

DESIGN & ACCESS STATEMENT

32-34 GOODGE STREET LONDON W1T 2QJ

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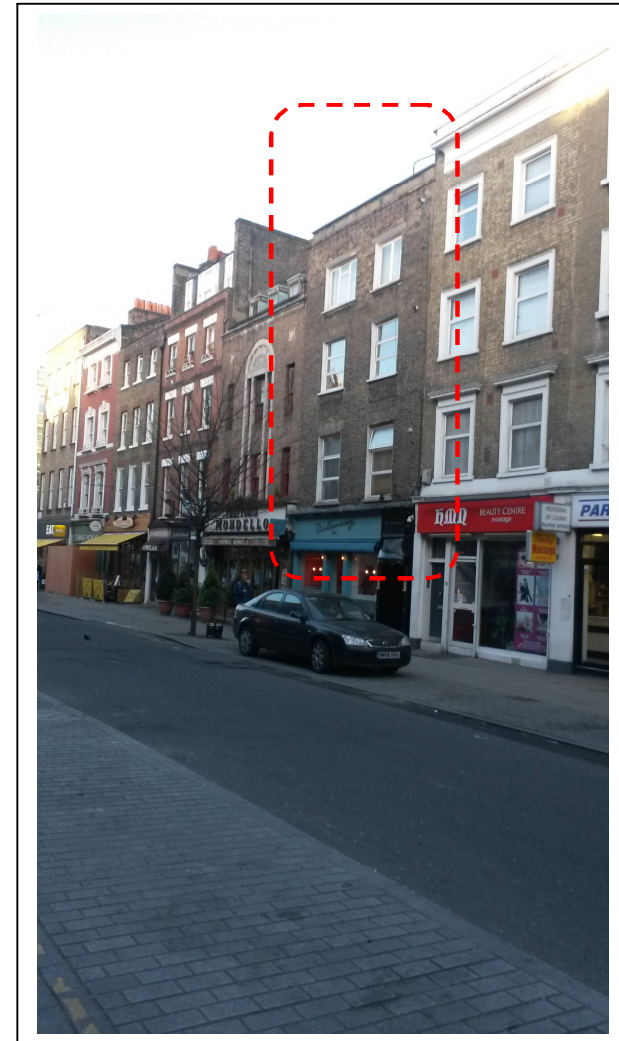
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1. Introduction

Background

The application site comprises a single terraced property in Goodge Street which spans between Whitfield Street and Charlotte Street, west of Tottenham Court Road, W1. The rear view of the property is limited, unless you are higher up onto adjacent properties. It is five storeys in height overall, including the basement and ground floor.

The property comprises A3, (restaurant use) at Ground Floor and Basement and residential on the upper parts providing three 1 bed flats.

There is nothing internally of merit and the property is not listed. It does however lie within the Charlotte Street Conservation Area.

The immediate area is home to a vast range of uses, from retail and restaurant to office and residential at different scales. The application site offers only a small amount of floor space, but which could contribute to increasing the top floor flat to have 2 bedrooms to provide a larger residential unit.

The proposal is to provide a roof-level alteration that makes use of and improves the residential flat at top floor level. Making these changes to improve the property relies wholly upon the application as a whole, in terms of economic feasibility and would not otherwise be carried out.



