

Job No. 4638  
21 July 2015

## PROPOSED REDEVELOPMENT OF 15-17 GOODGE STREET, LONDON W1

### DESIGN AND ACCESS STATEMENT

#### INTRODUCTION

This Design and Access Statement supports a planning application for conversion of the third and fourth floors at 15-17 Goodge Street (currently occupied by a restaurant) into a two bedroomed apartment. It also includes a roof terrace.

#### EVALUATION

##### The Site

The site is located at the junction of Goodge Street with Whitfield Street to the west of Tottenham Court Road. The building currently occupying the site is four storeys over a basement and is being used as a restaurant.

The red brick building has a curved frontage. Large, sweeping lengths of glazing punctuate the façade, opening it up to the street and letting in ample daylight.

The third floor is currently an underused function room. Offices, a changing area and plant room occupy the fourth floor, whilst the lift overrun located on the roof is accessed through a hatch. A fire escape can be found to the rear. There are three entrances with the main entrance on the corner of Goodge Street and Whitfield Street.

##### The Surrounding Area

Goodge Street and Tottenham Court Road are busy thoroughfares for pedestrian and vehicular traffic, with the West End and Oxford Street on one side and the British Museum to the other.

The area surrounding the site is of mixed character. The immediate neighbours on each side of Spaghetti House are of similar use; a restaurant on the ground floor with residential and office space above. A number of new residential developments have been built in recent years, mostly contemporary and clean in design and choice of materials, rising higher than the fairly common standard four or five storeys.

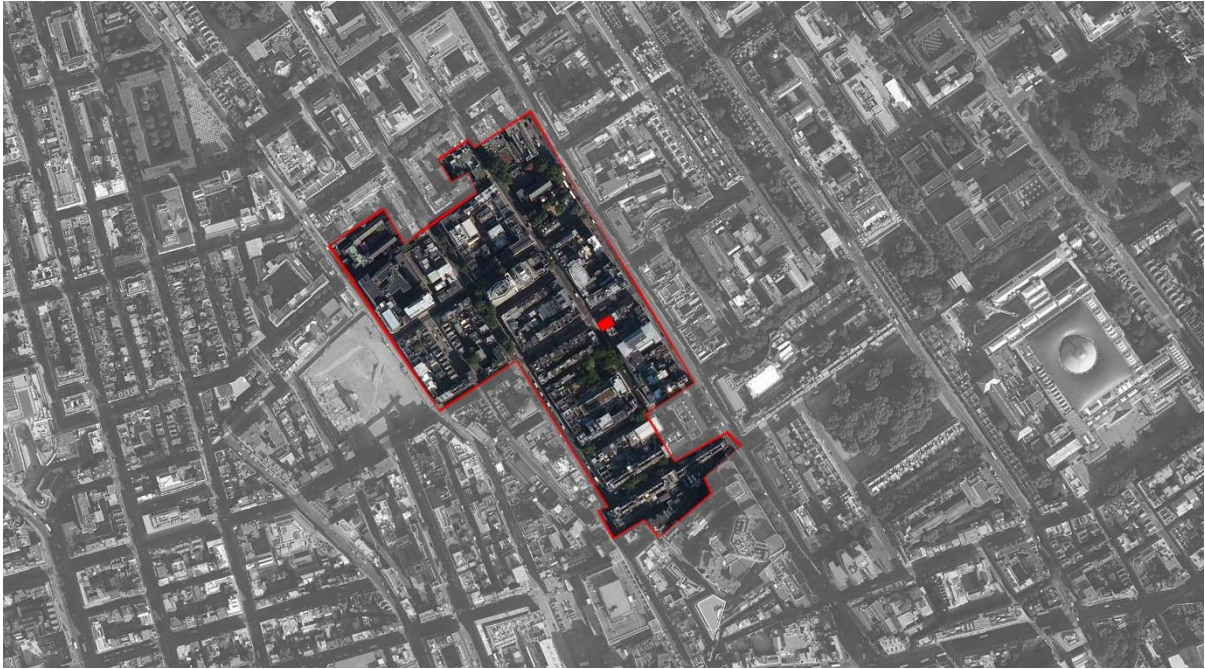
Many of the buildings along Whitfield Street have roof terraces. The frontage to Goodge Street is varied. The ground floor is allocated to commercial outlets with residential above.

