

16c Goodge Place, London W1T 4SQ

**Design and Access Statement**

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16C GOODGE PLACE, LONDON W1T 4SQ**

**Introduction**

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for replacing the existing single glazed windows with double glazed timber framed windows.

**The Site and Surroundings: Location**

This property is located close to Goodge Street tube station in a quiet family friendly neighbourhood. This property falls within the Charlotte Street Conservation Area and is identified as a positive contributor. The closest tube stations are Archway to the north, and Upper Holloway overground station. Numerous bus connections exist along Holloway Road. It is part of a row of two storeys terraced houses with mostly paved over front gardens and extensive rear gardens. The houses have characteristic elevations with facing brickwork and tiled roofs. Goodge Place is noted in the conservation area statement as one of the most consistent Georgian Streets in the conservation area. Many of the generally four storey townhouses retain their original details and provide particularly good examples of Georgian townhouses. Most of the properties are listed but those that are not contribute to the general consistency of the street.

The site borders with numbers 14 and 18 Goodge Place respectively.

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### **Design Principles and Concepts: Design in context**

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance. We propose to use slim double glazing panels to minimise the impact on the additional thickness required on the historically proportioned sash windows. This provides in our view a natural change to the existing building and does not impact its setting.

### **Design Principles and Concepts: Layout**

The proposed changes do not impact the layouts.

### **Design Principles and Concepts: Scale & appearance**

We propose to use slim double glazing panels to minimise the impact on the additional thickness required on the historically proportioned sash windows.

### **Access**

This property is fronting Goodge Place, and the only access to the property is from the front. The proposals do not impact existing access to the site in any way.

### **Site Access**

The existing access to the ground level property is via a stepped entrance. The existing clear entrance width is less than 900mm.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.