

FLAT 5, PEMBERTON HOUSE
3/4 DOUGHTY STREET, WC1
LISTED BUILDING CONSENT APPLICATION

05.02.16
CHACHADESIGN

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1.0 Introduction

The purpose of this document is to support the application for Listed Building Consent for the proposed internal alterations of a Grade II listed terrace house in Doughty Street. It should be read in conjunction with the drawings submitted.

2.0 Heritage impact assessment statement

The west side of Doughty Street comprises a terrace of 19 early nineteenth century houses. Nos 2-14, including Pemberton House, built c1799-1800 by J Wigg, G Slaton and J Wilson.

Interiors: not inspected but No.5 noted to have stick baluster stair.

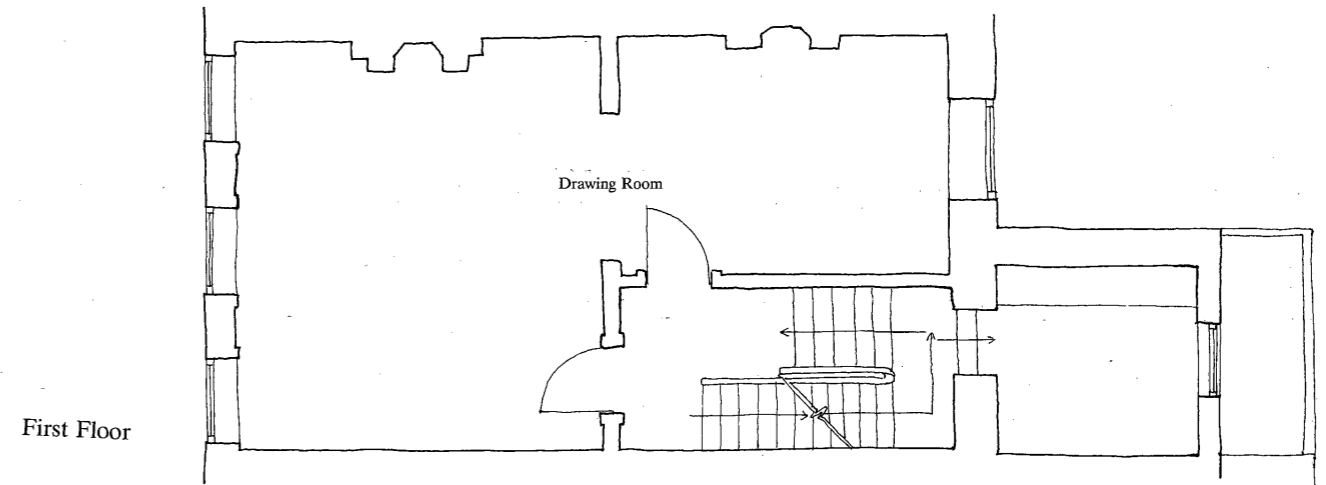
Partitions removed/alterd are non-original and are indicated on the plans in section 5.0. The intention is to reinstate the original 3-bay space at the front of the property. Mouldings – varied in profile and heavily clogged with many layers of paint – and skirtings, will be matched/patched as appropriate where partitions are removed and remain untouched elsewhere. There are no ceiling roses present.

The opening in the crosswall between the existing front and rear receptions is to be infilled, and a smaller opening made to one side, aligning with the corridor formed from new partitioning. This will retain all existing mouldings, albeit concealed above a false ceiling in the new corridor. Care will be taken where a new junction overlaps a moulding.

There are two original C19 fireplaces within the property and care has been taken to not only preserve them but reinstate their prominence.

We believe from the earliest drawing we are able to locate (see opposite), that when the building was a single dwelling there were two doorways from the landing to enter the first floor space, allowing the principle reception rooms to be used independently.

It is our intention to close the currently used doorway into the apartment and reopen the other doorway – still in situ and visible on the interior of the apartment.



The earliest plan extant in Camden's archives relates to Listed Building Consent Application L9602869 (Please note that although the application address is listed as Flat 6, Pemberton House, 3/4 Doughty Street, the drawing title block is labelled differently - there are drawings of all floors).

