

Heritage Statement

37 Doughty Street, London, WC1N 2AA

January 2021



On behalf of
37 Doughty Street Limited

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1.1 Introduction



This Heritage Statement has been prepared by Claire Humphreys of Shu Architects, an RIBA Conservation Registrant.

This Heritage Statement is to support the Planning Application & Listed Building Application for the proposed internal and external alterations to 37 Doughty Street.

This report includes the Schedule of Works and the Impact Appraisal.

It is accompanied by Appendix A: Photographic Audit & Heritage Survey.

It should also be read in conjunction with the following documents:

- Planning Drawings and Details by Shu Architects

- Design and Access Statement by Shu Architects

- Planning Statement by CSJ Planning

- Construction Management Plan by Urban Creation

- Sustainability Statement & Energy Strategy by JMDC Services

1.2 Principles and Justification for the Work



No. 37 was purchased in December 2020 by the applicant.

The property is currently arranged as 7no. flats and bedsits over 5 floors. There are one bedroom flats to each of the upper ground and first floors. There is a two bedroom flat with a combined kitchen dining room but no living room to the third floor. Finally, there are 2 bedsits on each of the lower ground and second floors. One of the bedsits has a remote kitchen. The flats are serviced by a communal stair. To the base of the communal stair at the lower ground floor is a laundry / utility area. There is access to the rear of the property from the lower ground and upper ground floors.

The flats at present are of poor quality and have poor internal layouts. There have been modifications to the external facades that have had a negative impact on the heritage asset. The existing services and service runs for the flats has had a significant negative impact on the heritage asset. This is discussed and shown in great depth in Appendix A.

The property is now at a turning point when considerable financial investment is required to prevent further deterioration. Alongside this the new owners wish is to improve the quality of the accommodation and restore the heritage features both internally and externally. The proposal is to rearrange the flats so there are five in total, one to each floor. This would be arranged as one bedroom flats to the upper ground floor and first floor and two bedroom flats to the lower ground, second and third floors.

The proposals are aimed to achieve the following;

- improve the external appearance of the building as a heritage asset.
- improve the design of the apartments by reducing the number to one per floor, and by rearrangement to more conventional layouts with kitchen close to the living room / dining spaces.
- restore the internal heritage features by the rationalisation of service runs including the introduction of combined plant rooms.
- improve the fire separation including through the upgrading or replacement of modern interventions and the introduction of a laundry and cleaners cupboard away from the communal staircase.
- improve the acoustic separation between the flats.
- improve the ventilation from kitchens and bathrooms.
- improve the thermal performance of the building.

2.1 Setting & Significance



No 37 Doughty street is a Grade II Listed Georgian mid terrace built circa 1800. It is situated on the east side of Doughty Street near to the junction with Guilford Street within the Bloomsbury Conservation Area part of the London Borough of Camden.

"Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in 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.

Bloomsbury is widely considered to be an internationally significant example of town planning. 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." (Bloomsbury Conservation Area Appraisal p2)

The area immediately surrounding Doughty Street was developed between 1746 and 1896 (fig 11) and is dominated by elegant Georgian townhouses. It has a layout typical of the area with wide roads and an orthogonal street pattern interspersed with formal gardens. Many of the properties to the immediate surrounds are Grade II or Grade II* listed and the Registered Park & Garden of Mecklenburgh Square Garden is very close by. Opposite is Goodenough College, a postgraduate residential community, built

around a quadrangle which was built in the late 19th century (fig 5). There is a modern property to the corner of Doughty Street and Guilford Street.

The Georgian houses on Doughty Street immediately to the south of Guilford Street are three bay houses including no.48 which is now the Charles Dickens Museum and where he resided from 1837-1839 (fig 3). The houses to the east side of Doughty Street immediately to the north of Guilford Street which includes no. 37 are two bay houses (fig 4). These Georgian houses are all five storeys with three storey brick façades with an additional lower ground floor with white rendered lightwells below the pavement level and inhabited mansard roofs with dormer windows. All are fronted by black painted railings. Overall the arrangement of the properties form a simple and graceful rhythm to the street.

No 37 was listed in 1974 and forms part of a terrace of Grade II Listed properties, nos. 29-38. The Heritage England Listing is as follows;

Numbers 29038 and attached railings, 29-38, Doughty Street; Terrace of 10 houses. 1794-1810. Built by G Slaton and G Golden. Darkened multi-coloured stock brick with later patching. Plain stucco band at 1st floor sill level. Slated mansard roofs with dormers. 3 storeys, attics and basements. 2 windows each. Nos 29-34, round-arched doorways with reeded surrounds, cornice-heads, fanlights (Nos 29-31 and 33 & 34 patterned)



Fig 2: Aerial view of Doughty Street from the junction of Guilford Street with no. 37 identified in red. Google Earth



Fig 3: Doughty St in the late 19th century with no. 37 near the far left. Dickens' London, Gutenberg.org



Fig 4: View of Doughty Street from junction with Guilford Street. No. 37 is third from left. Dec 2020

2.1 Setting & Significance



and panelled doors. No.32 with reeded stucco surround and keystone. Nos 35-38, square-headed doorways with stucco surrounds with pilasters and modified cornices, fanlights (Nos 35 & 38 radial) and panelled doors. Gauged brick flat arches to recessed sash windows, Nos 29-34 with glazing bars. Nos 32-38 with cast-iron balconies to 1st floor windows. Stucco cornices and blocking courses. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Heritage England Entry Number 1356733)

Front Elevation to 29-38 Doughty Street

To the terrace nos.35-38 have square heads to the entrance doors while nos. 29-34 have arched heads. Nos. 37 and 38 have lost their entablatures (fig 1) although these have remained on 35 and 36. No. 37 has also lost its decorative fanlight (fig 1). Many of the properties have black and white tiled steps and landings to the upper ground floor entrance however this has been lost to nos. 36 & 37 (Fig 6).

