

## Heritage Statement



## No.47 Doughty Street, Camden

On Behalf of Mr Yifan He

February 2016

Project Ref: 2056A

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INTRODUCTION

- 1. This Heritage Statement has been prepared on behalf of the owner of No.47 Doughty Street in the London Borough of Camden. It relates to the proposed internal and external alteration of a grade II listed building. No.47 is listed as part of a terrace (Nos.39-47 and 49-62). The proposed development includes minor internal alterations to the main listed building and the rebuilding of the rear closet wing with an extension at basement and ground floor level. The works within the historic envelope of the listed building have been kept to a minimum to ensure historic fabric and character is retained.
- 2. Pre-application advice from Camden Council has resulted in modification of the proposed works to ensure special interest is retained. This advice was received by email on 30th December 2015 and has been taken into consideration during the further design work carried out by the Architects, TG Studio.
- 3. The site is occupied by a three storey brick building with mansard and basement dating from c.1807-09 and in use as a single family dwelling. Listed grade II in 1974 the terrace is within the Bloomsbury Conservation Area, located on the north-east side of the road facing another listed terrace of similar construction, built as a phased development between 1792 and 1829 for the Doughty Estate (Figure 1 and Plate 1).
- 4. In assessing the heritage significance of the existing building and its contribution to the conservation area this report provides information to Camden Council, as the local planning authority, to aid in the planning judgements. The report provides an assessment of the special interest of the listed building, the conservation area and the listed buildings adjacent.
- 5. Taking into consideration both the 1990 Planning (Listed Buildings and Conservation Areas) Act and the NPPF this report assesses the proposed design against local and national policy and guidance,



Figure 1: No.47 Doughty Street Site Location



Plate 1: Front Elevation of No.47 Doughty Street



paying special attention to the desirability of sustaining and enhancing heritage significance and minimising harm.

## RELEVANT HISTORIC BACKGROUND

6. In order to fully understand the development of the built fabric historical archival research was carried out, including sourcing material from Camden Local Studies and consulting the planning history of the property. A site visit informed advice provided to the design team regarding the proposed works and a visual inspection confirmed the building has been altered through successive phases of internal and external works but the plan form remains largely intact, as do significant internal features within the ground floor front room.
7. The history of the wider area is described in some detail within the Bloomsbury Conservation Area Character Appraisal (Camden Council, 2011) and is not repeated here but a brief history of Doughty Street is provided. Research undertaken by previous applicants (as set out in the planning history) demonstrated that the building has been used as a hotel, boarding house and accommodation for hospital staff.

### List 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-jambs, 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 jambs 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.*



