

Design and Access Statements for Minor Works

What is the purpose of your proposal?

Full planning application for alterations to the existing roof structure to create an additional residential (Class C3) dwelling and associated external alterations.

How will the proposed works relate to the existing building?

At present, there is a part pitched, part flat roof structure to the existing roof at 62-64 Goodge Street which currently creates internally a redundant attic space. A slight increase to the existing massing of the roof to form a new mansard roof will allow the previous redundant attic space to be fully utilised for the creation of residential a residential unit.

Have you discussed your proposal with your neighbours? What measures have been taken to reduce impact on your neighbours considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues?

No. This is a minor application which will not impact on the neighbouring properties.

What thought has been given to siting and appearance of the works, where they are placed, visual impression, architecture, materials, decoration, lighting, colour and texture?

The use of high quality, traditional materials such as zinc, lead, sandstone, slate and timber sash windows, will ensure the proposed roof extension will be of highest standards. The development proposed seeks to create an attractive well designed scheme which respects the historical character of the existing building, the wider streetscape and importantly Charlotte Street Conservation Area.

The proposed roof extension has been design sympathetically, both in consideration of scale and context which will preserve and enhance the character of the building and its setting within the wider conservation area. As noted, the proposed roof alteration is a minor extension to the existing massing to the roof. At street level, the mansard roof will not impact upon the existing street scene. Through careful design, replicating the existing windows positioning and their classical order, the extension will integrate successfully with the existing buildings form.

What consideration has been given to accessibility to and between parts of the proposed works? Has disabled access been considered?

Access will remain as existing via a stairs from the ground floor entrance fronting Goodge Street.

What is the relationship between the proposed works and public routes and do they have any impact?

N/A – This application relates to a minor roof extension only.

Have you considered any landscaping treatment or other treatment to enhance and protect existing amenities?

A residential terrace measuring approximately 10 sqm will be accessed by timber bi-folding glazed doors. The rear surround of the terrace will be clad in vertical, slate coloured zinc panels. The terrace will be safely secured with a simple painted steel balustrade.

The terrace has been positioned in consideration of neighbouring occupiers, ensuring that the amenity enjoyed by existing residents is preserved.

Does your proposal have an impact on the street scene? Is it improving street views, if not, what measures have been taken to minimise visual impact?

The proposed roof alteration is a minor extension to the existing roof. At street level, the proposed mansard roof will not impact upon the existing street scene. The use of traditional materials such as slate and lead lined dormers and conservation roof-lights which fit comfortably with the traditional architectural features and used on the existing adjacent buildings.

How sustainable is your proposal? How has your proposal addressed the need for energy efficiency? How does it reduce carbon emissions? What consideration has been given to low-energy and renewable energy technologies?

Please refer to the accompanying Lifetimes Homes Assessment.

What provision has been made for the storage of waste and recyclable material?

In accordance with the Policy CS18, we include designated space for waste and recyclables to be stored prior to collection. Please refer to the proposed drawings.