

13 SWINTON STREET, LONDON WC1X 9NL  
MANSARD ROOF EXTENSION WITH TERRACE

HERITAGE STATEMENT

**Bloomsbury Conservation Area**

This house is located in a terrace of similar houses constructed circa 1835 - 44. It is in sub area 14 of the Bloomsbury Conservation area at the North East point of the area. It is at the East end of the street on the South side. The Bloomsbury Conservation Area Appraisal 2011 states:

*"5.245 There is much uniformity in the appearance of the sub area. The streets generally follow an east-west pattern and are of a generous width. Swinton Street and Acton Street are somewhat blighted by traffic as they are busy thoroughfares on a westbound gyratory system between King's Cross Road and Gray's Inn Road. The majority of terraced properties retain residential uses, and are interspersed with public houses. The use of yellow brick is widespread, together with increasing amounts of stucco from around 1820 which is evident in the rusticated ground floors. The special interest of the architecture of the area is highlighted by the high number of listed buildings."*

*"5.246 The built environment is characterised by a fine urban grain of a repetitive nature. The properties in the long terraces have consistent plot widths, with a strong relationship to the street defined by basement areas and front boundary railings. Horizontal parapets emphasise the rooflines. The repetitive character is derived from a pattern of vertically proportioned sash windows and arched doors, fanlights and ground floor windows. Other widely employed features include balconies, rubbed brick window heads, mansard roofs, dormer windows, chimney stacks and pots. The buildings are generally of three or four storeys with basements and attics, although there are more modest scaled two-storey terraces on Wren Street and Pakenham Street."*

*"5.249 Swinton Street, developed on land acquired from Henry Gough in 1776, by builder brothers James and Peter Swinton, has a busier character as a result of the road system. Whilst there is overall consistency in height, building type and materials there are subtle variations in the design of frontages (more ornate decoration and increased use of stucco) that indicates that this street was built over a period of years (starting in the late 18<sup>th</sup> century, but completing its eastern section in 1844)."*



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**Impact on Conservation Area**

The proposals for the mansard roof have been considered with regard to the street and to the wider setting, character and appearance of the Bloomsbury Conservation Area.

Mansard roofs are commonplace in this neighbourhood, as noted in the conservation area appraisal, and at this end of Swinton Street, to the East of the railway, a total of 11 of the 28 properties have mansard roofs. There are 5 mansards on the South side of the street and 6 on the North side. This is clearly not a uniform terrace with only 7 of 13 properties on the South side of the street having a valley roof construction, 5 having mansard roofs and 1 an alternative roof construction.

The proposed mansard roof is of traditional design and materials to the street elevation. It would have a 70 degree front slope and a central roof slope at 30 degrees covered in traditional slate behind the existing parapet to match numerous examples in Swinton Street. It would have a similar appearance to existing mansard roofs at no.5, 7.





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Two traditional lead clad dormers with white painted traditional multi pane timber sash windows would be formed on the front. The brick party wall and coping and chimney breasts including the chimney pots would be raised accordingly constructed in reclaimed materials to match existing. The mansard will have no significant impact on the conservation area.

As would be expected the rear elevation of the houses show much variety in fenestration, treatment of the parapet, height of closet wing and disposition of rainwater pipes and soil pipes. The backs of these houses are clearly not as sensitive to alteration as the street frontages.



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Therefore to the rear elevation a terrace is included in the proposal with a contemporary minimal glazed screen to the full width of the rear of the mansard roof.



view from rear of no.13



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**Listed terrace house**

In preparation of this statement reference has been made to English Heritage Guidance Note London Terrace Houses 1660-1860 and PPS5 Planning for the Historic Environment 2010 and the accompanying Planning Practice Guide

13 Swinton Street was Listed Grade II in 1971 along with neighbouring buildings no.s 5 – 17. The English Heritage list entry for the 7 houses is ref 1378956. On the other side of the Street no.s 4 – 26 are also Listed Grade II. The Listing entry states:

*Terrace of 7 houses. c1835-44. Darkened stock brick with rusticated stucco ground floors, Nos 15 & 17 painted; plain 1st floor sill band. 3 storeys and basements. 2 windows each. Round-arched ground floor openings, except No.17. Doorways with fluted quarter columns, cornice-heads, fanlights and panelled doors. No.17 with pilaster-jambs carrying dentil cornice-head, fanlight and panelled door. Gauged brick flat arches to recessed sashes with glazing bars; ground floor sashes of Nos 5, 11 & 13 with margin glazing. No.17, 1st floor, architraved sashes with bracketed cornices. Cast-iron balconies to all 1st floor windows. Stucco cornices with blocking courses. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: - 1952: 98).*



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**Impact on Heritage Asset**

No 5 and no 7. Swinton Street which form part of the Listing have mansard roof extensions approved in 1987 and at this end of Swinton Street, to the East of the railway, a total of 11 of the 28 properties have mansard roofs, The erection of the mansard to no.13 would require the removal of a valley roof but this roof is a common feature of London terrace houses of this period.

The existing rear elevation of the house is unaffected by the proposal since the glazed wall is set back 900mm.

**National Planning Policy PPS5 Significance and Proportionality**

PPS5 Planning for the Historic Environment published in 2010 takes a common sense approach and places an obligation on developers and local authorities to consider the particular interest or cultural significance of a heritage asset.

13 Swinton Street is an average example of a very common London terrace house form. Unfortunately following years of neglect by previous owners while on the At Risk Register it has little original detail internally. It is thus not a particularly significant example of it's kind and development proposals should be considered in this context. PPS5 directs that the acceptability of proposals, including those which cause harm to heritage assets, should be judged in proportion to the asset's sensitivity.

13 Swinton Street is clearly not a particularly sensitive asset and the proposed extension does no real harm to the special interest of the building.

**ACCESS**

Access to the house is unchanged by the proposal.