

**Design and Access
Statement**

**January 2018
Updated January 2019**

For

Euston Trust Limited

Regarding: -

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

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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is assumed that due to the age of the building these windows have either been repaired and replaced, some of which have been replaced by uPVC windows in more recent times.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 basement, ground floor and rear first floor, with remaining first floor, to third floors being set to residential accommodation.



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 timber windows which will generally match the fenestration details of the existing windows except the existing uPVC window will be replaced with timber to match the fenestration details of the surrounding windows. The new windows will have some minor fenestration changes such as slightly larger glazing beads to allow for the installation of double-glazed units which will be more thermally efficient to ensure the comfort, increased energy rating and long-term continued usability of the building. As the uPVC window will be replaced in timber, to match the new timber windows, the overall look of the building will revert to a more traditional outward appearance.
- 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. This will be set back by 1m and will not be visible from ground level within Goodge Street.

4. Planning Policy

- 4.1. The replacement windows will be to match the existing as far as possible (including operable 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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