**Plate 2:** Rear elevation of No.47 with ground floor kitchen extension and rebuilt closet wing



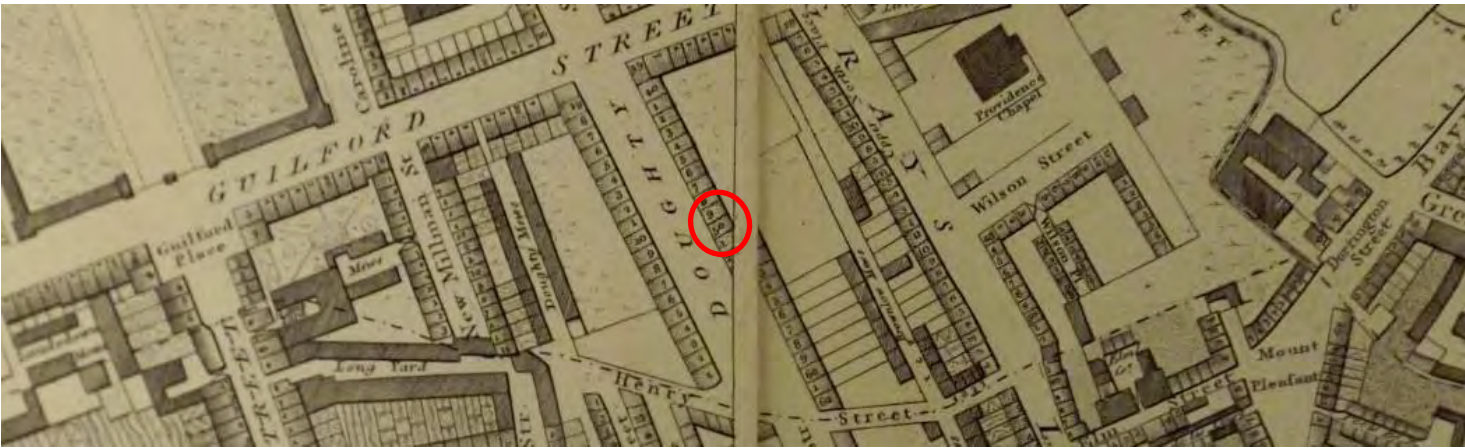


Figure 2: Horwood's 1819 Map

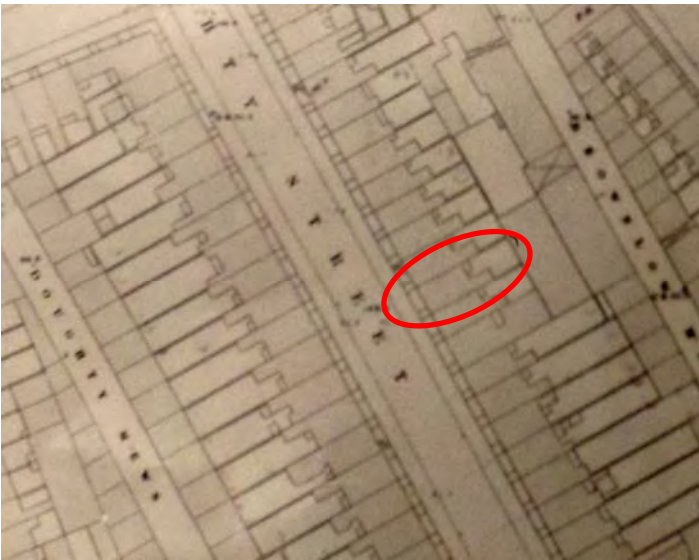


Figure 3: 1871 OS Map



Figure 4: 1921 OS Map



Figure 5: 1983 OS Map

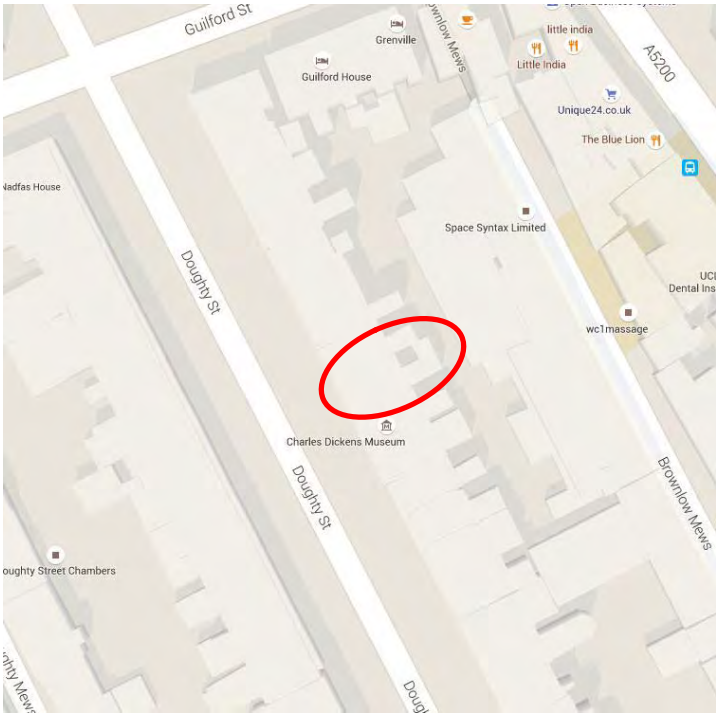


Figure 6: Google Map (2015) showing form of rear extensions

- 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)."*
- No.47 was constructed in 1807-09 as part of the southern half of the terrace on the eastern side of the street. Pevsner notes that Doughty Street is 'still impressively complete. Long ranges of terraces on both sides, with plenty of assorted balconies, fanlights, and doorcases...'
  - Historic maps show the arrangement of the terrace. The earliest depiction is by Horwood in his map of 1819 showing simple blocks of terraces laid out on a grid patter (Figure 2). Later and more detailed Ordnance Survey maps show the arrangement of the rear closet wings to the Doughty Street terrace (Figures 3-6). The modern google terrain image demonstrates the variety of rear closet wings on the terrace (in terms of depth, width and shape).
  - A full list of planning applications is included overleaf but prior to the introduction of the modern planning system records from 1935 for No.47 show the rear closet wing was entirely rebuilt, most likely replacing a smaller closet wing, similar to the one at No.48, that only extended up to the first floor. The plans show the basement level to the rear had a small lightwell with a wine store beyond, outside the footprint of the main closet wing. This no longer exists and the entire area is lightwell