3.0 Design and access statement

The design proposals are intended to upgrade the interior spaces of Flat 5, Pemberton House, creating an additional bedroom from a reception room and relocating the kitchen to a more socially central position within the property.

Conforming to Building Regulations (Section), a protected means of escape is to be created by the formation of a fire-protected corridor space.

An awkward and potentially dangerous non-original two inch riser will be removed and incorporated into the overall change of level to the rear extension.

It is our intention to enhance the apartment by removing non-original internal partitioning to open the three-bay reception as was originally intended, whilst refurbishing and renovating its original features such as the window shutters, as well as maintaining original fireplaces.

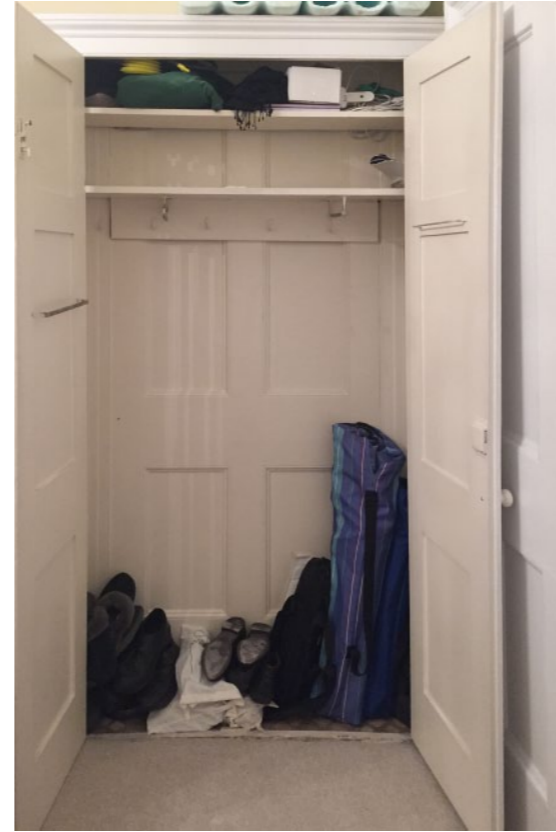
Cabinet work and joinery will be bespoke and enhance the new interior spaces by utilising C19 tile designs as its dominant language.

The building does not comply with the Disability Discrimination Act 1995 (DDA) and an attempt to upgrade it to meet the obligations of reasonableness would irreversibly harm its nature and character. The proposal does not worsen nor improve the current situation in terms of disabled access.

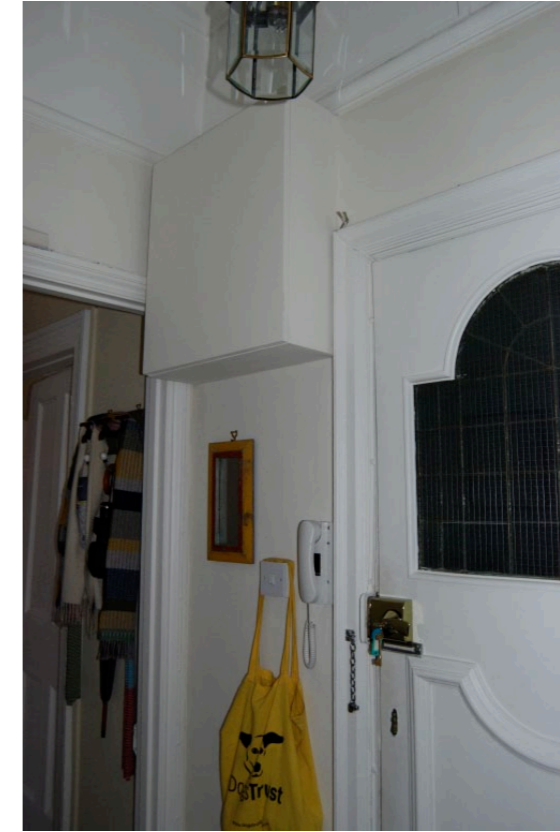
**4.0 Photographs of the existing interior,
May 2015**



Double door opening to be partially infilled, nib to left to be removed to create new opening, and closet concealing doorway to be removed