Nos. 35-38 have plain sash windows to the principal storeys although nos.29-34 have a 6-over-6 sash window arrangement. The heritage photograph in Fig 3 confirms that the houses built in the earlier phase to Doughty St did not have glazing bars either. Historically the use of large panes without glazing bars was a more expensive arrangement. Many of the windows to the lower ground floor areas have been replaced with modern style windows including to no. 37.



Fig 5: Goodenough College



Fig 6: Entrance steps



Fig 7: Brickwork

To no. 37 the mansard has a modern dormer window with two sloped windows adjacent to it. These are a modern addition although not particularly visible from the wider Conservation Area.

The brickwork across the terrace varies in its colour and finish. The brick to no 37 has spalled surfaces almost certainly caused by the re-pointing with a modern cement mortar (fig 7).

Rear Elevation to 29-38 Doughty Street

The rear façades to nos. 29-34 are brick with Victorian rear extensions of varying sizes. These are typical of the area. The extensions are absent from the original plan forms in the map from 1799 (fig 11b). The lower ground floor walls including to the extensions are generally white render.

To the terrace some of the original sash windows to the rear remain and have glazing bars. Many of the original windows have been lost from no. 37 (figs 9a&b). There are more soil vent pipe and rain water pipe runs to the rear façades and this has particularly marred the setting to the rear of no. 37 and 38.

Internal to 37 Doughty Street

The house was built as a townhouse. As such it is expected that the kitchens would have been to the lower ground floor and the servants accommodation would have been to the third floor mansard. The principle rooms would have been to the upper ground and first floor with higher

2.1 Setting & Significance



ceilings and more grandeur. The bedrooms would have been to the second floor. The house would generally have been arranged as a single room to the front with a smaller single room to the rear. As discussed earlier the extension is Victorian and a later addition.

Internally there have been numerous changes over the centuries as the result of subdivision into apartments this has lowered the heritage significance of many of the internal areas. Fig 12 shows the analysis of the age of the existing building fabric.

Despite the subdivision of the property there are heritage features that remain to the building, most notably to the communal stair. This is discussed in greater depth in Appendix A, the Photographic Audit and Heritage Survey.

Significance

The NPPF classes significance (for heritage policy) as “*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*”

Overall the heritage significance of the front and rear façade is of being part of the wider group of nos. 29-38 which has historic architectural character and a high degree of uniformity. This group is a significant

heritage asset which enhances the wider Conservation Area. There are elements to no. 37 that have marred the positive impact and heritage significance of the property within this group. To the front façade this particularly includes the loss of the features to the main entrance door. To the rear façade this particularly includes the excessive amount of pipework and the loss of the sash windows.

To the internal parts of no.37 the main stairwell and communal areas along with the upper ground floor front room are significant heritage features. However the setting of these features has been marred by the excessive amount of service runs and meters. Elsewhere in the property there are other heritage features of less significance but which contribute in a less significant way to the historic nature of the building.



