenwich for the internal refurbishment of the existing part-Ground and First floor of the White Swan Public House. This includes bin and bicycle store and safety letter boxes at ground level and 2 x 2B4P residential units within the existing first floor fabric.

The Document sets out the present day context, site constraints, the applicant's brief for the proposal site and explains the design and spatial principles on which the scheme is based. The scheme also highlights the current use and how the proposal aids in strengthening the use-class on site.

The design rationale explores nationally compliant internal spatial arrangement, engagement and interactions with site specific and surrounding elements, planning and policy precedents, detail and design. The intention is to retain, redesign and regenerate elements that are contextual, which would infuse into the existing area as well as provide two residential units and associated facilities.



Site OS [not to scale] and Satellite Map of the site.
Please also refer to Location and Site Plans attached with this planning application.



Printed copy (1810), of original survey made in 1695, drawn by Samuel Travers

2.0 Charlton – Site Context

2.1 Site Context

Charlton is a district of south east London, England, within the Royal Borough of Greenwich. It is located east of Greenwich and west of Woolwich. It is 7.2 miles (11.6 km) east-southeast of Charing Cross. 'Charlton next Woolwich' was an ancient parish in the county of Kent, which became part of the metropolitan area of London in 1855. It is home to Charlton Athletic F.C. and to Charlton House.

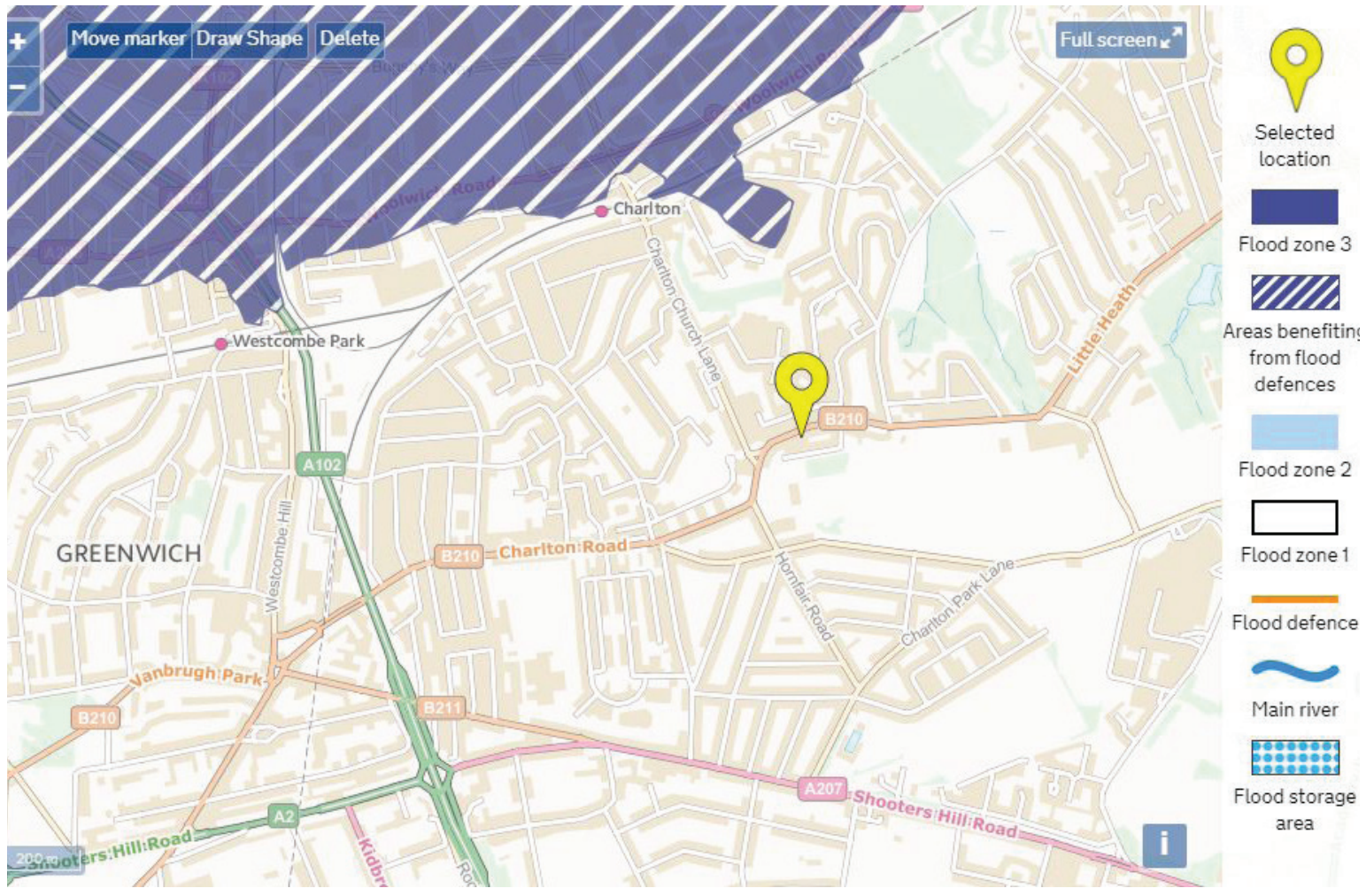
This place lies in the hundred of Blackheath, about two miles east of Greenwich, and seven miles from London-bridge. The parish is bounded by Greenwich, Lewisham, Eltham, Woolwich, the extraparochial hamlet of Kidbrook, and by the river Thames. Charlton was a typical Kentish village in 1746, with its church, manor house, and village street all adjacent to the green. From its lofty eminence it had, and still has, a spectacular view over the river. In the 18th century the view north was across large areas of riverside marsh. Between Charlton and Woolwich was the densely forested and sombre sounding "Hanging Wood". Charlton Place refers to Charlton House, the impressive Jacobean mansion built by Adam Newton between 1607 and 1612. The house, with its park, still dominate this part of Charlton.