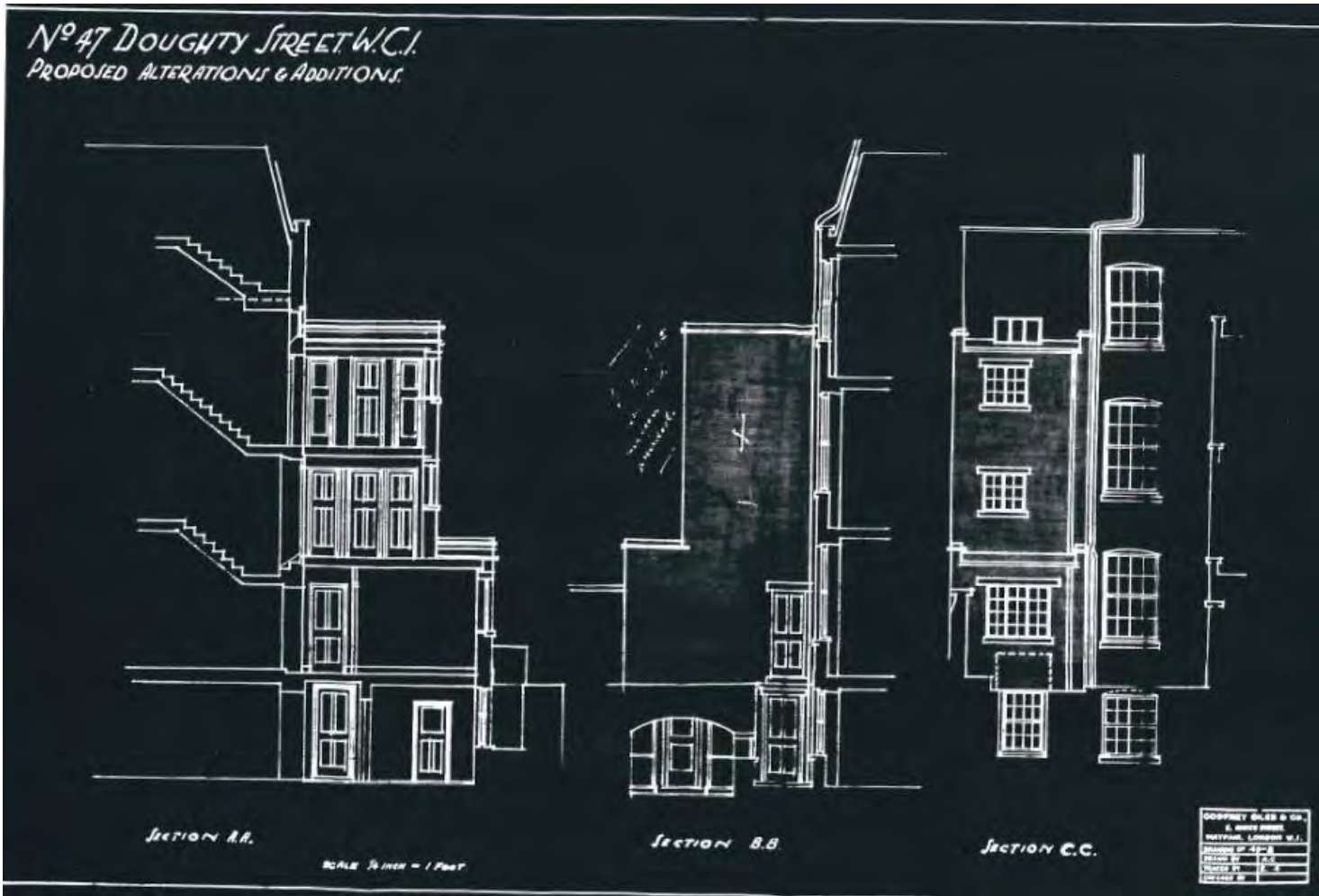
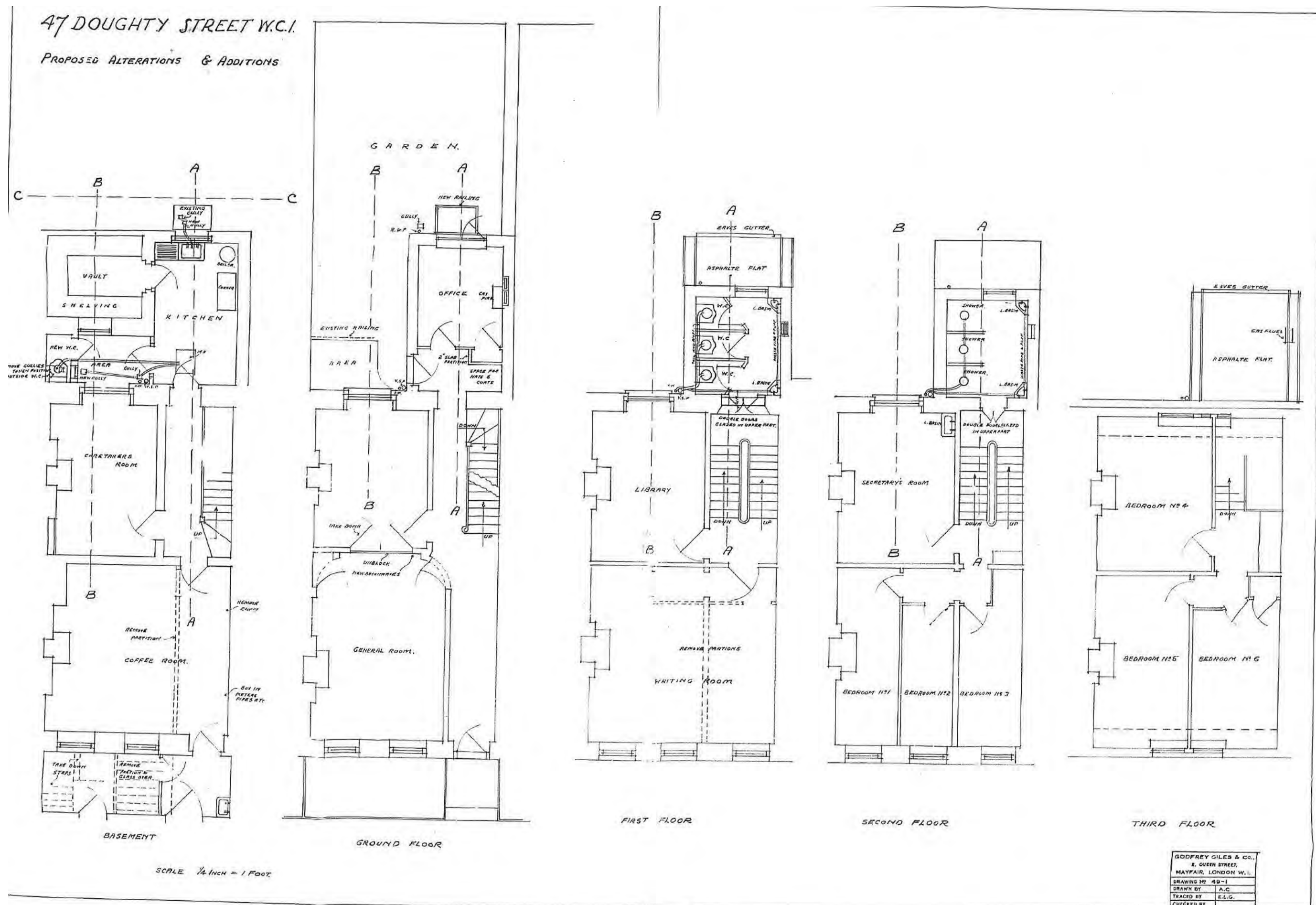


