

# Design and Access Statement

50 Doughty Street

London

WC1N 2JS



To make basement internal alterations to this grade II listed terrace house

1. To remove a stud wall in the basement
2. To split one large bathroom into two shower rooms.
3. To make a doorway through an original wall

This Design and Access Statement is to support the Listed Building Consent Application for the internal and minor external rear alteration works to existing residence at 50 Doughty Street, in the Conservation Area of Bloomsbury. It is to be read in conjunction with drawings and Heritage Report Statement provided. This application is further to the Listed building consent (Ref: 2013/4163/L) which was granted for minor internal alterations to the ground floor rooms. In the design of the proposed scheme, the following planning guidelines have been taken into consideration: Repairs and Alterations to Listed Buildings & Planning Policy Guidance 15 - Planning and Historical Environment. Also further to Listed building consent and planning consent Ref 2014/3080/L and 2014/3082/P for rear alterations.



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**50 Doughty Street is located in the centre of London in the borough of Camden. It is an elegant Grade II listed Georgian five-storey terraced property in the conservation area of Bloomsbury, of residential use.**

The house was completed in 1820 and grade II listed along with its neighbours in 1974, see listing description below. In 2007, planning and listed building consent was granted for its change of use and alterations from office to residential. In 2013 Listed building consent (Ref: 2013/4163/L) was granted for very minor internal alterations to the ground floor rooms.

The proposed alterations do not affect any of the features described in the listing below.

Listed building details

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

Street: Doughty Street

Grade: II

Reference No: 798-1-31196

Date of listing: May 14 1974 12:00AM

Listed Building 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-jamb, 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 jamb 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).

There are 3 points of internal alteration. Please refer to drawings –  
50.011 Existing plans 50.012 Existing sections and elevations. 50.013 Proposed  
plans 50.14 proposed plans sections elevations

1. To remove a stud wall in the basement

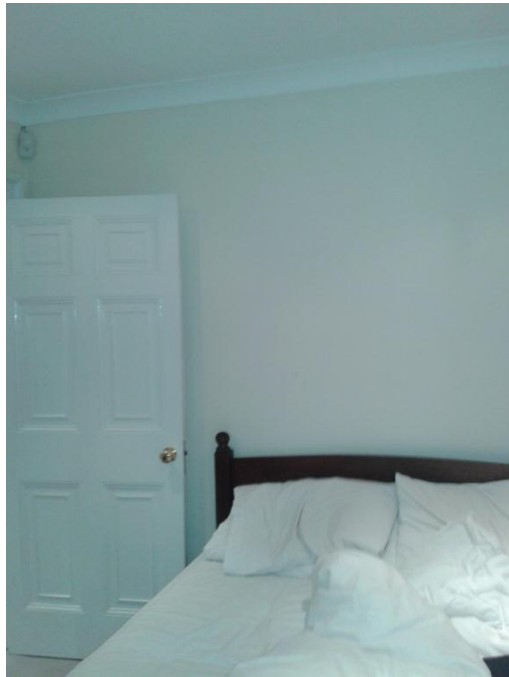
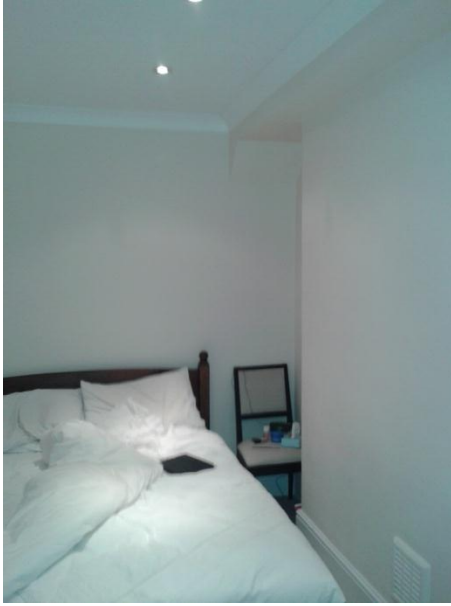


The wall to the right of this image is a modern studwork wall it is this wall we would like to remove.

2. To create two bathrooms where there is one



3. To make a doorway through an original wall



The new door would match the existing doors.