Fig 8a: Rear façade upper



Fig 8b: Rear façade lower

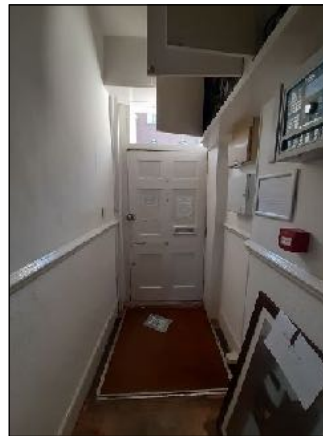


Fig 9a: Entrance area

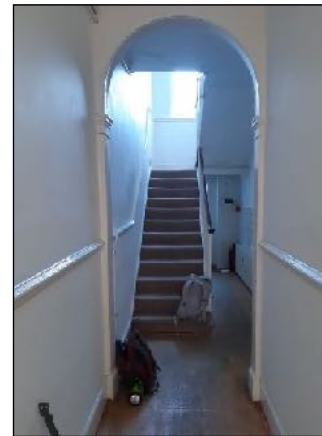


Fig 9b: Entrance area



Fig 10: Front room to upper ground floor

2.4 Historic Maps Over Time



● 37 Doughty Street

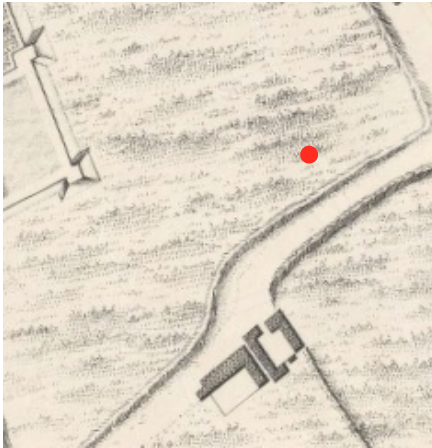


Fig. 11a: Sheet C1a

1746



Fig. 11c: London Sheet VII.44

1896



Fig. 11e: Charles Booth's Poverty Map London

1886-1903



1799

1901

2021

Fig. 11b: Sheet C1

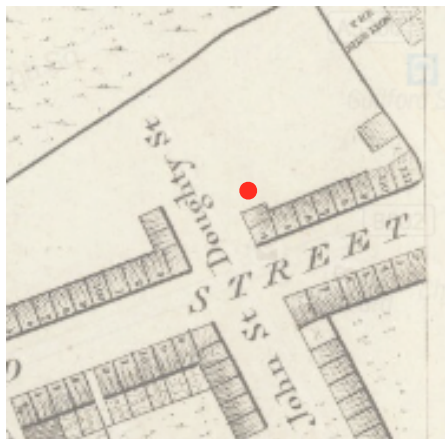


Fig. 11d: Insurance map of London

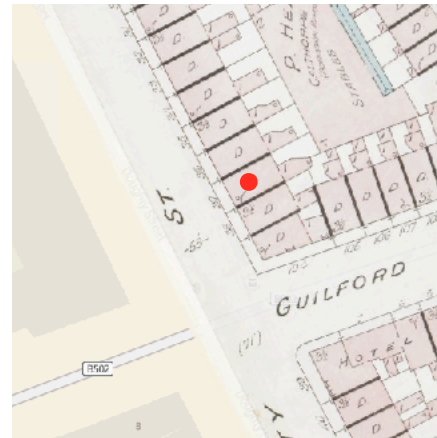
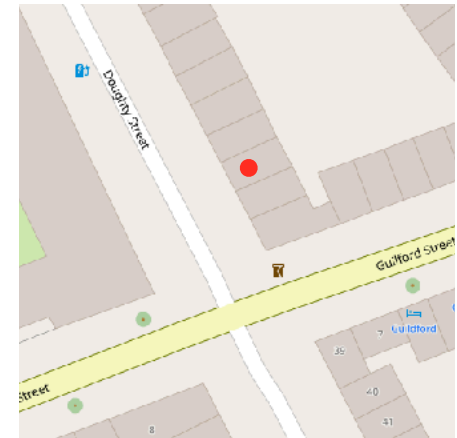


Fig. 11f: Open Street Map



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2.3 Analysis of the Age of the Building Fabric



Fig 12: Analysis of the age of the building fabric

3.1 Schedule of Works with Impact Appraisal : Introduction



The schedule of proposed works, an assessment of the heritage significance of the existing element and an impact assessment on the significance has been combined in the next sections into a table format.

The adjacent table outlines how the two sections have been classified.

The proposed works have been cross-referenced and should be read in conjunction with planning drawings and details by Shu Architects & Appendix A which accompany this application.

Items in blue indicate cross referencing to the planning drawings, details, documents and supporting statements.

Heritage Significance	
High	Building elements that contribute significantly to the heritage asset and its setting
Medium	Building elements that contribute moderately to the heritage asset and its setting
Low	Building elements with limited value but with potential to contribute to the heritage asset, including those compromised by poor preservation
Negligible	Building elements with little or no significant historical interest
Impact on Significance	
Positive	Changes that cause a positive impact and enhancement to the heritage asset and its setting
Neutral	Changes that cause a neutral or negligible impact to the heritage asset and its setting
Negative	Changes that cause a negative impact on the heritage asset and its setting

3.2 Schedule of Works with Impact Appraisal : External



1.0	Proposed Works : External	Significance	Impact Appraisal
1.01	Front Elevation : Removal of cement pointing to main façade and repointing of the brickwork with a hydraulic lime mortar. <i>Drawing 117 note13</i>	The brickwork is a significant feature to the front façade. Some bricks have spalled as a result of the cement pointing. <i>Appendix A Photo E-7</i> Heritage Significance : High	The replacement of the mortar will reduce the continued deterioration of this significant heritage feature. Impact on Significance: Positive
1.02	Front Elevation : Reintroduction of entablature and fanlight to the main entrance door. <i>Dwg 121</i>	The existing entablature is plain and reduced from its original size. The original fan light no longer exists. <i>Appendix A Photo E-1</i> Heritage Significance : Negligible	The replacement will allow it to match the adjacent property of 38 Doughty Street. Enhancing both this heritage asset and wider Listed group. Impact on Significance: Positive
1.03	Front Elevation : Replacement of the tiles to entrance steps with black & white tiles. <i>Dwg 122</i>	The grey and red tiles are modern and some are missing. <i>Appendix A Photo E-3</i> Heritage Significance : Negligible	The new tiles will reflect adjacent properties and improve the appearance of the wider Listed group. Impact on Significance: Positive
1.04	Front Elevation : Replacement of Lower Ground Floor windows with 2no. timber sash windows incorporating slimline double glazing. <i>Dwg 129 & 130</i>	The existing windows are steel and of a modern arrangement. The windows are to the lower ground floor and a full storey below the pavement level. <i>Appendix A Photo E-2 & E-4</i> Heritage Significance : Negligible	The return to timber sashes is a positive impact on the heritage asset. The impact of change to slimline double glazing is unlikely to make a significant visual impact due to the non prominent location. The improved thermal performance will improve the viability of the heritage asset. Impact on Significance: Neutral/ Positive
1.05	Front Elevation : Replacement of third floor windows to mansard roof with 2no. sash windows and 2no. fixed windows incorporating slimline double glazing. <i>Dwg 129 & 130</i>	The windows are currently steel and of a modern arrangement. The windows are behind the parapet and are not as visible from the wider area. <i>Appendix A Photo E-5, T-6 & T-9</i> Heritage Significance : Negligible	The return to timber sashes is a positive impact on the heritage asset. The impact of change to slimline double glazing is unlikely to make a significant visual impact due to the non prominent location. The improved thermal performance will improve the viability of the heritage asset. Impact on Significance: Neutral
1.06	Front Elevation : Replacement of modern glazing in door to a white metal Louvre. <i>Doc 133 Detail 3</i>	This is an existing door is modern with wired glass to the lower ground floor lightwell. <i>Appendix A Photo E-2</i> Heritage Significance : Negligible	The location of the louvre is in a non prominent location. Impact on Significance: Neutral

