

Design & Access Statement

Project: Alterations & Refurbishments
at 12 Goodge Place, London, W1T 4SG

Reference: 2203_R002_A

Date: 27/03/2023

Applicants: River Wolton
12 Goodge Place
London
W1T 4SG

Agent: Neil Kahawatte Architects
Studio 36
Archway Studios
Bickerton House
25-27 Bickerton Road
London, N19 5JT



[Fig. 01] View of front of property as existing.

The Proposal

12 Goodge Place is a 5 storey, 4 bed Georgian town house that sits centrally within a Grade II listed terrace built in 1766-67, and lies within the Charlotte Street Conservation Area. It is clear that a large part of the upper portion of the property and much of the internal fit out has been rebuilt following destruction. This can be seen in Figure 01. Much of the replacement work, including many partitions and panelling, were rebuilt during the second half of the 20th Century.

The proposal seeks to maintain the property as a family home, and to improve the quality of the living spaces via an internal refurbishment. This will be done whilst preserving the character of the building, and respecting the original layout and features within. The addition of solar PV and solar thermal panels to the roof will reduce the environmental impact of the building.

Design

The proposed internal alterations are minor in nature and do not detract from the items highlighted in the property's listing. They have been designed to raise the quality of the existing building, while being articulated honestly and in sympathy to the existing building fabric. The form and materials of the design are to match the original character of the property.

Lower Ground Floor

The lower ground floor is to be lightly refurbished and will remain largely unchanged.

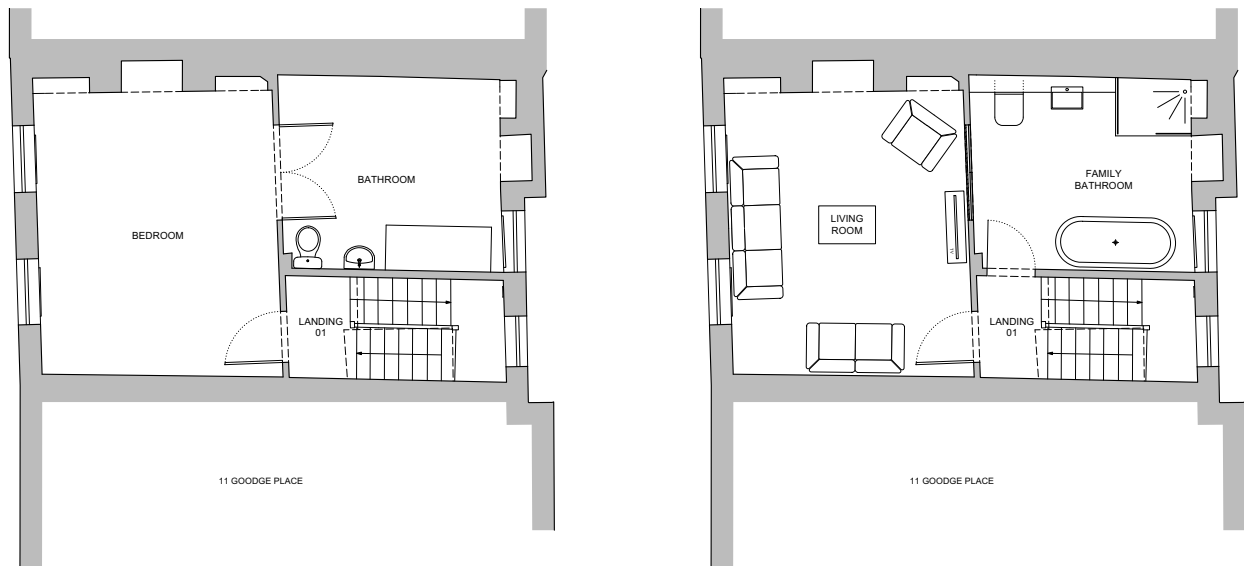
Upper Ground Floor

The proposal involves an enlargement of the opening within the partition wall between the kitchen and reception room on the upper ground floor (Figure 02). From the shape and detail of the timber, this is not believed to be an original partition, although it is in the original position.

Enlarging the partition will enable a better connection between the proposed kitchen and dining room, creating a dual aspect living space with increased light to this area. This layout is better suited to modern family living. Acknowledgement of the placement of the original partition will be shown via a downstand and a nib to either side.



[Fig. 02] Opening to upper ground floor partition wall to be enlarged.



[Fig. 03] First Floor Existing and Proposed Plans, from late 20th Century modified layout back to the original layout.



[Fig. 04] First floor opening to be infilled, and original opening for proposed doorway.

