



**17 DOUGHTY STREET**

**DESIGN & ACCESS STATEMENT**

June 2015

PURCELL



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## PART I - BACKGROUND

### I.1 EXECUTIVE SUMMARY

This design and access statement has been prepared to accompany the Planning and Listed building consent application for proposed works at number 17 Doughty Street.

This document sets out the rationale of the proposals for alterations at the property, a Grade II listed eighteenth century townhouse. Currently the building is occupied by the owner, The British Thoracic Society, a leading health charity, as its UK headquarters. In order for them to fully occupy the building however, important issues regarding access into and around the building need to be addressed. The following document is split into five parts that describe the proposals and reasoning behind them:-

1. An overview of the pre-planning advice from Camden and how points have been addressed within the revised designs,
2. An overview of the existing building identifying the issues the proposals seek to address,
3. Detailed descriptions of the proposals per each floor, illustrating that a considered approach has been taken for the proposals in relation to the Listed building,,
4. A conclusion,
5. The original proposals as submitted during the pre-planning application.

This document should be read in conjunction with the existing and proposed drawings and the Heritage Impact Assessment, also by Purcell.



## I.2 PRE-APPLICATION SUBMISSION AND ADVICE

A request for pre-application advice was first submitted on 20th November 2014. Plans of proposals are included in the appendix of this document and it was requested that the written advice be given on the drawing set submitted on 20th November.

The chronology is as follows:-

- Initial proposals submitted to Camden November 2014.
- Site meeting on 19th December 2014 with Michelle O'Doherty [Conservation Officer] to discuss detail proposals submitted to Camden on 20th November
- The advice letter from Conservation Officer at Camden was received on the 5th January 2015.

The Conservation Officer raised a number of points and the proposals have been revised accordingly. In summary, the proposals of November 20th have been revised to take account of advice in the following ways:-

- A lift has been found that will fit within the existing rear lightwell. This will limit the amount of demolitions and alterations required in its installation.
- The existing window opening is maintained at the rear at ground floor. Glazed sashes are to be removed leaving the sash box and frame intact.
- No major structural interventions are required to fix the lift to the existing rear wall. These are proposed to be point fixings only.

Further detail on the above can be found later in this document.



Rear lightwell proposed to be infilled without demolition of rear wall of terrace



Existing window shutters and structural opening maintained - security bars and 1930's sashes proposed to be removed



**Date:** 5 January 2015  
**Our Ref:** 2014/7286/PRE  
**Contact:** Michelle O'Doherty  
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Robin Flindell  
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15 Bermondsey Square  
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Dear Mr Flindell,

**Re: Listed Building Pre-application advice - ref. 2014/7286/PRE**  
**17 Doughty Street, London, WC1N 2PL**

I refer to your pre-application listed building advice for disabled access at 17 Doughty Street. Further to our site meeting on 19 December 2014, I am writing to provide advice on the proposals for alterations to this grade II listed building. In this regard, please note that the extent of advice is based on the level of information and drawings submitted as part of the pre-application.

Over the years (and also before it was listed in 1974), this building has suffered from several unfortunate and unsympathetic alterations such as the construction of the conference area and toilet block on the rear elevation. Internally, numerous alterations have also been undertaken to both fabric and plan form both of which, contribute to a listed building's special interest.

While the subject building forms part of the group value of the grade II listed terrace on Doughty Street (nos. 1-19), this inclusion does not diminish its special architectural and historic special interest as an individual terrace house, including its interior.

Therefore, given the cumulative impact of previous alterations, any further proposals must be mindful of the building's special interest so as to ensure no loss of significance. Alterations to listed buildings should also be based on the principles of minimal intervention and reversibility. With these principles in mind, I advise the following on the specific proposals.

**Internal Alterations**

Filling in the modern opening between the front and rear rooms at ground floor is welcomed as is opening up the historic aperture between the hall and the rear room. However, it is advised that the latter be located in a historically accurate location in that wall and that it mirror the aperture size for the front room.

**Works Associated with Providing a Lift**

Provision of a lift in a listed building is a considerable undertaking and one that requires full justification and detailed information. In this regard, a platform lift at the rear basement and ground floor as discussed on site would not be discounted but it would be subject to a thorough assessment of a complete submission including but not limited to:

- the type of lift and its specifications;
- detailed drawings showing the precise location of the lift, especially in relation to other features (windows, doors);
- the works necessary to provide the lift – alterations, demolition, making good;
- the fixing method and impact on fabric;
- means of accessing the front threshold, the associated works required to do so, impact to fabric and the group value of the listed terrace of which it forms part.

I also note that an application will require a description of the listed building's significance and how it may be affected by proposals. Any alterations to a listed building must be justified, and in accordance with paragraph 132 of the NPPF clear and convincing justification is necessary where harm is being caused to the designated heritage asset.

In addition to the foregoing, it is expected that alterations to a listed building for disabled access will be accompanied by an access audit that forms part of the proposals' justification. In this regard, it is suggested that you refer to English Heritage's document entitled *Easy Access to Historic Buildings*.

I hope you find this information useful but please note that this advice is intended to help you with your application and is made without prejudice to a formal decision of the Council.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Michelle O'Doherty  
Senior Conservation and Design Officer  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden



## PART 2 - EXISTING BUILDING

### 2.1 DESCRIPTION

#### 2.1.1 EXTERIOR

##### FRONT ELEVATION

Number 17 Doughty Street was constructed in 1792 as a five storey townhouse including a basement and mansard roof. It is constructed out of yellow stock brick with a plain stucco band at 1st floor sill level.

The roof is of a mansard type with slate tiles and leadwork flashings and dressings.

The facade is three bays wide; windows are vertical sliding sash type with boxes recessed away from the external wall face. Some boxes may be original and are otherwise in reasonable condition, although it is noted that all the sashes are modern with a 1 over 1 configuration instead of a more traditional 6 over 6.

The front door has a decorative semi-circular fanlight above it with a panelled timber surround. There is a front area that provides access to the basement via a modern steel stair. The area is bridged over to provide access to the front door; the bridge is stepped against the back edge of the pavement and covered with modern ceramic tiles.

There are wrought iron railings to the area with urn finials. The railings have been altered to allow the inclusion of a modern steel gate and stair to the basement level.

##### REAR ELEVATION

To the rear of the building a large single storey extension fills what was once the garden of the property. This is joined back to the main terrace with two linking extensions at ground floor level. A small lightwell down to the basement level separates the two extensions.

A canted bay extension faced with white glazed brickwork has been added behind the main staircase between first and second floors for WC's.

The windows are 8 over 8 timber sliding sashes set back from the external brickwork face.



Front entrance door



Stair down from pavement to basement



Roofs at rear



FRONT ELEVATION



## PART 2 - EXISTING BUILDING

### 2.1.2 INTERIOR

Since the original construction the interior of the building has had several campaigns of work completed to it prior to its listing in 1974. In particular there appears to have been alterations during the 1930's, involving the installation of timber panelling to dado height has been installed throughout the main hallway and staircase, whilst the door architraves and timber balustrade to the stair also appear to have been completed all at the same time at the beginning of the twentieth century.

Toilet facilities have been incorporated to the rear of the property behind the stairs, accessed via additional steps.

Window shutters are fixed or painted open but still visible in many of the window reveals. The doors appear to all be modern. Other decorative plaster mouldings are still intact throughout the building.

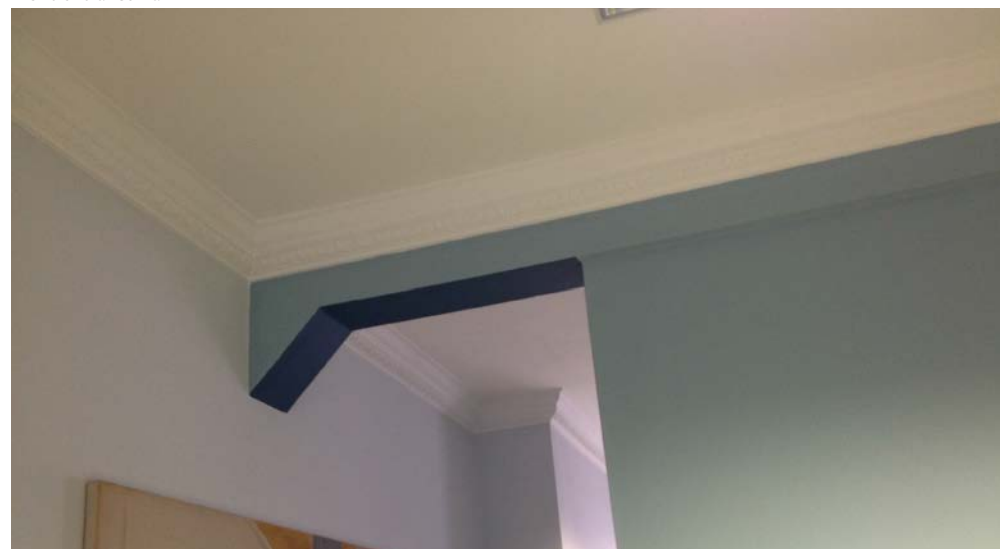
Historic changes to the interior are mainly limited to the ground floor where prior demolition of the spine wall between front and back rooms has been re-partitioned.



Front entrance hall

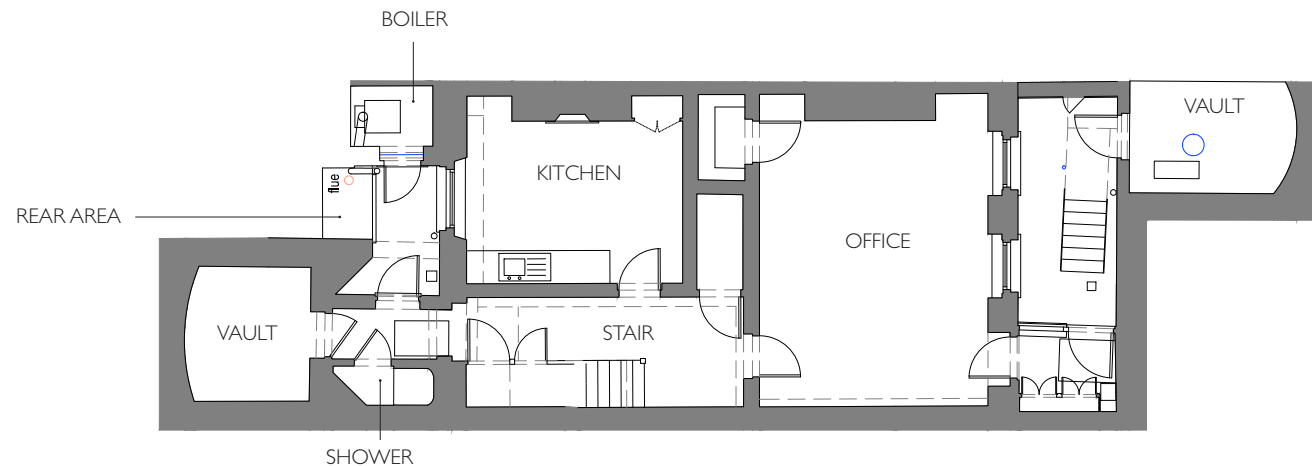


Staircase



Plaster cornice to ground floor rooms with later inserted opening to dividing wall between

## BASEMENT



There are two large rooms to the building at this level. The front room is currently used as an office and has associated services installed throughout. The rear room is used as a kitchen and store room.

The front lightwell provides access to the street via a modern metal stair and the front pavement vault is used for storage. The area under the entrance step is enclosed.

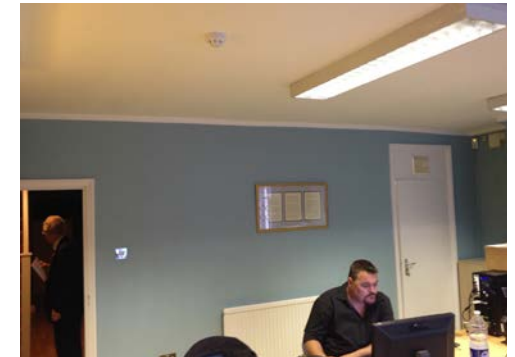
The rear lightwell is small and provides access to a boiler room and a minimal amount of light to the kitchen.