3.2 Schedule of Works with Impact Appraisal : External



	Proposed Works : Front Elevation	Significance	Impact Appraisal
1.07	Rear Elevation : Replacement of upper ground floor elevated walkway and shed to rear with a new walk-on extension for a laundry & boiler room with black flue outlet to side. <i>Dwg 132</i>	The elevated walkway, the shed and the rear access door are all modern. The extension will join to the heritage asset. <i>Appendix A Photo E-9, E13 & E14</i> Heritage Significance : Negligible	The moving of the laundry to a new extension will reduce internal moisture level. The boiler room will allow for centralised services. The extension is discreet and does not impact on the main heritage features of the rear façade. Impact on Significance: Neutral
1.08	Rear Elevation : Removal of existing guarding and replacement with new black painted flat top steel guarding to the garden and the new extension. <i>Dwg 132</i>	The existing guarding is modern and of poor quality. <i>Appendix A Photo E-9</i> Heritage Significance : Negligible	The material and finish is appropriate in style for the heritage asset. Impact on Significance: Neutral
1.09	Rear Elevation : Replacement of the rainwater pipe with black painted heritage style cast aluminium. <i>Doc 133 Detail 4</i>	The rainwater hopper is relatively modern in a heritage style however the downpipe has perished and needs replacement. <i>Appendix A Photo E-8</i> Heritage Significance : Low	Replacement with a heritage style pipe will protect the heritage fabric. Impact on Significance: Positive
1.10	Replacement and reduction in soil vent pipes. <i>Doc 133 Detail 5</i>	The existing pipes are modern black metal and uPVC. The pipes are numerous and detract from the heritage asset. <i>Appendix A Photo E-8</i> Heritage Significance : Negligible	The reduction of the soil vent pipes will allow the façade of the heritage asset to be more legible and be a positive impact on the wider Listed group. Impact on Significance: Positive
1.11	Removal of external flue outlets and replacement with 2no. external vents. New vents to be black painted aluminium. <i>Doc 133 Detail 3</i>	The existing outlets are modern, numerous and detract from the heritage asset. <i>Appendix A Photo E-8</i> Heritage Significance : Negligible	The reduction to 2no. louvres will allow the design of the façade of the heritage asset to be more legible and be a positive impact on the wider Listed group. Impact on Significance: Positive

3.2 Schedule of Works with Impact Appraisal : External



	Proposed Works : Front Elevation	Significance	Impact Appraisal
1.12	Replacement of modern windows with painted timber sash windows to the upper ground, first, second and third floor incorporating slimline double glazing. <i>Dwg 129 & 130</i>	The windows are modern and in a casement arrangement. The arrangement detracts from the heritage asset. <i>Appendix A Photo E-8</i> Heritage Significance : Negligible	The return to timber sashes is a positive impact on the heritage asset. The impact of change to slimline double glazing is unlikely to make a significant visual impact due to the non prominent location. The improved thermal performance will improve the viability of the heritage asset. Impact on Significance: Positive
1.13	Replacement of modern external door with a four panel door with glazing to upper panels. <i>Dwg 127 & 128</i>	The door is a modern 1930s with security grill. The arrangement detracts from the heritage asset. <i>Appendix A Photo G-6</i> Heritage Significance : Negligible	The return to a heritage style door will improve the heritage asset both internally and externally. Impact on Significance: Positive
1.14	Replacement of modern external double glazed door with sidelight and security shutter with a single double glazed window. <i>Dwg 129 & 130</i>	The door is a modern and not in keeping with rest of the windows. <i>Appendix A Photo E-9</i> Heritage Significance : Negligible	The removal of the security shutters is welcome. The simple design of the door in a non prominent location does not detract from the heritage asset. Impact on Significance: Neutral
1.15	Replacement of single glazing to existing windows with slimline double glazing. <i>Dwg 129 & 130</i>	The windows are possible Victorian and have heavy framed window mullions. <i>Appendix A Photo E-11</i> Heritage Significance : Negligible	The impact of change to slimline double glazing is unlikely to make a significant visual impact due to the non prominent location. The improved thermal performance will improve the viability of the heritage asset. Impact on Significance: Positive
1.16	The installation of 4no. cycle posts to rear garden. <i>Doc 133 Detail 7</i>	These would be floor mounted to roof of new extension and in modern paving to garden. <i>Appendix A Photo E-14</i> Heritage Significance : Negligible	This will not detract from the heritage asset. Impact on Significance: Neutral
1.16	6no. New grey slate vents to inner valley of roof. <i>Doc 133 Detail 2</i>	The roof has new slate tiles. <i>Appendix A Photo R-4 & R-5</i> Heritage Significance : Negligible	The vents will protect the building fabric and reduce the number of vents to the rear facade. Impact on Significance: Positive
1.17	Replacement of cement render to lower ground floor with lime <i>Doc 134 Part 1</i>	The existing render is cement and affects its breathability <i>Appendix A Photo E-4 & E-9</i> Heritage Significance : Negligible	The move to a breathable material will help trapped water to evaporate from the heritage fabric. Impact on Significance: Positive

3.3 Schedule of Works with Impact Appraisal : LG Floor



	Proposed Works : Lower Ground Floor	Significance	Impact Appraisal
2.01	Introduction of mechanical ventilation system to serve shower rooms and kitchen to upper ground floor to exit to existing vent above external door to lightwell. <i>Doc133 Detail 1</i>	The existing mechanical ventilation system is modern and of poor quality. <i>Appendix A Photo LG-9</i> Heritage Significance : Negligible	Improve protection of the internal fabric. Impact on Significance: Positive
2.02	Replacement of modern plasterboard ceilings throughout front and rear flat (not stairwell) with acoustic fire rated plasterboard on resilient bars. <i>Dwg 125 Detail 4</i>	The ceilings are modern plasterboard. <i>Appendix A Photo LG-5 & LG-11</i> Heritage Significance : Negligible	The upgrading will improve the acoustic and fire rating between apartments. This improves the long term viability of the heritage asset. Impact on Significance: Neutral
2.03	Replacement of modern plasterboard ceiling and boxed out services to stairwell and replacement with fire rated board. <i>Dwg 125 Detail 2</i>	The ceilings are modern plasterboard. The boxings detract from the heritage asset. <i>Appendix A Photo LG-1</i> Heritage Significance : Negligible	The upgrading will improve the fire rating between stairwells. This improves the protection of the heritage asset. Impact on Significance: Positive
2.04	Replacement of existing plaster with cork lime plaster. <i>Dwg 132 Detail 8</i>	The existing plaster is gypsum and there is evidence of significant damp. <i>Appendix A Photo LG-12</i> Heritage Significance : Negligible	The upgrading will help regulate moisture to the masonry walls. Impact on Significance: Positive
2.05	Removal of modern security bars to front windows. <i>Dwg 140 Elevation A</i>	The bars are modern. <i>Appendix A Photo LG-7</i> Heritage Significance : Negligible	The removal will improve the setting of the ground floor windows. Impact on Significance: Positive
2.06	Removal of existing partitions to front room and replacement with new partitions and doors in alternative arrangement including the forming of 2no en suite bathrooms and a separate plant room. <i>Dwg 140 Elevation B & Dwg 124 Detail 2</i>	Whole floor arranged as 2no. bedsits. All walls to front room are modern partitions. All skirtings are modern. <i>Appendix A Photo LG-6</i> Heritage Significance : Negligible	The partitions are fully reversible. Impact on Significance: Neutral

