

4 Swinton Street, London WC1X 9NX
DESIGN AND ACCESS STATEMENT

Client: Mrs Edwards

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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 listed Grade II and is in the Bloomsbury Conservation Area.



Site and surrounding area

2. EXISTING WORK

As explained above the work in this application was carried out over 20 years ago without permission. The work includes shower rooms on the first and second floors, replacing the ceiling in the second floor living room where it has collapsed due to water leakage, the insertion of two Velux type roof lights in the roof redecoration and rewiring.



3. PROPOSALS

The only changes to the work already carried out are proposed after a site visit by the London Borough of Camden conservation office, Jessica McDonnell-Buwalda. These are replacing the roof light over the second floor living room with a metal hatch and removing the built-in cupboards over the first and second floor shower rooms.

4. DISABLED ACCESS

None of the works carried out or proposed affect disabled access.

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 know 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.