

**DESIGN AND ACCESS STATEMENT FOR ALTERATIONS AND ROOF  
LEVEL EXTENSION AT 9 GOODGE STREET, LONDON W1T 2PE  
INCLUDING RETENTION OF FRONT FAÇADE AND DEMOLITION WITHIN  
A CONSERVATION AREA.**

**TO EXISTING 3 FLATS TO FORM 2 X 1 BED, 1 PERSON, APARTMENTS  
AND 1 X 2 BED, 4 PERSON APARTMENT. RETENTION OF EXISTING  
GROUND FLOOR BETTING SHOP AND BASEMENT CELLAR.**

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## 1.0 Site and Existing Building

- 1.1 9 Goodge Street lies to the south of Goodge Street at its eastern end, which is a vibrant street of mixed uses bordering Tottenham Court Road and the West End. It lies within the Charlotte Street Conservation Area.



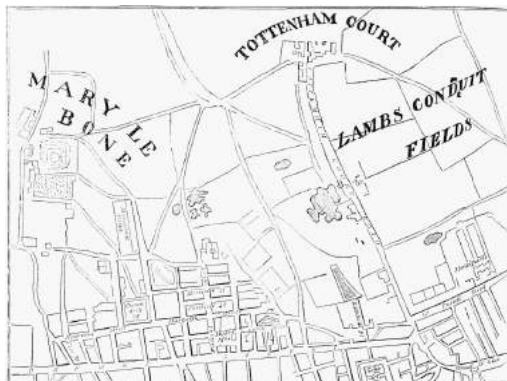
Site location plan

- 1.2 The site has excellent transport links with Goodge Street and Warren Street Underground stations both nearby and many and frequent bus routes along Tottenham Court Road.
- 1.3 The existing building dates from the late 18<sup>th</sup> Century but clearly has been much altered with the insertion of retail premises at ground level, currently a betting shop, extending into what would have been a garden, a 'Victorianisation' of the front elevation with rather crude window surrounds, and band coursing, and a complete rebuilding of the upper parts of the rear elevation, again rather crudely, as a result of World War II damage which took out almost completely the adjoining 7 Goodge Street at the time. Further damage has occurred recently due to building works to both party walls.



Photograph of front of 9 Goodge Street

- 1.4 Internally the upper parts are in a very poor state forming sub standard accommodation of a non-contained one bedroom flat on the top floor and two studio units on the first and second floors. The upper floor has a very low floor to ceiling height.
- 1.5 Historical maps are included indicating the development of Goodge Street. These are Roque's map of 1746, showing fields, and an 1804 map showing Goodge Street and much surrounding land now developed. For a full Heritage Assessment refer to separate statement.



Roque's map of the area, 1746



Map showing Goodge St, 1804

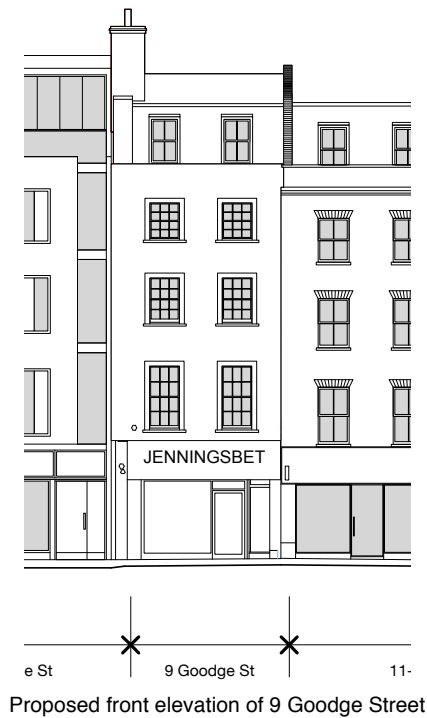
## 2.0 Surroundings Including Adjacent Developments

- 2.1 The site lies within the Charlotte Street Conservation Area for which an Appraisal and Management Plan was adopted in July 2008. The predominant building type is the terraced townhouse of which 9 Goodge Street is no exception. Again the insertion of a shop unit to the ground floor is very typical also.