3.3 Schedule of Works with Impact Appraisal : LG Floor



	Proposed Works : Lower Ground Floor	Significance	Impact Appraisal
2.07	New opening between front and rear main room. <i>Dwg 141 Elevation A</i>	The wall is an original structural wall. The skirtings are modern. <i>Appendix A Photo LG-10</i> Heritage Significance : Low	The planform of the building is still legible and the opening is not suggestive of a doorway. Impact on Significance: Neutral
2.08	Fixing shut door adjacent to base of stair. <i>Appendix A Photo LG-4</i>	The door is thought to be an original 4 panel door in a plain style. <i>Appendix A Photo LG-4</i> Heritage Significance : Medium	Door will remain in place and fixing of door is fully reversible. Impact on Significance: Neutral
2.09	New partition to form a fire lobby & cleaners store at base of stairs leading through to new extension. Note - stair post to remain. <i>Dwg 124 Detail 2</i>	The area is current has the laundry area and multiple services. The stair post is the only feature to this are. <i>Appendix A Photo LG-2</i> Heritage Significance : Low	The partition is fully reversible. The works will improve the fire protection to the building as a whole. Impact on Significance: Neutral
2.10	Removal of partition wall to form kitchen to extension. <i>Dwg 141 Elevation B</i>	The area is part of the Victorian extension and has no heritage features to it apart from a structural arch. Wall is modern. <i>Appendix A Photo LG-14</i> Heritage Significance : Negligible	The increasing of the size of kitchen improves the viability of the apartment in the long term. Impact on Significance: Neutral
2.11	New partition to rear of Victorian extension to form a store with door relocated in room. <i>Dwg 124 Detail 1</i>	The area has some heritage features. Noticeable are a clay pipe and a chimney. <i>Appendix A Photo LG-15</i> Heritage Significance : Low	The partition is fully reversible and the works will no not affect the heritage features. Impact on Significance: Neutral

3.4 Schedule of Works with Impact Appraisal : UG Floor



	Proposed Works : Upper Ground Floor	Significance	Impact Appraisal
3.01	To entrance hall: removal of dado rail and replacement with timber panelling to match existing. <i>Dwg 142 Elev A & B & 120</i>	Existing dado rail is modern and has services cutting through it. <i>Appendix A Photo G-1, G-4 & G-6</i> Heritage Significance : Negligible	The replacement of the dado with the wall panelling will allow for a unifying effect to the entrance hallway and return a heritage feature. Impact on Significance: Positive
3.02	To entrance hall: removal of meters & boxed areas and relocation of services to a single riser to the recess behind the entrance door with repairs to the existing cornice. <i>Dwg 142 Elev A</i>	Experience of the existing hallway is harmed by the extensive amount of meters and service cupboards to the hallway. <i>Appendix A Photo Appendix A Photo G-1</i> Heritage Significance : Low	The simplification of the services to the entrance area will allow the experience on entering the heritage asset to be improved. Impact on Significance: Positive
3.03	Front room: removal and repair of service meter hatch above room entrance and repair to the lath & plaster. <i>Dwg 142 Elev B</i>	The room entrance currently has a hatch above with a service meter. <i>Appendix A Photo G-12</i> Heritage Significance : Not applicable	The restoration of the heritage wall will improve the setting of the room. Impact on Significance: Positive
3.04	Location of kitchen to front room including a high stud wall to rear for services including ventilation. <i>Dwg 123</i>	The wall is original. The kitchen is currently accessed through the bedroom. <i>Appendix A Photo G-10</i> Heritage Significance : Medium	The kitchen with stud wall will be scribed around the existing skirting and is reversible. Impact on Significance: Neutral
3.05	Front Room : Lintel to door raised to match adjacent doors. New double doors with architrave to match adjacent doors. <i>Dwg 143 Elevation B</i>	The door is modern and lower than the adjacent doors. <i>Appendix A Photo G-12</i> Heritage Significance : Negligible	The will allow the door to sit better in its setting. Impact on Significance: Neutral
3.06	New service riser within existing cupboard. <i>Dwg 124 Detail 3</i>	Existing cupboard will remain unaffected externally. The internal space has modern shelves. <i>Appendix A Photo G-12</i> Heritage Significance : Low	The impact will not be visible within the room. Impact on Significance: Neutral
3.07	Removal of modern paneling to rear room. <i>Dwg 143 Elevation A</i>	Paneling is modern to form a bed headboard. <i>Appendix A Photo G-12</i> Heritage Significance : Negligible	The impact will not significantly affect the room. Impact on Significance: Neutral
3.08	Lath & plaster ceiling to front room and to wall to communal stair in both rooms painted with intumescent paint suitable for heritage applications. <i>Dwg 125 Detail 1</i>	The ceilings and walls are original lath & plaster. <i>Appendix A Photo G10 & G12</i> Heritage Significance : High	This will not be visible within the room but will protect building as a whole. Impact on Significance: Neutral

