



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

35DS/W/HS

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July 2022**

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 9th 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.



Rear window, as existing, showing the casements, but pre change to the approved sash window design

2.0 Description, appearance and impact on Heritage Asset

- 2.1 The window cill is to be lowered by three brick courses. The timber sash proportions within the new opening will be adjusted accordingly. This is shown on the accompanying drawing 35DS/P/W/01
- 2.2 The Victorian extension is subservient to the earlier late Georgian terrace and is of lesser architectural significance. The replacement of the existing casements has already been approved and is beneficial to the appearance of the property. The change of the window proportions is a minor adjustment and not considered detrimental to the rear elevation of the property (either the Victorian extension or the terrace as a whole). Hence it is felt that the heritage asset of the property is unaffected.