

HERITAGE STATEMENT

26a SWINTON STREET WC1X 9NX



1.0 LOCATION

The development site lies on Swinton Street, which is situated within the Bloomsbury Conservation Area in the London Borough of Camden.

The Bloomsbury Conservation area was designated in 1968. It is recognised for its town planning significance with its garden squares, Georgian terraces and grand buildings.

Swinton Street is located on the east side of Gray's Inn Road north of and parallel with Acton Street and is made up of Georgian style terrace houses built in c1835-44. Refer to fig 1.1

No. 26a is the ground and lower ground floor garden flat of a property that was converted from a single dwelling into 4 self contained flats in 1980.



fig 1.1 Satellite view showing site outlined in yellow



fig 1.2 Street view showing site outlined in yellow

2.0 PROPOSAL

The purpose of this project is to reconfigure the internal layout and extend the existing ground and lower floors to create a spacious 3 bedroom flat with large kitchen, living and dining areas opening out to the garden.

Careful consideration has been given to the external appearance of the new rear extension to ensure we complement the architectural characteristics of the original building and neighbouring properties by the use of matching materials.

We are proposing London stock brick to match the existing for the ground floor extension and the lower ground floor garden elevation to be rendered white to match the neighbouring property at no. 28

The window proposed on the rear ground floor elevation will be a timber sash window with glazing bars to match.

Internally we are proposing a complete refurbishment and decoration throughout to create 3 large double bedrooms, new bathrooms and open plan living, dining and kitchen space.

This will require the modification and construction of stud walls, new electrics and plumbing and demolition works to the existing structure to remove the chimney breast and structural walls.



fig 3.1 Photograph - Existing Rear Elevation



fig 3.2 Sketch - Proposed Rear Elevation

3.0 HERITAGE LISTING

NUMBERS 4-26 AND ATTACHED RAILINGS INCLUDING SWINTON HOTEL (NUMBERS 22 AND 24)

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378955

Date first listed: 25-Oct-1971

List Entry Name: NUMBERS 4-26 AND ATTACHED RAILINGS INCLUDING SWINTON HOTEL (NUMBERS 22 AND 24)

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).



fig 3.1 Street Elevation

4.0 IMPACT

Our proposal for internal reconfiguration and rear extension will have no impact to the listed areas of the front facade of the building.

The Heritage listing is for front facade railings and makes particular significant reference to the following external features:

01 - Railing on ground floor entrance and windows to first floor

02 - Attics in slated mansard roofs with dormers. 2 windows each.

03 - Architraves doorways with pilaster jambs carrying cornice-heads with patterned fanlights, and paneled door.

04 - Segmental-arched doorways with fanlights and with fluted quarter columns.

05 - Gauged brick flat arches to recessed sashes with glazing bars; 1st floors with cast-iron balconies.

Note - Interiors not inspected



5.0 EXISTING PHOTOGRAPHS



fig 4.1 Photograph - External



fig 4.2 Photograph - Internal