

THE EXISTING BUILDING

37 Goodge Street is a four-storey terrace, comprising a commercial unit on the ground floor and three flats above, arranged as one per floor. The commercial unit is leased to Ryness and there is a separate entrance to the flats above adjacent to the shop entrance.

The building is dual aspect, with the main elevation facing Goodge Street and the rear elevation facing the rear of the properties on Colville Place to the South.

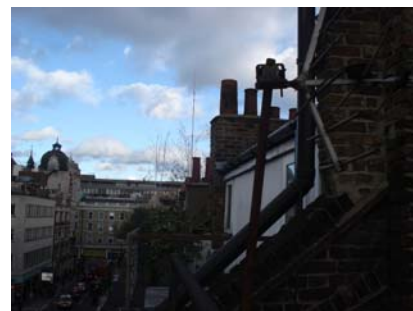
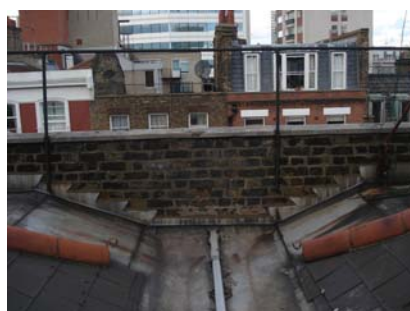
The majority of buildings along Goodge Street have been infilled to the rear at ground floor to the full extent of the boundaries.

The third floor studio flat has access to the existing roof by means of a drop down ladder. The roof itself is a butterfly roof which abuts parapet walls and chimney stacks to either side. The parapet walls on the east of the building are relatively high, whilst those on the west are somewhat lower. The roof is hidden by a parapet running along Goodge Street on the main elevation but is evident at the rear as the parapet follows the form of the roof.



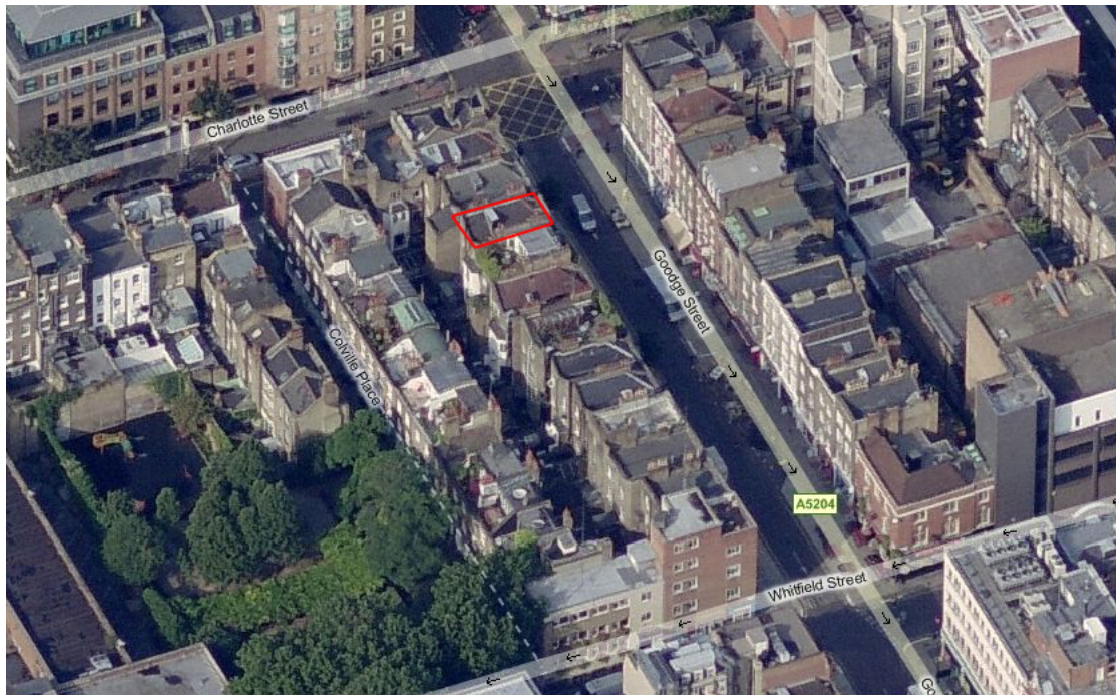
The valley gutter and portions of the roof intrude into the flat below, creating an awkward space and low headroom under the beams of 1.8m for the full depth of the flat.

The existing flat is 39 sqm and is arranged as a studio space with separate kitchen and shower room.



SURROUNDING CONTEXT

A number of the surrounding properties have had roof extensions set behind the parapet. The adjoining property at number 35 has a roof extension, set back at both front and rear to provide generous roof terraces. Directly opposite number 37 is a fourth floor extension (No. 38) designed as a mansard roof. Number 31 Goodge Street has an extensive roof garden with a glass structure.



There is currently a similar application at number 53 Goodge Street for a roof extension and terraces.

The building falls within the Charlotte Street Conservation Area. Number 35 is Grade II listed and number 37 is noted as a building that makes a positive contribution to the area.

THE PROPOSAL

The application seeks to extend the third floor studio flat by a further storey to create a well-proportioned two-bedroom apartment of 67 sqm. The existing butterfly roof will be removed and full ceiling height reinstated to the living spaces below.

The new roof extension is set back approximately 1.9m from the face of the parapet wall onto Goodge Street, to line through with the adjacent roof extension. A small terrace is formed here by a minimal glass balustrade, set back behind the parapet.

The design of the extension ensures a minimal impact from street level and does not interrupt the scale or character of the terrace.

The roof has been designed as a shallow curve, allowing the eaves level to be as low as possible whilst ensuring the accommodation has a good ceiling height at the centre of the room. This limits views of the extension from the street.

At the rear the extension is set back approx 2.6m from the face of the rear elevation to form a roof terrace. The new staircase is housed in a low pitched roof construction which minimises the impact on properties at the rear and follows down from the curve of the roof.

The rear parapet with its 'V' profile will be retained with a minimal infill of obscured glass to maintain privacy.

The parapet party walls and chimneys on the east side of the building will be enclosed upon in their current state, whilst it is proposed to raise the party walls on the west side to accommodate the extended floor. At the front of the building the rakes parapets will remain as existing and chimney pots will be reinstated to the raised party walls.

There will be no loss of sunlight to the buildings on Colville Place as they are to the south of the proposal. There are a number of roof terraces facing the courtyard between Goodge Street and Colville Place so there is little impact on privacy to the surrounding properties.

The new elevations have been designed to fit in with the character of the area, with timber framed windows and fibre cement cladding in dark grey, to match the colour of the slate roofs found in the vicinity.

ACCESS

The apartment is currently accessed via a common staircase shared between the three flats in the building. It is not proposed to make any alterations to the access.