View of Goodge Street from Tottenham Court Road

- 2.2 Goodge Street is particularly referred to within the Appraisal with its consistency of scale of frontages, strong parapet lines, and the bomb-damaged gap at 5-7 Goodge Street. Although subsequent development supersedes some of this comment, the principles described remain relevant.
- 2.3 9 Goodge Street is listed within the Appraisal as making a positive contribution to the Conservation Area.
- 2.4 As stated above the Appraisal takes no account of recent development at 1-9 and at 11-13 Goodge Street for which consents ref. APP/X5210/E/12/2177813, APP/X5210/A/12/2177819 referring to 1-9 and 2013/6456/P referring to 11-15 are relevant.



- 2.5 The development of 11-13 Goodge Street, now under construction, is for the erection of 1<sup>st</sup> to 4<sup>th</sup> floor levels above retained ground floor to form a 5 storey building following demolition of upper floors, including a new mansard across 11-13 Goodge Street to provide four apartments. It includes for newly built front and rear elevations. The front elevation being sympathetic to the principles discussed within the Conservation Area Appraisal.



Proposed front elevation of 11-13 Goodge Street

- 2.6 The development now completed at 1-7 Goodge Street (and 61-63 Tottenham Court Road) is more extensive, varied in style, but again illustrates redevelopment of the site. Originally a portion of the front façade was to be retained but it was subsequently demolished.

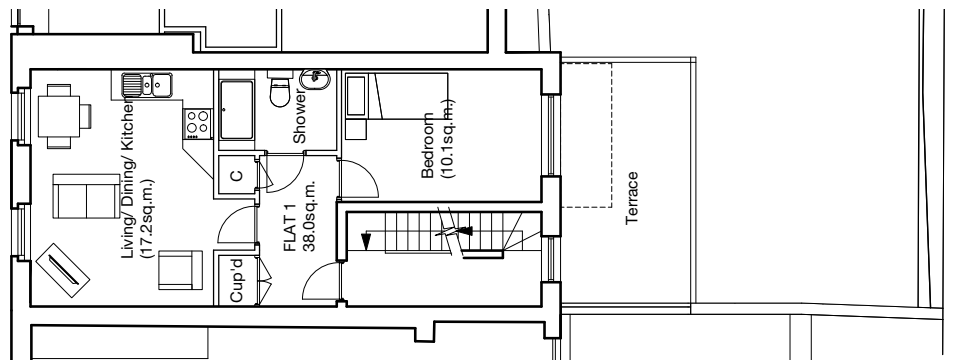


Proposed front elevation of 63 Tottenham Court Road and 1-7 Goadge Street

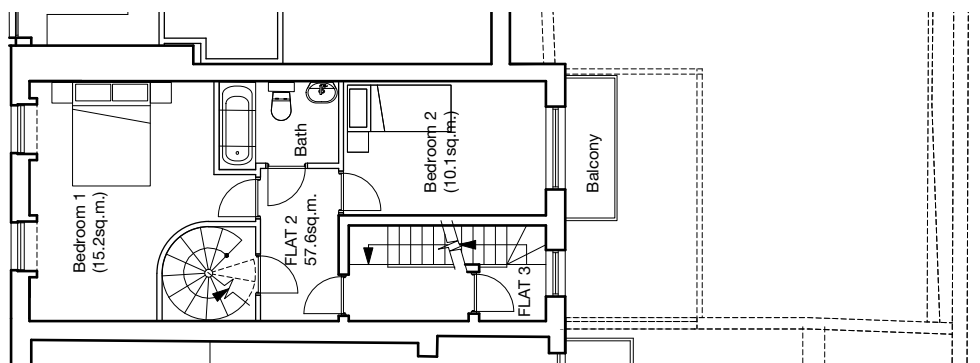
2.7 Both developments are included within this submission to show the relationship to these proposals in completed build form.

### 3.0 Planning History

- 3.1 9 Goodge Street itself has only a planning history related to the ground floor. Consent 2007/4899/A relates to advertisement, and consent 2007/4528/P relates to change of use from retail to betting shop and alterations to shop front.
- 3.2 References to adjoining developments either side of the application site are referred to in section 2.0 of this statement.
- 3.3 A Pre-Application planning enquiry was submitted on 5<sup>th</sup> February 2016 to which London Borough of Camden's advice letter of 22<sup>nd</sup> March 2016, ref. 2016/0642/PRE, refers.
- 3.4 These proposals have been modified to address the conclusions (para 7.1) given following the Pre-Application as follows:
- 3.4 1 The main areas of concern was the need to retain the front façade, the existing buildings being a positive contributor to the Conservation Area. The retention of this is now proposed.
- 3.4 2 The applicant was encouraged to explore the possibility of providing a majority of 2 bed units. This exercise was undertaken and drawings indicating that minimum unit sizes could not be achieved are shown.

