

**Design and Access statement**  
**48 Goodge Street, London W1T 4LX**

**The Site**

The site is situated on Goodge Street, part of the conservation area of Charlotte Street. The current use of this building is a mixture of retail space on ground level, and office units from 1st to 3rd floors inclusive. The building also consists of a basement floor which is accessible by the tenants at ground level retail unit.

Located in an area where there is a shortage of residential units, especially being so close to universities and colleges such as UCL, some of these offices have proved difficult to be let out, resulting in a few being left empty for long periods of time.

**The Proposal**

The proposal of this application is for the change of use and conversion of the 1st, 2nd and 3rd floor of number 48 Goodge Street from office space (B1) to self-contained studio flats (C3).

**The Design**

The conversion is to accommodate one studio flat on each floor from 1st -3rd floor at 48 Goodge Street. All finishes will be of high quality and use neutral colours. The separating elements (walls and floor) between each unit will be structured in accordance to the Building regulations and comply with all standards to preventing air bourn and impact sound travel between the units. Each unit is designed to accommodate for single person occupancy, likely to be a city worker who requires city accommodation for weekdays or a mature student from one of the universities close by.

The proposal will also include additional communal laundry room, a cleaner's cupboard and extra storage for recycling and waste for the units.

**Access**

In terms of access the routes have not changed and all flats will be accessed from the same entrance at ground level off Goodge street.