2.2 Location and Existing Site

The White Swan is a late Victorian Public House along The Village in Charlton. The proposed site sits within the existing part-Ground and First floor. No external changes are proposed except with necessary overhauling, painting and/ or pointing, if required. The site is located within the Charlton Village Conservation Area.

Neither The White Swan nor any buildings in close proximity are listed buildings. The rear ends of plots facing The Village face Torrence Close. This stretch has a similar use – green or paved rear yards used for parking, ancillary storage or communal gardens to existing flats. A large green space – Charlton Park – is located directly South of the site, allowing excellent views and aspect southwards from any new dwelling and additional outdoor space. Charlton Park Academy and Charlton School are a 10-minute walk from the site.





Flood Plain and Site



A Heritage Report (Built Heritage Consultancy) records the following observations about the existing Public House. This was prepared and submitted in reference to [PA 19/2600/F](#).

- * Historically The Bugle Horn was the one inn in Charlton, and The Swan appears in the early 19th century, with records of the landlords going back to 1841 (pubwiki). The Swan was rebuilt in 1889 and there is a red sandstone plaque on the east gable wall, unfortunately too worn to read, except possibly the initials of the pub company who owned it.
- * Built of brick with stucco dressings and what looks like a slate roof. The ground floor still has its wide, flat arched centre window with doors either side and canted bays to the ends. On the first floor are 8 paired sashes with glazing bars in the upper sashes only. The building is now cut off above the cornice. This occurred post-war and the pub became known as The White Swan.
- * The return, east elevation faces onto a small setted alley that goes up to a stock brick bottle store in the rear yard. This end wall was meant to be seen: it has the plaque on the wall, a corbelled chimneystack that starts at first floor and an arched entrance under a 9-pane window behind. The rear elevation onto the rear yard, now 'beer garden' is plainer, built of London stock bricks.
- * The rear elevation has a rear east wing projecting into it with French doors into the bars on the west end is a single storey wing with slated roof. Windows in this wing and the first floor as sashes.



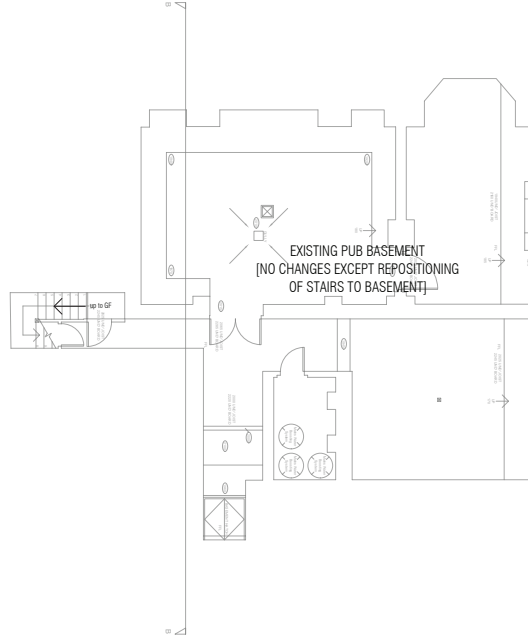
Image courtesy:
Built Heritage Consultancy

The proposal is for the internal refurbishment of part-Ground and First floors to accommodate residential bicycle, bin stores and letter boxes; and 2 x 2B4P flats respectively.

