**35 Doughty Street WC1N 2AA**

**Design and access statement**

**Use**

The residential use of the property will remain unchanged. Interventions of previous commercial conversions will be reversed or made good. New additions will be in keeping and enhance the heritage of the building using the services of heritage/conservation professionals. The proposal is for alterations to the interior and rear of the property.

**Amount**

The proposal does not include additional development of the site with the exception of replicating a parapet wall and increasing by a maximum of two courses.

**Layout**

The proposal does not impact on the layout as existing or as previously granted under application 2016/5347/P represented here by plans 2715/3C and 2715/4B.

**Scale**

The proposal does not impact the existing scale of the building or site.

**Landscaping**

The proposal does not impact the existing landscaping of the building or site.

**Appearance**

The proposal is for alterations to the interior and rear of the property.  The design of replacement doors, windows and internal carpentry has considered the various eras of the buildings and their individual contexts within these and the building’s internal hierarchy.

The proposed windows are of the same 1950s metal frame style as existing but will introduce double glazing and use pane layouts and dimensions that tie-in with the original and adjacent Georgian fenestration to create a softer change in development phases than the existing and therefore greater cohesion across the building as a whole.

The proposed doors are designed and will be constructed in Georgian and Victorian styles referencing period door part dimensions, scales and mouldings where appropriate.

External brickwork will be constructed with matching brick pointed in colour-matched lime mortar.

The proposed wardrobe and bookcase are constructed in Georgian and Victorian styles, are removable and form part of a wider interior design/decoration scheme for these spaces.

**Access**

The proposal does not impact existing external or internal access or movement through the building/site. The replacement windows and doors will provide more reliable opening/closing/securing furniture than worn and dated versions.