Previous doorway from rear reception to landing revealed inside closet



Existing lobby and door to landing



Stair flight and corridor in rear extension



Existing kitchen to be repurposed to bedroom

**4.0 Photographs of the existing interior,
May 2015**



Fire compartment door structure (to right), to be removed and replaced by a fire protected corridor providing means of escape from the rear bedroom. 'Matching' cupboard (to left), to be removed



Partitioning (to right) forming study bedroom to be removed to re-open three-bay reception space



C19 fireplaces maintained and renovated as required



5.0 Copies of drawings:

Location Plan



5.0 Copies of drawings:

Existing and proposed plans (not to scale)

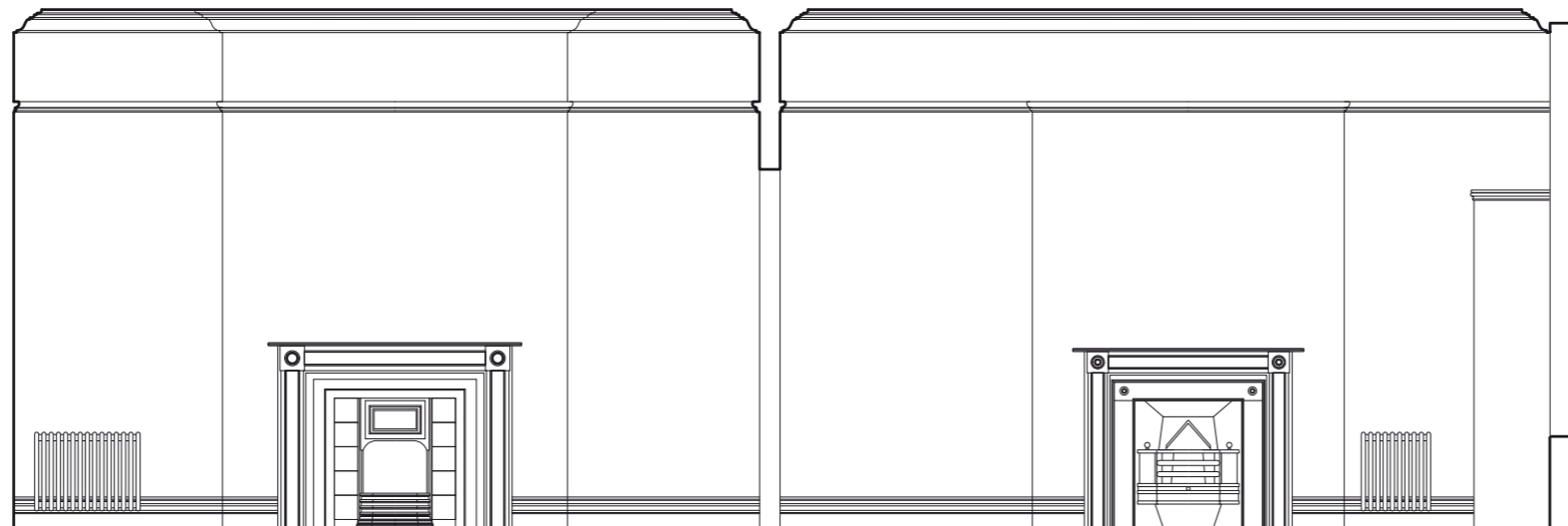
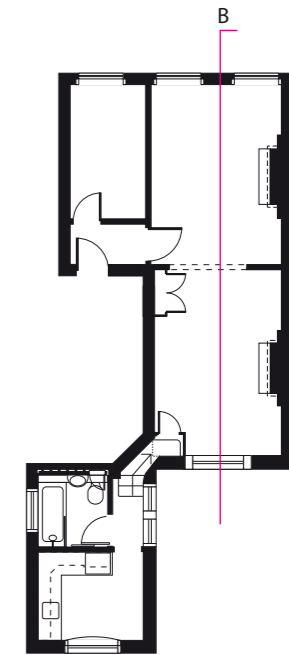


5.0 Copies of drawings:

Existing sections (not to scale)



Closet conceals additional door to landing



5.0 Copies of drawings:

Proposed sections (not to scale)