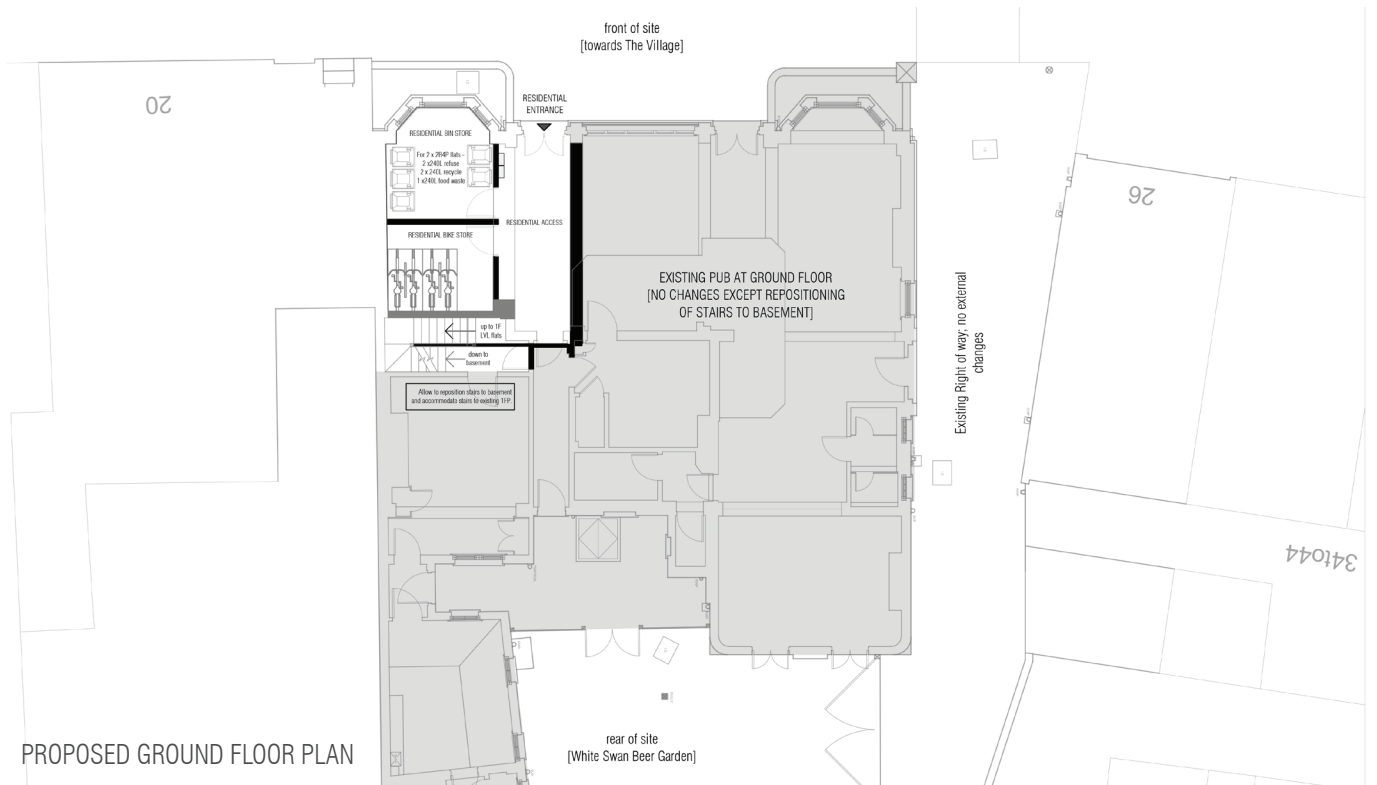
No external changes are proposed except with necessary overhauling, painting and/ or pointing, if required.