First Floor

The proposal at first floor seeks to maintain the living space to the front and family bathroom to the rear. It is therefore necessary to reinstate the original openings and restore the layout at this floor to its original form. This involves closing the existing double doors between the living room and family bathroom, and re-opening the original opening between the family bathroom and the landing. Figures 03 and 04 show the existing and proposed layouts, and photographs of the openings.

The existing architraves to the double doors will be maintained, and a partition board will be placed within the opening, on the living room side, with the doors locked shut on the bathroom side. The new door will match the materials and finish of the existing doors in the house.



[Fig. 05] Second floor late 20th century panelling to be painted.

Second Floor

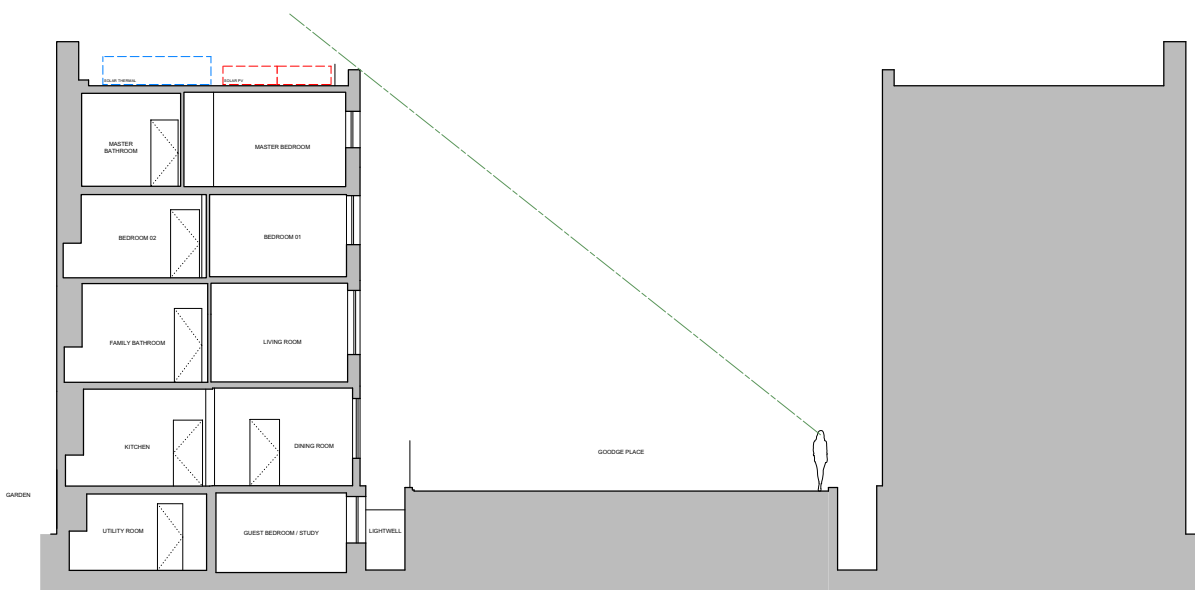
The rear bedroom at second floor level contains some late 20th century pine panelling, shown in Figure 05, which will be painted to be more consistent with the rest of the property.

Third Floor

The third floor is to be lightly refurbished and will remain largely unchanged.

Roof

The proposal seeks to reduce the environmental impact of the property as far as practicable by adding sustainable heating and hot water technologies such as solar PV and solar thermal. The existing flat roof offers the opportunity to place the solar panels so that they are not visible from the public realm, as shown in Figure 06. The application of these solar technologies will reduce the cost of living for the resident.



[Fig. 06] Street section showing that the Solar PV panels are not visible from the public realm.

External

The external render to the front of the property at ground floor level is live and requires replacement (see Figure 07). Additionally, the rear external render requires repair or replacement following an inspection. This is particularly relevant toward the top of the property, as shown in Figure 08. All new render will be lime based, to match what would have been originally used on the property.

There is an existing wall to the rear garden which currently splits the small garden in two (Figure 09). The proposal seeks to remove this wall, allowing for a garden more suited to a family home.



[Fig. 07] External Render to the front of the property.



[Fig. 08] External render to the rear of the property.



[Fig. 09] Existing garden wall to be removed.

