

**DESIGN & ACCESS STATEMENT**  
**for**  
**LOWERING OF WINDOW CILL TO REAR EXTENSION**  
**at**  
**35 DOUGHTY STREET, WC1N 2AA**

35 DS/W/DAS

**1.0 Introduction**

- 1.1 35 Doughty Street is a grade 2 listed, five storey, terrace house, in single occupancy, within the Bloomsbury Conservation Area.
- 1.2 The property has been the subject of a series of recent Planning applications. The application 2018/4785/L, approved 9<sup>th</sup> August 2019, included, amongst other alterations, the replacement of the rear timber window to the two storey Victorian rear extension. This involved a change from a dual casement window to a sash window within the existing opening.
- 1.3 This new application now proposes lowering the window cill of the rear window by approximately 225mm (three brick courses), to increase the amount of internal natural light, with a corresponding adjustment to the proportions of the window.

**2.0 Amount**

- 2.1 The floor area of the house remains as existing.

**3.0 Layout**

- 3.1 The layout of the house remains as existing.

**4.0 Structural**

- 4.1 The proposals are not structural.

**5.0 Appearance & materials**

- 5.1 The window increases in height by approximately 225mm but remains in timber. The new proportions are shown on the associated drawing 35DS/P/W/01.

**6.0 Access**

- 6.1 Access to the property remains as existing.

**7.0 Parking review**

- 7.1 The parking provision remains as existing.

## **8.0 Drainage**

8.1 The drainage provision remains as existing.

## **9.0 Tree survey**

9.1 There are no trees on or near the site that are affected by the proposals.

**Robert Birbeck Architect**  
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