The proposed residential flats would sit within the existing first floor, which was otherwise used on an ad-hoc basis to the ground floor pub. Given the nature of the proposal, it is common to have residential units above a Public House. Entrance would be separate and there would be no interference with the viability of the ground floor pub.

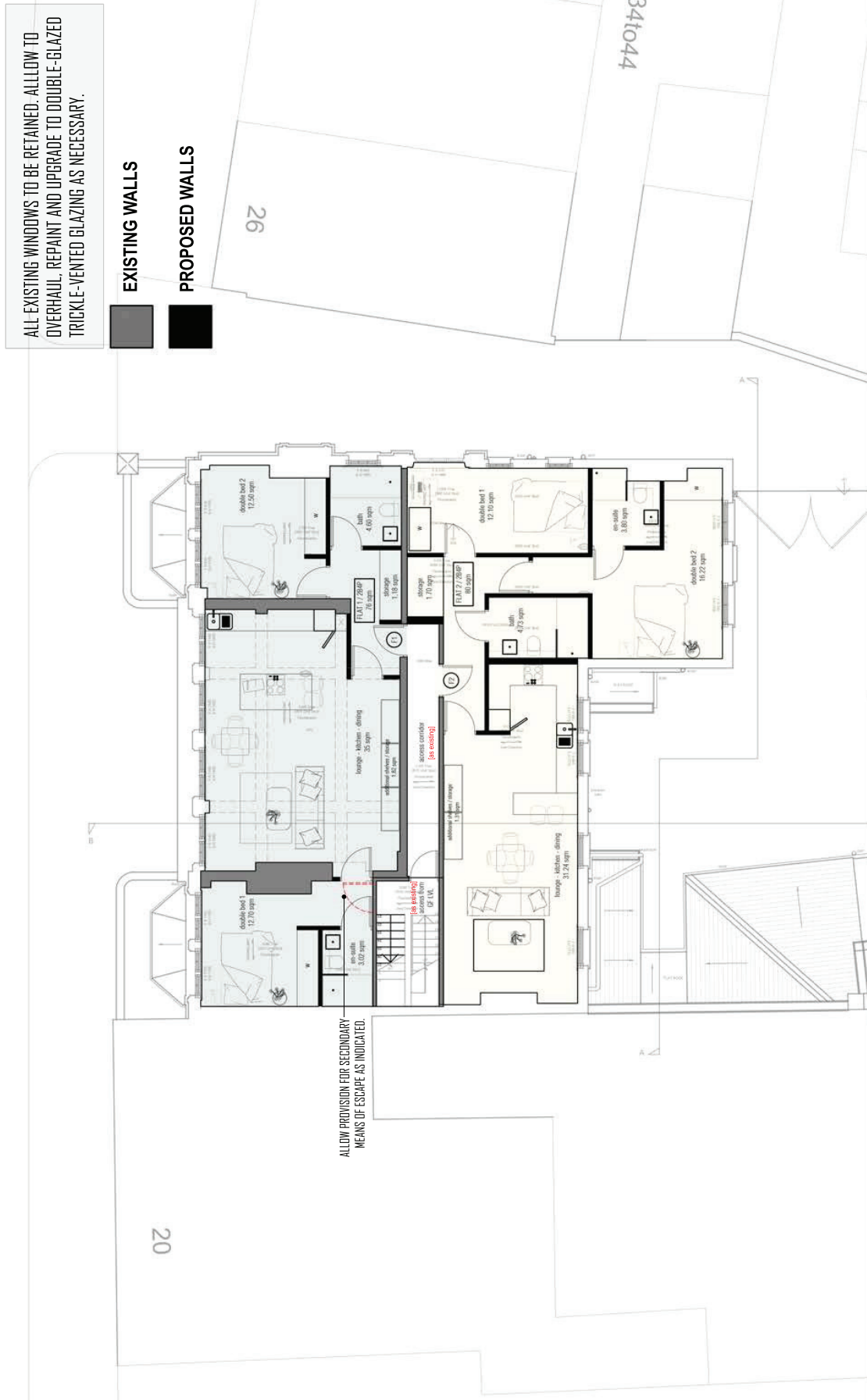
Through an iterative design process, the spatial design rationale explores form, function, engagement and interactions with site specific and surrounding elements, planning and policy precedents, detail and design.



