

24 Goodge Place
Listed Building Consent -
PPG 15 Statement of Justification
March 2016

Context

Goodge place is a cobbled one way street which connects Goodge Street on the south with Tottenham Street on the north, but it is not in a direct line. After leaving Goodge Street it makes a double right-angle bend, the houses being now numbered 1 to 5 on the east side from Goodge Street, 6 and 7 facing south on the return and 8 to 14 on the remaining eastern front. The houses on the west are numbered 15 to 26 from Tottenham Street the southern part of the bend being occupied by the backs of the Goodge Street houses. The street is largely as originally built with houses, four storeys in height, on each side. They are of stock brick and, in spite of disrepair remain attractive with their pleasant door-cases, which were probably at one time all of one pattern, with a pedimental head over a semi-circular fanlight. These are retained in Nos. 10, 11, 12, 13, 18, 19 and 25. Bracket hoods have been substituted in Nos. 17, 20, 21 and 22 and other varieties elsewhere. Nos. 4, 5, 6 and 7 have had their fronts rebuilt in the early part of the 19th-century, the ground floor of Nos. 6 and 7 being furnished with pilasters and entablature. The ground floor facing of Nos. 9 to 13 has been rendered in cement and a shop inserted in No. 14. The ground floor rendering is repeated in Nos. 17 to 21 and No. 23. In No. 16 it is lined in imitation of masonry, and Nos. 22 and 26 have the whole front plastered. No. 11 (the corner house in Tottenham Street) has been rebuilt and Nos. 2 and 3 were destroyed in the air-raids. There are good wrought iron railings with cast urns to the standards in front of Nos. 17 to 26.
Ref: Survey of London: volume 21: The parish of St Pancras part 3: Tottenham Court Road & neighbourhood
(26 now missing above elements)

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24 Goodge Place was originally built as a row of houses characteristic of how large areas of Fitzrovia were envisaged by developers. The terrace of 8 houses was built in 1766-67. The property is grade II listed and sits on the West side of Goodge Place. (originally Cumberland Street, then Little Goodge Street.) It is also positioned within the Charlotte Street Conservation Area. 26 Goodge Place received listing in 1974 most likely for the group of buildings that it forms part of rather than for a singular edifice. The property since the earliest os plans have shown it to be fully developed to its entire boundary.

The property is a brick clad building with sash windows. The front boasts cast-iron railings with torch flambe, urn or foliated finials in line with its immediate neighbours. The houses were eventually subdivided into smaller flats due to the influx of population and acquired commercial uses at ground level as a result of the westward economic expansion of London. The rear of the terraces has been developed for commercial but also residential uses.

The proposal seeks to amend the roofline of the annex building (which is a rear modern addition) and which will allow for a mezzanine over an excessively high part of the living area.

Interior

There is no evidence of period details which in some of the terrace flats can still be found. Stair banisters, ceiling, window details are all of a recent date.

The proposal does not endeavor to confuse the existing hierarchy of architectural styles but to maintain the contemporary character of the obvious more modern addition.

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Taking into consideration of clause 3.5 of PPG15 a building is listed according to several criteria. Two of which are highlighted below.

- *The importance of the building, its intrinsic architectural and historic interest and rarity in both national and local terms.*
- *The particular physical features of the building which justify its inclusion in the list. List descriptions may draw attention to features of particular interest or value.*

Whilst 24 Goodge Place is an attractive building its inherent historic importance lies in its contribution as a typical Georgian development but primarily as the front terrace. The rear of these properties enjoy an ad hoc contemporary development of which this flat is an example. It is obviously modern and furthermore without any distinguishing features.

The works proposed to 24 Goodge Place would inevitably not result in harming its immediate architectural as well as communal environs either in character or in amenities. Considering its hidden location it would seem suitable that the alterations in order to house an extending family would not harm the character of the listed building, nor the terrace as a group.

In conclusion the works represent a small amendment to an undistinguished modern later addition to the listed terrace.