

HERITAGE STATEMENT

35 DOUGHTY STREET

23 November 2021

CONTEXT

This statement relates to application 2021/4521 to change the proposed roof covering on the 1950's rear kitchen extension of 35 Doughty street London WC1N 2AA from that approved in the listed building consent 2016/5347/P.

It is proposed to cover the kitchen extension roof in Resitrix SKW full bond EPDM instead of code 6 lead as shown in the attached plan 2715-3C forming part of that building consent. The roof in question is marked by an X.

THE HERITAGE ASSET

35 Doughty Street is part of a terrace of 10 houses dating from 1794-1810 built by G Slaton and G Golden. The frontages are in darkened multi-coloured stock brick with later patching. There is a plain stucco band at first floor sill level. It has a slated mansard roof with dormers and is 3 storeys high with attics and basements with two windows on each floor. It has a square-headed doorway with stucco surrounds with pilasters and modified cornices, a radial fanlight and a panelled door and gauged brick flat arches to recessed sash windows. It has cast-iron balconies to 1st floor windows, stucco cornices and blocking courses and attached cast-iron railings with urn finials. The house is Grade II listed.

FEATURE

There are no heritage features at the rear of the house affected by the proposed change in roof-covering. The existing kitchen extension dates from the 1950's and has an uninsulated leaking asphalt roof in an advanced state of deterioration (see photographs attached).

SIGNIFICANCE

The kitchen extension has no historical significance and in its present state detracts somewhat from the appearance of the rear of the main house.

PROPOSED WORKS

To replace the existing uninsulated asphalt roof with a fully insulated warm roof covered in Resitrix SKW full bond EPDM and replacing existing rusted cast iron gutters with new cast iron.

POSSIBLE IMPACT

The work will have a positive impact on the rear of the heritage asset by tidying up a run-down 1950's addition.