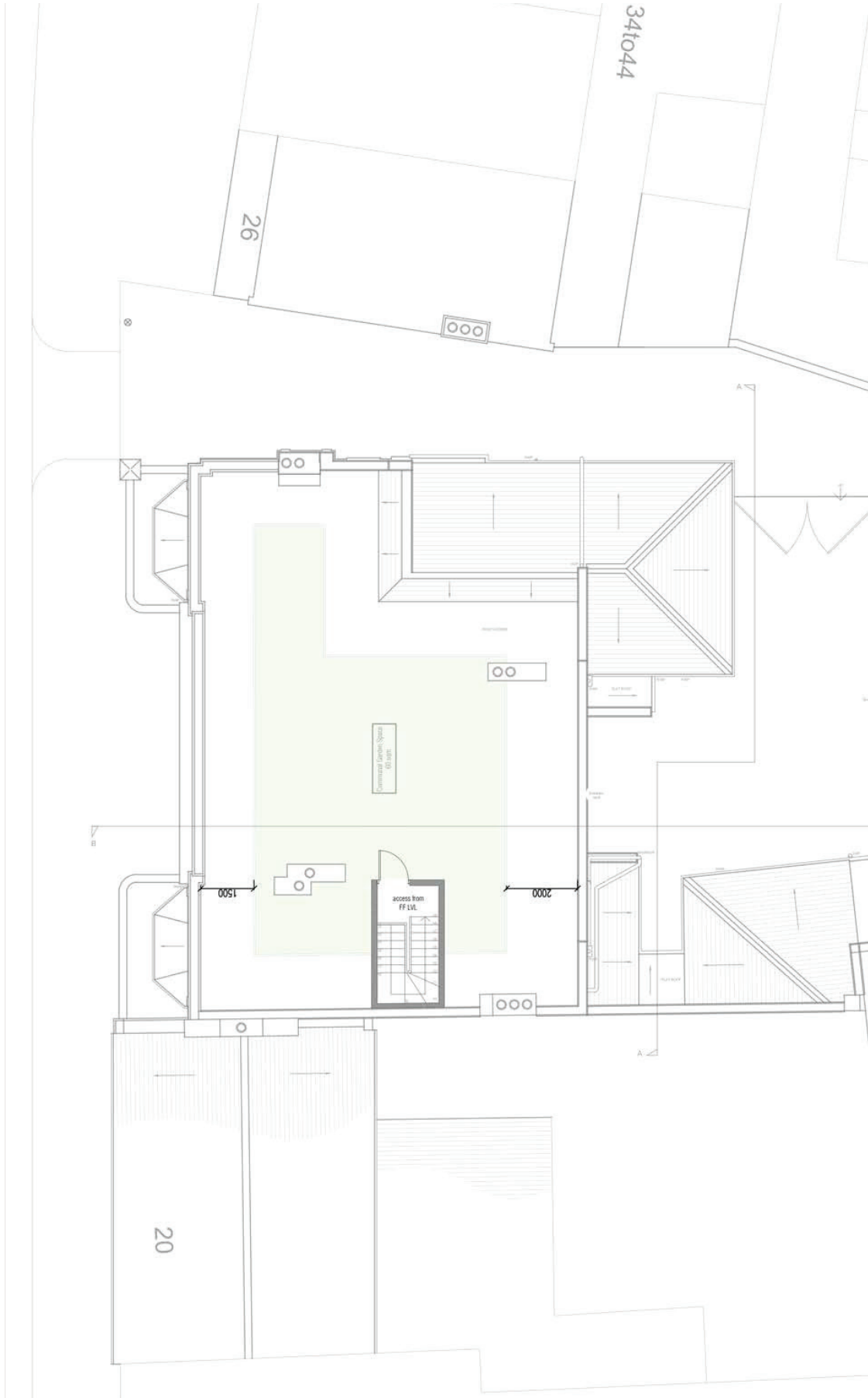
BASEMENT PLAN
[Existing; No changes]