##### The Conservation Area

The site is located within the Charlotte Street Conservation Area which extends east-west from Tottenham Court Road to Cleveland Street and north-south from Chitty Street to Gresse Street, an area of approximately 9Ha which is commonly known as 'Fitzrovia'. 15-17 Goodge Street sits within the original boundary of the Conservation Area classified in 1973. The area was subsequently expanded in 1981, 1985 and 1999.

Whilst there are no Listed Buildings in close proximity to the site, it is surrounded by buildings deemed to be 'Positive Contributors' by Camden Council in the Charlotte Street Conservation Area. These are all characterised by a consistent streetscape with the façades along Goodge Street being of a similar nature.

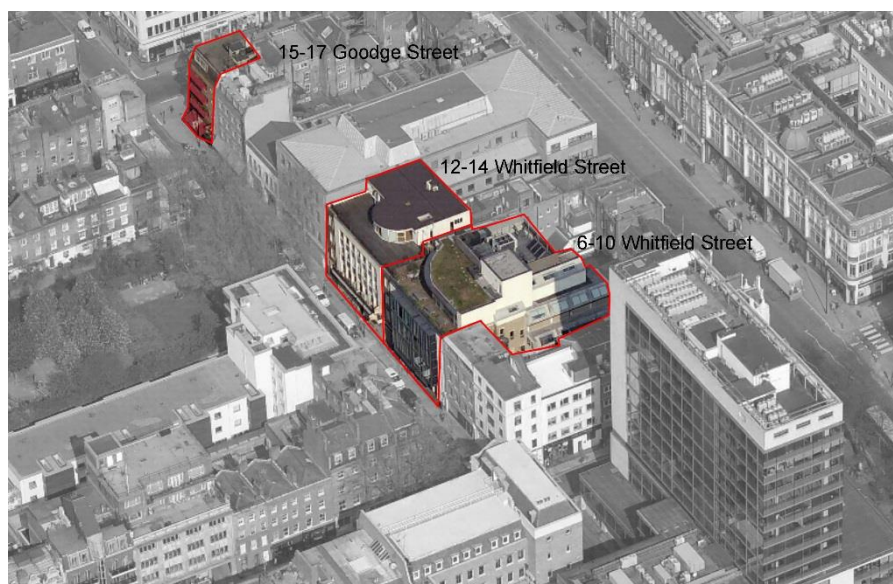
Apart from widening the window banding in the mansard roof to match the three floors below, the façade of the building will remain the same. The Charlotte Street Conservation Area Appraisal and Management Plan states that some buildings have suffered from lack of investment and attention, notably on the upper storeys. It also encourages regular maintenance of buildings within the area to ensure the preservation of its special character and appearance.



The repetition of three and four storey buildings, coupled with the rhythm of parapets and chimneys, creates a lively roofscape. The proposed roof terrace will be set back and so will not interrupt this rhythm or the current streetscape along Goodge Street.

Along the Whitfield Street elevation heading south, the buildings are of larger proportions, both taller and wider. In addition, several of them have larger scale residential roof extensions and terraces. This smaller proposal will enhance the roofscape through the corner transition, serving to strengthen the connection between Goodge Street and Whitfield Street.

### Planning Approvals in the Surrounding Area



In the case of Kirkman House, 12-14 Whitfield Street, planning permission reference 2003/1054/P was granted for a roof extension on condition that the proposed balustrade was set back by 500mm, presumably to reduce its visual impact on the street below. The balustrade for this current proposal will sit approximately 900mm in from the mansard roof. The overhanging roof to 12-14 Whitfield Street is set back approximately 3000mm from the façade. The proposed roof extension on this current application will have a lower roof and be offset further than the 3000mm of 12-14 Whitfield Street.

