



Heritage Statement 37 Doughty Street

Prepared for: 37 Doughty Ltd

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Proposal number: 0103-RP001

HERITAGE STATEMENT

Change of use of LGR office/studio to studio apartment

37 Doughty Street is a Grade II listed property near the end of the Terrace on Doughty Street. The house has historically been divided up into a number of apartments with several studios and one bedroom units, which have been let as both Holliday lets and short to mid term lets.

At the rear of the lower ground floor there is a studio apartment that has been used as office space for over 10 years by the family company 37 Doughty Ltd.

The company was set up by our clients to manage the building and the running of the apartments in the property. The company has used the office apartment as both office space and a place to stay when other apartments in the property were in use.

In 2016 Nicol Karen, passed away and the structure of the family trust company (37 DoughtyLtd) was altered. This has meant that the office/studio is no longer required to manage the property and that the management is now outsourced to a property management company. The family trust would now like to return the apartment to its original sole residential use.

The Heritage statement provides background information about the property and deals with the condition of historic fabric in relation to the lower ground floor rear apartment and the common parts route through to it, for the consideration of change of use only.



extract from Ordnance Survey map 1880-1882- depicting the terrace on Doughty Street

History

37 Doughty Street is Georgian Property built between 1794 and 1810, standing on the Northern part of Doughty Street, which links Guildford Street with Macklenburgh Square.

The Street is in the Holborn district of the London Borough of Camden and was named after a landlord in the area, Henry Doughty.

Many of the houses on Doughty Street have been converted to offices, which are popular with the legal profession in part due to the proximity to the law chambers in Lincolns Inn but there is a trend to convert them back to family homes.

The 37 Doughty Street was listed Grade II in 1974 as part of the terrace 29-38 (with attached railings)

English Heritage Building ID: 477068

List Entry NGR: TQ 30723 82304

List Entry No: 1356733



extract from Historic England map 2017- depicting the terrace on Doughty Street

The external fabric is:

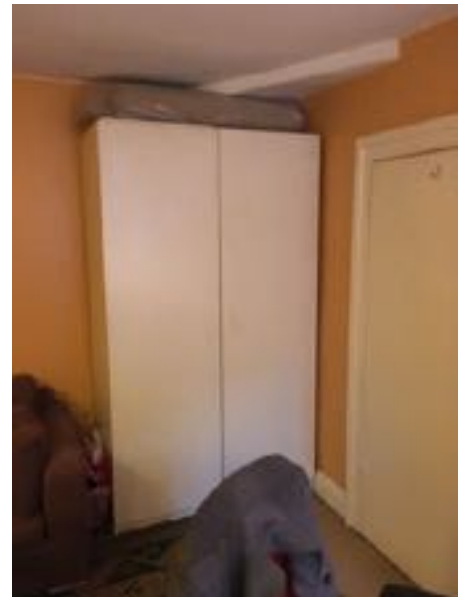
- multi-coloured stock brick with patching and a
- plain stucco band at 1st floor cill level with
- rendered facade at lower ground floor with white painted brick light well.
- The roof is slated mansard with additional later dormers and skylights.
- The property is 3 stories with basement (lower ground floor) with two windows per floor.
- The front door is panelled square headed with stucco surround, pilasters and modified cornices and fan lights.
- There is a cast iron balcony to first floor windows

We understand from our clients that the building has been our clients ownership since the late 1940's shortly after the Second World War and that it had already been divided up into flats prior to their ownership. Though the external fabric and fenestration of the property remains in good condition and in keeping with the original Georgian features, with the exception of the dormer windows at roof level, little of the original features remain internally.

Condition

The lower ground floor rear apartment/office has no original features:

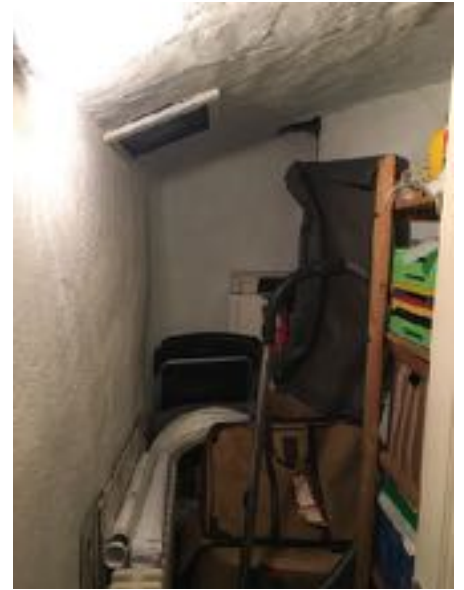
- no original cornicing is present
- fire places is blocked in
- windows appear to all have been replaced



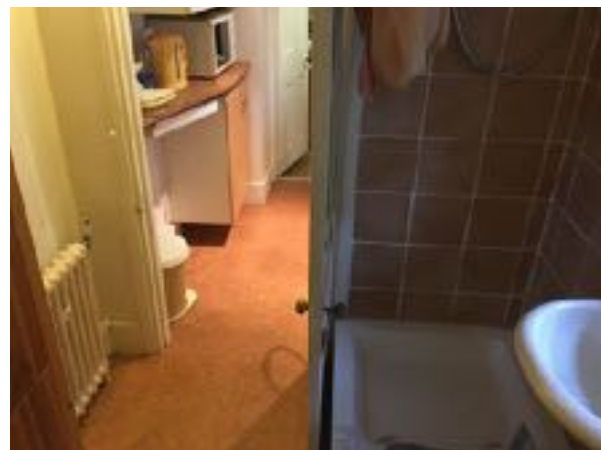
lower ground rear - studio/office space



lower ground rear - kitchen



lower ground rear - vault storage



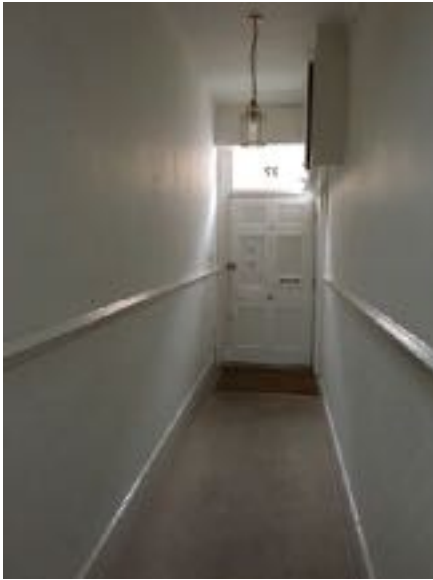
lower ground rear - bathroom with door to vault storage beyond

Proposed work

To facilitate the change of use only minor refurbishment and redecoration will take place,

- the current front door of the apartment is to be replaced with a new matching panelled fire rated door as the existing is lined with and Asbestos sheet.
- the apartment is to be redecorated throughout
- removal of free standing furniture
- replacement of sofa bed with new bed
- existing 80s kitchen cupboards to be replaced with new matching units
- existing WC pan and sink to be replaced
- shower screen to be fitted to shower to replace existing curtain
- electrics to be upgraded to meet modern safety standards and requirements.

Communal Parts (not forming part of application)



ground floor hall way



stair down to lower ground floor



entrance door to LGR apartment