To the rear of the property is another vault, accessed via a small corridor with a shower room located adjacent.

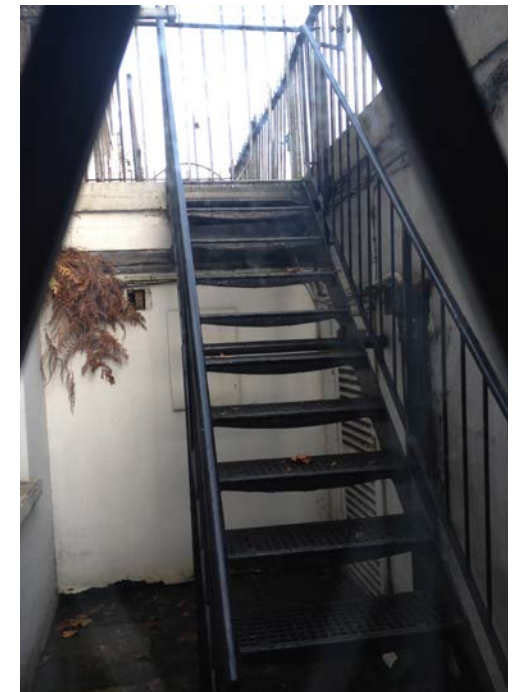
The building fabric basement level is in general good condition.



View looking towards boiler room in rear lightwell

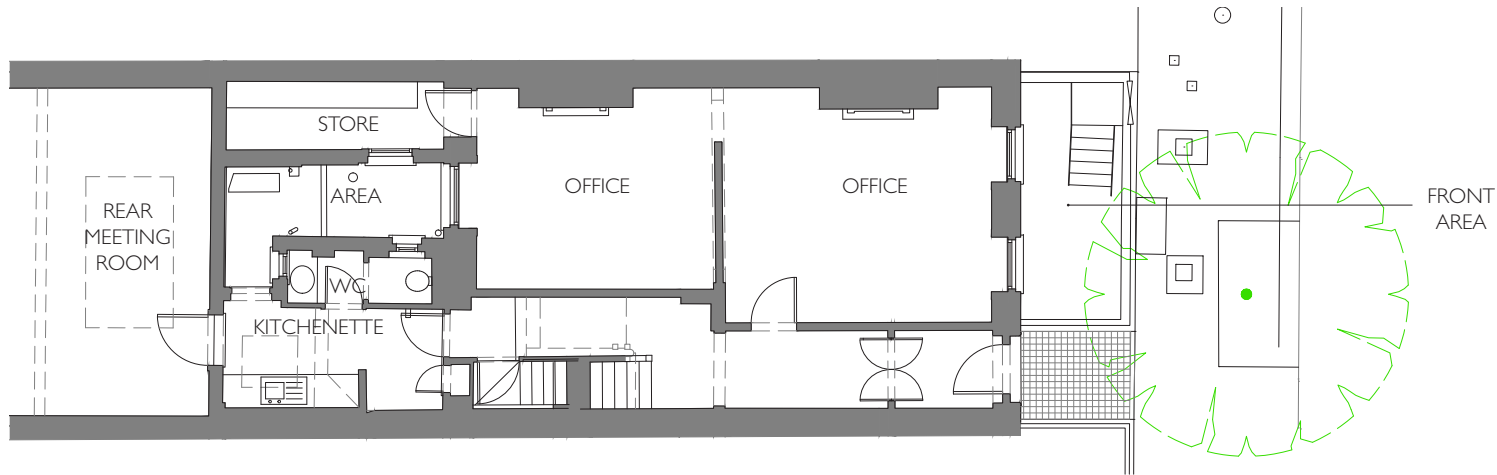


Basement office



Stair to front area to pavement

## GROUND FLOOR



This is the entrance floor to the building. There are two granite steps up from street level with a bridge over the area. The bridge appears to be modern, constructed of steel beams with a deck between rather than the original brick arch. It is covered with modern black and white chequerboard tiles.

The front door has a decorative semi-circular fanlight over with timber panelled surrounds either side.

A lobby has been formed within the entrance hall, potentially during the 1938 alterations (see below). This consists of glazed timber doors with a further fanlight over.

The plan form consists of a front and back room, historically combined into a single room, and since blocked again. An existing doorway from the hallway into the rear room has historically been blocked.

The property underwent extensive alterations in 1938 when the garden was covered to form a large meeting room to the rear.

This also involved creation of an entrance lobby (see above), replacement of the original stair and remodelling to the rear elevation. The canted bay faced with glazed bricks and containing WC's was added at this time, as were the extensions to the north and south of the area which provided access to the rear room.

To the rear of the stair there is a small kitchenette down three steps with a toilet opposite. A door leads out into the small rear courtyard area. To the north there is a further, older extension that appears to have provided access to the rear meeting room. It is currently used as a storage cupboard, the western entrance having been blocked.

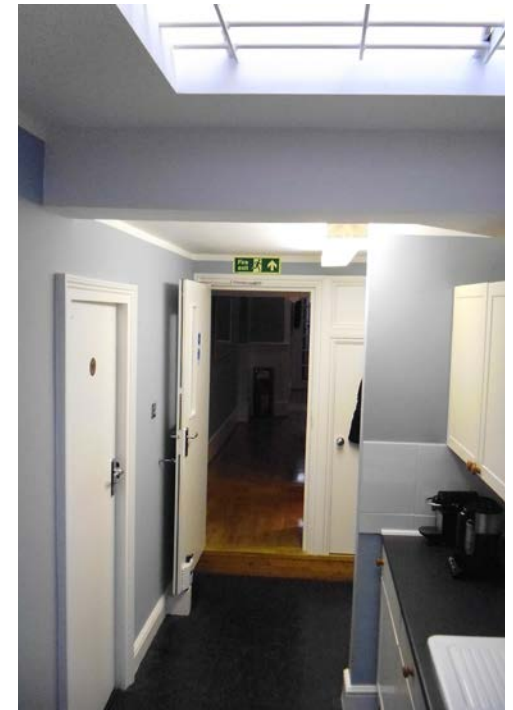
The existing chimney breasts are present however the fire places and surrounds have been removed throughout.

Panelling to dado height within the hallway and to the stair case is of a simple design.

The floor is generally in good condition, covered in modern timber or carpet



Front office

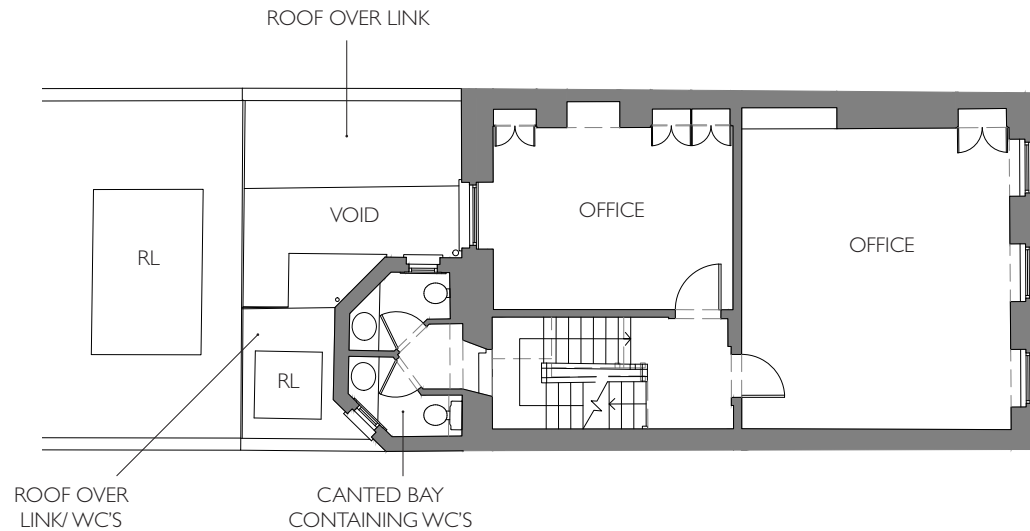


Kitchenette and toilet at rear of building



Large meeting room to 1930s rear extension

## FIRST FLOOR



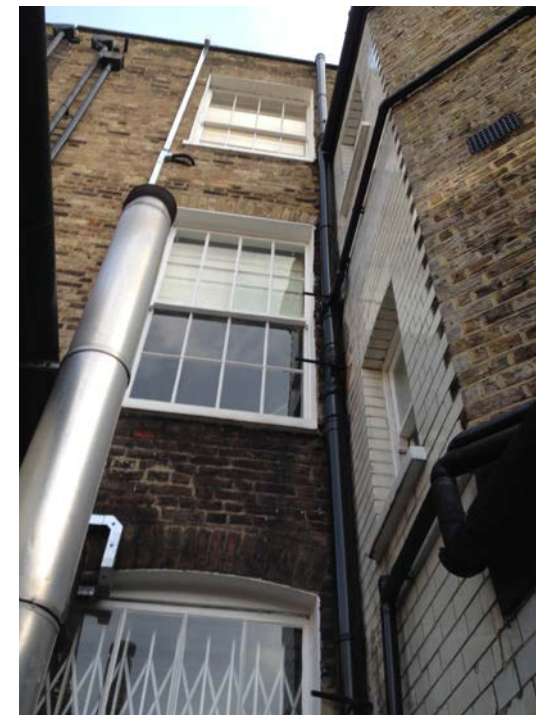
The stair to this level is panelled to dado height with a timber floor finish. Toilets are accessed at the half landing within a canted bay extension through the historic location of the window.

There is a front and back room accessed at the full landing. Chimney breasts remain in both rooms however both the original fireplaces and surrounds are not present.

In the front room there is decorative plaster work to the perimeter of the room.

There is decorative cornice plaster work to the ceiling in the front room.

It is in general good condition.



Rear elevation with extension on right-hand side



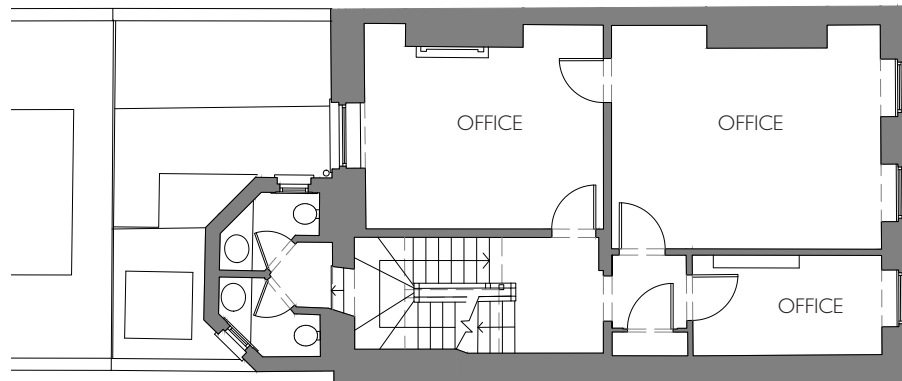
Staircase at half landing level showing modern finishes



Interior of rear toilet extension showing ventilator



## SECOND FLOOR

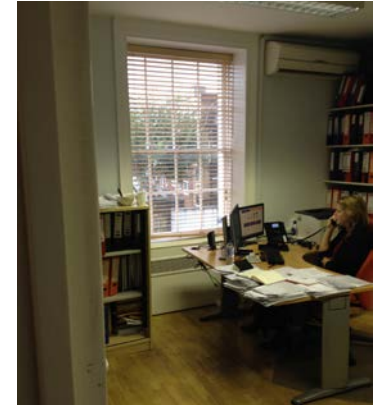


The stair to this level is panelled to dado height with a timber floor finish. Toilets are accessed at the half landing within a canted bay extension through what may have been the historic location of the window.

