

# HERITAGE STATEMENT

*For the  
Removal and installation of a new double glazed timber  
sash window and the removal of the existing lounge/  
dining room lath and plaster ceiling installation of  
a new lath and plaster ceiling.*

*At*

*13 Doughty Street  
London  
WC1N 2PL*

*Prepared by*



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*For*



DIOCESE OF  
LONDON

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## 1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared to support an application for Listed Building Consent for the removal of an existing timber sash window and replacement with a new double glazed timber sash window due to the existing window having wet rot and being beyond economical repair and the removal of the existing lath and plaster lounge ceiling, replaced with a new lath and plaster ceiling due to the existing ceiling being damaged by a plumbing leak at second floor level which again is beyond economical repair at 13 Doughty Street, London. WC1N 2PL. Both the new ceiling at first floor level and window within the attic room will be made to match the existing in appearance and materials.
- 1.2 The Diocese of London who have, following recent inspections and surveys, and in coordination with the leasehold custodians of the building, decided that it is essential that these repair works are carried out.
- 1.3 Please refer to drawing number 21173\_001 showing the existing /proposed elevations along with window sections and floor plan showing the location/extent of the new lath and plaster ceiling.

## 2.0 IDENTIFYING THE HERITAGE ASSET

- 2.1 13 Doughty Street, London. WC1N 2PL is a Grade II listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 on 4<sup>th</sup> of January 1950.
- 2.2 13 Doughty Street, London. WC1N 2PL Listing (List Entry Number: 1271987).
- 2.3 Within the City and County of the City of London (London Borough of Camden). 13 Doughty Street, London. WC1N 2PL was constructed circa 18<sup>th</sup> century.
- 2.4 Date first listed: 14 May 1974.

