
32 and 33 Doughty Street

Design & Access Statement

Project Address

32 & 33 Doughty Street
London
WC1N 2AA

Project reference

1230

Document date

19th March 2015

Document status

FINAL



Contents

Introduction	P1
Building History	P3
Description of Works	P4
Summary	P4

1.0 Introduction

Site plan

- 1.1

This document is in support of an application for Full Planning Permission with Listed Building Consent to two adjacent listed buildings in the same ownership and occupation, namely the properties at no. 32 and 33 Doughty Street, WC1N 2AA.
- 1.2

This application follows on from the previously approved Full Planning Permission with Listed Building Consent at no.32 and 33 Doughty Street (Ref: 2014/1678/P). The previous application proposed to link the family house at no. 32 with the basement and ground floor maisonette at no. 33 with some internal alterations and a new rear extension.
- 1.3

This application comprises of:

 - Two new roof lights above the proposed outrigger extension at no. 32 Doughty Street.
 - New roof light above the existing outrigger extension at no. 33 Doughty Street
 - Alteration to existing outrigger at no.33 Doughty Street with new door and window.

The proposal seeks to provide a better kitchen layout at the existing outrigger extension at no. 33 and increase the amount of daylight into both properties for the occupants.

Building Description

The existing appearance of the building is as follows:

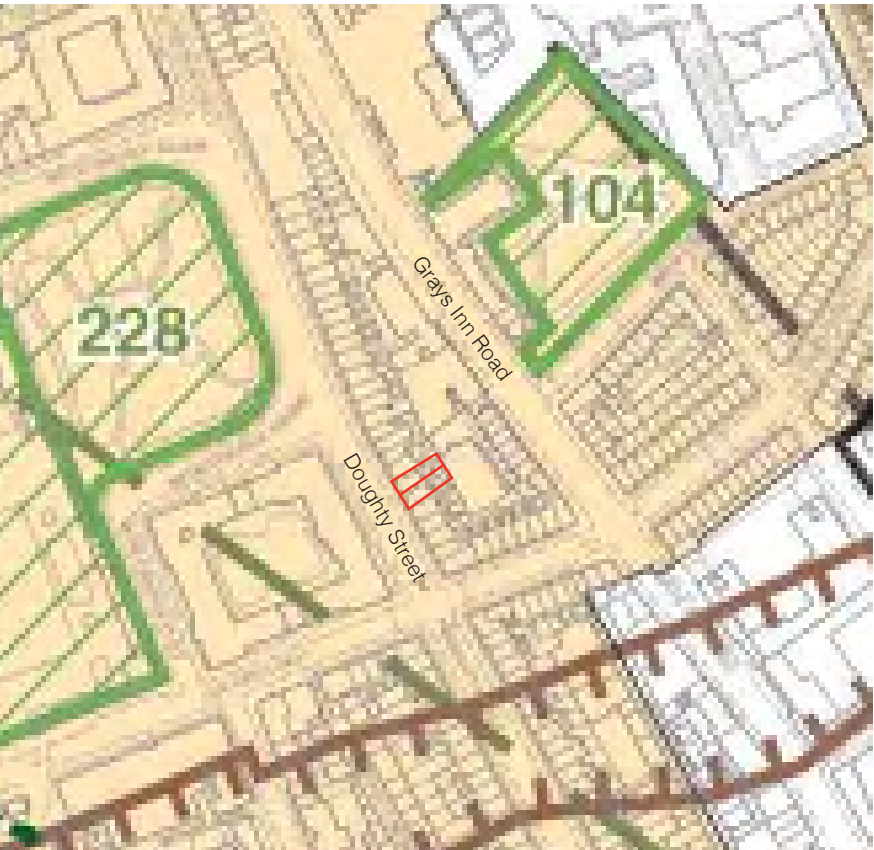
Front Elevation:

Both no. 32 and no. 33 have a front façade of London stock brick, with a simple plaster moulded band between ground and first floor levels and white-painted timber sash windows. Each has a slated mansard at third floor level, although at no. 33, this is not part of the property to which work is proposed. The basement light well façades to each are white painted, with arched windows. Each has traditional black-painted spear head ironwork around the light wells. No. 32 has traditional ironwork around the windows at first floor level, and also has an ornate plaster moulding around the main door.

Rear elevation:

Each main rear façade is in London stock brick, with a mixture of arched and flat lintoled windows and a variety of single and two-storey outriggers. The party wall is in brick.

No. 32 has a double height outrigger immediately adjacent to the rear of the building, and further single storey constructions along the party wall line with no. 33, all in London stock with additional timber clad elements. No. 33 has outriggers extending on the left and right-hand sides of the facade, single and two-storey on the left, and two-storey on the right. The ground floor outrigger on the right is rendered and currently painted in a cream colour, while the outrigger on the left is in London stock. Adjacent to this, there is a conservatory dating from the 1990s.



