

DESIGN AND ACCESS STATEMENT/ HERITAGE STATEMENT

PROPOSAL

The replacement of the common primary entrance door for 18 Dombey Street, Camden, WC1N 3PD.

INTRODUCTION

18 Dombey Street is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The property is also located within the Bloomsbury Conservation Area in the London Borough of Camden.



THE AREA HISTORY

Bloomsbury Conservation Area covers the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east. Its development northwards from approximately 1660 to 1840 has led to a prominent regularity in the street patterns, characteristics and major building forms. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area.

18 Dombey Street – Front elevation



The historic England listing entry for the property reads as follows:

No.18: stucco ground floor. 3rd & 4th storeys refaced in brown and yellow stock brick. Slated mansard roof with dormer. 4 storeys, attic and basement. 2 windows. Square-headed doorway with overlight and panelled door. Gauged red brick flat arches to recessed sash windows. Parapet. **SUBSIDIARY FEATURES:** attached cast-iron railings with knob and disc to areas **SUBSIDIARY FEATURES:** attached cast-iron railings with urn finials to areas. (Worsley G: *The Saving of Dombey Street*: London: -1985).

REASON FOR THE PROPOSED ALTERATIONS

The existing front door is of timber and is, in places, in a poor condition. The joinery has areas of deterioration and elements of the door have warped and bowed causing heat loss and draughts. Residents have highlighted issues with water ingress and structural security and have emphasised the necessity for a safe front door which meets building regulations.

DOOR PROPOSALS

The existing front door is to be replaced with a single, timber, replica door.

The new door will aim to replicate the existing aesthetically and will re-use existing fixtures where possible. The new door will be fitted to the existing aperture requiring no alteration to the brick lintel or surrounding masonry.

18 Dombey Street- Front door detail