6-10 Whitfield Street has a more recent roof extension (approval reference 2006/3275/P) which is set back from the façade by a similar distance, following the example set by Kirkman House.

Planning permission was granted in 2014 to redevelop 11-13 Goodge Street (reference 2013/6456/P) to a five storey building with retail units on the ground floor and flats above. The ridge of this proposal is the same height as the building on the application site.

Following this, a non-material amendment application was granted approval in February 2015 (also reference 2013/6456/P). This was for an updated roof profile including a secondary mansard roof slope above that approved with a solid balustrade behind to provide a plant area.

### **Involvement**

A request for pre-application advice was made to Camden Council (reference 2015/1742/PRE). The scheme submitted included a conservatory roof extension on top of the existing building.

Officers had no objection to the proposed change of use of the upper levels from restaurant to residential and considered the proposal to be acceptable in principle. They also had no objection to the proposed changes to the fenestration to the mansard roof provided that the windows match the existing as closely as possible.

There was a concern regarding the conservatory roof extension because of its likely visual prominence, especially at night. The associated roof terrace was thought to be acceptable in principle, however, a concern was expressed over the proposed glass balustrade and that the terrace would be visible from public vantage points. It was suggested that the terrace be made smaller and the balustrade changed to black painted metal.

Following the pre-application advice, the scheme has now been revised. The roof extension has been omitted and replaced with a low level sliding rooflight that will provide access to the roof terrace. An additional shallow sloping roof has been added to the top mansard to match that approved to 11-13 Goodge Street. (Note that this additional roof was approved under non-material amendment application reference 2013/6456/P.) The roof terrace has been reduced in size and the balustrade has been changed to metal. These three changes will greatly reduce the impact of the roof terrace and ensure that it is not visible from the immediate surroundings (see drawings Nos. 4638 3 48 and 49).

### **DESIGN**

#### **Amount**

The proposed flat will have a gross internal area of approximately 150.9sqm, occupying the third and fourth floor of the existing building with a contemporary roof extension and terrace.

#### **Layout**

Access to the flat will be via the side door on Whitfield Street and up to the third floor via either stairs or a lift. The flat will be arranged over three storeys. The third floor level will accommodate two bedrooms, both with en-suites. On the fourth floor will be the main open plan living space, making the most of views and light afforded by the generous glazing. A new staircase will provide access to the roof terrace via a sliding rooflight.

## **Scale**

The scale of the existing building will remain unaffected by the proposal. The existing plant and lift overrun on the roof will be removed and replaced by a set back roof terrace. This will reduce the overall height of the building.

## **Landscaping**

The roof terrace will provide space for residents to grow their own vegetation. This could be within planter beds or on climbers on trellis on the dividing walls.

## **Appearance**

The conversion of the top two floors will have minimal impact on the appearance of the existing building. The windows will be widened on the fourth floor so they match the floors below. To the rear, the dilapidated fire escape will be removed and the area enclosed, providing additional room for the relocated services. The back corner will be out of sight but the enclosure will serve to enhance the rear elevation.

An additional shallow section of mansard roof will be added to the top of the existing roof as has been approved on the neighbouring building. This will be clad in lead. Behind this will be the metal balustrade of the roof terrace. The sliding access rooflight to the terrace will not be visible from the surroundings.

## **Access**

A lift will service the apartment from the ground floor, however, due to the nature of the existing building, it will be necessary to ascend four steps to reach this point. The lift will be large enough to accommodate one manual wheelchair user with a companion. Once in the flat, the proportions will allow free and unobstructed access.