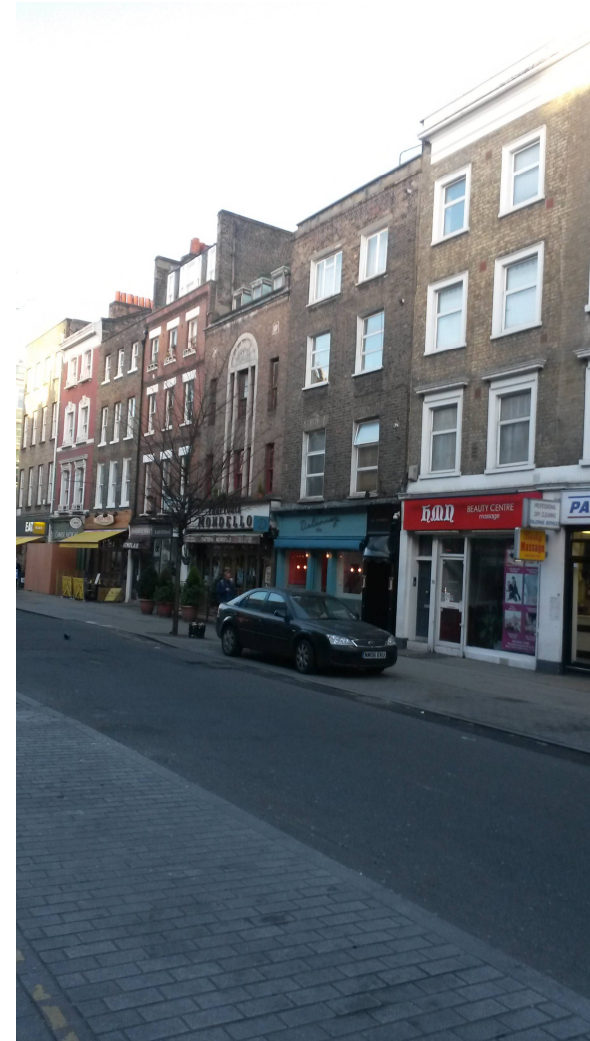
2. Proposal

Proposal

The proposal is to add a further floor to create a new mansard roof extension to increase the size of the top floor 1 bed flat into a desirable 2 bed duplex flat.

The mansard extension will be set back from the front elevation/parapet wall so that the new floor is not a dominant feature of the street and the building itself.

I refer you to the architectural plans, elevations and sections attached to this application.



Goodge Street elevation

3. Context

Locality

The local area is characterised strongly by large and varied buildings, with a commercial and residential vibrancy and displaying numerous additions both modern and traditional that give the area its colourful character.

The street layout is dense and provides few vistas, although one such exists along Goodge Street, where the street can be more easily read as a whole and the roof level even becomes more apparent.

Being so central it is served by a number of good local amenities, transport links, public and private services. There is a lot of vehicular and footfall traffic that invigorates the area, fuelled by its heavily mixed-use make-up.

Buildings

While the property is predominantly traditional, it has clearly been altered in many ways over the decades. Many of these components while deemed to be acceptable at the time, severely detracted from its original appearance. There are so many buildings in this area that have had additions to them, whether side or roof extensions for many purposes to maximise the potential use of the site to provide a variety of size accommodation, especially with residential.

The traditional language of the area is Classical, with red and yellow stock bricks, stone and plasterwork details, timber framed glazing, parapet walls that conceal slate pitched roofs and dormers. Proportion and clarity reign as most important criteria, whereby clutter, inappropriate additions and poorly maintained fabric create obvious aesthetic problems. The proposals seek to address all of these issues.



4. Design

Usage

The following table sets out the areas assigned within each floor, only referring to the residential upper parts, including totals for the existing compared against the proposed scheme. To summarise, the restaurant area (A3) is to remain and the residential (C3) will increase with the additional floor space for the top for flat, creating a duplex flat.

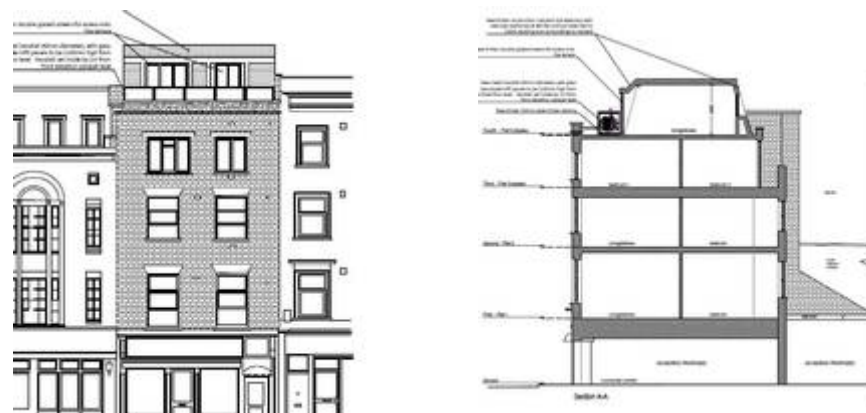
Additional information on the interior design/layout can be found under the proceeding sections.