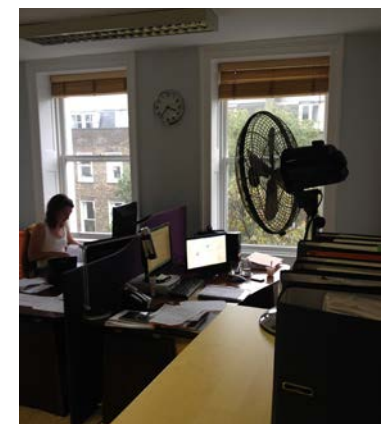
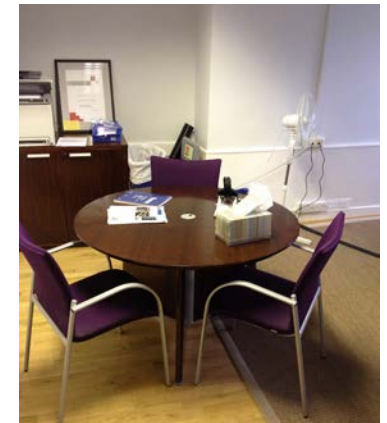
There is a front and back room accessed at the full landing, with a subdivision within the front room originally forming a dressing room. Chimney breasts remain in both rooms, however both the original fireplaces and surrounds are not present.

There is no original plaster cornice to either room.

It is in generally good condition.

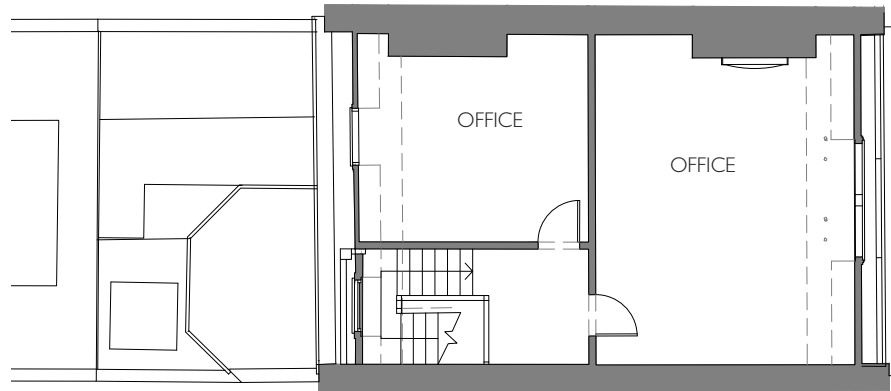


Rear room office space



Front room office space

## THIRD FLOOR



The stair to the half landing to this level is panelled to dado height with a timber floor finish.

There is a front and back room accessed via the stair landing. Chimney breasts remain in both rooms however both the original fireplaces and surrounds are not present.

There is no original plaster work to either room.

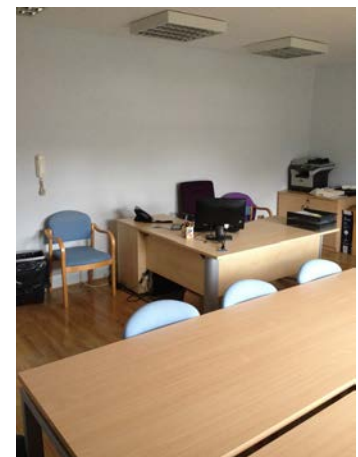
It is in generally good condition.



Existing single dormer window to front room

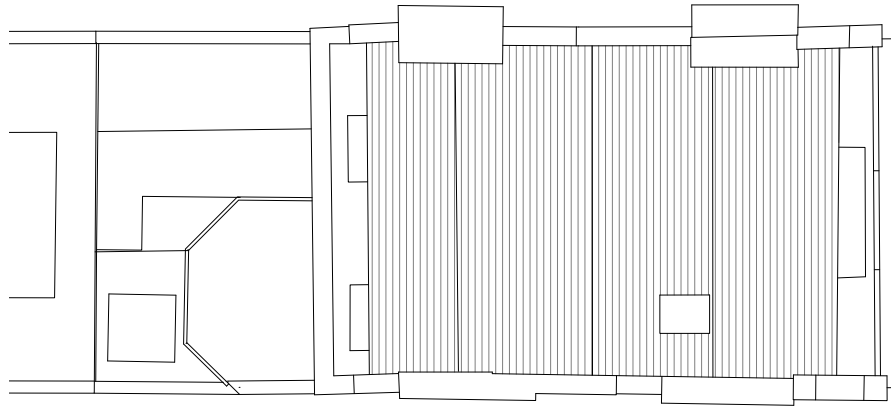


Existing dormer to stair



Existing front room

## ROOF



The roof to the main terrace is slate with leaded flashings to linings. It is a 'M' shaped in section with a single dormer window to the front centrally located relative to the facade. Two smaller dormers are located for the rear room and the staircase.

Other flat roofs to the building are located lower and are clad in felt with a gravel covering.

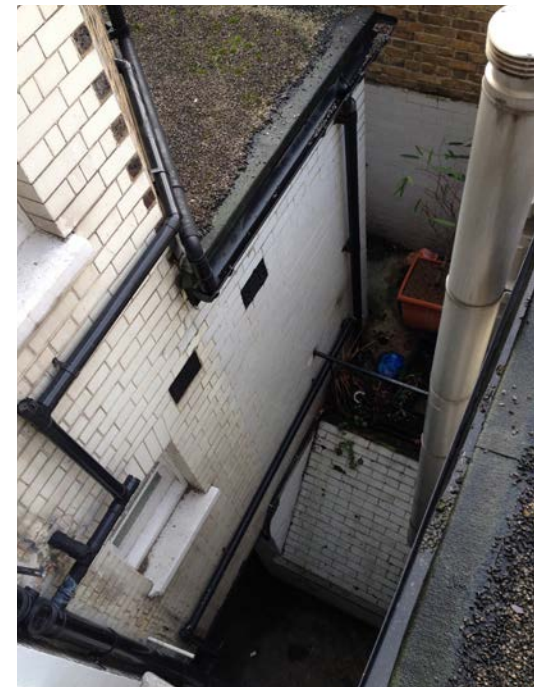
The flat roof above the kitchenette on the ground floor has a roof light positioned within it, and three further large roof lanterns are present to the rear conference room.



View of rear extension roofs and rooflights



View of different roof levels at rear



View looking down into rear courtyard

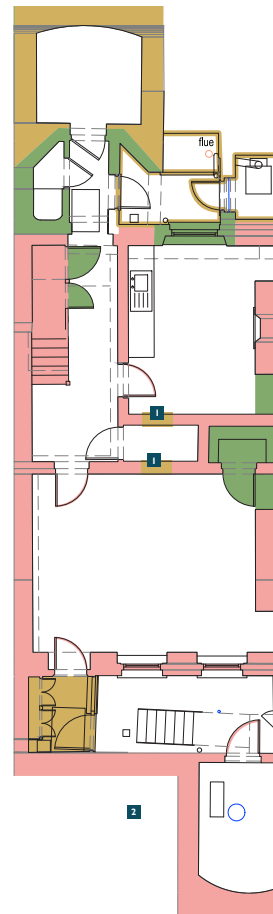
## PART 2 - EXISTING BUILDING

### 2.2 HISTORICAL DEVELOPMENT

A full description of the development is contained in Heritage Impact Assessment, included as part of this Listed building application. It is not proposed to repeat this information here, rather to provide an overview of the buildings provenance and subsequent development phases. The accompanying plans describe the alterations and different phases of the building.

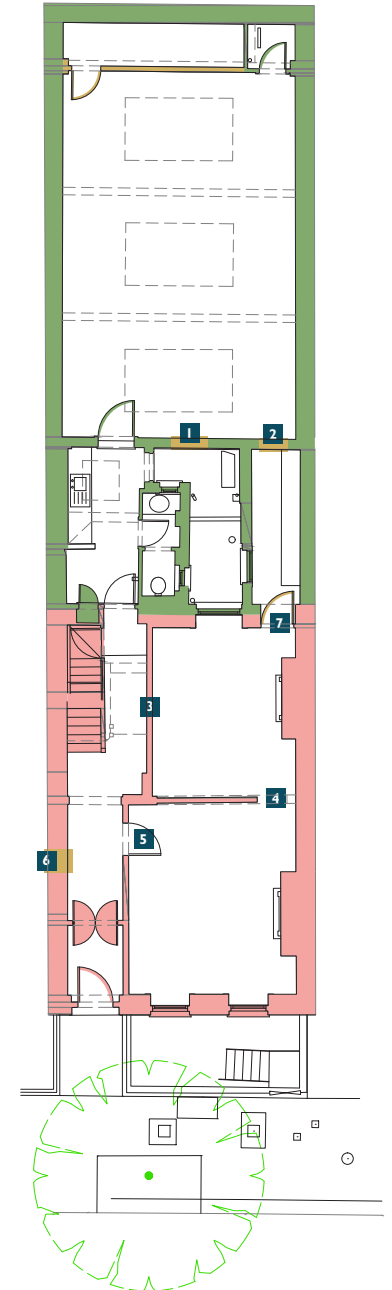
The property was originally constructed in 1792 as a house and was in continuous use until the mid nineteenth century when it became used as commercial offices; a use that it has retained ever since. The building was extended in 1938, creating a large meeting room at the rear of the building. Further works were also introduced throughout the later twentieth century.

- 1792
  - 1938
  - 1954
  - Later twentieth century (post 1971)
- 1** Former window aperture, evident as early as 1938, blocked up after 1971.
  - 2** Two additional vaults depicted in 1938 plans, which are no longer depicted after this period.



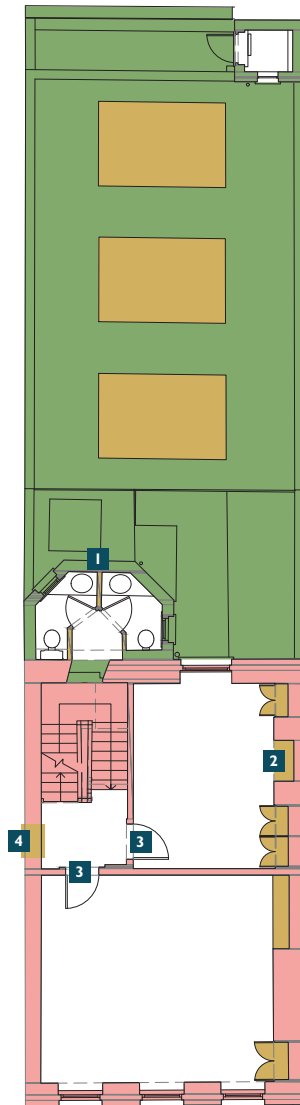
BASEMENT

- 1792
  - 1938
  - 1954
  - Later twentieth century (post 1971)
- 1** Former window blocked up after 1971.
  - 2** Wall infilled after 1971.
  - 3** Doorway blocked up after 1971.
  - 4** Area of wall removed after 1971.
  - 5** Doorway in primary location, but earlier door opening on the other side of the door frame.
  - 6** New doorway inserted to No.16 adjacent in 1954, but infilled before the 1971 site survey drawings.
  - 7** Historic six-panelled door appears to be reused in new opening.



GROUND FLOOR

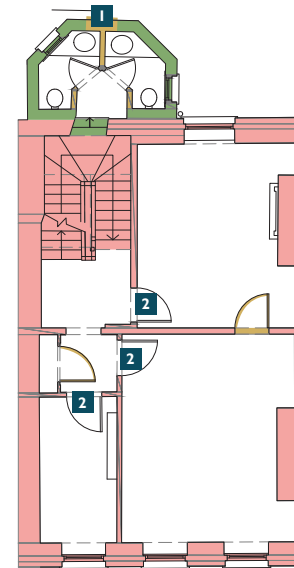




- 1792
- 1938
- 1954
- Later twentieth century (post 1971)

- 1 Former primary window blocked up after 1971.
- 2 Area of fireplace unblocked after 1971.
- 3 Doorway in primary location, but earlier door hung on other side of the door frame.
- 4 New doorway inserted to No.16 adjacent in 1954, but infilled before the 1971 site survey drawings.

