

4 Swinton Street, London WC1X 9NX
HERITAGE STATEMENT

Client: Mrs Edwards

Date: 27th April 2023

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Listed Building Consent: To regularise internal alterations already carried out.



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I. CONTEXT

This application is for the regularisation of alterations carried out in the late 1990s/early 2000s. These were carried out by an architect but he neglected to apply for listed building consent.

No. 4 Swinton Street is situated towards the east end of terrace fronting the street. The terrace is of a largely consistent design and was constructed circa 1841-44 and was named after the two brothers Swinton forming part of the Swinton estate.

The property is in the Bloomsbury Conservation Area.

The Bloomsbury Conservation Area is characterised by the grided pattern interspersed by formal squares. It contains many examples of elegant late Georgian and early Victorian residential terraces. To the north, Bloomsbury is bounded by the Kings Cross St Pancras conservation area. The character is predominantly dictated by the railway network and larger developments however many of the typical residential streets are preserved in completed form.



Site and surrounding area

2. LISTING SUMMARY

No. 4-26 Swinton Street are listed Grade II.

The listing reads:

Terrace of 12 houses. c1835-44. 3 storeys and basements. Nos 22-26 with C20 attics in slated mansard roofs with dormers. 2 windows each. Nos 4-22: yellow stock brick with rusticated stucco ground floors and plain 1st floor sill band. No.14, ground floor painted. Nos 10 & 12 slightly projecting. Round-arched ground floor openings. Architraved doorways with pilaster jambs carrying cornice-heads, some with patterned fanlights, and panelled doors. Architraved sashes; ground floors mostly with margin lights. 1st floors with cornices and cast-iron balconies. Parapets. Nos 24 & 26: yellow stock brick with rusticated stucco ground floors and plain 1st floor sill band. Segmental-arched doorways with fanlights, No.24 with pilaster-jambs carrying cornice-head, No.26 with fluted quarter columns. Gauged brick flat arches to recessed sashes with glazing bars; 1st floors with cast-iron balconies. Stucco cornices and blocking courses. INTERIORS not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: -1952: 98).

3. HERITAGE VALUE

As the listing description is for the whole terrace, it is believed that the significance of the building lies within its townscape value with special attention to the details of its facades and railings. There are no internal features with any heritage significance and anything had been stripped out prior to the current work presumably when the building was converted to bedsits at an unknown date.

4. EXISTING FEATURES

Exterior:



The property exhibits a classical Georgian/early Victorian two-bay façade with a stuccoed ground and lower ground floors with arched windows and doorways. The first floors have iron balconettes to the windows. Otherwise, the façade is plain. The property terminates with a parapet, concealing the butterfly roof, consistent with the wider terrace. On the butterfly roof there are three openings for rooflights, one has been blocked and two remain.

5. THE PROPOSALS

The proposals are to:

- Keep the existing internal alterations.
- Remove the built in cupboards over the shower rooms on the first and second floors so that the size and shape of the original room can be appreciated.
- Remove the opening in the ceiling for the rooflight in the second floor living room to return the ceiling to its original appearance.
- Where the roof light opening is removed replace the roof light with a metal clad hatch to match others in the terrace.

6. IMPACT AND JUSTIFICATION

The original work was carried out to bring a semi-derelict building back into reused and to provide flats with a good standard of accommodation. It is unfortunate that this was done without listed building consent but now the applicant is looking after the property on behalf of her elderly mother she is keen to regularise the situation.

The only impact of the works on the surroundings are the roof lights. It was agreed with the London Borough of Camden conservation office, Jessica McDonnell-Buwalda that the one giving roof access could be kept, as this was requested by the Council for fire escape and that the other one could be replaced with a metal hatch to match others in the terrace.

Internally the completed works, apart from rewiring, redecorating and the replacement to the second floor ceiling which had collapsed due to a leaking roof, were the installation of shower rooms on the first and second floors which sit in the bedrooms against the central spine wall. These have a lowered ceiling with built-in cupboards over. Jessica McDonnell-Buwalda was concerned that these cupboards altered the original proportions of the rooms and it was agreed to remove the built-in cupboards so that the full extent of the ceiling was visible.