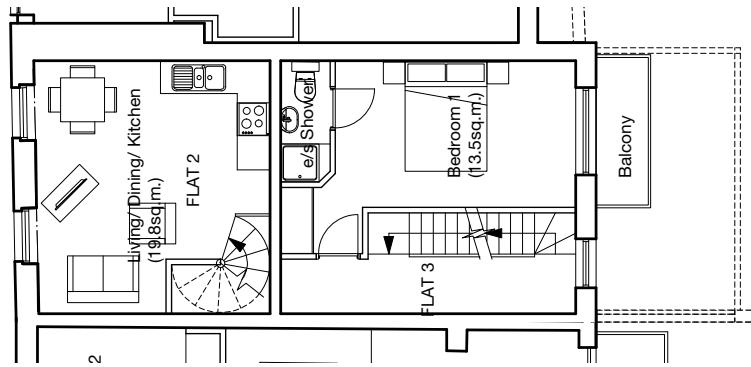


Proposed First Floor Plan (for alternative layouts comprising 2x 2-Bed and 1x 1-Bed units) showing 1-bed unit. This option could not be pursued due to insufficient floor areas for Flat 2.

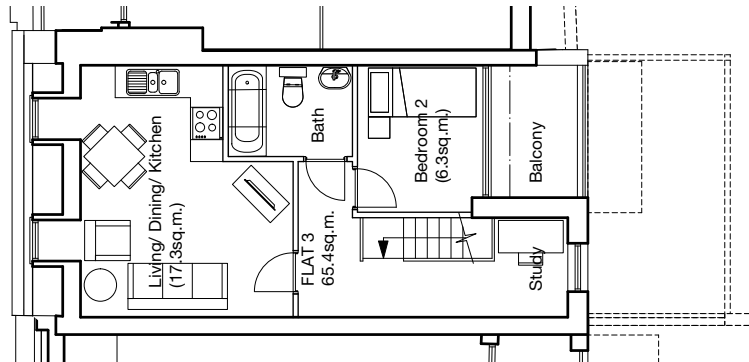


Proposed Second Floor Plan (alternative layouts) showing lower level of 2-bed unit. This option could not be pursued due to insufficient floor areas for Flat 2.





Proposed Third Floor Plan (alternative layouts) showing upper level of Flat 2 and lower level of Flat 3. This option could not be pursued due to insufficient floor areas for Flat 2.



Proposed Fourth Floor Plan (alternative layouts) showing upper level of Flat 3. This option could not be pursued due to insufficient floor areas for Flat 2.

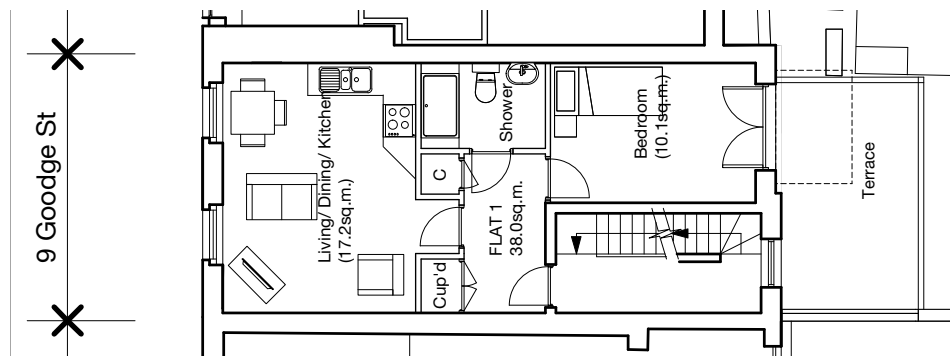
## 4.0 The Proposals

- 4.1 The proposals are most similar to those consented at 11-13 Goodge Street and relate to the demolition of the upper floors and erection of new accommodation over four storeys above the retained ground floor, basement and front façade.
- 4.2 The general state of the existing building is such to make a more modest conversion of the existing structure unviable, particularly bearing in mind the crude remedial works following bomb damage and the recent further damage from building works either side.
- 4.3 Retention of only the front façade is considered viable following a structural study. This structural report prepared by Bridges Pound forms part of the application.
- 4.4 The proposed rear elevation is also informed by recent redevelopment of adjoining properties with a terrace at first floor and small projecting balconies second and third floor levels and an inset balcony to the maisonette proposed to the top floor. These take advantage of the southerly aspect of the rear. The site will receive levels of daylight and sunlight typical of this dense urban location.