*(sourced from [www.historicengland.org.uk](http://www.historicengland.org.uk))*

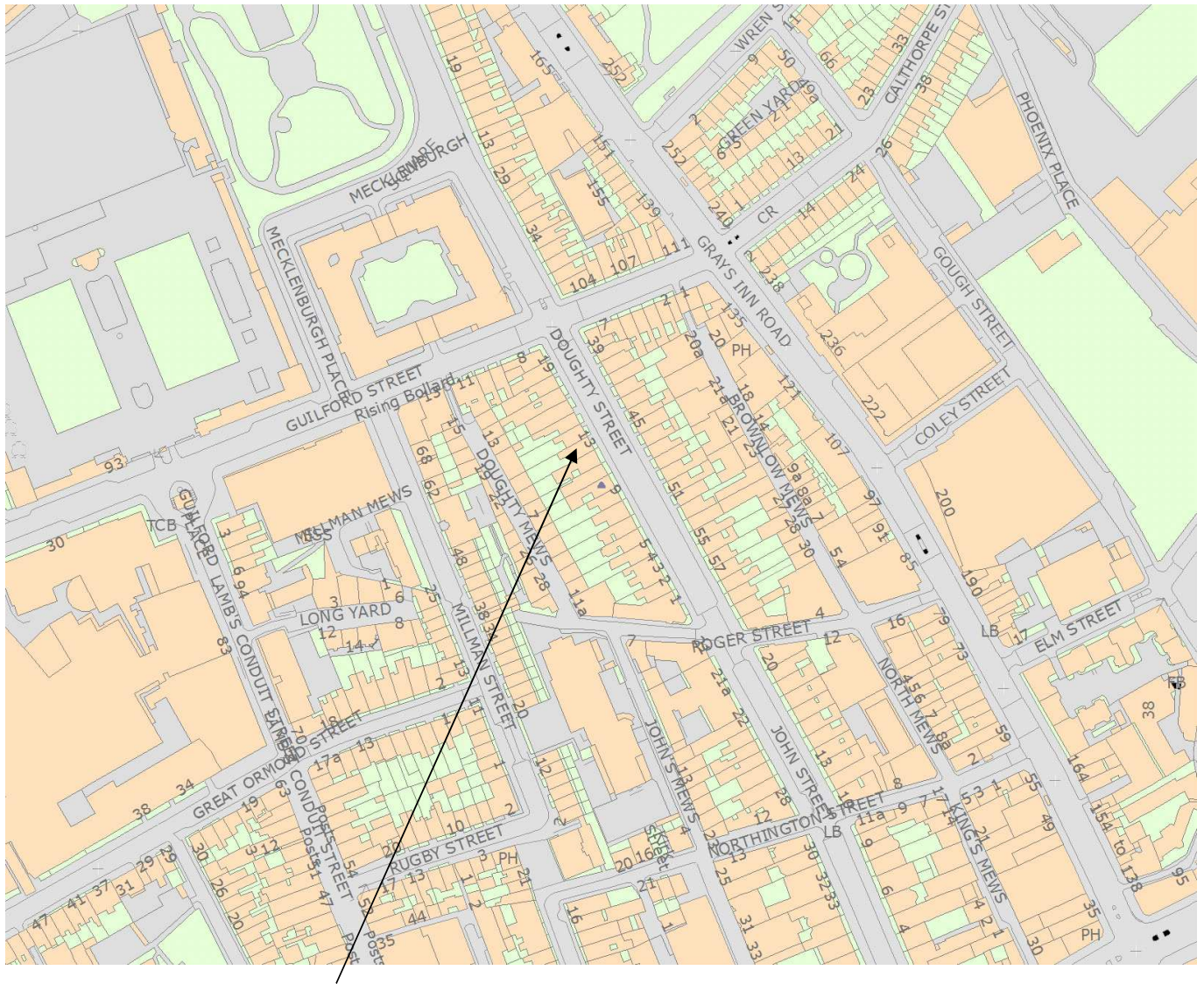
## 3.0 BACKGROUND

- 3.1 13 Doughty Street, London. WC1N 2PL is constructed of; yellow stock brickwork, plain stucco banding and rusticated quoins with gauged brick flat arches to recessed 2 pane sash windows and slate roof covering. The properties roof also consists of lead formed gutters front and rear with parapet walls extending over. The party walls is of gable construction with brick built chimney stacks and clay pots. The property is over 4 storey's plus a basement. Timber single glazed sash windows are present throughout.

*(sourced from [www.historicengland.org.uk](http://www.historicengland.org.uk))*

- 3.2 There have been approximately 6 various planning applications dated from 7<sup>th</sup> July 2003 up to 19<sup>th</sup> February 2021, which have been registered on the London Borough of Camden Website.

## 4.0 MAP OF LOCATION OF LISTING



13 Doughty Street, London. WC1N 2PL



## 5.0 PHOTOGRAPHS

Please see below photographs taken on a site visit on 3<sup>rd</sup> August 2021 of 13 Doughty Street, London. WC1N 2PL

*Figure 1: Timber sash window to be replaced.*



Figure 2: Location of ceiling to be replaced.



## 6.0 PROPOSAL

- 6.1 The proposal is to replace the existing rear attic room single glazed timber sash window, with a new white painted double glazed spring balanced timber sash window to match the existing and for the removal of the lath and plaster ceiling to the lounge/dining room and for a new lath and plaster ceiling to match.
- 6.2 The new attic room spring balanced window outer sash framing, glazing bars, linings and beading are to match the existing window dimensions allowing for minimum 24mm thick double glazing, providing all necessary lead flashings as required around the window casement.
- 6.3 The new ceiling is to match the existing, providing laths to match the existing secured to joists with galvanised nails and finished with hair and lime backing coat plaster to match the existing thickness and finished with a set/finish coat to suit.
- 6.4 Please note that the existing lath and plaster ceiling is to be taken down carefully so as not to damage the existing moulded cornice around the perimeter of the lounge/dining room ceiling.

## 7.0 ASSESMENT OF THE IMPACT AND MITIGATION

- 7.1 The subject premises forms part of the setting for what is visually distinctive heritage site, accordingly the proposals have been purposely aimed at maintaining this.

### Scale

- 7.2 The proposals shall not alter the scale or appearance of any part of the listed building. Therefore, the scale shall be as existing to all areas of proposed works.

### Landscaping

- 7.3 Owing to the nature of the proposed works, there will be no works to the landscaping- therefore this will remain unchanged from what already exists and will be unaffected by the proposals.

### Appearance and Use

- 7.4 As the areas affected will be in non-prominent locations all due care will be executed to ensure that the proposals will have no real change or impact on the existing external appearance or use of these areas.
- 7.5 The property will remain in full use during the execution of the proposed works, and there will be use change in use of the premises upon completion - All due care will be taken to ensure that the maximum levels of safety, security and appearance are maintained.

### Impact on the Surroundings from the Proposals

- 7.6 The Rectory is currently used as a Vicarage for the Diocese of London. The works area in question are at the rear of the property within the rear courtyard garden. The property is surrounded by residential housing and commercial shops and pubs/restaurants. The proposed works within the rear courtyard.
- 7.7 Therefore, by their nature, the proposals will have little change to the size, impact or appearance of the existing building or surroundings. There will therefore be no additional or adverse impact on the existing road, public transport systems and general area infrastructure or public outlook.

## **8.0 CONCLUSIONS**

- 8.1 It is considered that the proposals are essential, both in terms of the preservation of the listed building, and well preserving the thermal integrity of the property.
- 8.2 The proposals respect the nature and character of the building with all original features sympathetically replaced to match the existing.
- 8.3 The proposals are considered to create as little of an aesthetic impact as possible to the existing character, appearance and setting of the Grade II building.