

Anstey Horne

Design and Access Statement

January 2018

For

Euston Trust Limited

Regarding:-

Replacement of windows
and
Installation of roof top safety rail
at
54 Goodge Street,
London
W1T 4NA

stey Horne

CONENTS

SECTION	PAGE NO
1. Introduction	2
2. Site Location and Context	2
3. Design Principles	3
4. Planning Policy	3
5. Access	3
6. Conclusion	3

1. Introduction

- 1.1. Anstey Horne have been Commissioned by Euston Trust Ltd to produce a Design and Access Statement in support of planning application for replacement windows to the front and rear elevation of 54 Goodge Street, London W1T 4NA.
- 1.2. This Design and Access Statement will examine how the proposed development fits with its surroundings, explain the design principles that have been applied and the policy adopted to access.

2. Site Location and Context

- 2.1. 54 Goodge Street, London W1T 4NA is a turn of the century late Victorian building. It is likely the building had wooden windows throughout. It is assumed that due to the age of the building these windows have either been repaired and replaced, some of which have been replaced by uPVC windows in more recent times.
- 2.2. 54 Goodge Street is used as a mixed use building with a restaurant at ground floor level



Front Elevation



Rear Elevation



First & Second Floors Front Elevation



Second Floor Window

3. Design Principles

- 3.1 The proposals are to replace the existing single glazed timber sash windows to the first, second and third floors which are in poor condition on account of extensive rot to the window frames; and replace with new uniform powder coated aluminium sash windows also to replace isolated installed uPVC windows in the course of the works so that all floor above the ground floor are uniform. The new windows will have some minor fenestration changes to allow for more user friendly ventilation, will be more thermally efficient and provide where necessary, means of escape windows or restricted to prevent falls. The over overall look of the building will not significantly change.
- 3.2 It is proposed that after the findings of a risk assessment that a safety rail is fitted at roof level as a means of fall prevention.

4. Planning Policy

- 4.1. The replacement windows will be to match the existing as far as possible (including openable sash windows) but will be double glazed.

5. Access

- 5.1. All matters relating to access will remain unchanged.

6. Conclusions

- 6.1. The proposed development will consist of minimal alterations and will have no impact on the conservation area or its setting and provide a sympathetic overview to the current mismatch of windows currently installed.

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