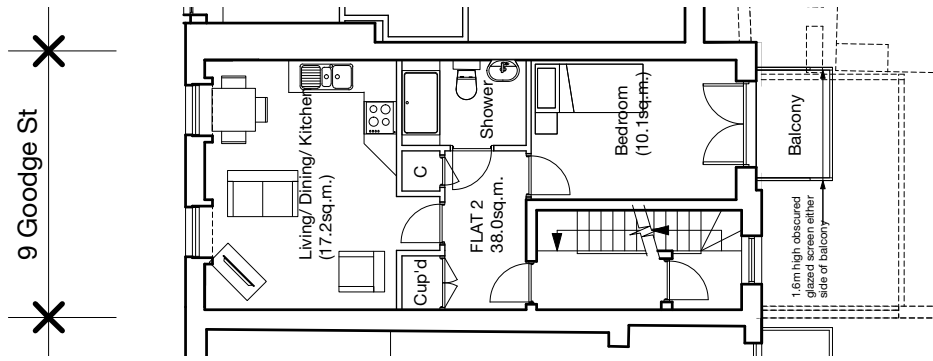


Proposed Rear Elevation 9 Goodge Street, shown in context

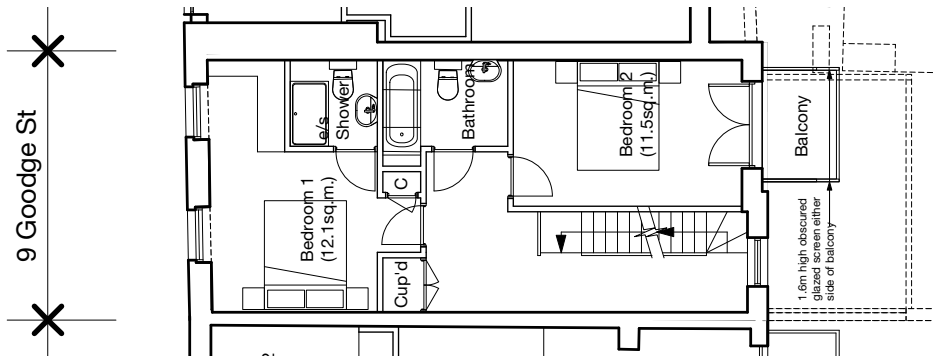
- 4.5 Internally the accommodation is much improved with two  $38\text{m}^2$  one bed, one person, apartments on the first and second floors and one  $86.2\text{ m}^2$  two bed, four person, maisonette on the upper two floors. All of which are self contained.



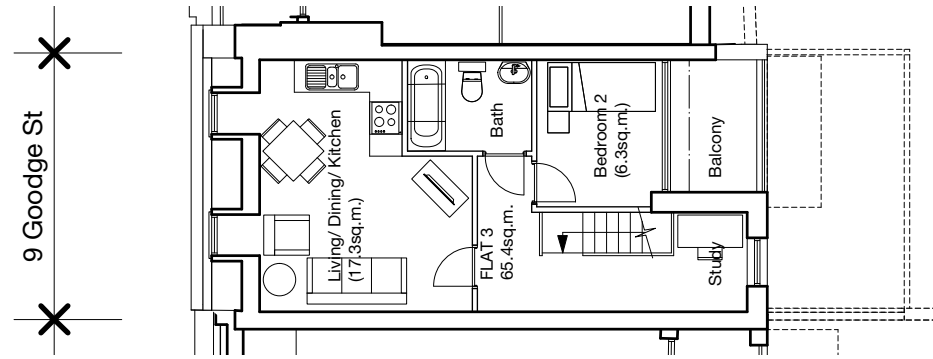
Proposed First Floor Plan



Proposed Second Floor Plan



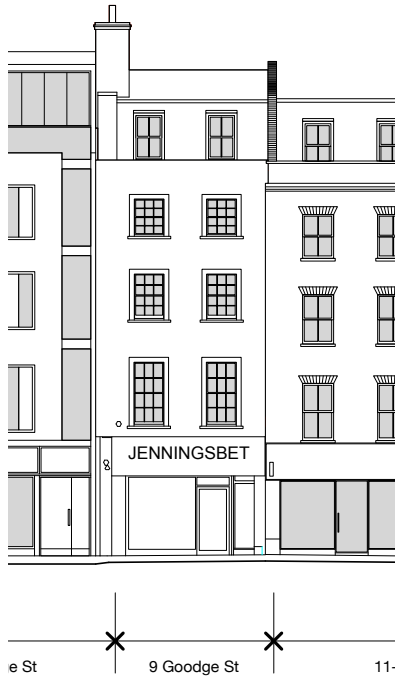
Proposed Third Floor Plan showing lower level of 2-bed unit.