Lifetime Homes standards define 16 criteria that need to be met in order for a dwelling to be considered built to Lifetime Homes standards. The apartment has been designed to meet these as follows:

1. Parking - this criterion is not relevant since no parking is proposed.
2. Approach to dwelling from parking - this criterion is not relevant since no parking is proposed.
3. Approach to all entrances - the entrances to 15-17 Goodge Street will be level with the footpaths on both Goodge Street and Whitfield Street.
4. Entrances - the entrances to 15-17 Goodge Street will be illuminated, have a level access threshold and effective clear opening widths of 800mm with a nib of 300mm clear on the pull side of the door.
5. Communal stairs and lifts - the staircase in 15-17 Goodge Street are existing and are not proposed to be altered as part of the proposal.

The lift will have clear internal dimensions of 1200x1400mm. It will have a landing at each level and the controls inside will be between 900mm and 1200mm above finished floor level and 400mm from the front wall of the lift.

6. Internal doorways and hallways - the hallway width will be greater than 900mm in the apartment. The entrance door will have a minimum clear width of 825mm and internal doors will have a minimum clear width of 800mm. All doors will have a 300mm clear nib on the pull side of the door.
7. Circulation space - turning circles of 1500mm diameter can be accommodated in the dining area and living room with basic space for wheelchair circulation elsewhere.
8. Entrance level living space - the apartment will have a lift to the fourth floor where the main living space will be situated.

9. Potential for entrance level bed space - the apartment will have bedrooms at entrance level.
10. Entrance level WC and shower drainage - the apartment will have an accessible bathroom as described at point 14 below. A drain point for a shower will be installed under baths.
11. WC and bathroom walls - walls in all bathrooms will be capable of taking firm fixings for adaptations such as grab rails.
12. Stairs and potential through-floor lift in dwellings – the entrance level will consist of a main bedroom and a bathroom satisfying criterion 14, however, a lift will serve both floors of the apartment.
13. Potential for fitting of hoists in bedroom/bathroom - ceilings will be capable of taking a fixing for a hoist without adaptation.
14. Bathrooms - an accessible bathroom will be provided in the apartment, with the approach and manoeuvring zones required. Baths will be fitted with a capped off shower drain beneath.
15. Glazing and window handle heights - the glazing in the living rooms will start at 800mm above finished floor level or less. All windows will have accessible controls that are less than 1200mm above finished floor level.
16. Location of service controls - all electrical sockets, light switches, TV, telephone and computer points, etc., will be positioned between 450mm and 1200mm above finished floor level (this is also a requirement of the Building Regulations).

The Camden Wheelchair Housing Design Brief sets out a number of requirements for wheelchair housing. The proposed development will address the criteria as follows:

1. Items relating to parking are not applicable since none are proposed.
2. Items relating to ramps are not applicable since there are none.
3. Routes from external doors to storage and refuse will be accessible and short.
4. The entrance will be illuminated. One wheelchair accessible lift with space for a wheelchair and one ambulant person will be present in the building.
5. The entrance doors to the building have a clear opening of more than 900mm. The lift control buttons will have tactile indicators. The doors will remain open for at least five seconds.
6. All doorways will have flush thresholds.
7. All corridors will have a minimum width of 1200mm.
8. All internal doors will have a minimum clear width of 800mm.
9. The kitchen, living/dining room and bedrooms will accommodate an 1800mm diameter turning circle.
10. The apartment will have a fully operational level access shower including all fittings.

## **CONCLUSION**

The proposal is for a generously proportioned desirable apartment with a roof terrace in central London. Following pre-application advice, the scheme has been amended as follows:

- The roof extension has been removed and replaced with a sliding rooflight to provide terrace access.
- The roof terrace has been reduced in size and set back further from the roof edges.

- An additional shallow mansard slope has been added on top of the existing roof to match that recently approved to the neighbouring buildings under a non-material amendment application.
- The roof terrace balustrade has been amended to black painted metal.

The resulting proposal will blend with the existing building and its surroundings and provide a fully accessible new dwelling.