

13 SWINTON STREET, LONDON WC1X 9NL
MANSARD ROOF EXTENSION

HERITAGE STATEMENT

In the formation of this proposal we have considered all relevant policy and in particular reference is made to the following guidance:

Local Guidance

Bloomsbury Conservation Area Appraisal 2011
Camden Planning Guidance 1 Design 2011

London wide Guidance

English Heritage Guidance Note London Terrace Houses 1660-1860

National Guidance

PPS5 Planning for the Historic Environment 2010
PPS5 Historic Environment Planning Practice Guide

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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 18th 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. It would have a 70 degree front and back slope and a central roof slope at 30 degrees all covered in traditional slate behind the existing parapet to match numerous examples in Swinton Street. This is a common traditional roof form in central London and does not overwhelm the existing building. There are several examples in the street including no.5, 7, 18, 20, 21, 22, 23, 24, 25.



26 24 22 20 18 16 14

Two traditional lead clad dormers with white painted traditional multi pane timber sash windows would be formed on each of the front and rear roof slopes. 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.

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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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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.



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Impact on Heritage Asset

Recently in 2010 Camden Council considered a mansard roof extension to 16 Swinton Street directly opposite the current application site and the Officer's delegated report for applications 2010/1680/P and 2010/1722/L stated:

"Mansard extension – As in 2003, this application seeks to form a mansard roof extension. There are a number of examples of roof extension within the street including nos. 18, 20 and 24 in use as a hotel and nos. 19, 21 and 23. The proposed roof extension would be considered predominantly a flat topped mansard roof extension. The front roof slope would be set behind the front parapet wall and sloped back with two small dormer windows. To match the neighbouring roof extensions there is no parapet proposed on the rear elevation. It is considered that the mansard roof extension would not have a detrimental impact on the special interest of the listed building, the wider terrace or the character and appearance of the wider conservation area."

English Heritage were consulted on this application and commented:

"While the loss of the original roof structure may be regrettable, the adjacent properties already have a mansard roof and a precedent clearly exists.....we would be minded to direct as to granting of listed building consent"

The mansard roof extension to no.16 was granted planning permission and Listed Building Consent and set the precedent for this application.

National Planning Policy PPS5 Significance and Proportionality

PPS5 Planning for the Historic Environment published in 2010 takes a common sense approach to balance "harm" with planning advantage. It directs applicants to include a "statement of significance" within Design and Access statements.

PPS5 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.

ACCESS

Access to the house is unchanged by the proposal.