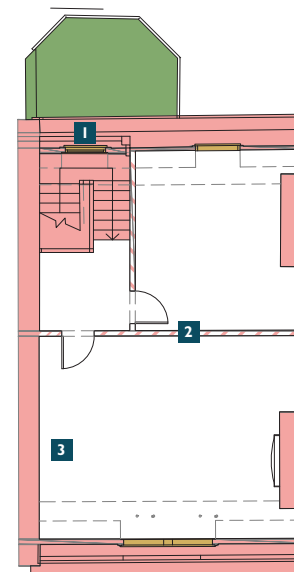
## FIRST FLOOR



- 1792
- 1938
- 1954
- Later twentieth century (post 1971)

- 1 Former window blocked up after 1971.
- 2 Doorway in primary location, but earlier door hung on other side of doorframe.

## THIRD FLOOR



- 1792
- 1938
- 1954
- Later twentieth century (post 1971)

- 1 Window appears to have been inserted after 1971.
- 2 The arrangement of this space is based on that of the rooms below, and as such is assumed to be of the primary phase of construction. The walls have therefore attributed a possible construction date of 1792, as indicated by the hatching.
- 3 Area in which a bathroom is depicted in the 1954 floor plans.

## SECOND FLOOR

## PART 3 - PROPOSALS

### 3.1 OVERVIEW

The building is currently occupied by a leading health charity, and largely responds well to their needs. However, there exists a serious issue - the lack of level access into and within the building:

- The front entrance has 2 no. Steps
- Internally, access to the rear conference room requires negotiating 2 no. Steps down beneath the stair and then a further 2 up to meet the floor level of the rear room
- There is no provision of WC facilities for mobility-impaired persons
- Once inside the building, mobility impaired persons are only able to access the front section of the ground floor.

This situation has been highlighted by the desire for the charity to use the premises more extensively within their busy schedule of conferences, seminars and meetings. Due to the above access issues these are largely held in alternative venues, placing a large and unnecessary pressure on the charity's finances. This situation has been further compounded by the recent appointment of several persons with disabilities to high-ranking positions within the organisation. This has brought about a desire for the building to comply with the Equality Act (2010), which it currently falls some way short of.

Consequently, creation of level access into parts of the building has been the main impetus for the proposed changes. Small-scale interventions have been considered, for instance the provision of ramps around the 'hollow' of the stair to provide access to the rear conference room. However, these have been found not to work, the required gradients producing ramps with lengths in excess of the available space. This would also compromise the ability to provide mobility impaired WC facilities at entrance level.

This has prompted a more far-reaching set of proposals which have, nonetheless, been considered on the basis of enacting the minimum interventions possible to realise the aims. This recognises the sensitivities associated with the grade II listed status of the building. Furthermore, works have been concentrated in areas of the building that can be demonstrated to belong to later phases of intervention and are of lesser heritage significance than the original fabric.

Interventions can be summarised as follows:

**Front step:** There is a need to provide level access. Provision of a temporary ramp stored internally has been considered but discounted for operational reasons, with a permanent solution preferred. Other semi-permanent solutions in the street have been studied, but not felt to be aesthetically desirable. Therefore, since elements of the bridge over the front area are not original it is proposed to re-lay the surface to the desired gradient and eliminate the steps. Ceramic tiling to suit other more notable historic examples within the street is proposed, with the wrought iron railings maintained as existing. Due to the large variety of different arrangements within the street, the result of this intervention would be imperceptible, but with the advantage of a permanent solution that complies with access requirements.

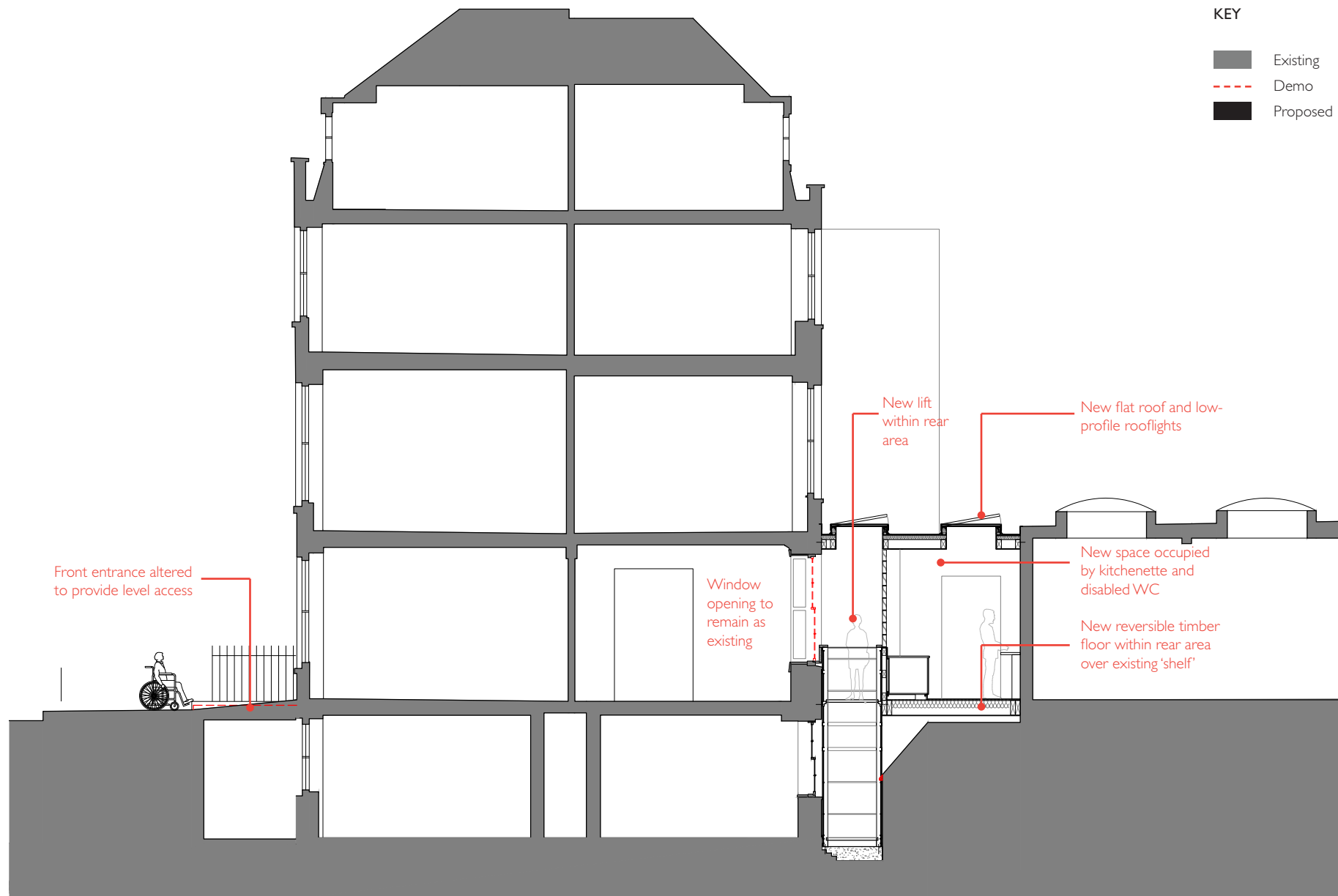
**Provision of a lift and disabled WC:** A lift is proposed to be inserted within the rear lightwell. Its location and the arrangement have been carefully considered to affect building fabric associated with the 1930s alterations only; the rear window opening, which although altered maintains its original proportions, is to remain unaffected with only the modern sashes removed. The lift serves the ground floor and basement only to minimise the impact on the rear elevation.

Accommodation of the lift at basement level is achieved with minimal interventions, with the lift carefully selected to fit within the available space. At ground floor level any walls removed belong entirely to the 1930s interventions, and more interesting elements of this phase, such as the canted bay, remain in their entirety. The small additional floor area over the remaining sections of the rear area spans over existing later fabric such as the glazed brick 'shelf' and is entirely reversible. Provision of the new sections of floor enables a new kitchenette and disabled WC to be accommodated discreetly.

The roof over the lift and new spaces created to the rear is proposed to be flat to match the existing and maintain a low profile, thereby minimising the impact on the rear elevation. Low profile rooflights have been inserted to be visually unobtrusive, maintain existing daylight patterns and provide ventilation.

Beyond the above, the remainder of the property is to remain as existing with only minor decorations proposed..

The above proposals are considered in further detail on the following pages.



Proposed section identifying the proposed level access route between ground and basement floors.

## PART 3 - PROPOSALS

### 3.1.1 EXTERIOR

Underlying the proposals is the need to allow disabled access to the offices and meeting rooms for staff and visitors. This first arises at the front entrance, where access is prevented by the presence of two steps up from street level.

A study has been undertaken of the configuration of approaches to the front doors of properties throughout Doughty Street. As can be seen from the images opposite, there is much variation amongst these; some have a threshold step (e.g. no.19), some do not (e.g. no.58), some have a step up from street level (e.g. no.17), some do not (e.g. no.39). The tile patterns also differ from each other; there is a predominance of black and white chequerboard, but several properties have more decorative geometrical patterns, and some a simple concrete screed.



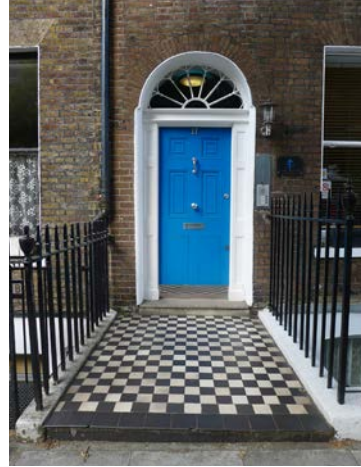




No.15: Various pattern coloured tiles, brick threshold step, no step up from street



No.16: Various pattern coloured tiles, brick threshold step, no step up from street



No.17: Chequerboard black and white tiles, granite threshold step, granite step up from street



No.18: Chequerboard black and white tiles, stone threshold step, no step up from street



No.19: Chequerboard black and white tiles, tiled threshold step, no step up from street



No.39: Concrete, stone threshold step, no step up from street



No.40: Chequerboard black and white tiles, stone threshold step, no step up from street



No.41: Stone tiles, concrete threshold step, no step up from street



No.49: Chequerboard black and white tiles, concrete threshold step, movable ramp with chequerboard black and white pattern, no step up from street. It is considered that this example detracts from the character of the entrance



No.52: Ramp up from street level, with concrete tile finish.



## PART 3 - PROPOSALS

### 3.1.1 EXTERIOR (CONT'D)

Alterations to the front elevation are limited to minor interventions to the front entrance. Ramped access is proposed to enable the property to conform to the requirements of the Disability Discrimination Act (DDA) 1995

The front edge of the outer step is proposed to be lowered to pavement level and the surface of the 'bridge' over the area re-graded to from a ramp, meeting the top edge of the step adjacent to the front door:

The existing railings and kerb that they are set into are to be retained as existing, making any alterations easily reversible. The existing modern tiled surface is proposed to be replaced with new tiles, following the design of suitable earlier precedents as seen elsewhere in the street.