1.1 Location plan of 32 and 33 Doughty Street on LB Camden's' Proposals Map

Aerial Photos



1.2 View looking north



1.3 View looking east



1.4 View looking south



1.5 View looking west

2.0 Building History

2.1	Both properties are located within the Bloomsbury Conservation Area in the LB of Camden.	2.4	Both properties have been internally reconfigured since construction.	2.7	Listing Details
2.2	Both properties were given a Grade II listing in 1974 (ref: TQ3082SE, 798-1/96/310). The listing description (see 2.7) is predominantly concerned with their heritage value as components of the street facing façade. The listing is for No. 29-38 and attached railings, dated 1794 -1810, built by G Slaton and G Golden.	2.5	32 Doughty Street 1979 – Building used as a residence for Sisters of Christ, a residence in multiple occupation 2003 - Retention of the change of use from residential institution (use class C2) to a single family dwelling house (use class C3). (ref: 2003/1179/P) 2003 - Demolition of a rear extension and internal works, including secondary glazing (ref: LSX0304048)		<i>TQ3082SE DOUGHTY STREET 798-1/96/310 (East side) 14/05/74 Nos.29-38 (Consecutive) and attached railings</i> <i>GV II</i> <i>Terrace of 10 houses. 1794-1810. Built by G Slaton and G Golden. Darkened multi-coloured stock brick with later patching. Plain stucco band at 1st floor sill level. Slated mansard roofs with dormers. 3 storeys, attics and basements. 2 windows each. Nos 29-34, round-arched doorways with reeded surrounds, cornice-heads, fanlights (Nos 29-31 and 33 & 34 patterned) and paneled doors. No.32 with reeded stucco surround and keystone. Nos 35-38, square-headed doorways with stucco surrounds with pilasters and modified cornices, fanlights (Nos 35 & 38 radial) and paneled doors. Gauged brick flat arches to recessed sash windows, Nos 29-34 with glazing bars. Nos 32-38 with cast-iron balconies to 1st floor windows. Stucco cornices and blocking courses.</i> <i>INTERIORS: not inspected.</i> <i>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).</i>
2.3	No alterations are proposed to the front façade, however internal alterations and changes to the configuration of the rear façade require Listed Building Consent.	2.6	Ground and Lower Ground floor maisonette 33 Doughty Street 1987 - Restoration of property from partially vandalised bed-sitters to provide two maisonettes and one 1-bedroom flat (ref: 8700501) 1987 – 33 and 34 together Change of use and works of conversion to provide 4 x 3-bedroom maisonettes and 1 x 2-bedroom flat and the erection of a conservatory at the rear of the ground floor of each building. 1992 - Retention of conservatory at rear ground floor level (ref: 9200694)		

3.0 Description of Works

3.1 This statement has been compiled using Camden Council's online Design and Access Statement guidance.

3.2 **The purpose of the proposal:**
The proposals seek to provide a better kitchen layout at the existing outrigger extension at no. 33 and increase the amount of daylight into both properties for the occupants.

3.3 **Impact on the existing building:**
The works proposed include some internal alterations and external removals. The existing roof of the no. 33 rear outrigger will be restored with the new opening for the new roof light. The new wall infill at no. 33 will be masonry with facing bricks to match the aesthetics of the existing outrigger extension.

There are no plans to alter the front façades of either property.

These proposals do not affect the level of waste produced, while the storage or waste and recycling will remain as existing.

3.4 **Scale of works and relationship to the existing:**
The proposed new works is minimal in comparison to the previously approved planning application works (see 1.2) and will harmonise with the existing building.

3.5 **Impact of neighbouring properties:**
The proposed new works will not increase overlook and loss of privacy to the neighbouring properties.

The proposals are not visible from the street so will have no impact on the street scene.

3.6 **Siting and appearance of new works:**
The new window and door will be of similar sizes and aesthetics to the existing windows and doors at the rear.

3.7 **Material selection:**
The materials chosen have been selected for their high quality finish and longevity, and for the way in which they will help unify the appearance of the rear extensions and reduce heat loss from the building overall.

3.8 **Access arrangements:**
There are no proposals to alter the existing access into the properties from Doughty Street, they are currently accessed by steps and comprise part of a listed building.

New door thresholds to the rear will be level, all thresholds at the front of the property to remain as existing.

3.9 **Landscaping:**
The proposals do not impact on the existing garden.

4.0 Summary

4.1 The proposals have been designed to combine sympathetically with the existing building and the proposed works from the previously approved application (see 1.2). to meet the client's brief, retain and enhance the special character of the heritage asset. The proposal achieve this by:

a) continuing and enhancing the original residential use of the building;

b) increasing amount of daylight into both properties for the occupants; and,

c) retaining as much original fabric as possible, preserving the significant front elevation and roof form and are, on balance, positive with regard to the less significant rear exterior.