Figure 7: 1935 Elevation and Sections showing rebuilt closet wing at No.47





**Figure 8:** 1935 Plans showing removal of internal walls at lower ground and first floor.

Application Number	Site Address	Development Description	Date Registered	Decision
2014/1345/P	47 Doughty Street London WC1N 2LW	Erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension to single dwelling house.	12-03-2014	Granted
2010/0482/L	47 Doughty Street London WC1N 2LW	External and internal alterations, including erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension and minor internal alterations to single dwelling house (Class C3).	25-02-2010	Granted
2010/0474/P	47 Doughty Street London WC1N 2LW	Erection of glazed rear extension at ground floor level following demolition of existing ground floor rear extension to single dwelling house (Class C3).	24-02-2010	Granted
2007/1833/L	47 Doughty Street London WC1N 2LW	Works associated with the erection of a replacement conservatory at ground floor rear elevation following the removal of the existing, the replacement of windows, the installation of two rooflights and various internal alterations.	11-05-2007	Granted
2007/1831/P	47 Doughty Street London WC1N 2LW	Alterations to the dwelling (Class C3 Use) including the erection of a replacement conservatory at rear ground floor level following the removal of the existing, the replacement of windows and the installation of two rooflights.	11-05-2007	Granted
LS9704454	47 Doughty Street, WC1	Submission of details of new doors, pergola, walkway, roof treatment and external landscaping pursuant to additional condition 3 (b) & (c) of listed building consent granted on the 20th February 1997 (Reg.No.LS9604342), as shown on drawing numbers AV05 and AD/22, 23, 24, 25, 26, 27, 29, 30, 32, 33, 34, 35, 36 & 37.	19-05-1997	Grant Approval of Details (Listed Bldg)
LS9604342	47 Doughty Street, WC1	Internal alterations and amendments to rear extension, as shown on drawing Nos: 9644/SV01, SV05, AL01, AV05, AV06	23-12-1996	Grant L B Consent with Conditions
8870041	47 Doughty Street WC1	Works of alteration and restoration including demolition of outhouse and vault as shown on drawings numbered 354/11A 12A 13B 14A 15A 16A and 17A.	02-03-1988	Grant List.Build. or Cons.Area

with a modern paved floor surface.

11.
- Over time the fenestration of the closet wing has been altered from small casement windows to sash windows and the internal fabric of the listed building has been altered over successive renovations, most likely starting since before 1988 and continuing until very recently. The last major tranche of work to the building is likely to date from 1997, which is when the current rear ground floor extension was granted permission. Subsequent permissions allowed for the removal of this extension and the insertion of a glazed conservatory in its place. In 2014 planning permission was renewed for the rear glazed conservatory which had not been implemented from the 2010 permission. Internal works to the building had been implemented and this is likely to be the last phase of works refurbishing the internal fabric of the building.

HERITAGE SIGNIFICANCE

No.47 Doughty Street (grade II)

12.
- No.47 Doughty Street possesses special architectural and historic interest as an early 19th century townhouse and was listed for its group value with the rest of the terrace (excluding the individually listed No.48, Dicken’s House). The building retains some original features that contribute to its special interest, as described below, and where non-original fabric has been inserted it has generally been respectful of the character of the property.

Heritage Values

13.
- This is a property with high architectural interest as a result of its surviving architectural form, fabric and design. It conforms to a high status townhouse designed on a set layout comprising basement service rooms (although no longer with a surviving wine cellar), front ground floor dining room with curved end (opening up into a back parlour) and a general plan of front and back rooms on the other floors.
14.
- To the rear the external elevation has been altered by the introduction of the closet wing, although the sash windows within that element generally conform to character (likely replaced in the last twenty years). The single storey ground floor extension from 1997 is an elaborate Egyptian styled structure which does not enhance the character of the rear elevation. Surviving windows on the original rear elevation contribute to architectural interest but this is a subservient elevation.
15.
- Internally the building retains architectural interest through its remnant historic floor plan, which includes front under pavement vaults and a staircase and two rooms per floor, with a single room within the closet wing to the rear. The ground floor front room retains the most features of interest, not all of which are original, that contribute to character. These include sash windows (restored in the 1980s), shutter boxes and working shutters (original), skirting boards (not original), curved cupboards door and entrance door and replica cornice (or at least restored). Other rooms have remnants of original features, such as shutters, windows, and doors but all the fireplaces, skirting and flooring has been removed and replaced. The principal staircase is original but the entrance hall and hallway have been renewed.
16.
- Historical interest is largely illustrative within the fabric of the building and its place within the terrace. The building forms part of a coherent group of houses designed by the same person and forming part of a wider estate building programme.
17.
- The building does not possess specific archaeological interest and its artistic interest is also limited.





Plate 3: Ground Floor front room with original and replica features



Plate 4: Ground Floor front room fireplace—likely to be replica.

Setting

- 18. The setting of the building includes the other listed buildings that form an integral part of its interest, given it was listed for group value. Thus the streetscape on Doughty Street enhances and greatly contributes to the individual special interest of No.47. To the rear the setting of the building is less coherent due to the changes that have taken place over time. The rear patio of No.47 has been shorter than other properties to the north and south since the mid 19th century due to a large building abutting the rear boundary. This built form is large and tall, enclosing the gardens immediately behind it.
- 19. To the south are Nos.48 and 49 Doughty Street which are occupied by The Dickens House Museum. No.48 is separately listed grade I, and has a contemporary closet wing addition and attached lift shaft (on No.49). To the north, the closet wing on No.46 is also a modern rebuild, with a deeper footprint than that at No.47 and accompanied by a full width ground floor extension.