3.4 Schedule of Works with Impact Appraisal : UG Floor



	Proposed Works : Upper Ground Floor	Significance	Impact Appraisal
3.09	Floor within apartment overlaid with acoustic floating floor. <i>Dwg 125 Detail 3</i>	Some visible existing floor boards although generally over-boarded. <i>Appendix A Photo G-9</i> Heritage Significance : Low	Doors will require undercutting. Improved acoustics will improve the viability of the heritage asset and is reversible. Impact on Significance: Neutral
3.10	Replace 60mm wall lining to internal wall with woodfibre board & lime plaster. <i>Dwg 124 Detail 2</i>	Existing wall has a boarded out timber lining. Possibly base remains from panelling which has previously been removed. <i>Appendix A Photo G-10</i> Heritage Significance : Low	The wall position will not alter and this will improve the viability of the heritage asset. Impact on Significance: Neutral
3.11	Door reinstated and used for escape only from bedroom in event of a fire. <i>Dwg 143 Elevation A</i>	Existing door has been removed & blocked. <i>Appendix A Photo G-14</i> Heritage Significance : Low	Reinstatement of door will improve legibility of heritage asset. Impact on Significance: Neutral
3.12	Replace gypsum plaster with 40mm woodfibre board & lime plaster with new architraves to window. <i>Dwg 124 Detail 2</i>	Existing wall is gypsum plaster and window architraves are absent. <i>Appendix A Photo G-13</i> Heritage Significance : Low	Missing window architraves will be reinstated. Insulating will improve the viability of the heritage asset. Impact on Significance: Neutral
3.13	Removal of fixed furniture and reinstatement of skirting to match room. <i>Dwg 126 & Dwg 143 Elevation A</i>	Skirting is currently missing. <i>Appendix A Photo G-13</i> Heritage Significance : Medium	This will restore lost heritage features and improve legibility of room. Impact on Significance: Positive
3.14	Removal of the Victorian picture rail to front and rear rooms. <i>DWG 143 Elevations A B & C</i>	Rail is a modern intervention and looks out of place. <i>Appendix A Photo G12 & G-14</i> Heritage Significance : Negligible	This will improved the setting of the original features to the front and rear room. Impact on Significance: Positive
3.15	Replacement of plasterboard ceiling to rear room with fire rated acoustic board. <i>Dwg 125 Detail 2</i>	Ceiling is plasterboard with original cornice. <i>Appendix A Photo G-13</i> Heritage Significance : Low	Cornice will be retained. Improving fire protection will protect the heritage assets as a whole Impact on Significance: Neutral
3.16	Replacement of plasterboard ceiling to rear extension with insulation between and upper rafters and new plasterboard finish <i>Dwg 131 Detail 2</i>	Ceiling is plasterboard with no cornice. <i>Appendix A Photo G-15 & G-16</i> Heritage Significance : Negligible	There will be no impact on heritage features. Impact on Significance: Neutral

3.5 Schedule of Works with Impact Appraisal : 1st Floor



	Proposed Works : First Floor	Significance	Impact Appraisal
4.01	Removal of existing partitions to rear room including mezzanine and reinstatement with new partitions. <i>Dwg 124 Detail 1</i>	All the partitions, doors, skirtings, cornice & mezzanine level to the rear room are modern. <i>Appendix A Photo F13, F14 & F15</i> Heritage Significance : Negligible	This will form a better quality internal space and improve the long term viability for the heritage asset. Impact on Significance: Neutral
4.02	Relocation of the kitchen & associated services from adjacent to the chimney breast to far wall with high wall to rear for services. <i>Dwg 123 & Dwg 144 Elevation A</i>	The kitchen and associated boxing out is modern. Its current positions detracts from the setting of the heritage mantelpiece. <i>Appendix A Photo F10</i> Heritage Significance : Negligible	The moving of the kitchen will improve the setting of the heritage features. The new partitions are to be scribed around skirting and so will remain unaffected. Impact on Significance: Positive
4.03	Replacement of modern cornice & plasterboard ceiling to front room with fire rated acoustic board. Replica cornice to match one to ground floor front room. <i>Dwg 125 Detail 4</i>	The ceiling and cornice are modern. The inappropriate style of cornice looks visually jarring to the room. <i>Appendix A Photo F9</i> Heritage Significance : Negligible	The ceiling will be a replacement of a modern material. The more sympathetic cornice will improve the heritage setting. Impact on Significance: Positive
4.04	Removal of Victorian style picture rail. <i>Dwg 144 Elevation A&B</i>	The picture rail is Victorian/ modern and looks uncomfortable especially around the window architraves. <i>Appendix A Photo F5 & F-7</i> Heritage Significance : Negligible	The removal will improve the setting of the heritage features to the room. Impact on Significance: Positive
4.05	Removal of cupboard and services to communal stair and repair to skirting & cornice. <i>Dwg 145 Elevation A</i>	The cupboard is modern and the services detract / affect the heritage features in a negative manner. <i>Appendix A Photo F-2 & F-3</i> Heritage Significance : Negligible	The removal of the cupboard allow the reversion back to original planform. The repairs to the heritage features will improve the heritage asset. Impact on Significance: Positive
4.06	Replacement of existing plasterboard ceiling to rear room with acoustic plasterboard & small service void below. <i>Dwg 125 Detail 3</i>	The ceiling is modern plasterboard & modern cornice. <i>Appendix A Photo F-14</i> Heritage Significance : Negligible	The improvement to acoustics will improve the viability of the heritage asset. The service void will reduce visible services within the heritage asset. Impact on Significance: Neutral
4.07	Replace gypsum plaster with 40mm woodfibre board & lime plaster with new architraves to window. <i>Dwg 124 Detail 2</i>	The plaster is modern & architraves are missing and replaced by boxing. <i>Appendix A Photo F-12</i> Heritage Significance : Negligible	Insulating will improve the viability of the heritage asset. Reinstatement of the window architraves will improve asset. Impact on Significance: Positive