	Existing (sq m)			Proposed (sq m)		
	A3	C3	Common	A3	C3	Common
Roof/4 th	0	0	0	0	30.1	0
3 rd	0	41.8	5.8	0	41.8	5.8
2 nd	0	42.3	7.4	0	42.3	7.4
1 st	0	42.3	7.4	0	42.3	7.4
Ground	N/A	N/A	N/A	N/A	N/A	N/A
Basement	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	0	126.4	20.6	0	156.5	20.6
	361.3			414.6		

Appearance

The following excerpts from the submitted drawings show the areas where external alterations are required for the proposals to be successful. The view here from Goodge Street (refer to image 1.) shows the new replacement roof structure square-on and in section. It is set back from the parapet, and will be less visible compared to the other surrounding and adjacent buildings. The new mansard flat roof over the window and door screens will follow the existing lines of the windows below and a matching brick flank wall to create a simple but more elegant structure and will improve the surroundings. The balcony is proposed to have a glass balustrade which will be set back and as such, not visible from street level and will complement the design and surrounding areas.

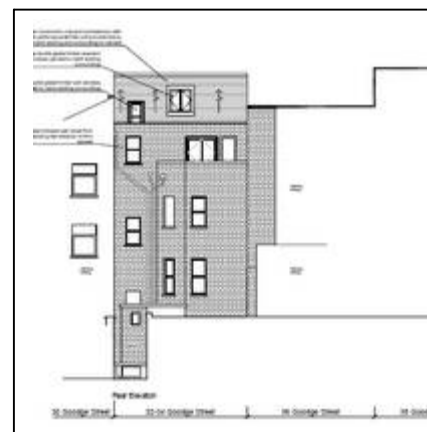
Refer to drawing's 22480 / 11, 12, 13, 14, 15 and 16 for more details.



1.

The rear of the new construction will have a greater pitch and forming a traditional mansard roof, when viewed from the rear lightwell – refer to image (2.) The materials will match the existing with traditional bricks and roof slates/tiles to match existing colour and surroundings to ensure the roof extension is in –keeping with adjacent buildings. The mansard and twin dormers shown will be visible, but these follow a traditional style in timber, slate and with lead flashing details. The remainder of the rear elevation lower down will be made good and left as existing with no changes proposed.

Refer to drawing's 22480 / 11, 12, 13, 14, 15 and 16 for more details.



2.

Sustainability

A Sustainability Statement has not been provided as part of this application. However, as part of the client's CSR policy, aspects of the design, materials and waste, energy and water usage among other items has been considered.

It is important to emphasise that the proposals make full use of the existing building, its structure, fabric and envelope without significant replacement of any large elements. It is these refurbishments which will enable the property to reinvent itself that sustain it for many years to come.

5. Access

Entrance and Circulation

Access to the new residential upper part will remain as existing and it will be via a new internal staircase within the top floor flat. Access to the flats will not change and the new staircase to form the duplex will meet with current building regulations and taking into consideration will be made for ambulant disable.

Inclusivity

The new 2 bed flat will make good use of space by providing reasonable sized bedrooms and living/kitchen space. They achieve far in excess of the London Plan minimum area requirements, with generous open plan living spaces making use of the existing window locations and structural elements. This flat also has some rare outdoor amenity space, in the form of a 5.7 sq m semi-enclosed deck at roof level which is set back from the parapet wall by 1m. This will house some plantations to enhance the appearance at this roof level.

The layouts are all best reviewed on the enclosed drawings.

Maintenance and Refuse

Access for purposes of maintenance, emergency services etc. will remain as it is at present if undertaken from the outside. New stairs throughout and improvements to tidy and make safe the roof will however make it easier to navigate the property generally.

Refuse will be utilising the existing situation to the premises.

Transport

The application site is in a very central area with access to bus stops, tube stations and cycle facilities all within a short walking distance. The majority of services can be reached without the need for transportation in any case.