



DESIGN AND ACCESS STATEMENT

4 GOODGE STREET LONDON W1T 4SD

CLIENT : MR & MRS P. IOANNOU

DATE : JANUARY 2015

DESIGN & ACCESS STATEMENT IN SUPPORT OF
GPDO PRIOR APPROVAL FOR CHANGE OF B1(a) OFFICE USE TO C3
RESIDENTIAL USE



LOCATION PLAN - 4 GOODGE PLACE, LONDON W1T 4SD

1. INTRODUCTION

The proposed development comprises the Change of Use from B1(a) to C3 Residential at Ground Floor and Basement Level at No. 4 Goodge Place.

2. SITE DESCRIPTION

The subject property is a mixed-use terrace buildings, 5 storeys in height and is located on the eastern side of Goodge Place north of the intersection of Goodge Street and Charlotte Street. The Ground Floor and Basement Floor are used as B1(a) Offices. All the upper floors are in C3 Residential use.

3. RELEVANT HISTORY

- PL/9300281 -

Change of Use from Residential to retail on the Ground Floor and Basement to B1 Use

- 2006 – 2014 - Ground Floor and Basement B1 Use by FREESTATE (Delegated Report ref 2013/2616/P)
- VALUATION OFFICE AGENCY REGISTER

Current records confirm the Use of the Basement and Ground Floor both at No.4 Goodge Street as OFFICES AND PREMISES. The records listed on the VOA web-site are since 2005.

4. DESCRIPTION

The proposal seeks the reinstatement of the Ground Floor and Basement Floor of No.4 back into C3 Residential Use providing a two Bedroom flat with the replacement of the shop frontage with similar frontage at Ground Floor level as the nearby residential houses.

5. RELEVANT POLICIES

Change of Use Permitted Development Rights applying from 30 May 2013 - Premises in B1(a) Office Use Class can change use permanently to C3 Residential Use, subject to prior approval covering flooding, highways and transport issues and contamination.

LDF Core Strategy and Development Policies

CS6 Providing Quality Homes

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP13 Employment sites and premises

DP18 Parking standards and limiting the availability of car parking

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP27 Basements and lightwells

Camden Planning Guidance

CPG1 advises alterations should take into account the character and design of the property, and windows and doors should compliment the building.

6. ASSESSMENT

The scheme will provide new frontage of high standard of design, which respects the setting, context and the proportions, and character of the existing building as required by both Policies DP24 and CPG1. The front elevation of the building is designed sympathetically to the prevailing character and in line with the general streetscape thus contributing to conserving the local character (DP25).

Scheme assessed for prior approval covering the criteria of:

I. Flooding

The NPPF confirms that flooding is an issue to be considered when determining planning applications, and so it is important that this is considered for this type of development. The site is not within an area, which is known to flood and so the proposal accords with this aspect of the assessment.

II. Highways and Transport issues and DP18

The NPPF confirms that transport policies have an important role to play in facilitating sustainable development. Paragraph 28 states that “the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice of how they travel”. It also recognises that “different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas” Given that Camden is within a densely populated urban area of London it is considered necessary to maximise sustainable transport solutions by allowing car free developments.

The application site has a PTAL rating (public transport access level) of 6b (excellent) eliminating the need for car ownership.

III. Contamination risks on the site

The NPPF requires that the planning system should contribute to and enhance the local environment by remediating contaminated land, and the responsibility for ensuring a safe development rests with the developer.

The site is not identified in an area designated as contaminated land and no risks are posed thus the proposal is deemed to accord with this aspect of the assessment.

IV. Managing the impact of development on occupiers and neighbours
- DP26

The proposal would involve a limited amount of construction work, the majority of which would be internal. The works are therefore not considered to have a significant impact on local transport networks with a construction management plan deemed unnecessary.

Policy DP5 -The proposal would see the provision of a two bedroom maisonette with an overall floor area of approximately 108 sqm, which is well in excess of the Council's residential development standards and the Mayor's proposed space standards.

Policy DP6 -Conversions are very difficult to meet all the standards of Lifetime Homes. The existing internal relatively open plan layout at both levels facilitates the conversion into a residential unit, which can be designed to meet most of the Life Time Homes Standard criteria.

Policy DP27 - Basements and lightwells

The Basement accommodation has daylight openings into lightwells both at the front and at the rear. The existing Basement headroom measures just over 2.3 m which is acceptable.

