

24 Goodge Place
Roof level conversion
Design and Access statement
March 2016

Proposal

The proposal for 24 Goodge Place rear flat calls for the raising of the roof level by 750mm to allow for an internal mezzanine, the relocation of windows to the rear and the addition of patent glazing. The new roof element will be set back from the existing brick curtilage at all sides. The new amended roof will not create overlooking or overshadowing issues for the adjacent properties. The design will clearly be subservient to the original in composition, bulk and materiality. The new roof protrusion will be dark grey insulated flush metal panels and patent glazing to match the addition's industrial demeanor.

The Property and Listing

The terrace of 8 houses of which 24 Goodge Place forms the center of, 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. 24 Goodge Place received listing in 1974 for the group of buildings that it forms a part of rather than for a singular edifice.

Whilst the entire edifice is grade two listed as a consequence, the addition which we are concerned with here was an annex building which is not part of the original terrace and was refurbished in 2006. It was built as a modern addition and whilst consisting of brick cladding to match the original terrace its original and ultimately newer framed double glazed windows and roof are of a modern somewhat industrial expression. It is estimated to be a construction of the 1950's.

Sustainability

Regarding sustainable design it is slightly more of a challenge with listed buildings but the following aspects contribute to the ethos of sustainability with regards to this development:

The re use of an old existing building and its upkeep is the most sustainable aspect of the proposal. Secondly, and no less important, the acquisition and extension of a building for the purpose of improving the condition of a flat within the town center as opposed to developing a new house in a green field zone is also a crucial from an ecological endeavor. Whilst achieving sustainability targets is slightly difficult on listed buildings the modern element will be extensively insulated and the glass elements will be high performance double glazing.

Access Statement

Access to the flat will not be altered. The access to the mezzanine will be from the top of the existing landing.

For further information please refer to the *Listed Building Consent Statement* .