

23 Goodge Place Penthouse
Design and Access statement.
August 2014.

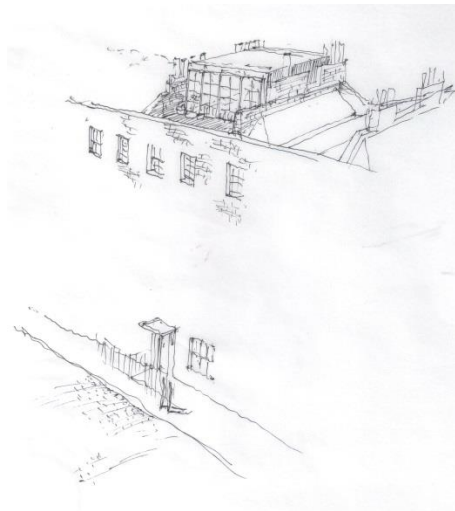


Listing.

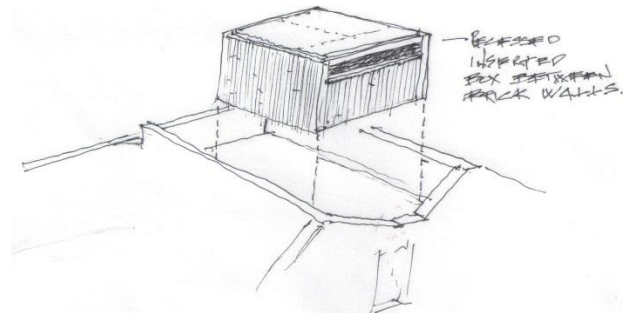
The terrace of 8 houses of which 23 Goodge Place forms part of, was built in 1766-67, and designed by Jacob Leroux. The property is grade II listed and sits along the West side of Goodge Place. (originally Cumberland Street, then Little Goodge Street.) The building is situated within the Charlotte Street Conservation Area and it received listing in 1974 for the group of buildings that it forms a part of rather than a single edifice. Whilst the building is grade two listed, it has received many alterations, some recorded and some not. It has a major two storey addition to the rear as well as modifications to the rear face. The brick has also received a new colour (blue grey) which is other than what was originally a reddish yellow London stock. The window at ground floor has also been altered from the double openings which resemble the rest of the terrace. The interior of the existing terrace, through continuous haphazard conversions between the eighties and nineties have seen the interior stripped of all period characteristic mouldings and details including door frames and door furniture. None of the ceiling plaster elaborations and fireplace details have survived. The project with regards to the interior will not endeavour and attempt to reinstate historical features which may have never existed to a great extent in this particular development. However the refurbishment will remain sensitive to the original fabric. Brick surfaces will be maintained, floor boards will be re-used and re finished where possible, fireplaces repaired. The proposal will maintain all of the lines which are visible to front and the rear.

The Proposal

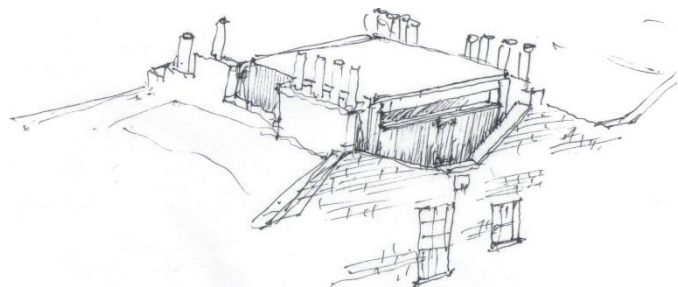
The proposal for 23 Goodge Place calls for a recessed penthouse element on top of the existing roof. The vertical extension would form the upper floor for the third floor apartment flat. The 'inserted element would not disturb the original lines of the building and would not be seen from directly opposite the street at ground level. (See extract from drawing P S03 at end and model photos) The materials of the addition will be primarily timber on a concealed steel frame. The East face will consist of double glazed units fixed into a thin steel frame with opening elements. The detailing will recall the semi industrial heritage of the neighbourhood of which pieces can still be glimpsed here and there. The assembly will be supported mainly on the flank walls and will visibly connect to the existing terrace only by a weathering detail so as to make it seem inserted or demountable. The addition would be diminutive compared to the original brick building in its materiality (timber) and scale. The entire assembly will be recessed at the front so that it will not be visible from directly across the street as well as at the back in order not to distract from the original lines of the building. No equipment of services or of a communications nature will be situated on top or against the sides of the extension. The high level windows to the rear will be positioned so as to avoid on-looking.