3.5 Schedule of Works with Impact Appraisal : 1st Floor



	Proposed Works : First Floor	Significance	Impact Appraisal
4.08	Floor overlaid with acoustic floating floor throughout apartment. <i>Dwg 125 Detail 1 & 2</i>	Some visible existing floor boards although generally over-boarded. <i>Appendix A Photo F-10</i> Heritage Significance : Low	Doors will require undercutting. Improved acoustics will improve the viability of the heritage asset and is reversible. Impact on Significance: Neutral
4.09	Reinstatement of door architrave to match neighbouring door to front room. <i>Dwg 144 Elevation B</i>	Existing architrave is square edged <i>Appendix A Photo F-5</i> Heritage Significance : Negligible	Will improve the setting and eligibility of heritage asset. Impact on Significance: Positive
4.10	Replace 60mm wall lining to internal face of front external wall with 40mm woodfibre board & lime plaster. <i>Dwg 124 Detail 2</i>	Existing wall has a boarded out timber lining Possibly base remains from panelling which has previously been removed. <i>Appendix A Photo F-10</i> Heritage Significance : Low	The wall position will not alter and this will improve the viability of the heritage asset. Impact on Significance: Neutral
4.11	Painted shutters to front windows to be brought back to full working order. <i>Appendix A Photo F-8</i>	Existing heritage feature has been painted shut. Hinges are visible. <i>Appendix A Photo F-8</i> Heritage Significance : Medium	This will restore a heritage feature and will improve the thermal performance for the heritage asset. Impact on Significance: Positive

3.6 Schedule of Works with Impact Appraisal : 2nd Floor



	Proposed Works : Second Floor	Significance	Impact Appraisal
5.01	Blocking up of existing doorway and forming 2nd floor as a single apartment. <i>Dwg 124 Detail 2</i>	The doorway is a modern introduction to enable the previous forming of two bedsits. <i>Appendix A Photo S-2</i> Heritage Significance : Negligible	The removal of the door helps improve the legibility of the original plan form. Impact on Significance: Positive
5.02	Replacement of existing door and partition to entrance to the apartment with a fire rated one. <i>Dwg 124 Detail 2 & 148 Elev C</i>	Door is not original and was installed to create the front bedsit. <i>Appendix A Photo S-2 & S-4</i> Heritage Significance : Negligible	New door and partition will be to same position but will be fire rated and therefore protect the heritage asset. Impact on Significance: Neutral
5.03	Removal of overboarding to door leaf to apartment access door and upgrading with intumescent paint system. <i>Doc : Upgrading Doors with Envirograf Intumescent Coatings & Card-Veneer</i>	Door modern but very plain in appearance. <i>Appendix A Photo S-4</i> Heritage Significance : Negligible	Will improve the setting of the heritage stairs. Impact on Significance: Neutral
5.04	Removal of all partitions to rear room including boxings surrounding window and replacement with boxing out to chimney breast only. <i>Dwg 124 Detail 3 & 145 Elev B&C</i>	All walls, skirting, architraves are modern. <i>Appendix A Photo S-2 & S-4</i> Heritage Significance : Negligible	The legibility of the chimney breast to the rear room is removed however the whole room can be read in its original planform. Impact on Significance: Positive
5.05	Replacement of plasterboard ceiling to rear room and replacement with fireboard ceiling with service void under. Cornice to match existing to wall Bedroom 1 adjacent to no. 36. <i>Dwg 125 Detail 3</i>	The ceiling is modern plasterboard. <i>Appendix A Photo S-11, S12, S13</i> Heritage Significance : Negligible	The room will still retain a high ceiling height. The lowered ceiling to a single uniform level will aid the service distribution and improve the setting of the internal space. Impact on Significance: Positive
5.06	Removal of partition wall to front room and new partitions to form 2no. ensuites. <i>Dwg 124 Detail 1 & 146 Elev A & B</i>	Existing partition believed to be early C20. Skirtings & cornice to partition do not match within the room. There are the partial remains of an original arch adjacent to one window. <i>Appendix A Photo S-7, S-8, S-9, & S-14</i> Heritage Significance : Low	Works are fully reversible and allow for the rear room to be made into a kitchen/living/dining room. Restoring the historic planform and long term viability. Impact on Significance: Positive
5.07	Door widened to Bedroom 2 with door leaf and architrave to match bedroom adjacent to no. 36. <i>Dwg 127 & 126</i>	It is unlikely there was a doorway to this wall in this location. Believed to be early C20. <i>Appendix A Photo S-7,</i> Heritage Significance : Low	The replica door and architrave to its original profile will help improve the setting from the rear room. Impact on Significance: Positive

3.6 Schedule of Works with Impact Appraisal : 2nd Floor



	Proposed Works : Second Floor	Significance	Impact Appraisal
5.08	Replacement of ceiling to front rooms with fire rated acoustic ceiling. Cornice to be replaced to match existing on to wall of Bedroom 1 adjacent to no. 36. <i>Dwg 125 Detail 4</i>	Ceiling is lath & plaster although cornice varies to both rooms and is of uncertain age considering partition is not original. <i>Appendix A Photo S-7,</i> Heritage Significance : Medium/ Low	This will involve the removal of historic fabric however this is not in a principal room that retains significant heritage. The cornice will be placed in heritage style to both rooms. It will cause less than substantial harm to the asset as a whole Heritage Significance : Neutral
5.09	Replace gypsum plaster to inner face of rear wall with 40mm woodfibre board & lime plaster with new architraves to window to match remains of existing. <i>Dwg 124 Detail 2</i>	Wall is gypsum at present and much of window architrave has been affected by previous works. <i>Appendix A Photo S-11, S-13</i> Heritage Significance : Low	This will restore a heritage feature and will improve the thermal performance for the heritage asset. Impact on Significance: Positive
5.10	Remove plaster & window architraves to bedroom 1. Add 40mm woodfibre board & lime plaster to internal wall. Replace architrave to Bedroom 1 & new architrave to bedroom 2 to match. Cornice to match bedroom 1. <i>Dwg 124 Detail 2</i>	Wall is gypsum at present window. There are remains of a historic arch but this has already been affected by partition wall <i>Appendix A Photo S-7, S-8, S-14</i> Heritage Significance : Low	This will restore heritage features to bedroom 2 and will improve the thermal performance for the heritage asset. Impact on Significance: Positive
5.11	Removal of Victorian style picture rail to both front rooms <i>Dwg 146 & 147</i>	The picture rail is Victorian/ modern and looks uncomfortable especially around the window architraves. <i>Appendix A Photo S7 & S-14</i> Heritage Significance : Negligible	The removal will improve the setting of the heritage features to the room. Impact on Significance: Positive
5.12	Removal of boxing to perimeter of ceiling in communal stair & repair cornice <i>Dwg 148 Elev B&C</i>	Modern boxing for services. Ceiling in extremely poor condition <i>Appendix A Photo S-3</i> Heritage Significance : Negligible	The removal will improve the setting of the heritage features to the communal stairs Impact on Significance: Positive
5.13	Floor overlaid with acoustic floating floor throughout apartment. <i>Dwg 125 Detail 3 & 4</i>	Some visible existing floor boards although generally over-boarded. <i>Appendix A Photo S-14 & S-15</i> Heritage Significance : Low	Doors will require undercutting. Improved acoustics will improve the viability of the heritage asset and is reversible. Impact on Significance: Neutral

