

1.0 Introduction

Introduction

This document has been compiled to outline our proposals for 11-13 Goodge Street and together with other supporting documentation form part of the planning application, on behalf of Goodge Street Properties Ltd. The Clients brief was to provide retail to modern standards at lower levels to continue the retail presence in Goodge Street with high quality residential accommodation above.

The scheme proposes two new 4-storey buildings with a set back fifth storey within a mansard roof and comprises retail at basement and ground and residential on first to fourth floors above.

Throughout the design process a series of pre-application meetings have been held with the London Borough of Camden planning department and English Heritage, comments from which have been integrated into the scheme and have influenced the development of the design. A presentation was also made to the Fitzrovia Trust and Charlotte Street Association.

This report should be read in conjunction with the following documents;

- Planning Statement
- Transport Statement
- Sustainability Statement
- Noise Impact Assessment
- Energy Statement
- Access Statement
- Conservation Area/Historic Buildings Statement
- Daylight/Sunlight Report