front high level view



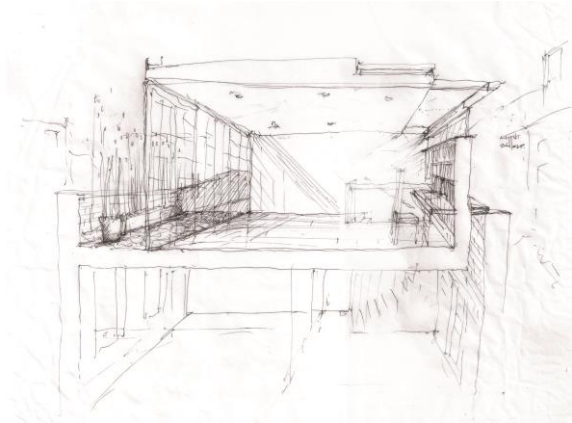
insertion of box with brick body left intact



Inserted box



model high view



sectional perspective showing recessed form



model view from street box not seen

Sustainability.

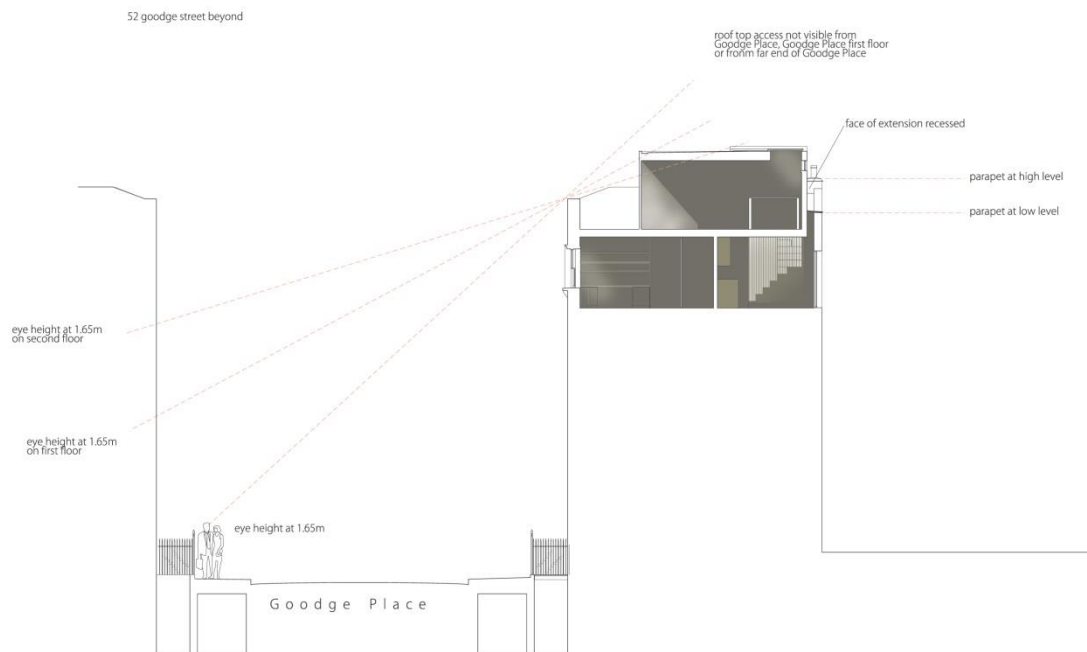
The acquisition of an old existing property, its upkeep ,re-use, and sensitive addition to is in the widest sense the most sustainable aspect of the proposal. Secondly, and no less important, the acquisition, upkeep and refurbishment and extension of a building for the purpose of housing a growing family within the town centre as opposed to developing a new house in a green field zone is also crucial from an ecological standpoint. Whilst achieving sustainability targets is slightly difficult on listed buildings the following aspects have been incorporated into the design:

The addition will be highly insulated to the effect that it will be operated off the existing boiler.

The materials used will be from a sustainable source of which some may be reclaimed in nature .

Access Statement

Whilst the proposal is for the addition of accommodation to a top floor flat, limited attention was applied to the consideration of public access. Emergency services access will remain the same as before and use of the existing stair will be maintained as well as roof top emergency egress will be made possible thereby actually improving the safety of the existing flat. No further consideration of lifetime homes or disabled accommodation was sought as the existing building makes this improbable already at low level.



extract from drawing p S03 showing how addition is not seen from the street.