

GLAZING TO 15 SWINTON STREET LONDON WC1X 9NL  
FOR LORA AND GEORGE NIKOLOVA

HERITAGE STATEMENT

1. CHARACTER AND ARCHITECTURAL INTEREST

The property is a Grade II listed Victorian four storied terraced house located on Swinton Street in the Kings Cross Conservation Area of Camden. It was built in the 1850's around the time when Kings Cross Station was constructed. It was recently renovated internally to a high standard by the previous owners. In addition to no: 15, there are 21 listed houses in Swinton Street, other listed houses in adjacent Acton and Frederick Streets and the surrounding area.

Kings Cross has experienced a colourful past. It is located at the meeting point of roads, waterways and rail lines and its history has created a rich urban fabric. The Regents Canal which was completed in 1820, linked the area to major cities in the north and stimulated both industrial activities and a demand for housing. In addition to workers' housing near the industries, elegant terraced properties were built largely to the south of Kings Cross Station including 15 Swinton Street.

The property which is a typical mid-Victorian terraced house, has an 11m high visible facade with a rendered coursed white painted ground floor and buff coloured London stock brick on the upper two floors. The facade is particularly distinguished by tall elegant white painted hardwood sash windows and narrow cast iron balconies on the first floor level, as well as a semi-circular ground floor sash window and front door fanlight. The basement level also has a rendered facade with triple sash windows, but is partly obscured from view by black painted cast iron railings and service stair. The pitched slate roof with a central valley gutter is not visible from the street as it is hidden behind a white painted horizontal parapet wall. The rear facade is in London stock bricks with sash windows, except for glazed double doors from the dining area and two small casement windows. The pitched roof form is visible from the rear. A two storied addition was constructed a number of years ago that modified the original flat rear facade.

(See photographs 1 to 6 from the planning and listed building application documents).

2. JUSTIFICATION FOR PROPOSED SECONDARY GLAZING

As already described in the Design and Access Statement, the owners are very anxious to improve the acoustic and thermal performance of the building envelope. Swinton Street is part of a one-way gyratory road system that serves the busy Kings Cross area. The traffic volumes will continue to increase with the exciting and ambitious regeneration programme that is currently being implemented.

Having spent some time at the house, I can understand why the owners particularly wish to prevent the intrusion of traffic noise and exhaust pollution. Even with every window on the front facade closed throughout the day, the noise is constant and unacceptably loud. In the rear garden, traffic noise is high which is why they also wish to install secondary glazing in the rear facade. The owners have their electric lighting on during daytime, because the shutters are often closed.

### 3. EXPECTED IMPACT OF PROPOSED SECONDARY GLAZING

There are twelve hardwood sash windows (W1 to W12) and one set of double doors (D1) in the two facades. Except for the double doors (D1) and sash window (W7), they are the original sash windows. All windows have single clear glazing generally 4mm thick, probably replaced and increased in thickness several times since the building was erected. All sliding sash frames are 48mm thick with traditional mouldings and painted white. Frame widths vary from 32mm to 48mm to 70mm depending on whether they are top, side or bottom rails. Glazing bars are 23mm thick with traditional mouldings to match the frames and painted white. All glass panes are sealed externally with white painted putty.

The proposal is to install secondary glazing housed in an extruded white powder coated aluminium frame installed inside the sash window reveals and the inner reveal of the rear lower ground floor doors. The secondary glazing frame has a side hung opening section the same size as the fixed frame to facilitate cleaning. This arrangement means that there are no intermediate glazing bars and the glazing unit is on one plane. The frame does not project beyond the fixed sash frame and therefore is not visible from the outside. It has simple box section profile and is read visually as part of the sash window when viewed from the inside. The frames incorporate double glazing units with two skins of 4mm thick clear glass and a 14mm gas filled cavity with double seals in the frames for high thermal and acoustic performance.

(See drawings 1, 2 and 4)

### 4. EXPERTISE CONSULTED

I have consulted with the manufacturers of ALUMIL which is a European based company about the suitability of this solution for a listed building both in terms of appearance, performance and ease of installation in an architecturally sensitive building.

Michael Lowe  
Architect

20 January 2015 (Amended 19 March 2015)