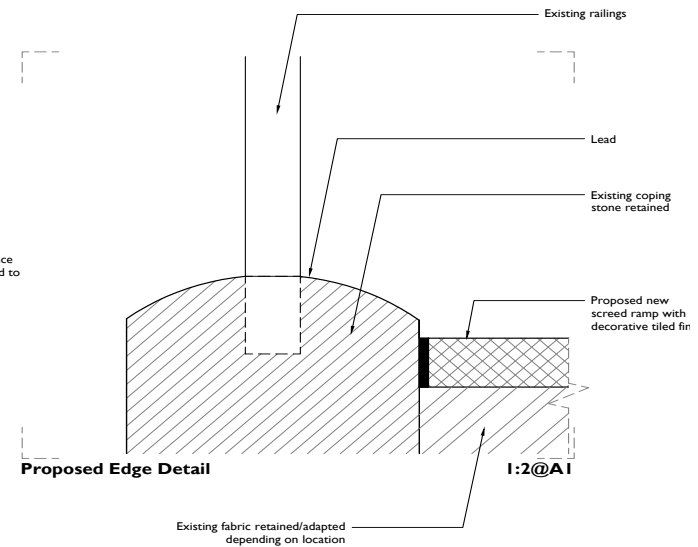
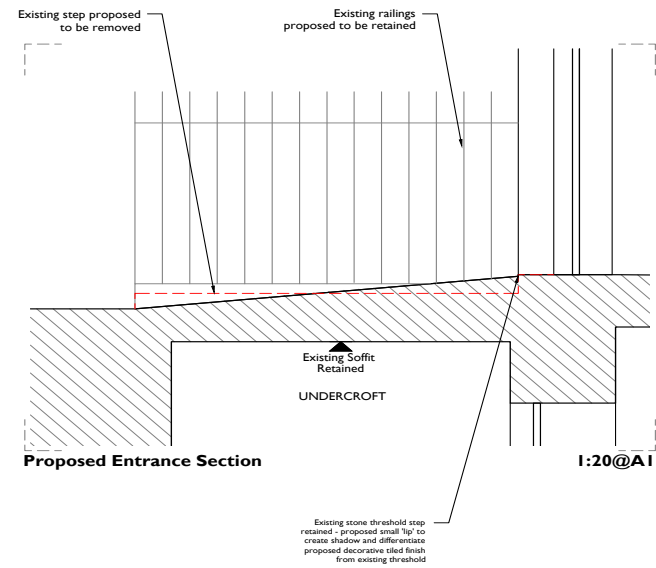
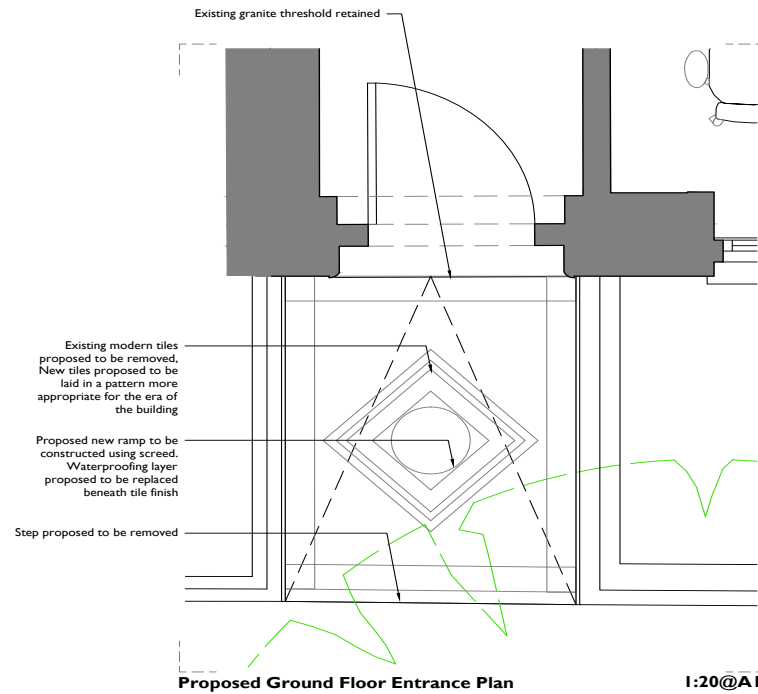
Through enactment of these carefully considered alterations it is considered that the impact of the proposed ramp will be negligible and in keeping with other existing thresholds on Doughty Street, which display a wide variety of different configurations.



Existing front entrance



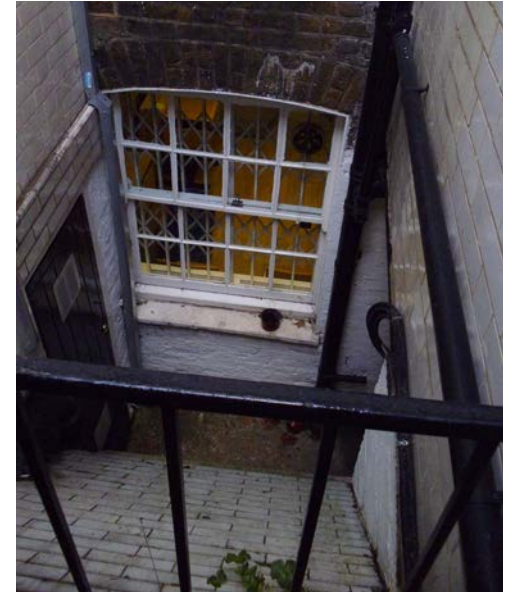
Proposed front entrance with front step removed and surface re-graded. An indicative new tiling pattern is shown



## PART 3 - PROPOSALS

### 3.1.2 PROPOSED LIFT

- 1 A new roof is proposed over the lift and new spaces created to the rear. This is proposed to be flat and clad with felt to match the existing adjacent roofs and maintain a low profile, thereby minimising the impact on the rear elevation. Low profile rooflights have been inserted to be visually unobtrusive, maintain existing daylight patterns and provide ventilation.
  - 2 The new structure for the proposed roof has minimal fixings back to the rear elevation brickwork, with the main structural loads transferred via a steel beam to the non-original party walls to either side.
  - 3 To the ground floor window only the modern glazed sashes are proposed to be removed, with all other elements such as the sash box, cills, panelling to the reveals and architrave retained in situ. This will result in a reversible intervention.
  - 4 A new platform lift is proposed to fit within the rear area. This is to be entirely self-supporting to ensure reversibility and minimise the impact on original fabric. The lift enclosure is proposed to terminate at waist height at the ground floor, enabling daylight penetration and natural ventilation to the adjacent reception space and producing a sense of openness.
  - 5 The existing modern sash window at basement level is proposed to be retained in situ and back painted to prevent views through of the proposed new platform lift. All elements of the window are proposed to be retained, again enacting a reversible intervention.
  - 6 The existing drip to the 1930s glazed brick shelf within the lightwell is proposed to be removed to accommodate the new platform lift. All other masonry is to be retained in situ.
  - 7 Existing corbelled footings for the building are to be retained with the existing modern concrete slab to the rear lightwell adjusted to ensure firm foundations to the platform shaft structure.
  - 8 A timber suspended floor is proposed to the small remaining section of the rear area adjacent to the lift. This spans over existing later fabric such as the 1930s glazed brick 'shelf' and is entirely reversible.
- Provision of the new sections of floor enables the new kitchenette and disabled WC to be accommodated discreetly.

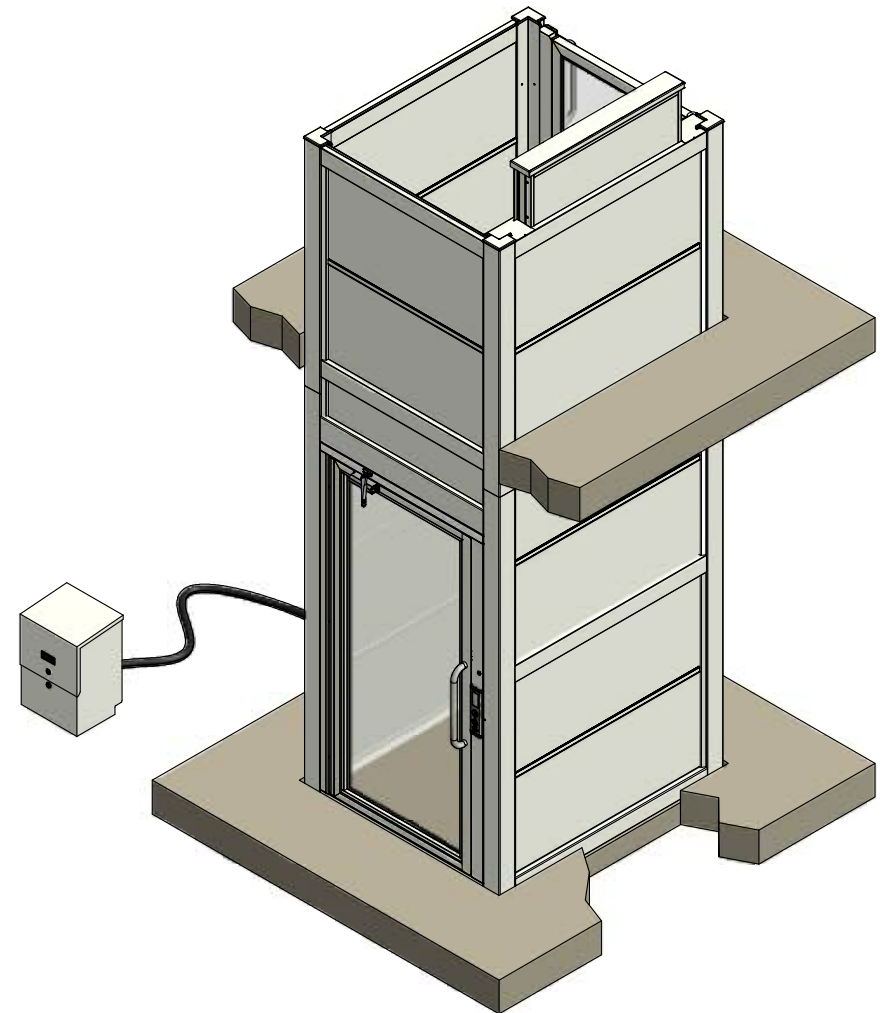
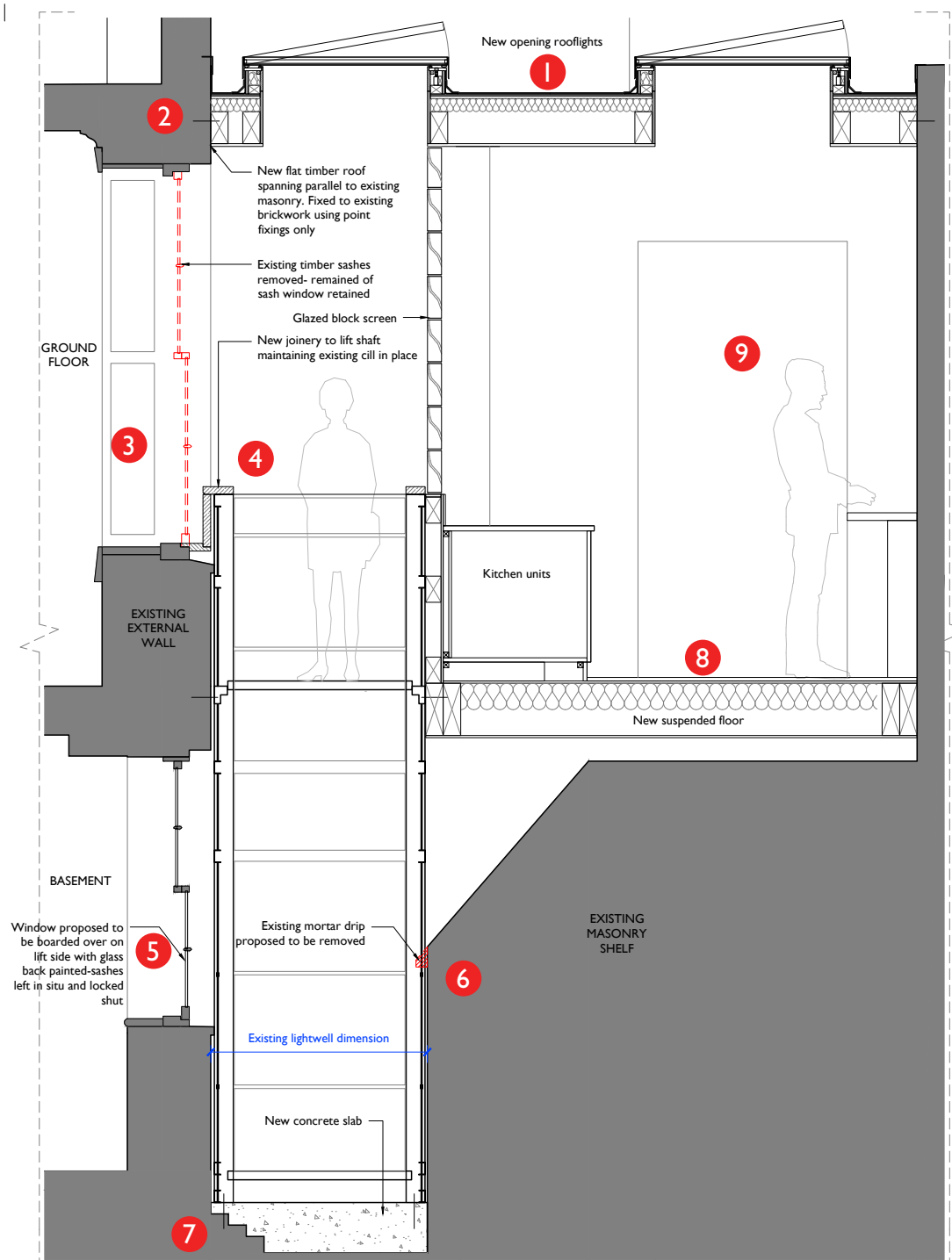


Existing rear window at basement level retained in-situ.