3.7 Schedule of Works with Impact Appraisal : 3rd Floor



	Proposed Works : Third Floor	Significance	Impact Appraisal
6.01	New partition wall to existing kitchen/ dining to form shower room including boxing to rear for services. <i>Dwg 124 Detail 1</i>	The room has been significantly modified for the installation of the existing kitchen. <i>Appendix A Photo T-12</i> Heritage Significance : Negligible	Original planform uncertain to rear room but this is not a principal floor. Formation of a proper living room improves the viability of the heritage asset. Impact on Significance: Neutral/Positive
6.02	Wider door rear room including new fire rated entrance door. <i>Dwg 150 Elevation B, Dwg 127 & 128</i>	Door is narrower than others to the landing and door is modern. <i>Appendix A Photo T-14</i> Heritage Significance : Low	Original planform uncertain to rear room but this is not a principal floor. Formation of a proper living room improves the viability of the heritage asset. Impact on Significance: Neutral/Positive
6.03	New opening between two rear rooms with painted timber lining. <i>Dwg 150 Elevation A</i>	The wall is lath & plaster wall. May possibly be original but has no historic skirting <i>Appendix A Photo T-12</i> Heritage Significance : Low	The planform legibility is still retained and the apartment benefits from having a living room, improving long term viability. Impact on Significance: Neutral/Positive
6.04	New loft access hatch to rear & larger access hatch to front lobby <i>Doc 133 Detail 6</i>	The existing loft access hatch is small and modern <i>Appendix A Photo T-5</i> Heritage Significance : negligible	The hatches will allow for better access to services distributed in the loft space. Impact on Significance: Neutral
6.05	Larger loft access hatch from stair to form suitcase store to loft area. <i>Dwg 150</i>	The hatch is not original and is overly small. <i>Appendix A Photo T-5</i> Heritage Significance : Negligible	The flush access doors will allow for more effective use of the loft. Impact on Significance: Neutral
6.06	Infill of recess to wall adjacent to no. 36 Doughty Street. <i>Dwg 116</i>	The recess is thought to be historic from when nos 36 & 37 Doughty Street were joined <i>Appendix A Photo T-8</i> Heritage Significance : Negligible	The infilling will allow the fire protection between the properties to be improved and allow the form of the chimney breast to be more legible. Impact on Significance: Positive
6.07	Insulation between and under the rafters to mansard and to ceiling joists in loft space. New cills <i>Dwg 131</i>	The sloping finish is of unknown age and in poor condition <i>Appendix A Photo T-9 & T-11</i> Heritage Significance : Low	The improvement in thermal performance to the mansard will help improve the viability of the property in the long term. Impact on Significance: Positive
6.08	Floor overlaid with acoustic floating floor throughout apartment <i>Dwg 125 Detail 3 & 4</i>	Some visible existing floor boards although generally over-boarded. <i>Appendix A Photo T-8 & T12</i> Heritage Significance : Low	Doors will require undercutting. Improved acoustics will improve the viability of the heritage asset and is reversible. Impact on Significance: Neutral
6.09	Replace existing doors to 3no. rooms <i>Dwg 127 & 128</i>	Door to existing kitchen is modern. Doors to bedroom over boarded & poor condition <i>Appendix A Photo T-12, T-7 & T-5</i> Heritage Significance : Low/ negligible	Existing doors as of poor quality and architraves will remain. Impact on Significance: Neutral

4.0 Summary of Heritage Impact



Currently no. 37 is in a poor state of repair and currently has lower heritage significance than others in the listing group of nos. 29-38 Doughty Street.

We believe the improvements on the front façade to the main entrance and to the brickwork will have a positive impact on the heritage asset, the wider listing group and the Conservation Area as a whole.

The simplification of the pipework and services to the rear façade will have a positive impact on the heritage asset, although not visible to the wider Conservation Area.

The replacement of modern windows to both the front and rear façades with ones of a heritage style will have a positive impact on the heritage asset. The use of slimline glazing to these windows which are in locations less visible within the Conservation Area will have a neutral affect on the heritage asset and the wider Conservation Area. However, this along with other measures to improve sustainability will increase the long term viability of the asset.

The proposed extension to the rear at lower ground floor is simple in design and modest in scale. Its design should have a low impact on the heritage asset. As it provides a dedicated place for washing and drying laundry we would consider this to provide a significant benefit to the protection of the historic fabric in the long term.

Internally the property is in a considerable state of disrepair and many of the remaining heritage features have been compromised by unsympathetic works. The building requires significant investment and action to ensure its long term preservation.

Any alterations should be weighed against both the improvement to the remaining heritage assets and to the benefits to the Conservation Area. There are some limited alterations proposed to items of low or medium heritage significance. We believe the impact of these changes would be neutral or positive. As changes contribute to the long term viability of the property we believe the overall impact on significance to heritage asset and the wider Conservation Area to be positive.