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

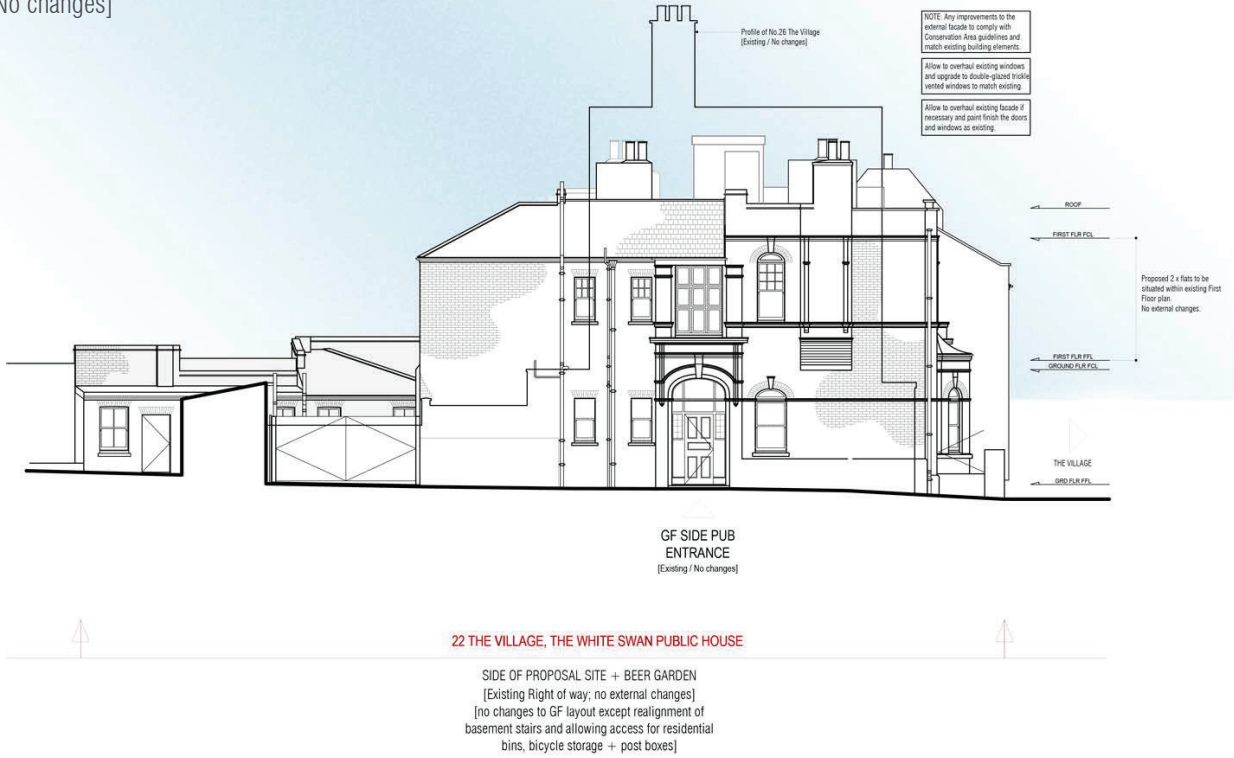
FRONT ELEVATION
[Existing; No changes]



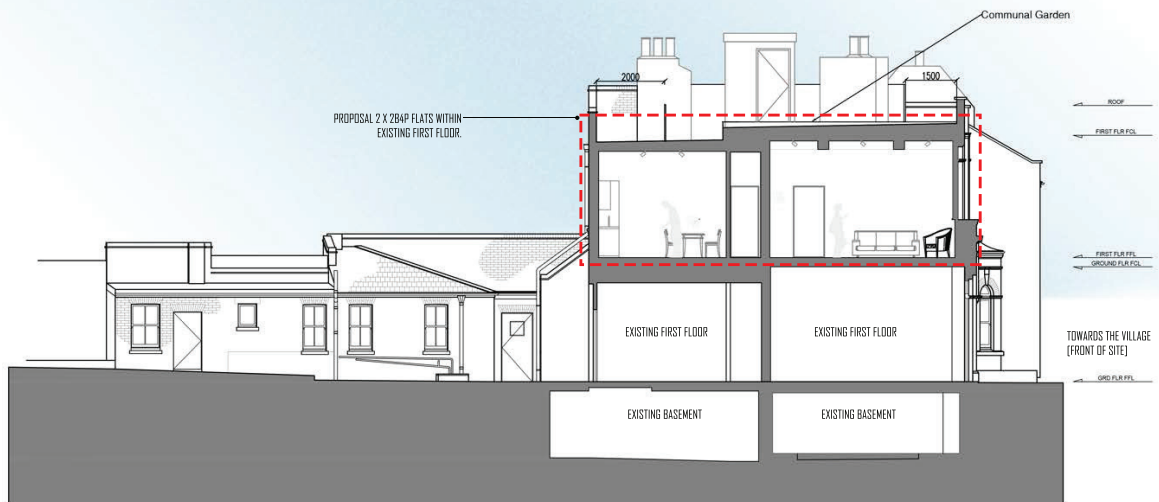
REAR ELEVATION
[Existing; No changes]



SIDE ELEVATION
[Existing; No changes]



SECTIONAL ELEVATION
[1FP 2 x 2B4P new flats]



4.1 Internal Appearance

Layout

Proposed internal layout of the ground floor includes a residential access corridor from The Village, a bin store, a bicycle store and space for safety letter boxes. An existing flight of stairs would lead residents up to the first floor.