Bloomsbury Conservation Area

- 20. Located within the Bloomsbury Conservation Area (designated 1968) the application site forms one of the group of principal and secondary thoroughfares, reflected in the wide street layout. The designated area includes c.160 hectares from Lincoln’s Inn Fields and High Holborn to Euston Road and from King’s Cross Road to Tottenham Court Road. The most recent study of the area is set out in the Bloomsbury Conservation Area Appraisal and Management Strategy (Camden Council, April 2011). Relevant extracts are included but this analysis focuses on Sub Area 10: Great James Street/ Bedford Row, which includes the application site.
- 21. Predominantly the character of the area is derived from the collection of significant buildings and spaces making up the expansion of Georgian London but also including later Regency, Victorian and Edwardian building phases.
- 22. Sub Area 10 is defined by Georgian and Regency terraces with a high level of conformity to the classical style of architecture. Common themes include brick facades with timber sash windows decreasing in size up the building, fanlights above doors, front balconies and roof level mansards. The appraisal notes:

*‘The historic built form comprises townhouses built in long terraces with rear mews. This fine grain remains an important characteristic and the continuous building frontage created by the terraces creates a strong sense of enclosure.’*
- 23. While the overriding character of the conservation area is defined by traditional buildings of a high quality there are examples of more contemporary buildings that actively contribute to the area and respect the traditional scale and form of the streets they occupy. The appraisal notes:

*‘Whilst pressure for change has led to many of the original mews buildings being replaced, Doughty Mews and the northern end of Brownlow Mews arguably contain the best surviving examples of original mews buildings although many have been altered. Mews building which retain their historic interest include Nos 20-22 Kings Mews and No 1 Northington Street. No 5 is a modern take on a mews house, designed by Bill Greensmith Architects in 2005. No 9 Doughty Mews is late 20<sup>th</sup> century mews house designed by Stephen Greenberg and Dean Hawkes, and its immediate neighbour by Piers Ford at No 10-11 has an automated glass roof. Cockpit Yard, named after a fashionable 18<sup>th</sup> century cockfighting venue, together with John’s Mews, has a greater number of recent interventions, although their fundamental character is retained; it is*