Proposed Fourth Floor Plan showing upper level of 2-bed unit.

- 4.6 There are no alterations proposed to the basement or ground floor other than the re-use of the existing vacant rear room to the entry passageway as a bicycle store for 3 cycles. As the existing stair is retained from ground to first floor it will then be extended upwards to form the new access to all apartments. Both the upper 1 bed and 2 bed apartments are accessed at second floor level with the staircase continuing as a private stair within the maisonette.
- 4.7 The disposition of rooms at first and second floor level stack, with bedrooms to the rear. Within the maisonette living accommodation is at the top level. All units are dual aspect.
- 4.8 As with the proposals at 11-13 Goodge Street there is insufficient space for common refuse storage or lift provision.

4.9 Materials are proposed to be as follows. The roof is of natural slate to the 70° mansard and a membrane to the low pitched upper parts of the roof. To the rear, materials will be render to the newly formed staircase enclosure and facing brick to the remainder with powder polyester coated windows and railings. Colours to be agreed.



Front elevation of 9 Goodge Street – proposed



Rear elevation of 9 Goodge Street - proposed

## 5.0 Impact of the Proposals

- 5.1 The proposals do not result in any net loss nor gain of housing units.
- 5.2 There is also no affordable element as this is not a requirement as there is no gain of over 10 units.
- 5.3 Amenity for proposed occupants would be acceptable and similar to that of adjoining consented residential developments.
- 5.4 Likewise it is not considered that there would be any detrimental harm to the amenity of any current or future residents of nearby properties. To the rear some 18m distant are commercial properties.
- 5.5 In respect of the Conservation Area the Pre-Application advice has been followed and the front façade retained. The rendered surrounds to windows, brickwork and mortar pointing will be repaired or replaced to match existing as necessary.



Streetscene showing proposed development at 9 Goodge Street in context

## 6.0 Accessibility

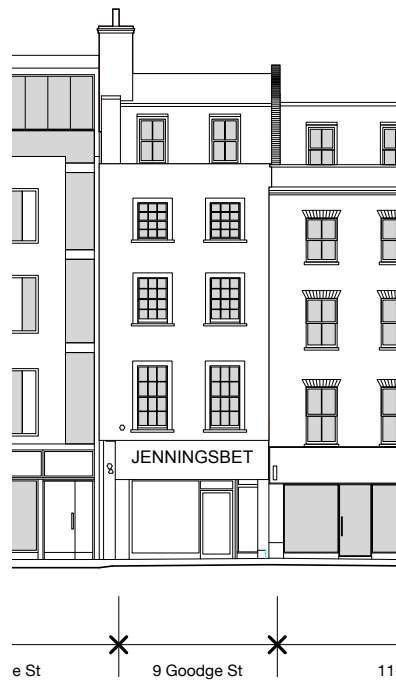
- 6.1 The proposals are for alterations and extension to an existing building. They present a 'no worse case' scenario in respect of existing accommodation and are therefore compliant with current Building Regulations. The existing nature of the entrance area and ground floor staircase flight are restrictive.



Section through the proposed development

## 7.0 Summary

- 7.1 These proposals are informed by recent consents at 1-9 Goodge Street and particularly at 11-13 Goodge Street, completing a pattern of development within the terrace but incorporating the existing front façade.
- 7.2 The retention of the existing basement and betting shop is also in keeping with other consented developments and necessary due to the extended lease to this portion of the building. The remainder having recently reverted to the applicant as freeholder.
- 7.3 As part of the submission a Sustainability and Energy Statement, prepared by Bluesky Unlimited, a Structural Report, prepared by Bridges Pound, and Heritage and Construction Management Plan both prepared by Haines Phillips Architects are included as well as drawings showing Existing and Proposed arrangements.



Proposed front elevation of 9 Goodge Street