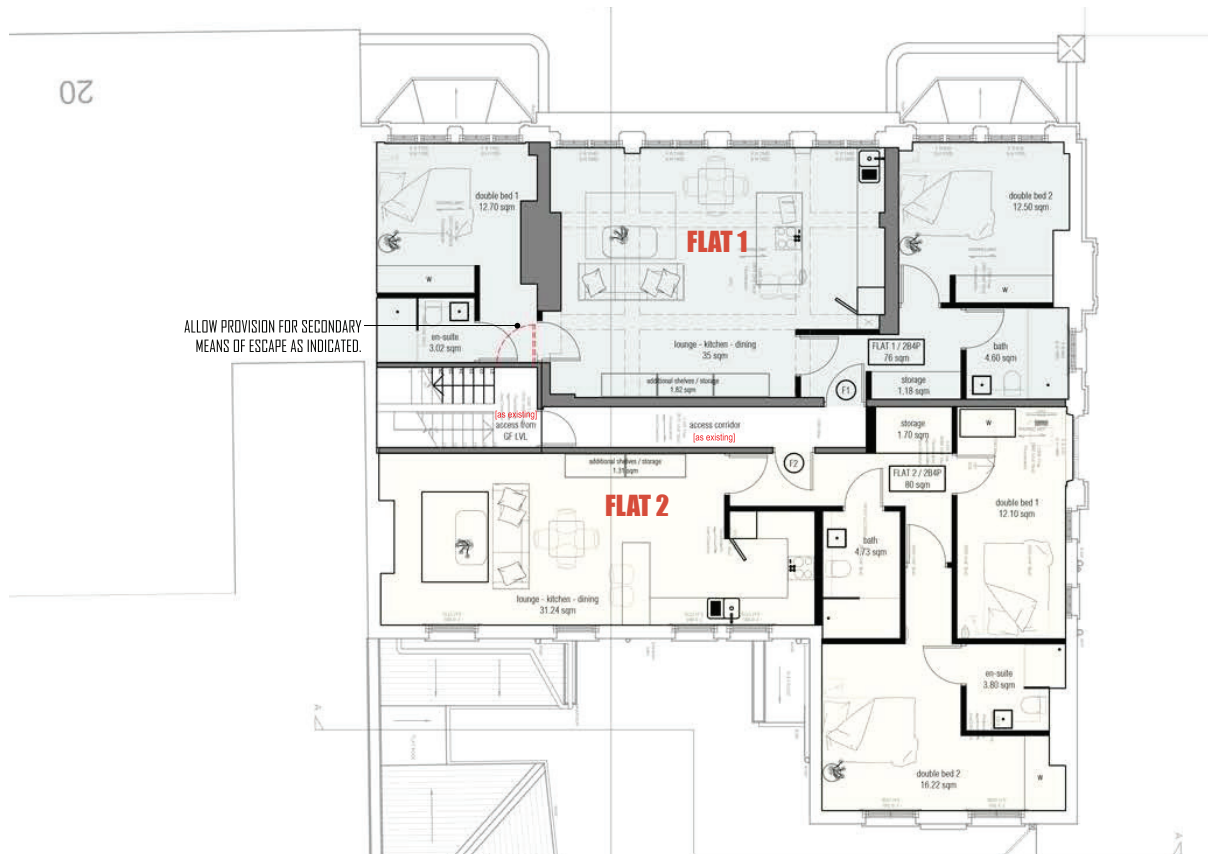
The first floor has been efficiently laid out with a circulation wing connecting the two units, as the existing layout.

The plan allows for the creation of a logical and architectural visual whilst maximising space internally. The design is largely open plan and incorporates technology by Plumis mist systems (or type similar) to mitigate fire concerns. The spaces provided exceed the minimum space standards for residential developments, using the *London Plan - Housing Guidelines Space Standards* as a benchmark and therefore all rooms have generous proportions.