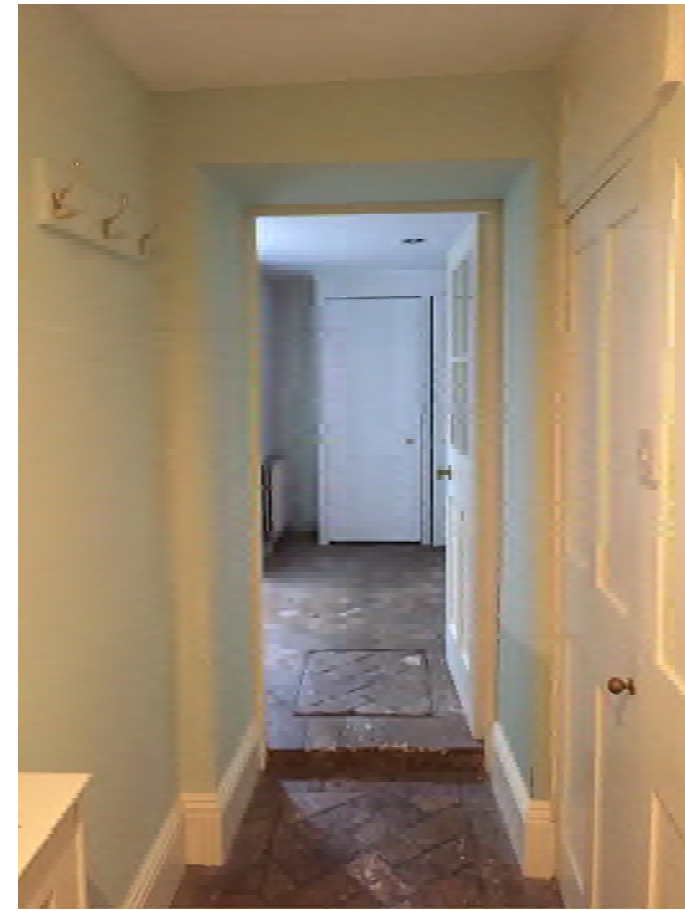




**Plate 5:** Rear Ground floor doors (modern replicas with



**Plate 6:** Front room ground floor original shutters



**Plate 7:** View through basement toward rear closet wing with modern flooring, skirting and doors



**Plate 8:** Modern fireplace within basement front room



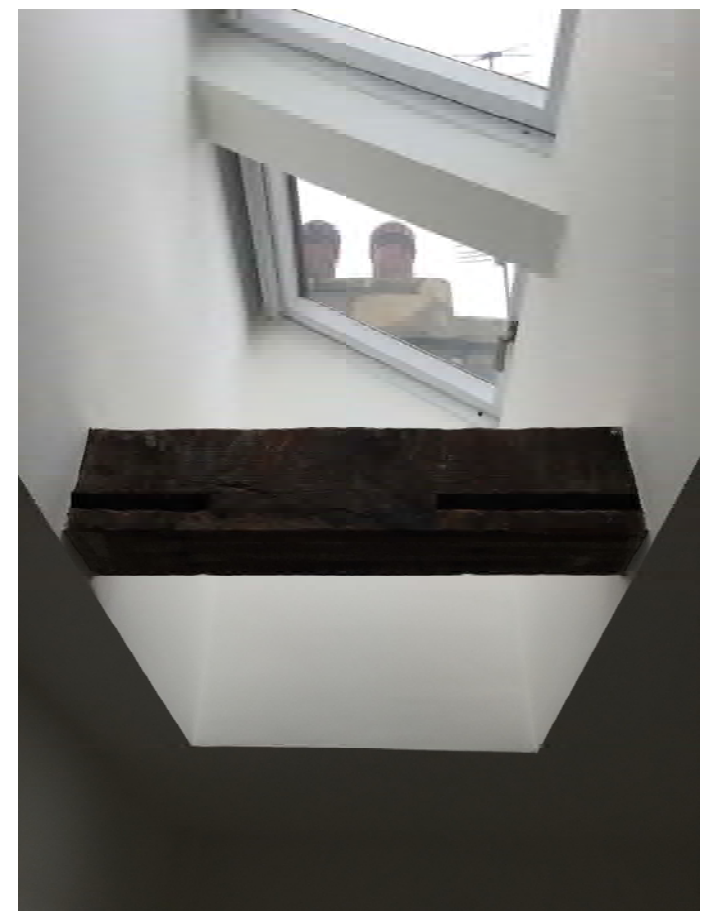
**Plate 9:** Under pavement vault



**Plate 10:** Front first floor room with modern fireplace



**Plate 11:** Original staircase newel posts second floor



**Plate 12:** Existing inner rooflight within 3rd floors existing modern ceiling



*home to the Cockpits Arts organisation. North Mews has been entirely redeveloped, and much of the southern stretch of Kings Mews has been rebuilt.'*

- 24. The variety of modern buildings in Doughty Mews, sitting alongside the historic buildings, coupled with the juxtaposition between old and new evidenced at No.49 Doughty Street demonstrates that with good quality contemporary architecture the character of the conservation area can be enhanced and at the very least preserved.
- 25. The existing built form is clearly of high architectural interest but also of historic interest. This illustrative interest is derived from the continuity of the built form, providing a well preserved 18th and early 19th century street scape. The conservation area also has associative historic value, most notably in relation to the application site the association with Charles Dickens who lived at No.48.
- 26. There is archaeological interest because the southern part of the conservation area lies within an archaeological priority area. Artistic value can be found in the individual buildings or in works of art of sculpture in the area as set out in the appraisal. The aesthetic qualities of the area make it a good location for depiction in artistic works.
- 27. Views along Doughty Street and John Street; looking north the view is terminated by Mecklenburgh Square, looking south, views are obtained towards Gray's Inn Gardens are identified as key views within the conservation area.

POLICY FRAMEWORK

Planning (Listed Buildings and Conservation Areas) Act 1990 (The 1990 Act)

- 28. Legislation relating to listed buildings and conservation areas is contained in the 1990 Act. Sections 16, 66 and 72 of the Act are relevant and place a duty on the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, and of paying special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The act is to be given considerable importance and weight in the exercise of planning judgements.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 29. The NPPF provides the national planning framework within which local authorities are required to determine applications and is a material consideration. It requires applicants and local authorities to assess firstly the heritage significance of an asset, whether designated or not, and secondly the effect of proposed works on that significance. This assessment is included within this statement.
- 30. Paragraph 129 requires LPAs to identify and take into account the "the particular significance of any heritage asset". This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting.
- 31. Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).
- 32. Paragraphs 132 and 134 deal with harm. Local authorities are required to take into consideration the particular significance of any asset and the effect of proposed development on that significance.

Change to the historic environment can be positive, neutral or negative depending on the type of development or change and the effect on heritage significance. Harm is defined as change that erodes the significance of an asset. Where development will lead to less than substantial harm (paragraph 134) the public benefits of the proposed development should be weighed against the level of harm.

The London Plan (2015)

- 33. The London Plan provides the Great London development plan setting strategic planning policy and guidance. It was updated in 2015 and is a material consideration in the determination of applications within the plan area.
- 34. Policy 7.8 – Heritage Assets and Archaeology: This policy seeks to safeguard heritage assets. The policy encourages development that (i) identifies, values, conserves, restores, re-uses and incorporates heritage assets, where appropriate, and (ii) that conserves heritage assets and their setting.

Local Policy Framework

- 35. The following policies contained in the London Borough of Camden's policy framework are of relevance:
  - i Policy CS14 (Promoting high quality places and conserving our heritage)
  - ii DP24 (Securing high quality design)
  - iii DP25 (Conserving Camden's Heritage)
- 36. Policy CS14 ensures that new development is of a high quality and is a strategic policy, encompassing the requirement to respect the boroughs heritage and promote high quality places. It is an overarching policy with the detail contained in Development Policies 24 and 25.
- 37. DP25 deals with heritage assets and requires applications to maintain the character of a conservation area. In order to do this the council will only permit development that preserves and enhances an area, protect unlisted buildings that contribute to that character, prevent development outside the boundaries of the area which would affect character and appearance and preserve trees and spaces that form part of the character of the area. In the case of listed buildings the council will only grant permission for alterations that do not harm the special interest of a listed building. This policy also considers archaeology and the setting of listed buildings.
- 38. DP24 deals specifically with new design, setting out a series of criteria that new design is required to meet. These are:
  - a) *character, setting, context and the form and scale of neighboring buildings;*
  - b) *the character and proportions of the existing building, where alterations and extensions are proposed;*
  - c) *the quality of materials to be used;*



- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

39. The Bloomsbury Conservation Area Character Appraisal includes specific policies relating to the conservation area. The appraisal and management strategy specifically notes the pressure for development and states:

*‘Within the Bloomsbury Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character.’*

40. Advice contained in the Camden Planning Guidance CPG1 (Design) has been taken into consideration. With regard to new windows it states they should match the originals as closely as possible in terms of type, glazing patterns and proportions, opening method, materials and finishes, detailing and the overall size of the window opening.

