



DESIGN AND ACCESS STATEMENT

50 Doughty Street, London WC1N 2JS

Date: 05.03.25

TABLE OF CONTENTS

| | |
|----------------------|---|
| 1. OVERVIEW | 3 |
| 2. SITE SURROUNDINGS | 3 |
| 3. PLANNING HISTORY | 4 |
| 4. PROJECT PROPOSAL | 4 |
| 5. USE | 4 |
| 6. AMOUNT | 5 |
| 7. LAYOUT & SCALE | 5 |
| 8. LANDSCAPING | 5 |
| 9. APPEARANCE | 5 |
| 10. ACCESS | 6 |
| 11. SUMMARY | 6 |

1. OVERVIEW

- 1.1. This Design and Access Statement (DAS) has been prepared to accompany a planning and listed building consent application for the installation of two windows within the modern rear extension of 50 Doughty Street, London, WC1N 2JS.
- 1.2. The property is a Grade II listed terraced dwelling located within the Bloomsbury Conservation Area. The proposed works aim to improve the internal living environment by introducing additional natural light and ventilation while ensuring that the changes remain in keeping with the historic and architectural significance of the building.
- 1.3. This DAS should be read in conjunction with the Planning, Heritage, and Design Statement, which provides a more detailed analysis of policy considerations and heritage impact.

2. SITE SURROUNDINGS

- 2.1. 50 Doughty Street is a five-storey terrace property, including an attic and basement, located centrally within the Bloomsbury Conservation Area. The surrounding buildings form part of a wider Georgian terrace dating from 1800-1807, constructed in London Stock Brick with traditional sash windows and slate mansard roofs. The front boundary features cast-iron railings with urn finials, characteristic of the area.
- 2.2. The property has undergone several rear alterations, including modern extensions and adaptations, particularly when it was used as an office before its conversion back to a dwelling in 2006.
- 2.3. A courtyard/lightwell has been formed at the rear, enclosed by both the original structure and later rear extensions. This space is currently served by metal-framed windows and doors. The proposed installation will be located within the side elevation of a 1970s extension, which is of limited architectural significance.

3. PLANNING HISTORY

- 3.1. The property has an extensive planning history, including rear extensions, alterations to fenestration, and modifications to roof structures. Notably:
- 2006: Conversion from office (B1) to residential (C3), including the creation of a courtyard by removing part of a previous extension.
 - 2012: Approval for a first-floor rear extension.
 - 2014: Permission granted for fenestration alterations, replacement of a roof section with a retractable canopy, and installation of iron railings.
- 3.2. These prior approvals establish a precedent for sympathetic alterations to the rear of the property, demonstrating that the proposed window installations are in line with the site's established planning evolution.

4. PROJECT PROPOSAL

- 4.1. The proposal seeks to install two powder-coated aluminium windows with double glazing, positioned within the side flank of the existing modern rear extension.
- 4.2. The windows will be located within the enclosed courtyard/lightwell, below the parapet line, and will not be visible from any public views or neighbouring properties. The proposal aligns with the existing aesthetic of the rear elevation and does not impact the building's historic fabric

5. USE

- 5.1. The property remains in residential use as a single-family dwelling. The installation of the two windows will improve the habitable conditions by increasing daylight and ventilation within an otherwise dark area of the house.

6. AMOUNT

- 6.1. The proposal consists of:
 - Window 1: 1400mm x 1415mm
 - Window 2: 600mm x 1415mm
- 6.2. No additional structures or modifications beyond these two windows are proposed.

7. LAYOUT & SCALE

- 7.1. The overall footprint of the building remains unchanged.
- 7.2. The proposed windows will be fixed, ensuring no impact on privacy.
- 7.3. They will match the existing modern windows already present within the rear extension.

8. LANDSCAPING

- 8.1. No external landscaping is proposed or required as the installation will be confined to an existing courtyard area.

9. APPEARANCE

- 9.1. The windows will be powder-coated aluminium with a finish matching the existing fenestration in the rear extension.
- 9.2. The design, sill, and lintel details will be consistent with the existing metal-framed windows, maintaining architectural uniformity.
- 9.3. The proposal is reversible, ensuring minimal impact on the long-term integrity of the listed building.

10. ACCESS

- 10.1. No changes to external access points are required.
- 10.2. Installation works will be conducted entirely within the courtyard, avoiding any disruption to street-facing facades or neighbouring properties.
- 10.3. Scaffolding, if required, will be erected within the courtyard to ensure minimal external impact.

11. SUMMARY

- 11.1. This proposal has been designed with careful consideration of the heritage status of 50 Doughty Street and the Bloomsbury Conservation Area.
- 11.2. The installation of two windows within the modern rear extension:
 - Preserves the architectural character of the property.
 - Enhances internal living conditions by increasing daylight and ventilation.
 - Does not impact privacy or introduce overlooking concerns.
 - Aligns with local planning policies regarding heritage assets and conservation areas.
- 11.3. Given that the proposed works involve no impact on historic fabric, minimal external visibility, and a positive enhancement to the dwelling's usability, we believe this application should be considered favorably by the local planning authority.