Original architectural features (if any) have been retained within these flats (for instance, the ceiling in Proposed Flat 1 lounge area shall be overhauled and retained to render a sensitive refurbished aesthetic).

4.2 Sunlight, Daylight, Overlooking, Enclosure and Airiness

We have considered sun and daylight issues and believe all rooms have good aspect as well as a generous amount of light coming in from well-placed existing windows. The design intent has been to maximise daylight into the interior of the building even in grey weather.



5.1 Waste Management

It is proposed that 5 x 240L Wheeled bins of size 1063mm [Ht] x 713mm [Depth] x 575mm [Width] be used for the 2 x 2B4P flats. These are situated within easy reach of the entrance at ground floor for residents as well as the Local Authority for collection on designated days.

5.2 Secured by Design

- a. All accessible doors to be BS PAS 24.
- b. All windows to be fitted with opening restrictor bars.
- c. External lighting shall be incorporated for the new residential entrance.

5.3 Sustainable Building Design

At this current stage in design, we have allowed for the following measures to be considered:

- Sustainable Water management

Water efficient WC's, taps and showers can be installed within the proposed dwelling. These include shower and tap systems which restrict the amount of water flow thus enabling users to decrease the amount of water required.

5.4 Access

- Car Parking

The proposed development will be a car-free development, given the PTAL rating.

The site is situated in the PTAL (Public Transport Accessibility Level) rating of Level 3.

- Public Transport

The site is well connected to local public transport infrastructure. Other alternative means of public transport include taxis, which are commonly found along the surrounding roads.

- Bicycle Storage

4 x no. bicycles with a secure Part Q compliant storage has been provided for the flats.

This application considers a range of national, regional and local planning policies and Supplementary Planning Guidance / Documents. These comply with the ones described in the Pre-App Response Letter (Ref: 19/1033/PRE1 dated 29.04.2019).

National Planning Policy Framework (2019)

Chapter 2 Achieving Sustainable Development
 Chapter 5 Delivering a sufficient supply of homes
 Chapter 12 Achieving well-design places
 Chapter 16 Conserving and enhancing the historic environment

Nationally Described Space Standards (2015)

The London Plan (2016)

3.3 Increasing Housing Supply
 3.4 Optimising Housing Potential
 3.5 Quality and Design of Housing Developments
 5.1 Climate Change Mitigation
 5.2 Minimising Carbon Dioxide Emissions
 5.3 Sustainable Design and Construction
 5.7 Renewable Energy
 5.13 Sustainable Drainage
 5.16 Waste Self-Sufficiency
 5.18 Construction, Excavation, and Demolition Waste
 6.3 Assessing effects of Development on transport Capacity
 6.9 Cycling
 6.10 Walking
 6.13 Parking
 7.2 Inclusive Environment
 7.3 Designing out Crime
 7.4 Local Character
 7.6 Architecture
 7.8 Heritage Assets and Archaeology
 7.13 Safety, Security and Resilience to Emergency
 7.15 Reducing Noise and Enhancing Soundscapes
 8.3 Community Infrastructure Levy

Core Strategy (2014)

H1 New Housing
 H5 Housing Design
 H(c) Backland and Infill Developments
 DH1 Design
 DH3 Heritage Assets
 DH(b) Protection of Amenity of Adjacent Occupiers
 DH(h) Conservation Areas
 OS(f) Ecological Factors
 CH1 Cohesive Communities
 CH(a) Protection of Community Facilities
 E1 Carbon Emissions
 E(a) Pollution
 IM(b) Walking and Cycling
 IM(c) Parking Standards

Other Guidance

- London Housing SPG (2016)
- London Sustainable Design and Construction SPG (2014)
- Charlton Village Conservation Area Character Appraisal (2016)
- Charlton Village Conservation Area Management Strategy (2016)
- RBG CIL Charging Schedule
- New Developments: Guidance Notes for the storage and collection of waste and recycling materials for the Royal Borough of Greenwich

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The Document sets out the present day context, site constraints, the applicant's brief for the proposal site and explains the design and spatial principles on which the scheme is based. The scheme also highlights the current use and how the proposal aids in strengthening the use-class on site.

The proposal is thus contextually relevant, with no external changes to the existing building. It is duly requested that the Case Officer upholds this Planning application and offers a decision, subject to such conditions as he or she may consider reasonable.