

Conservation and Design and Access Statement for 35 Doughty Street London
WC1N 2AA

Use

The property is located along a row of late Georgian terrace houses and falls within the Bloomsbury Conservation Area. The property consists of 5 storeys including the basement.

Amount

The proposal is for alterations to fenestration the construction of front and rear dormers, re-roofing, pointing and internal alterations.

Layout

The new windows to the front elevation will match No 34 as will the new dormers. Some re-pointing to the parapet wall is required. To the rear of the property the new windows will be fitted in the existing openings and the style will match existing. The slates to the roof will be stripped off to enable the dormers to be constructed and will be recovered with existing slates where possible and new slates to match existing.

Scale

The property's layout or size will not change.

Appearance

The appearance of the property will not change as all new elements will match existing in size only the details will change to match No 34 Doughty Street.

Access

Access to the property will remain as existing.

Justification

At some point in the past before the current owner lived in the property the original dormers were altered to one large dormer, which is now in a poor state of repair, see photos below





Rather than carry out extensive repairs on the existing dormer the owner prefers to replace the dormers to match no 34, the adjoining property.

The existing sash windows have been decorated many times and now require all the paint to be removed and decorated from scratch. The owner of the property prefers to replace the windows with new sashes in the existing openings but with glazing bars to match those at No 34.

None of these external alterations will be detrimental to the property as it will appear to be a continuation of the terrace of properties to the left (when viewed from the front).