Existing rear window at ground level retained as an opening; existing sashes removed with boxes retained.





Proposed proprietary lift. The lift is designed as a self supporting structure, only requiring a relatively shallow concrete base and anchored back to surrounding structure. This type of lift has been selected to minimise interaction with the historic building fabric.

## PART 3 - PROPOSALS

### 3.1.3 BASEMENT

- 1 The existing front office is proposed to be used as a meeting room with minor alterations required to the services within this area.
- 2 A new kitchenette is proposed to be inserted within the existing modern under-stairs storage cupboard. The new drainage is proposed to run into the corridor and out into the rear lightwell using existing drainage routes,
- 3 The existing modern kitchen units are proposed to be removed and the room is proposed to become the file storage and server room. A new access to the existing boiler room is proposed through a proposed opening within the existing rear wall. The existing window is proposed to be retained and back painted.
- 4 Modern masonry to the rear is proposed to be removed to enlarge the space and allow a full wheelchair turning circle. The surrounding masonry is proposed to be made good around proposed works.
- 5 The existing glazed brick wall and splayed feature to the western side of the rear area are proposed to remain intact with the lift carefully selected to fit within the existing lightwell. The existing concrete drip detail is proposed to be removed. Discreet anchoring points for the separate, stand-alone structure of the proposed lift may be required to the wall in this area.



Existing modern under stairs storage cupboard proposed to be replaced by new kitchenette



Modern masonry to the rear of principal terrace proposed to be removed

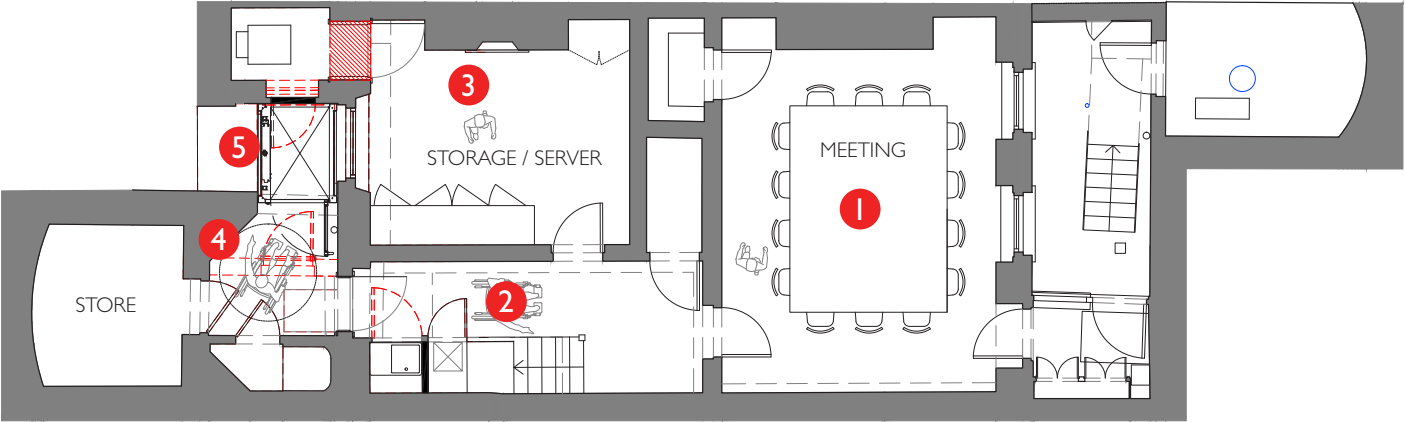


Existing modern kitchen units proposed to be removed to rear room.



Concrete 'drip' proposed to be removed to facilitate installation of proposed lift. The majority of this area as seen will remain intact and only covered by the proposed lift construction.

PROPOSED BASEMENT



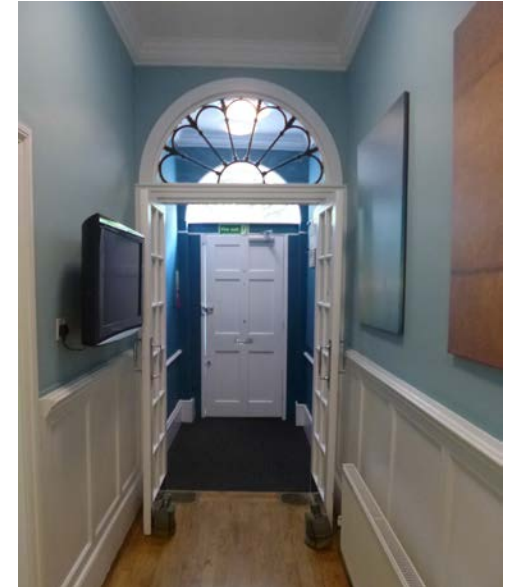
KEY

- Existing
- Demolitions
- Proposed

## PART 3 - PROPOSALS

### 3.1.4 GROUND FLOOR

- 1 The existing granite step to the front threshold is proposed to be removed and the non-original chequer board tiles removed. The leading edge of the step is proposed to be lowered to the adjacent street level whilst the opposite edge is proposed to be raised to allow ramped access to the front door, eliminating disabled access to the building. The existing railings are proposed to be retained as existing. A new decorative tiled surface is proposed to the ramp in keeping with other existing thresholds elsewhere on the street.
- 2 The existing modern timber double doors are proposed to be adapted to become power assisted.
- 3 An historic opening is proposed to be re-opened to access the rear office of the property and lined with new timber lining and architraves to match adjacent openings. New timber French doors are to be inserted on hold-open devices to maintain the fire integrity of the protected stair.
- 4 The non-original opening between the front and back rooms is proposed to be blocked up, reinstating the historic plan form.
- 5 The existing stair is proposed to remain as existing whilst the existing opening towards the rear conference room is proposed to be blocked.
- 6 The existing modern sash window is proposed to be removed whilst the sash box, architrave and panelled reveals are to be retained.
- 7 The existing modern door leaf is proposed to be removed, allowing free access to the new rear extension. The south wall to the covered link, inserted to provide access to the rear room in the 1930s is to be removed to open up the space around the lift.
- 8 A new platform lift is to be inserted to provide access between ground floor and basement. Elements of new timber flooring are to be inserted around the lift over the rear area to maximise space for provision of a new kitchenette area and access to a disabled WC (see below).
- 9 A new accessible WC is proposed within the extension. Existing drainage runs are proposed to be utilised.
- 10 A new kitchenette is proposed to the area and is proposed to utilise existing drainage runs.
- 11 The existing doorway into the rear conference room is proposed to be blocked up, whilst an historic opening in the opposite corner of the room is proposed to be re-opened as the main access to the rear conference room.

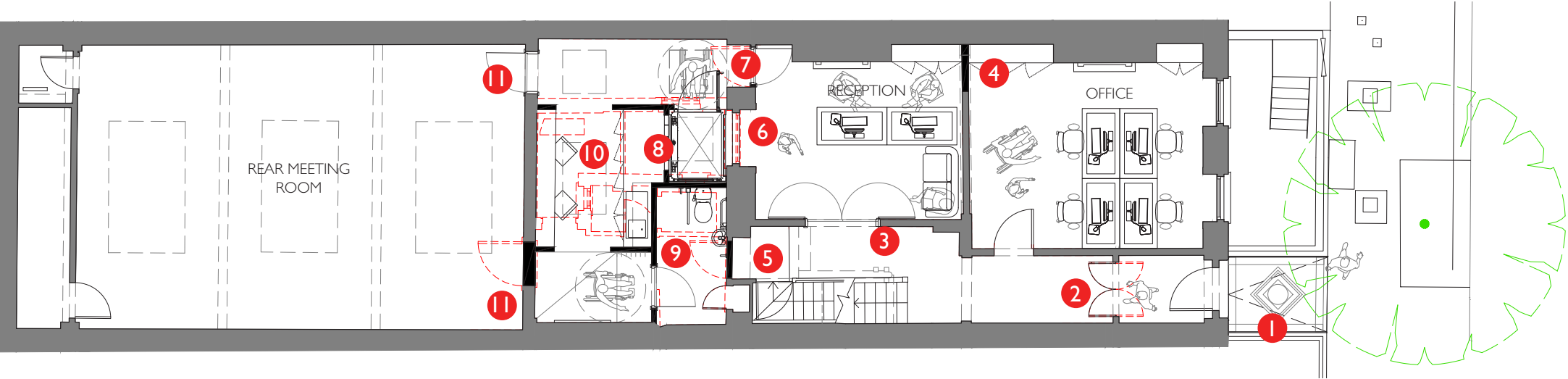


Existing modern timber double doors proposed to become power assisted



Existing modern kitchenette proposed to be removed

PROPOSED GROUND FLOOR



KEY

- Existing
- Demolitions
- Proposed



## PART 3 - PROPOSALS

### 3.1.5 FIRST FLOOR

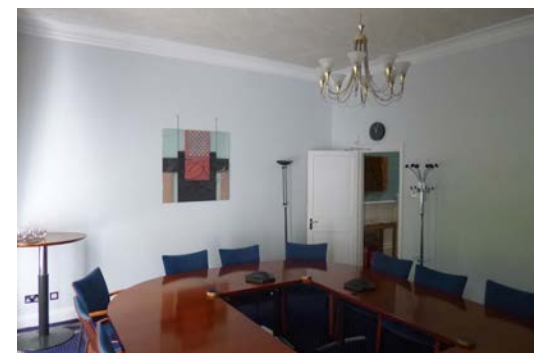
- 1 A new roof is proposed to the new extension, rationalising the existing accretive nature of this area of the building. New leadwork is proposed to replace the existing roofing felt representing an improvement in quality.
- 2 New openable rooflights are proposed to the new roof to ensure a good level of amenity is retained below.
- 3 Redecoration is proposed within the offices at this level.
- 4 Three small existing air handling units currently located externally in the rear lightwell are proposed to be relocated as shown to allow the proposed new kitchenette and disabled toilet layout.



