

**13 SWINTON STREET, LONDON WC1X 9NL
MANSARD ROOF EXTENSION**

DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE STATEMENT

This statement is prepared to support an application for planning permission and Listed Building Consent for the addition of a mansard roof extension.

Description of building and location

13 Swinton Street is a typical early Victorian London terrace house of 3 storeys plus basement constructed in yellow stock brick with a rusticated stucco ground floor and basement storey, iron railings and a stucco cornice. It is in a predominantly residential street in a mainly residential neighbourhood. It is a single family home with most other houses in the street sub-divided to flats and several very poor quality houses in multiple occupation. Opposite at 18 – 24 Swinton Street there is a hotel. Swinton Street is a busy road part of the Kings Cross gyratory blighted by traffic.



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