7. AMOUNT AND APPEARANCE

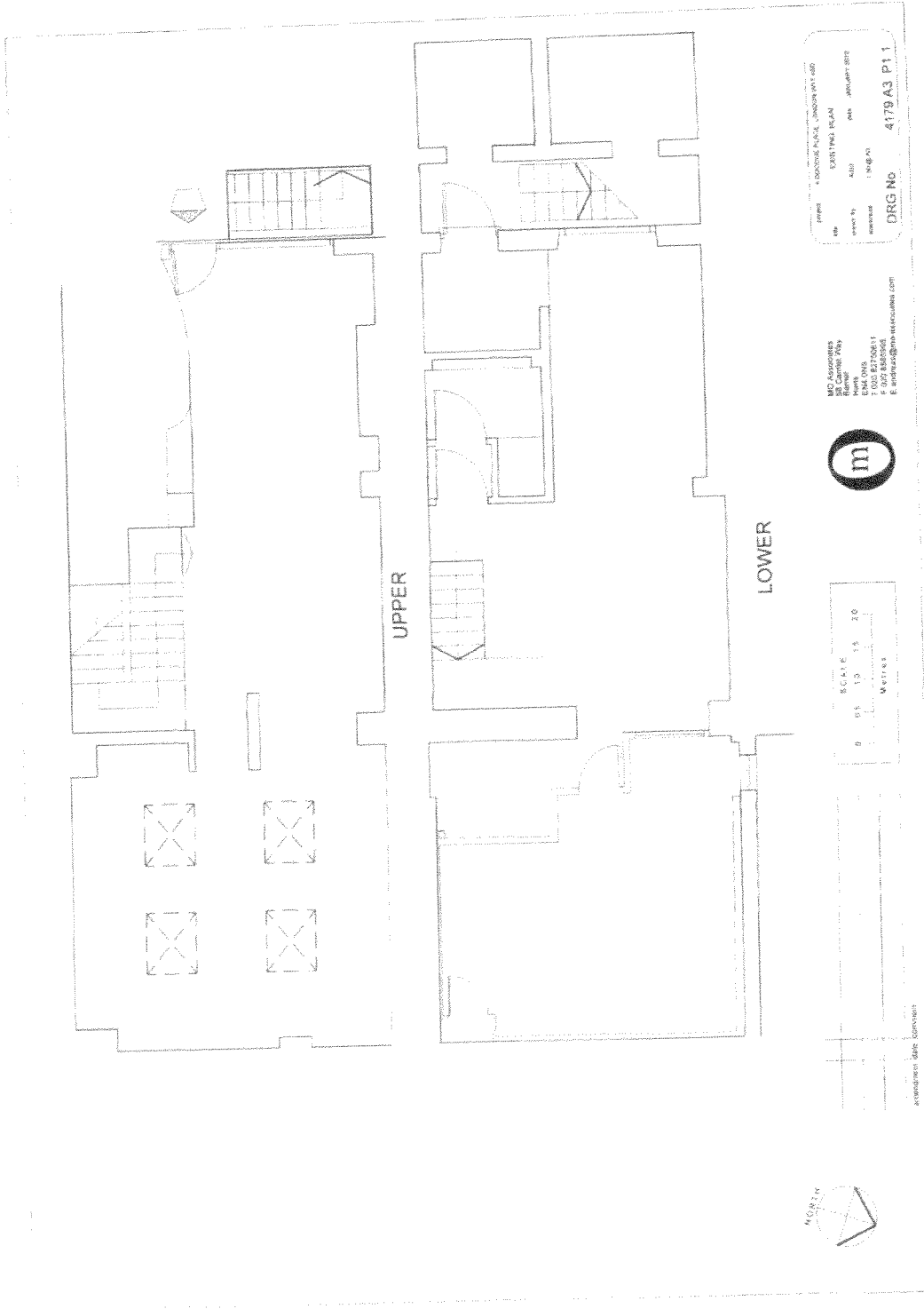
The proposal will increase the number of residential units by one but the maisonette will return the building to its original residential use and move closer to the original plan form as suggested by the predominance of residential homes along this street. It will also bring the building closer to its original character and to the rest of the perpendicular terrace.