Throughout Property

Throughout the property, traditional elements will be inspected and retained in situ or refurbished and decorated, or, if these options are not possible, replaced as existing. These are shown in Figures 11 - 14. Internally, this includes the following elements:

- Doors and architraves. Many are believed to be non original, particularly on upper floors.
- Sash windows. Secondary glazing will be added once the windows have been restored.
- Timber flooring. Once the original flooring is made good, it will be overlaid with new floor finishes.
- Chimney surrounds and mantels (with the exception of the Third Floor bedroom, see above). Many are believed to be non original, particularly on upper floors.
- Panelling and dado rails to first floor proposed living room. Believed to be non original.
- Panelling and decorative arch to entrance hall

Externally, this includes the following:

- Coping to the parapets at the rear
- Felting to the parapets at the front
- Flashing
- Chimney flaunching
- Brickwork

There is panelling surrounding the stairwell is likely to be a late 20th Century addition (See Figure 10). It is proposed that this is removed, with the walls refurbished and decorated.



[Fig. 10] Panelling to stairwell, to be removed.



[Fig. 11] Traditional elements: Parapets, flashing, chimneys and brickwork



[Fig. 12] Traditional elements: doors, windows and architraves.



[Fig. 13] Traditional elements: floorboards and fireplaces.



[Fig. 14] Traditional elements: dado rails, panelling and decorative entrance hall archway.

Listing

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1342038
Date first listed:	14-May-1974
Statutory Address 1:	NUMBERS 8 TO 14 AND ATTACHED RAILINGS, 8 TO 14, GOODGE PLACE

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:	NUMBERS 8 TO 14 AND ATTACHED RAILINGS, 8 TO 14, GOODGE PLACE
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The building or site itself may lie within the boundary of more than one authority.

County:	Greater London Authority
District:	Camden (London Borough)
Parish:	Non Civil Parish
National Grid Reference:	TQ 29372 81728