PROPOSED ALTERATIONS

41. No.47 has been acquired by a new owner, who wishes to improve and extend it to suit their family needs. A pre-application submission has been reviewed by Camden Council and advice received via email regarding the areas of the proposed works that should be modified to be policy compliant. Some of the proposed works already have consent by virtue of historic planning and listed building consent but they are included for completeness. Each proposed alteration is taken in turn, setting out its impact on the special interest of the building and the character and appearance of the conservation area.

External Envelope - Front

- 42. It is proposed to refresh the front elevation, including painting windows, railings and fixing the slate roof. The only minor changes include the replacement of the floor surface within the light well from its existing concrete slabs to new stone and replace the non-original door into the basement. The front door is proposed for refurbishment and the fanlight will be replaced, restoring the elevation.
- 43. These works will improve the appearance of the building, maintain its fabric and enhance the contribution of the building to its wider terrace and the conservation area. Camden Council has raised no issue with these works.

External Envelope - Rear

44. More substantial changes are proposed to the rear of the property where the 1935 closet wing is proposed to be demolished and rebuilt. The size and bulk of the closet wing will be increased slightly in depth, to bring it into line with that at No.46 and it will be raised to match the closet wing at No.46. This change can be seen on the rear elevation existing and proposed drawings



Plate 13: View of existing closet wing side elevation



Plate 14: This view will be preserved



Plate 15: Rear full height extension at No.49



Plate 16: Rear extension at No.46



produced by TG Studio Architects. As per the advice received from Camden Council the closet wing will be constructed in stock brick with traditional timber sash windows at half landing levels between the ground and first and the first and second floors.

- 45. The proposed closet wing conforms to the traditional dimensions of a closet wing, being subservient to the height of the original building and half width above ground floor level. This traditional design is wholly in keeping with the rear elevation of a terraced house of this period and will preserve the special interest of the building and the wider terrace.
- 46. At ground floor and basement level it is proposed to provide a full width extension across the rear of the property, in place of the existing extension. As per the advice given by Camden Council the extension will sit away from the rear elevation of the building, leaving a double height lightwell immediately outside the existing double doors. The new living room extension will be accessed through the closet wing in a contemporary glazed link, visible only from the lightwell itself. This configuration is very similar to that which has already been granted consent in 2010 (and then 2014).
- 47. Clad in Corten steel the ground floor extension will have a large glazed sliding door to the rear garden and will project slightly from the rear building line of the closet wing above, as is the case with No.46 and the previously consented extensions. Plates 13-16 show the various closet wing extensions at the present time. By changing the character of the rear closet wing to a traditional scale and design and keeping the rear ground floor extension of the building as a contemporary addition the rear elevation will be preserved and the closet wing will be read as a traditional feature solidly attached to the building with a new single storey extension. This approach has been encouraged by Camden Council.
- 48. At basement level the extension will not be visible from the main house or the wider area, with the exception of views in the basement lightwell. The basement level extension is proposed to provide space for the storage of art and will not be lit by natural light, thus avoiding the temptation for a change in the hierarchy of the building. The living areas are proposed for the ground floor with the basement level being ancillary to that. As with the ground floor level extension the new basement extension is set away from the building and only accessed by a half width hallway in the closet wing. This has been amended in line with Camden Council feedback.
- 49. The floor level within this new extension is to be reduced, outside the historic envelope of the listed building. This is crucial to maintain the sense of hierarchy in the listed building and has been designed so that the transition between the old and new is clearly readable on moving from one to the other. It maintains the low ceiling heights at basement level and emphasises the difference between the historic and the contemporary parts of the building.
- 50. An archaeological desk based assessment has been prepared by Archaeology Collective in relation to the excavation of the basement and any potential for archaeological deposits at the application site.

**Internal Alterations—Basement Level**

- 51. It is proposed to lower the floor level of the vaults under the pavement, as per the previous planning and listed building consent permission from 2014. A reduced sized opening between the vaults than that which was previously consented is proposed to link the storage area and a utility room. There will be no harm to special interest. Camden Council agree with this assessment.
- 52. A more sympathetic stone floor is proposed for this level, in contrast to the modern brick flooring. The proposed flagstone floor is entirely in keeping with a basement level in a building of this age and

will enhance the character of the rooms. Camden Council advise that under floor heating would be possible at this basement level only.

- 53. No historic fabric of special interest will be removed as a result of the proposed extension. The 1930s closet wing will be removed to make way for the new extension which will be clearly readable as a new part to the building, outside the historic envelope, set away from it by a lightwell. The bathroom within the rear room will be reconfigured but this will not result in any harm to special interest. The cupboards below the staircase are to be retained.
- 54. The presence of the basement will not harm the architectural or historic interest of the listed building, or the character of the conservation area. It is a unobtrusive form of development that provides additional space without needing to increase the bulk and size of the host building. The basement will only be evident when standing in the existing rear room of the basement level and is to be used for the storage of art works. It will not result in the shift of daily activity to the basement level because the kitchen and living room are at ground floor level, the principal level of the building.
- 55. Revised designs have taken account of advice from Camden Council and reduced the size of the basement, set it away from the rear elevation of the building and better defined the closet wing above. This proposed basement is read as a separate element to the building and will not alter the hierarchy of the building. By revising this design it accords with other permitted basements on the street, for example at No.57.