8. ACCESS

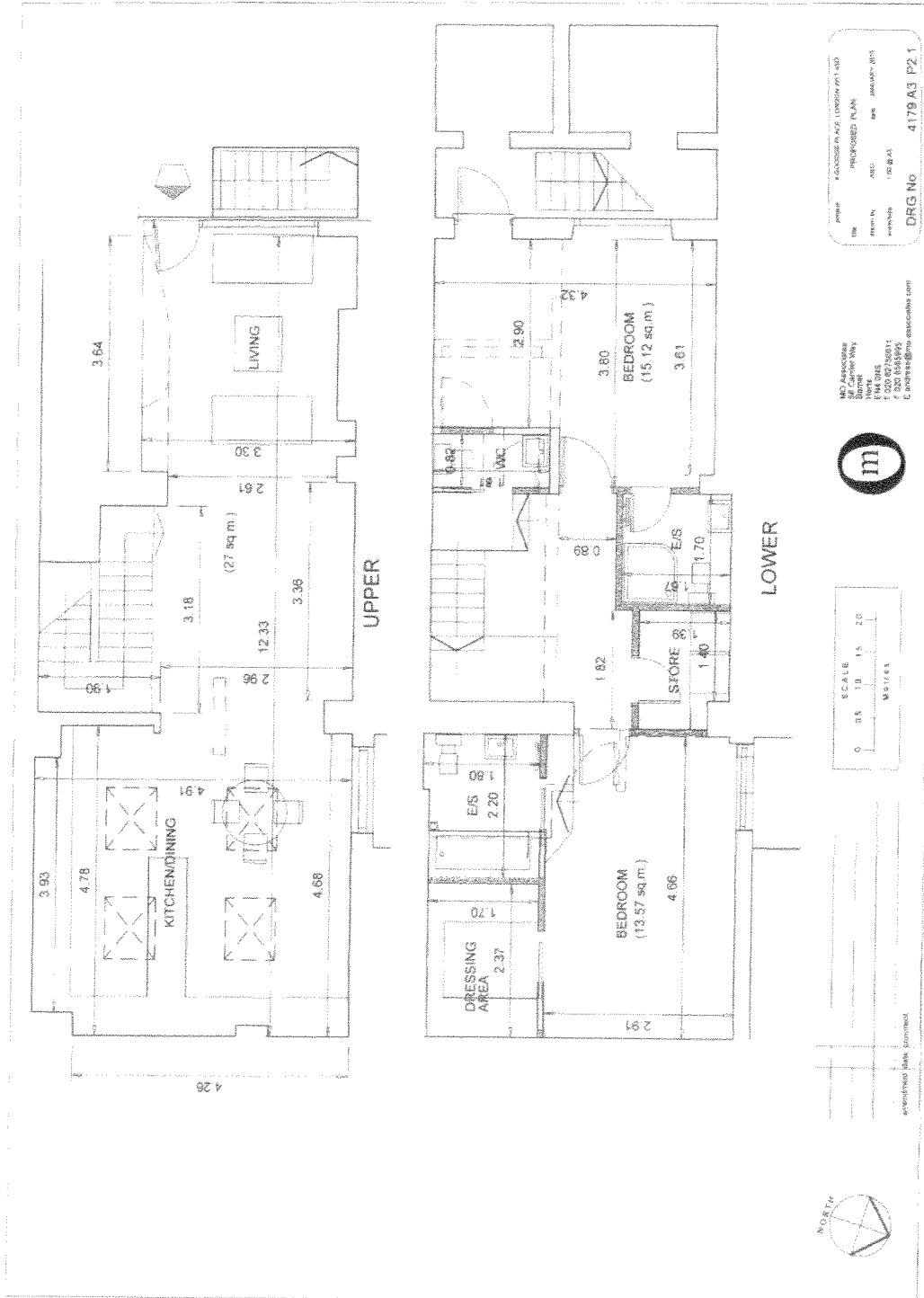
The existing access from the highway can be redesigned incorporating an internal sunken ramp approach to meet with the criterion 3 for entrance standards of Lifetime Homes.

9. DISCUSSION & CONCLUSION

This development will provide a very desirable residential unit in this predominantly residential road in the heart of London. It will contribute to the reinstatement of the building close to its original form thus conserving the original character of the area. The scheme meets the majority of the Council's policies and qualifies for the permitted change of use from B1(a) to C3 Residential Use.



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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