Details

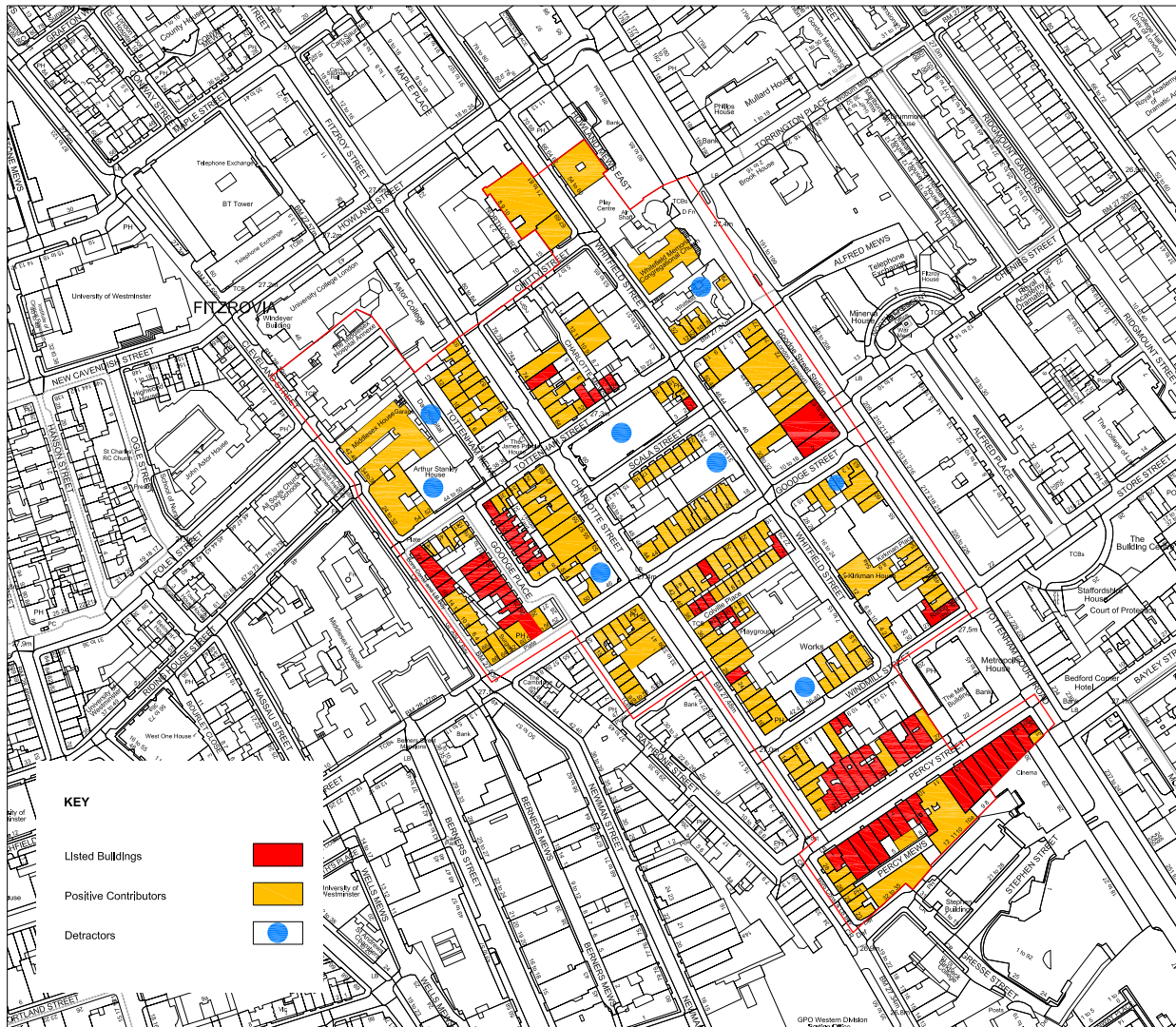
CAMDEN

TQ2981NW GOODGE PLACE 798-1/98/583 (East side) 14/05/74 Nos.8-14 (Consecutive) and attached railings

GV II

7 terraced houses. 1766-67, altered. Built for Jacob Leroux, architect. Nos 8 & 9 restored 1989. Darkened multi-coloured stock brick; No.8 refaced brickwork, No.9 repointed, Nos 10 & 12 upper floors refaced. Stucco ground floor with 1st floor band. EXTERIOR: 4 storeys. 2 windows each. Mostly gauged red brick flat arches to recessed sash windows, some with exposed boxing and glazing bars. Parapets. Nos 10-12: wooden doorcases with pilasters carrying entablature, pediments; arched fanlights and panelled doors. No.13: stucco door surround with pilasters carrying a pediment; rectangular fanlight and panelled door. No.14: remains of wooden shopfront with entablature and projecting cornice, projecting shop window having had large panes. Square-headed house and shop doorways with fanlights; doors boarded up at time of inspection. INTERIORS: of Nos 8 & 9 with some panelling, original fireplaces and other features. No.8, panelling in back hall with painted roundel of a hound's head, initialled CF. Traces in front hall of a painted roundel probably having depicted a vase of flowers. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe, urn or foliated finials. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1938: 36; Summerson J: Georgian London: Harmondsworth: -1945: 132).

Charlotte Street Conservation Area



6.4 The scale of development along the streets reflect the characteristic pattern of mainly four and sometimes three storey development favoured by the builders and developers. There are particularly good and consistent examples of the Georgian townhouses on Gode Place and Percy Street (the majority of which are listed) where there has been less encroachment by later development.

6.34 Gode Place is one of the most consistent Georgian Streets in the area notwithstanding the more recent interventions at the northern end of the street. Many of the generally four storey townhouses retain their original details and there are a range of decorative door surrounds and fine doors. Most of the properties are listed but those that are not contribute to the general consistency of the street. Its cobbled surfacing contributes to its sense of history. The dog-leg alignment adds to the visual interest of the street emphasising the transition from Gode Street, whilst the mature tree provides an attractive focus with a backdrop of buildings.

Precedents

The scale of the proposal is minimal, and there are several previously approved precedents that go beyond what is proposed here:

25 Goodge Place

- 2020/2329/L
- Permission granted.
- Fire safety and refurbishment works to existing building

26 Goodge Place

- 2010/6820/P
- Permission granted.
- Change of use of building from wholesale and storage at ground floor and basement level (Class B8), studio flat at 1st floor and maisonette at 2nd & 3rd floors (Class C3) to single-family dwelling house (Class C3), erection of first floor rear extension, new timber and glass frontage at ground floor level, reinstatement of front lightwell and excavation works to basement

10 Goodge Place

- 2007/2795/P (Full Planning)
- 2007/2796/L (Listed Building)
- Permission granted
- Excavation of part of the rear basement yard area, the erection of a new outhouse to replace one demolished, and a link between the main building and the outhouse, replacement of a rear basement window with a door and the installation of new cast iron gate and staircase to the basement front area, to a single family dwelling house (C3 use)

Flood Risk

The Environment Agency's flood risk summary indicates that the risk of flooding from rivers and the sea is a very low risk. The Environment Agency's flood risk summary indicates that the risk of flooding from surface water is a medium risk. The proposal does not involve lowering of floor levels, and does not increase the existing foot print of the building.

Sustainability

The addition of sustainable technologies such as solar PV and solar thermal panels to the roof is aimed to reduce the environmental impact of the building. The proposal also includes secondary glazing throughout, meaning the energy efficiency of the property is likely to increase from current levels.

Access

Access to and from the property will not be affected by the proposed works.

Parking Provision

Parking is on street and will remain unchanged by these proposals.