Existing flat roof and rooflights above large meeting room proposed to be kept as existing

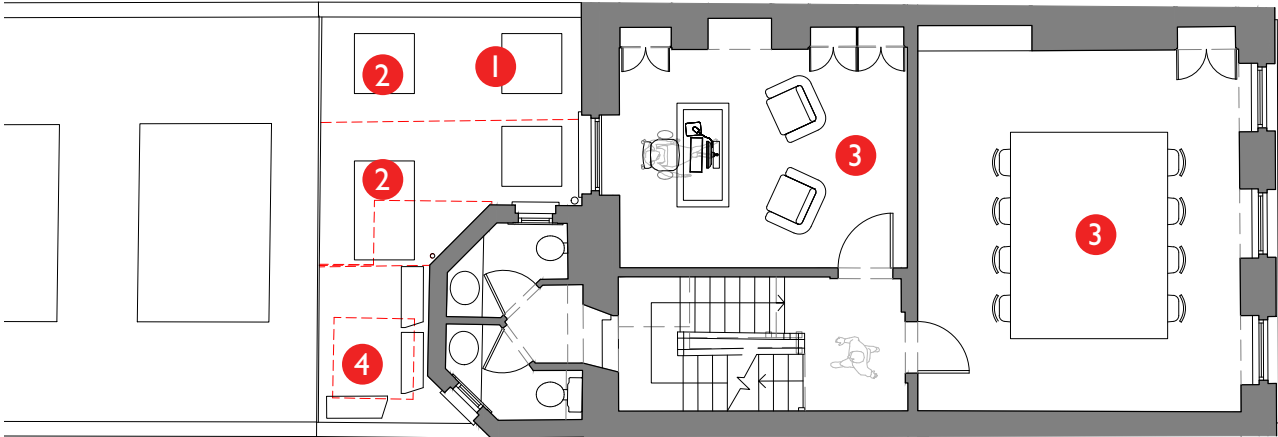


Existing felt flat roof proposed to be removed. Existing external air handling units relocated.



Meeting room and office proposed to be redecorated

PROPOSED FIRST FLOOR




KEY

- Existing
- Demolitions
- Proposed

## PART 3 - PROPOSALS

### 3.1.6 SECOND FLOOR

-  Minor redecoration works only are proposed at this level.

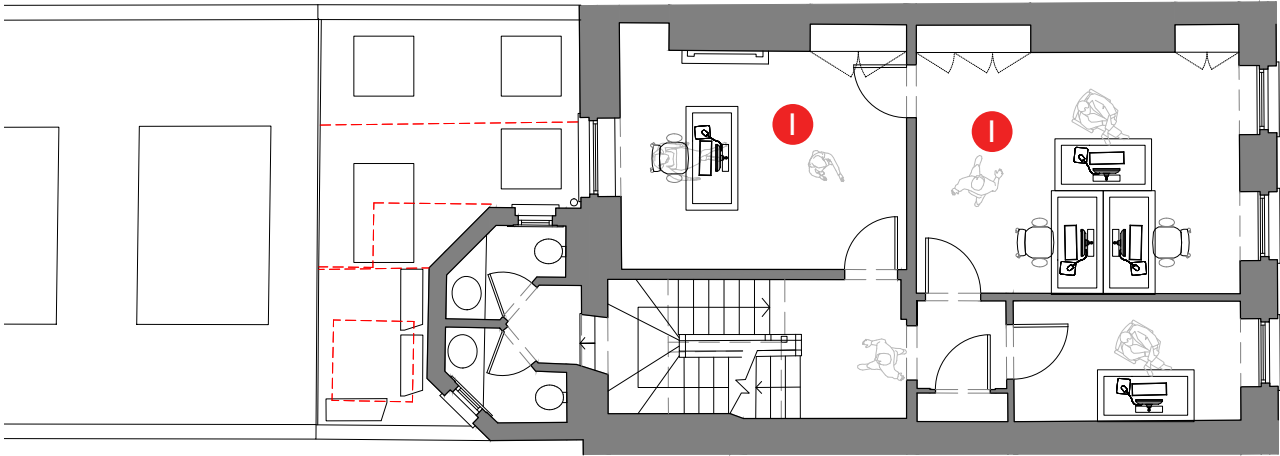


Offices proposed to be redecorated. Services proposed to be renewed.



Offices proposed to be redecorated. Services proposed to be renewed.

PROPOSED SECOND FLOOR



KEY

- Existing
- Demolitions
- Proposed



## PART 3 - PROPOSALS

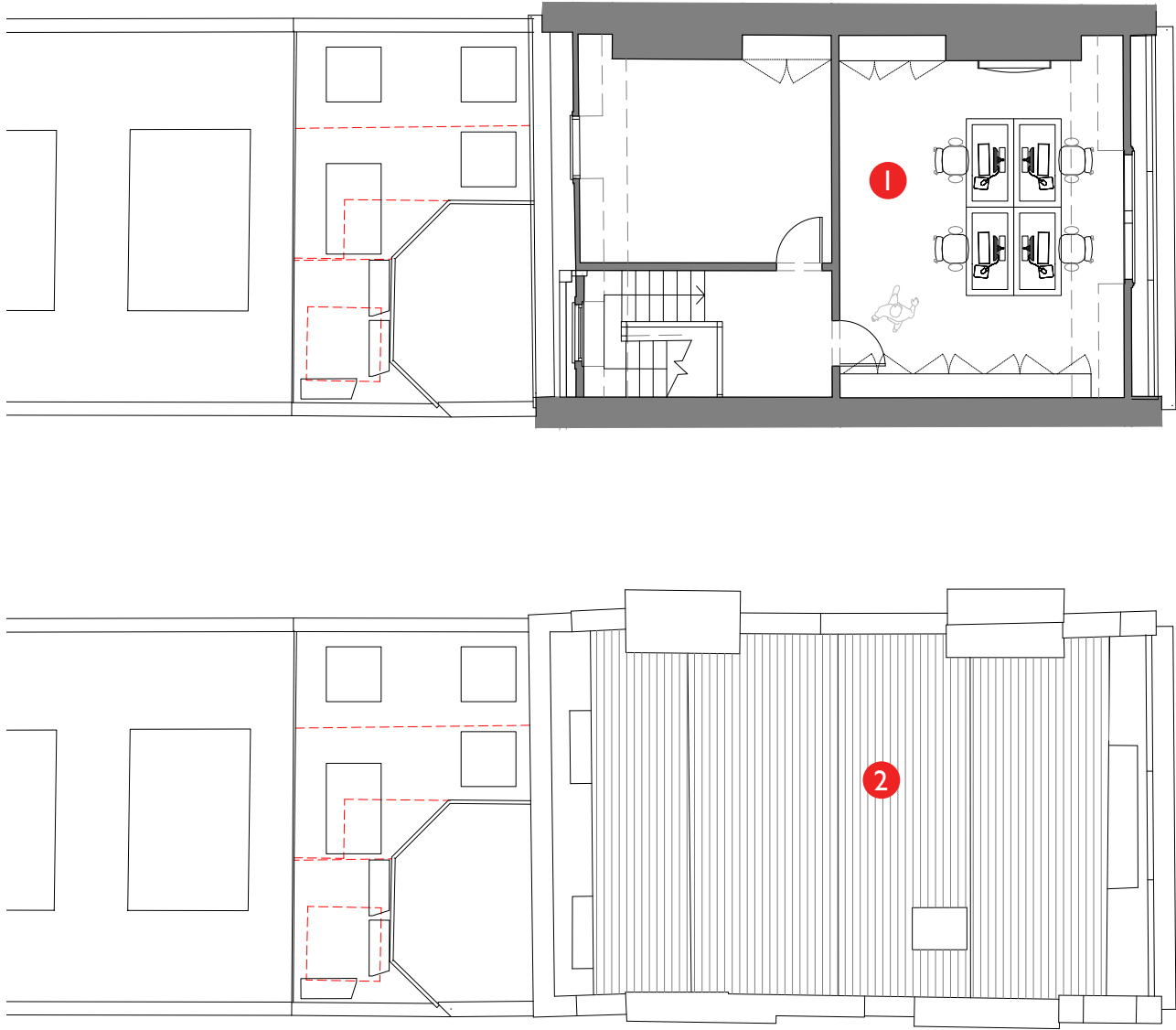
### 3.1.7 THIRD FLOOR

- 1 Minor redecoration works only are proposed at this level.

### 3.1.8 ROOF

- 2 No works are proposed to the roof.

PROPOSED THIRD FLOOR AND ROOF



KEY

- Existing
- Demolitions
- Proposed

## PART 3 - PROPOSALS

### 3.2 SERVICES INSTALLATIONS

The building requires a new boiler to replace the old, inefficient model located to the rear of the building. The new boiler will be situated within its existing location avoiding loss of historic building fabric that may be associated with routing new supplies to an alternative boiler location. It is proposed to utilise the new proposed construction to run a flue from the new boiler, avoiding the need to alter any existing building fabric. Existing services runs and distribution are proposed to remain as existing.

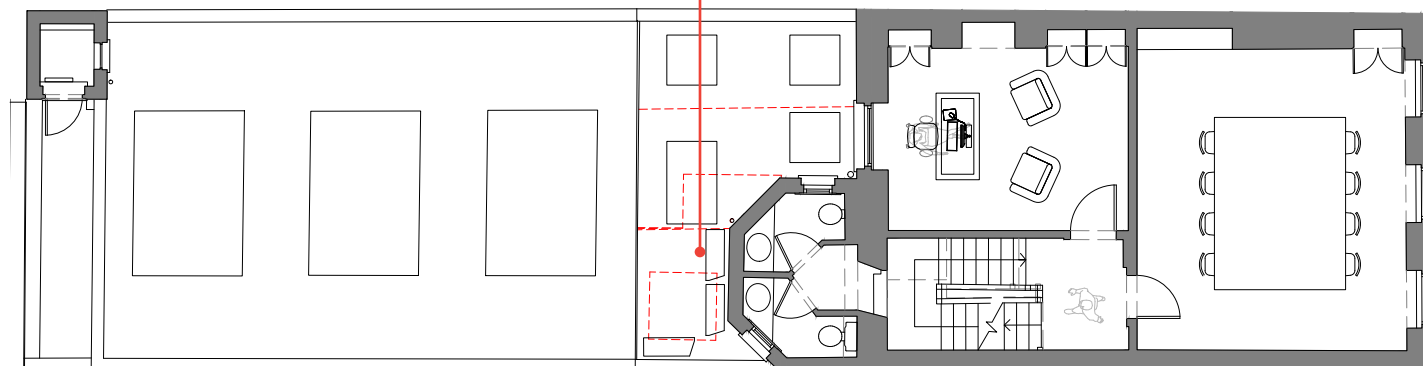
Three small existing air handling units currently located at the rear of the building externally will be relocated approximately 2m to the south to allow for the new layout of the proposed kitchenette and disabled toilet. Existing services distribution and routes will be maintained where they interact with the historic building, with any adjustment involving pipework will be kept to the new build areas.

The remainder of the existing service runs and distribution are proposed to remain as existing.

Air handling  
units relocated  
approximately 2m to  
the south



Existing external air handling units proposed to be retained and relocated.



Existing air handling units proposed to be relocated adjacent canted bay at the rear of the property, on proposed new ground floor flat roof.

