

P1004 No 39 Doughty Street, Camden, London, WC1N 2LF  
**Design And Access Statement & Historic Building Impact Assessment**

## For Proposed Change of Use to:

### **No 39 Doughty Street, Camden, London, WC1N 2LF:**

5 storey grade II listed town house situated on the corner of Doughty / Guilford St

#### *Camden's Listed building Details:*

**Location:** (East side) Nos.39-47 AND 49-62 (Consecutive) and attached railings

**Street:** Doughty Street

**Reference No:** 798-1-31196

**Date of listing:** May 14 1974

**Description:** Terrace of 23 houses, excluding No.48 which is listed separately (qv). Nos 39-46 c1792; Nos 47-62 c1807-9; terrace completed by 1820. No.62 rebuilt in facsimile since 1974. Built by J Wigg, G Slaton and J Wilson. Multi-coloured stock brick most with evidence of tuck pointing; No.45 painted. Plain stucco first-floor sill band. Slate mansard roofs with dormers except Nos 53-55 and 62. Nos 39-47, 49-52 and 56-61: three storeys, attics and dormers. Three windows each; No.39 with four windows (one blind) and three-window return to Guilford Street. Round-arched doorways with panelled or recessed pilaster-jambs, cornice-heads, most with patterned fanlights and panelled doors. Nos 44-47, 49, 51 and 52 have doorways with stuccoed surrounds; Nos 57-61, doorways with Greek Doric engaged columns carrying cornice heads with guttae. Gauged brick flat arches to recessed, mostly 2-pane sashes. Nos 49, 52, 56, 57 and 60 with cast-iron balconies to first-floor windows. Stucco cornices and blocking courses, except No.39. Most houses with original lead rainwater heads and pipes. **INTERIORS:** not inspected. Nos 53-55 and 62: four storeys and basements. Three windows each, No.62 with 3-window return to Roger Street, plus three-storey three-window extension. Nos 53-54, round-arched doorways with moulded jambs and lion-head stops, cornice-heads and patterned radial fanlights. No.55 has projecting round-arched, rusticated stucco portico with cornice and later C19 doorway. Patterned, half-glazed door and overlight. No.62 has return with projecting Doric porch, part-glazed doors and patterned fanlight. Gauged brick flat arches to recessed sash windows; first-floor with cast-iron balconies. Cornice, continuing from other houses in terrace, at third-floor level. **INTERIORS:** not inspected but Nos 53-55 noted to have stick baluster stairs. **SUBSIDIARY FEATURES:** attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras, IV: London: -1952: 50-54).

## **Introduction**

Number 39 Doughty Street is a 4 storey corner building with basement, built as a house in the late 18<sup>th</sup> century and used as such until the mid 20<sup>th</sup> century when it was converted to an office. At some stage a rear closet has been added, this being recently extended at ground floor to infill the bottom of the light well. Externally the building retains most of its original features, internally however, most have been removed or altered. Except for the windows and shutters the interior has very little historic merit.

## **Current Use:**

For a number of years the building has been owned and used by Kee Scott Associates as an office. Their business is no longer suited to the building, their requirement is for flexible, open plan office space with better integration of IT, thus the current building falls well short of this requirement and alteration on the scale necessary is not feasible. Kee Scott move to new premises on the 30<sup>th</sup> April 2010 within the Borough and have now sold the building. For commercial use the building is no longer viable and can not compete with purpose built, fully serviced office space that is now widely available locally.

**Design Brief:**

The design brief is to return the current building, used as a commercial office, to a period town house to be used as a single dwelling. The proposals should seek to retain and restore the elements and spaces of the listed building whilst addressing the needs and desires of modern living, creating a prestigious property that befits its location.

**Planning Policy:**

There are a number of current planning policies and Government guidance that support the need for new housing, where possible utilising existing buildings / brown field sites. It is widely accepted that within London there is a surplus of second grade office space, Georgian & Victorian buildings that were originally designed as dwellings, with this use, are identified as suitable for residential conversion. There are many examples locally where this has taken place; No 40 & 50 Doughty St being the closest.

**The Proposed Change of Use & Fit out:**

It is very evident from the existing plan that the original domestic form of the building remains thus no internal alterations are necessary in returning this building to house. Generally all the main rooms are reassigned as habitable rooms and the existing rear closet is reused for bathrooms and kitchen as the services to support this are already in place.

The extent of the works proposed are limited:

- *2 new bathrooms.*
- *New kitchen.*
- *An opening in a partition at first floor is to be infilled.*
- *A doorway on the second floor is to be reinstated.*
- *Internal decoration throughout.*

All new materials and surface finishes are to be completed to match those of adjacent areas and thus appear seamless in their execution

**Privacy & Rights of Light**

As existing

**Access**

The site access is established and remains unchanged. It is not feasible for this building to fully comply with Part 'M' of the current building regulations or 'Homes for Life Standards' The alterations necessary to the historic building fabric would be severe and detrimental to the character of the building.

**Landscape**

It is envisaged that the front light well and paved area behind the railings will be adorned with low level plants & shrubs within freestanding containers and therefore will not be the subject of any formal proposal.

**Green Statement, Renewable & Energy Conservation**

There is no fundamental change in the building envelope or change in the current method or system of heating, as both are in serviceable condition and will be reused. No endangered timber species will be used or product that has a particular high emission of carbons are proposed for the . Recycled products will be considered where appropriate.

## **HISTORICAL BUILDING IMPACT ASSESSMENT**

Because the existing office use was domestic in scale it is not necessary to alter the existing building fabric for residential use. Thus the small amount of work proposed has no impact on the historic fabric of the building.

### **Services:**

The existing services are retained.

S.V.P / drainage runs: no new svps or drainage runs are proposed in the original fabric of the building, all new bathrooms & kitchens are connected to the existing above / below ground drainage

Electrical: The existing electrical distribution is reused no new points are proposed, some fittings / wiring may be replaced.

Domestic water: there are no new domestic water draw off points proposed with in the historic fabric the existing is reused.

Heating: Low level radiators are present in all the main rooms below existing windows, these are retained. It is proposed that existing pipe runs be retained, thus no new pipe routes are proposed.

Fire & Alarm System: The building has an existing fire and alarm system, which is to be overhauled and reused.

Small Power, BT & Data: the existing building (formally an office) is fully wired and thus has more than enough existing ducts, chases and cable routes to meet its new use, thus no new routes are proposed.

### **Joinery:**

Front Door: Existing 6 panel door to be retained

Internal Doors: Existing 4 & 6 panels doors to be retained. New doors to match existing.

Skirting: Various sections are found on each floor, which are to be retained.

### **Decorative Plaster Elements:**

The existing cornices to the ground & first floors are intact and are to be retained, however these are not original and are of little merit. There are no other mouldings present.

### **Conclusion**

The above outlines the key aims of these proposals which have been carefully considered at each stage and are aimed to preserve the character of the house. Fundamentally there is little change to this building other than the new use. We welcome any further comments that may arise from the consideration of these proposals and look forward to returning this building to its former use.