

HERITAGE IMPACT ASSESSMENT

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| PROJECT | PROPOSED INTERNAL AND EXTERNAL ALTERATIONS, 51 DOUGHTY STREET, LONDON, WC1N 2JS |
| JOB NO. | 13111 |
| DATE | SEPTEMBER 2014 |
| REVISION | / |

1.0 INTRODUCTION

This Heritage Impact Assessment Statement accompanies the application for Listed Building Consent for the proposed internal and external alterations of Grade II Listed building. It aims to provide a brief background to the site and surrounding context. It should be read in conjunction with the drawings submitted.

This Listed Building Consent application follows the Listed Building Consent approval 2007/5100L and the Full Planning Permission 2007/5095/P, both dated the 22nd April 2008.

Located in Doughty Street, 51 Doughty Street is a Grade II Listed Building built and completed in the early 1800's. The proposed scheme seeks to enhance the currently approved scheme which includes the following:

1. Reconfiguration of existing windows and doors to the rear courtyard of the dwelling.
2. Replacement of rear flat roof with a new flat roof to include a paved terrace with a frameless clear glass balustrade and reconfiguration of rooflights over the kitchen similar to that approved 2007/5100/L & 2007/5095/P.
3. Removal of existing lantern rooflight to be replaced with an obscured glazed floor.
4. The creation of an open courtyard to the basement rear bedroom and gym.
5. Alterations to first floor external rear door to accommodate the new flat roof / terrace.
6. Existing infill panel on the second floor landing to be removed and replaced with a clear glazed window as approved 2007/5100/L & 2007/5095/P.
7. The removal of first floor internal study door and timber surround as approved 2007/5100/L & 2007/5095/P.
8. The layout of the ground floor cloakroom and door leading to the kitchen reconfigured.
9. The layout of the dining and kitchen area on the ground floor reconfigured.

As described above the existing dwelling is located in Doughty Street in a terrace of houses and offices built by J Wigg, G Slaton and J. Wilson in the early 1800's. The original house has multi-coloured stock facing brickwork with evidence of tuck pointing, a plain stucco first floor sill band with a slate mansard roof with 2 dormers. The dwelling is 3 storeys with gauged brick flat arched recessed 2 pane sliding sash windows facing onto Doughty Street. The front entrance door has a rounded arch with stuccoed surrounds with a patterned fanlight and timber panelled door.

The rear extensions where the majority of the proposed works are located were originally constructed in the early 1980's and the flat roof terrace was formed in 2004.

Care has been taken to ensure the proposed alteration works for this application are done to ensure the existing historic fabric and intrinsic character will be retained.

Where possible the character of the original house will be restored and with this in mind the materials chosen will match as closely as possible to blend with the existing to ensure a high quality finish throughout.

Therefore we would maintain that the appearance of the proposals carefully and respectfully respond to the original dwelling as well as the surrounding context, drawing not only on the materials, but also the scale and proportion of the existing building. This will create a scheme that restores coherence to the whole property as well as sitting harmoniously with the adjoining buildings and the wider context as a whole.

EXISTING PHOTOGRAPHS



Existing rear elevation of original dwelling.



Existing courtyard lantern rooflight to be removed to allow for an open courtyard to the basement and the terrace replaced with new including an obscure glazed floor as indicated on the drawings.



Existing courtyard timber doors and windows to be removed for new openings as indicated on the drawings.



Existing first floor external door to be replaced with a new painted timber door to accommodate new terrace level.



Existing second floor infill panel to be removed and replaced with a clear glazed window.



Existing first floor door and surround to be removed to reveal original opening.



Existing ground floor staircase, original balusters and handrail behind the panel below the stair to be exposed.