PART 3 - PROPOSALS

3.4 DRAWINGS SUBMITTED

Job Number: 235268Job Name: 17 Doughty StreetSheet No. 1

Day 01 18Month 06 06Year 15 15

Dwg No.	Drawing Title	Size	Drawn	Scale	CAD	HAND	Revision at Time of Issue
LAYOUT DRAWINGS							
L(00)001	Existing Site Location Plan	A3	VT	1:20@A3	Y	-	-
L(00)100	Existing Basement Plan	A3	RF	1:100@A3	Y	-	- A
L(00)101	Existing Ground Plan	A3	RF	1:120@A3	Y	-	- A
L(00)102	Existing First Plan	A3	RF	1:100@A3	Y	-	- A
L(00)103	Existing Second Plan	A3	RF	1:100@A3	Y	-	- A
L(00)104	Existing Third Plan	A3	RF	1:100@A3	Y	-	- A
L(00)105	Existing Roof Plan	A3	RF	1:100@A3	Y	-	- A
L(00)110	Existing Section	A3	RF	1:100@A3	Y	-	-
L(00)111	Existing Section A-A	A3	RF	1:100@A3	Y	-	- A
L(00)120	Existing Front Elevation	A3	RF	1:100@A3	Y	-	- A
L(00)200	Proposed Basement Plan	A3	RF	1:100@A3	Y	-	- A
L(00)201	Proposed Ground Plan	A3	RF	1:100@A3	Y	-	- A
L(00)202	Proposed First Plan	A3	RF	1:100@A3	Y	-	- A
L(00)203	Proposed Second Plan	A3	RF	1:100@A3	Y	-	- A
L(00)204	Proposed Third Plan	A3	RF	1:100@A3	Y	-	- A
L(00)205	Proposed Roof Plan	A3	RF	1:100@A3	Y	-	- A
L(00)210	Proposed Section	A3	RF	1:100@A3	Y	-	-
L(00)211	Proposed Section A-A	A3	RF	1:100@A3	Y	-	- A
L(00)220	Proposed Front Elevation	A3	RF	1:100@A3	Y	-	- A
Status of Issue: P Preliminary, S Scheme Design, LB Listed Building Consent, PL Planning, BR Building Regs, T Tender, CO Contract, C Construction, B As built, O Other							
Distribution							
Client	British Thoracic Society	Contact Name	Sheila Edwards, Ted Hiscocks				
Quantity Surveyor	Rex Proctor & Partners	Contact Name	Ian Tomlinson				
Structural Engineer	The Morton Partnership	Contact Name	Mary Claxton				
M & E Consultants	ENG Design	Contact Name	Martin Skinner				
Main Contractor		Contact Name					
Building Inspector	Shore Engineering	Contact Name	Steve Kelly				
Tick first issue then revision letter. When distributing, issues should be marked D for disc, E for e-mail, and F for facsimile issue. All issues should be accompanied by this issue sheet.							
FORM ISSUE DATE 18/1/99							
A.I. Number (if applicable):							
Issued by: RF RF							



Dwg No.	Drawing Title	Size	Drawn	Scale	CAD	HAND	Revision at Time of Issue
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## PART 4 - CONCLUSION

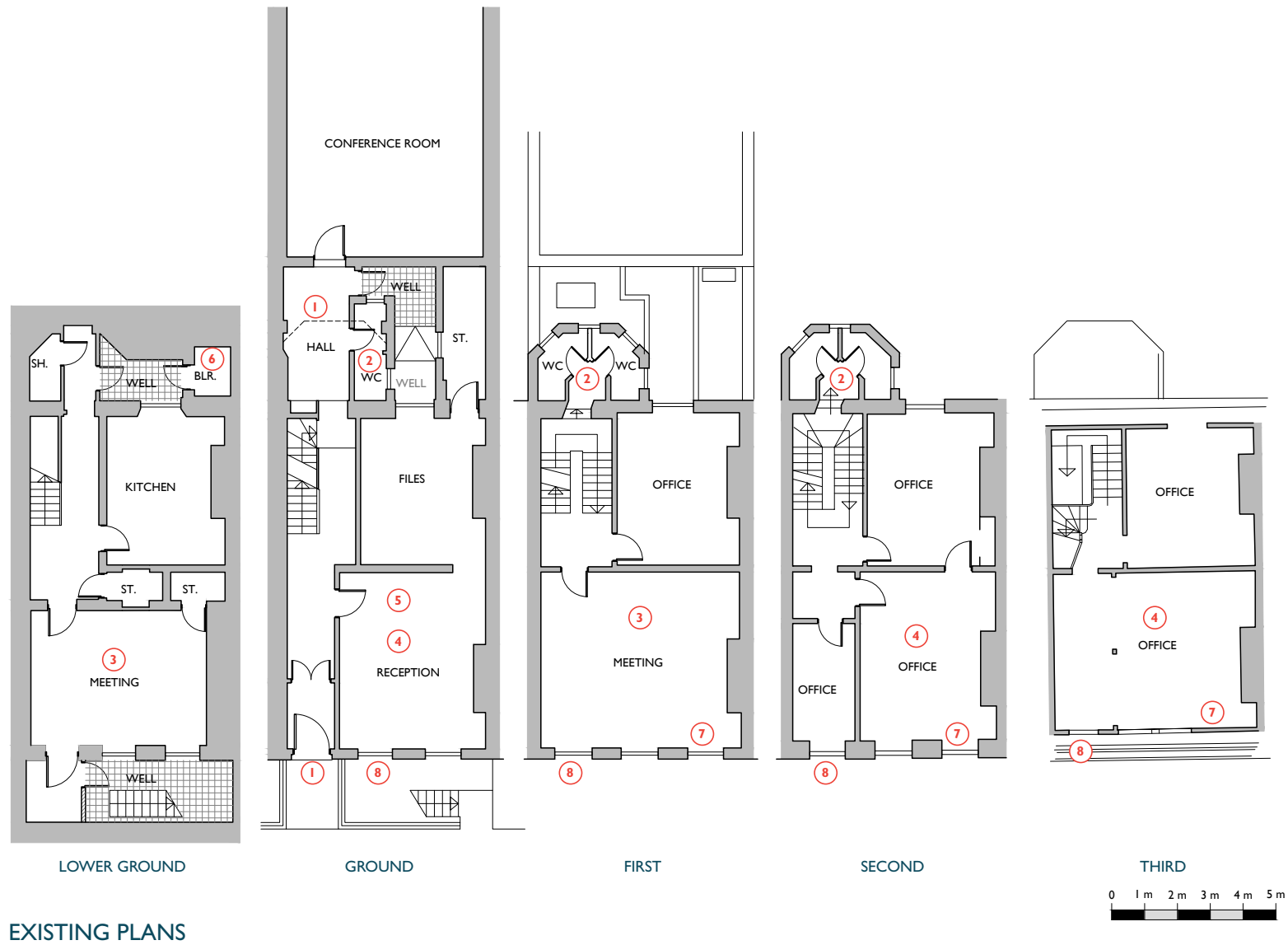
In this document an overview of the existing building and its current issues regarding access has been presented. This has been followed by a description of how a considered approach has been taken to address these issues with the proposals given the context of the Listed building.

The building itself is generally in good condition and has been maintained by its current owner; a leading health charity. The limited accessibility of the building, however, means that they are unable to fully occupy the building and must rely on external meeting spaces to conduct their business, an added financial burden, as well as hindering movement of staff. The proposals in essence seek to address the fundamental issues preventing access; the front step, level changes on the ground floor and the inability of allowing access to the basement meeting room.

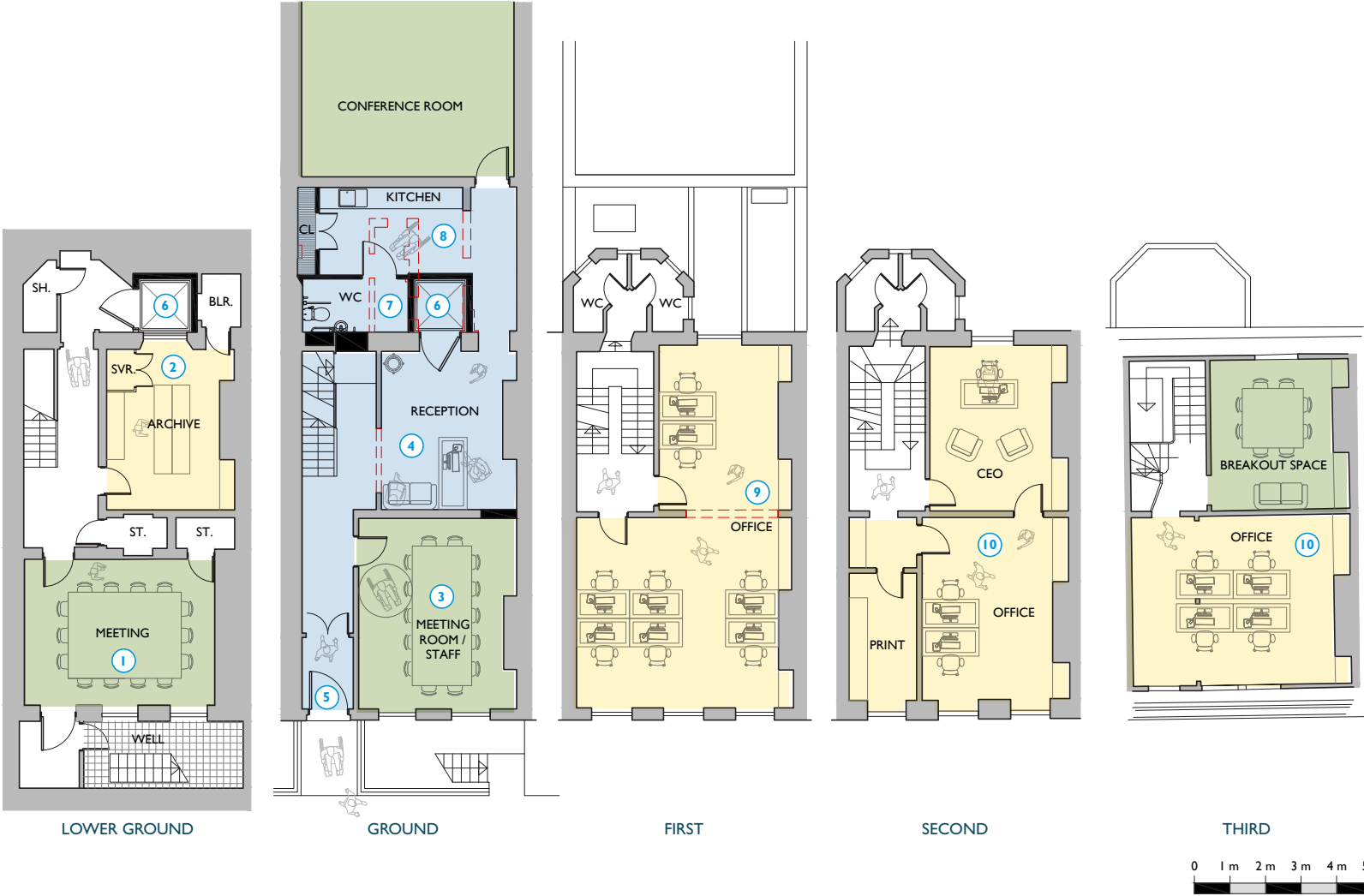
It has been demonstrated that the proposals have been carefully considered to limit the amount of intervention required to the Listed building. For this reason the most involved proposals have been contained within the later 1938 link extension at the rear of the property, the least significant area of the building. As a result we consider that the impact on the significant historic fabric is minimal. A further heritage gain is offered with the re-finishing of the front step to a more sympathetic design with materials in keeping with neighbouring properties.

In summary, the proposals represent a significant improvement for the owner occupier as they will be able to fully use their building, whilst affecting only the later, modern extensions and finishes. On this basis we respectfully request that permission be granted for the works to the building.

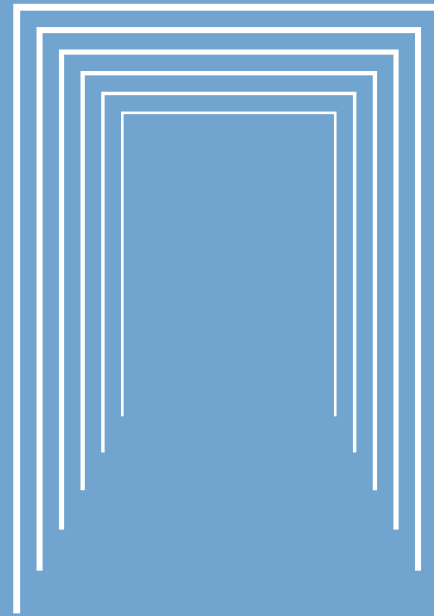
## APPENDIX A: EXISTING PLANS AS SUBMITTED WITH PRE-APPLICATION SUBMISSION



# APPENDIX B: PROPOSED PLANS AS SUBMITTED WITH PRE-APPLICATION SUBMISSION







PURCELL