**Internal Alterations— Ground Floor Level**

- 56. A kitchen is proposed for the rear room, in line with the consent granted in 2007. The existing features will be retained and protected and the door into this room will be locked shut as a reversible alteration. Kitchen services will be routed carefully through the existing fabric. The covering over of the door on the kitchen side will not harm the historic fabric and detailed drawing showing how a stud wall is to be erected shows that there will be no interference with the cornice or the doorcase or door. This is a reversible alteration that will not harm special interest.
- 57. The new extension to the rear will be accessed from the closet wing at ground floor level and not from the new kitchen. It will be used as a living room, being close to the kitchen and being a lightweight contemporary space outside the historic envelope of the building. There will be visibility between the kitchen and the rear extension but no link, thus preserving the floor plan and character of the building and enhancing its setting by replacing the current, quite bizarre rear extension with a high quality and simple extension.
- 58. A traditional wrought iron balcony railing will be installed on the rear ground floor window to ensure that there is no access to the deeper lightwell below. This will be of traditional appearance, in keeping with the metal walkway that currently exists.
- 59. At ground floor all the original features are to be retained. This includes doors, shutters, windows and a staircase. It is proposed to remove the existing modern pine floorboards in the two principal rooms and replace them with wider, more traditional floorboards. In the hallway the flooring will be stone instead of the existing vinyl on chip board that exists.

**Internal Alterations— First Floor**

- 59. It is proposed to convert the rear room at first floor level to a bathroom, a very common form of conversion in town houses of this period where there is a desire to have en-suite facilities. No partition is proposed and the free standing bath, shower and sink will be arranged so as to enable the features of the room to be appreciated. No historic fabric will be lost as a result of these

works. There is no fire surround or fireplace within this room that would be affected. This design has been revised following feedback from Camden Council. Bathrooms at first floor level have been granted consent in multiple listed properties and are a reversible use for the room, that can be converted back to a bedroom or dressing room in the future. The free standing bathroom fixtures will not cause material harm to the character of the listed building.

- 60. Within the new closet wing there will be a new guest WC and cloakroom. This will not result in the loss of any historic fabric. Camden Council find this alteration acceptable.

**Internal Alterations—Second Floor**

- 61. An existing door entering the closet wing dressing room from the landing between the first and second floor does not comply with building regulations and is not original to the building, although is historic. It is proposed to remove the door and convert the closet wing room to a study. The door does not form an element of the special interest of the building and its removal will not result in harm.
- 62. At second floor it is proposed to restore the floor plan of the front room by removing the bathroom and locating it in the rear room. A new partition will divide the rear room into a bathroom and a dressing area requiring a new opening between the front and rear rooms. The proposed opening is a single door width, in contrast to the double door width already granted consent in 2007. The approved floor plan at second floor level is more detrimental to floor plan than the simpler layout now proposed. No fireplace is proposed.

**Internal Alterations— Third Floor**

- 63. At this level the proposed works are similar to those already approved under previous applications but simplify the floor plan, rationalising the number of modern partitions and dividing the space into two bedrooms and one bathroom as opposed to three bedrooms and a bathroom. The laundry room will become a lobby to the bathroom. These changes will not result in the loss of historic fabric and will improve the readability of the floor plan.
- 64. Two new conversation rooflights are proposed in the same location as those approved in 2007, on the inward facing slope of the double pitched mansard. The existing rooflights are to be replaced with conservation rooflights, improving the appearance of the windows. These openings will not be visible from anywhere other than the rooms they light.
- 65. Previous applications have involved partial or full removal of the ceilings at this floor level, to open up the rooms to the loft. The ceilings are modern so there would be no loss of fabric. While some councils prefer to see the ceilings retained as per the original proportions of these spaces others have allowed for their removal in listing buildings, recognising that in small attic rooms the sense of space can be greatly improved by removing the ceilings where that removal would not result in the loss of fabric. When standing at this level the sense of hierarchy would still very much be evident due to the change in the style of staircase up to this floor, the size of the windows and the shape of the roof. It is recognised that there are differing views on this issue but this report concludes that the special interest of the buildings, which is fundamentally contained in its front elevation, external envelope and lower floor levels and contribution to the terrace will be preserved by the removal of the modern ceilings.

**Policy Compliance**

- 66. It is assessed that the proposed works are compliant with Policy DP24 and DP25 due to their sensitive and high quality design, taking account of what is important to the special interest of the building. They build on what has been granted consent in the past but not implemented and

improve the buildings fabric and layout at basement and third floor levels. The plans have been revised for the application to take into account the pre-application feedback from Camden Council.

**SUMMARY AND CONCLUSIONS**

- 67. This Heritage Statement has identified and assessed the designated heritage assets affected by the proposed works. It has enabled the design of the proposed scheme to be modified and refined to retain historic fabric and restore floor plan within the basement level of the building. The most significant element of the listed building is the front elevation, with the altered rear elevation being less sensitive to change but none the less important. The Bloomsbury Conservation Area has been considered as part of the proposed works.
- 68. A well considered rear extension is proposed, subservient to the host building, traditional and contemporary in form and sensitive to the interaction between the old and new fabric. The design of the rear extension is high quality and simple, complimenting the sooted brick work of the rear elevation and offering a contemporary approach to an non-original part of the building. It conforms to the dimensions of adjacent closet wings.
- 69. The new extension will not be visible from the street and will only be visible from some of the rear garden at the back of Doughty Street. The fine urban grain will be maintained and the contribution of the building to the conservation area enhanced by the restoration of the front elevation, roof scape and the improvement of the rear (replacing an unsightly and distracting conservatory structure).
- 70. This is considered to be a policy compliant scheme that will preserve the heritage interests of both the listed building and the conservation area.