**35 Doughty Street WC1N 2AA**

**Design and access statement**

**25 June 2019**

**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 extending an existing parapet wall.

**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 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 existing fenestration.

The proposed top floor internal and ground floor rear external door designs have been amended in line with the planning advice received from Catherine Bond and Kate Henry.

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

**Access**

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