

## Design & Access Statement

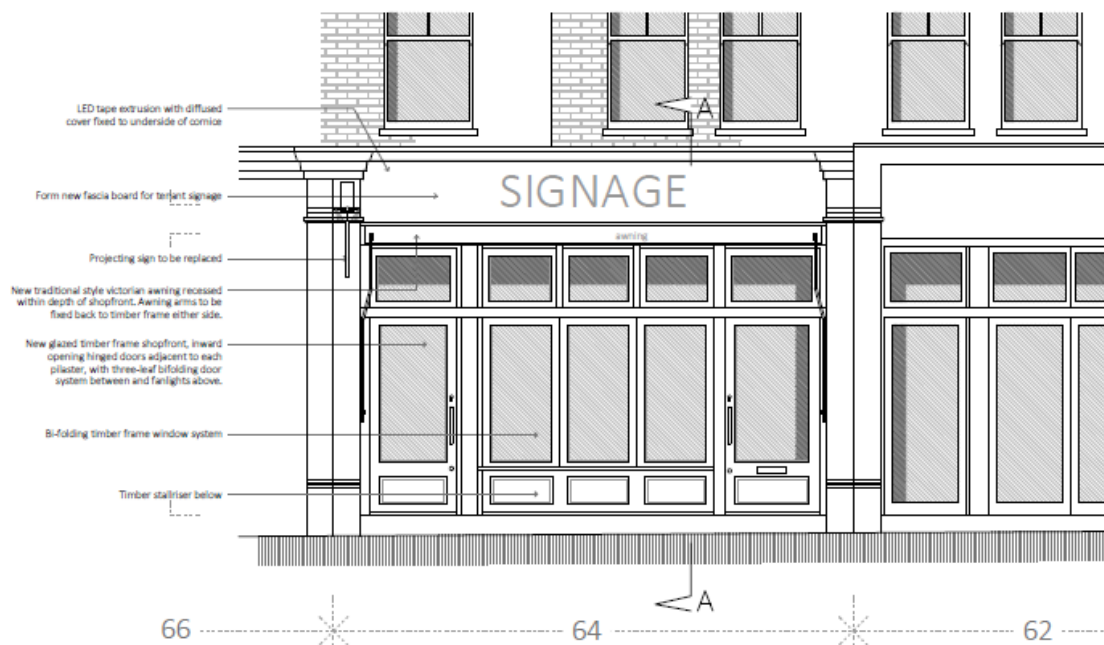
### 64 Goodge Street

This Design and Access statement has been prepared in support of a full planning application for a new shopfront at 64 Goodge Street, which is currently being determined by Camden Council (application reference: 2020/5928/P).

The property is located within the Charlotte Street Conservation Area.

#### PROPOSAL

Full planning permission is sought for a new shopfront, including a traditional stall riser with bi-fold windows above, new entrance doors, a replacement projecting sign, fascia sign and a new retractable awning. The proposed shopfront design is copied below for reference.



#### USE

What the buildings and spaces will be used for

The ground and basement levels are in Class E use and it is proposed to use these floors for a restaurant.

#### ACCESS

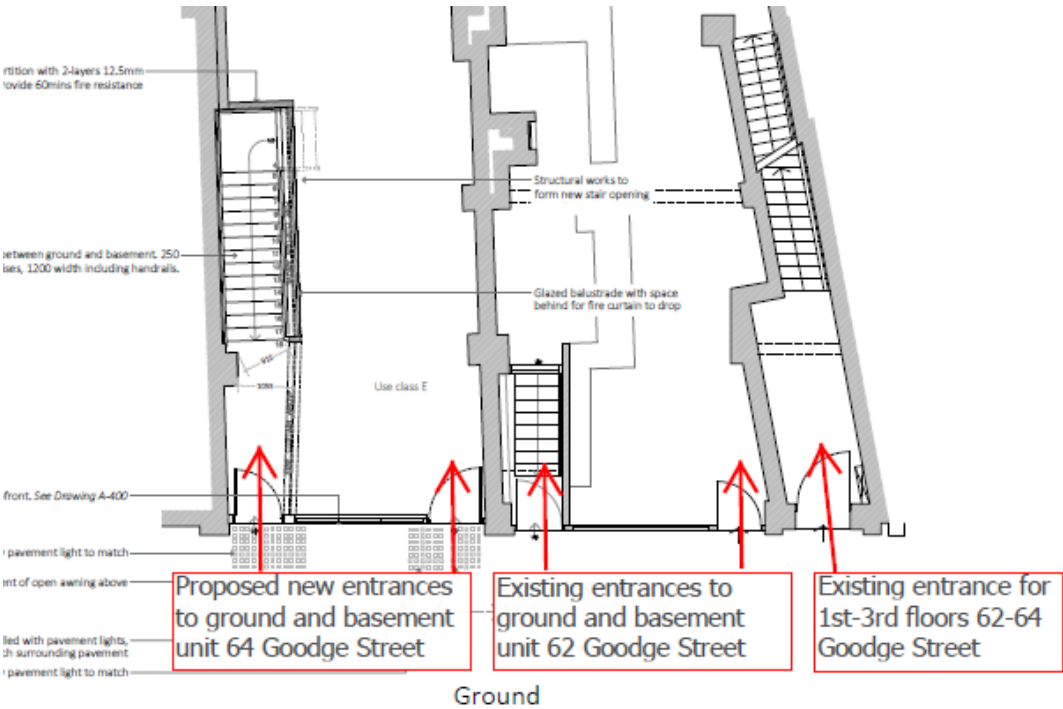
Please provide details of how access issues will be addressed

The new shopfront will provide two separate access doors into the ground floor unit. The door on the left-hand side will provide access directly to the new internal stairs leading to the basement, and the door on the right-hand side will provide access directly into the ground floor dining area. Separate

Subject continued/...

access/egress points are required for fire reasons.

The dentist located at first floor level and the residential units located at second and third floor levels are all accessible via the existing entrance to the right-hand side of the restaurant at 62 Goodge Street. A plan is included below identifying the existing access point (which will not be altered through this proposal).



**LAYOUT**  
Describe the layout of the proposed development

The internal staircase will be shifted to the left-hand side of the unit to provide a more efficient internal layout for the restaurant. No other significant changes to the layout of the unit are proposed.

**SCALE**  
Provide details of the scale/appearance of the proposed development

The proposal seeks to change the design of the shopfront to enable a more efficient internal layout, and to allow openable windows for the restaurant. The shopfront will include a traditional timber stall riser and timber signage which is sympathetic to the site's location within a conservation area. There are no proposed extensions which would alter the scale of the existing building or the building footprint. At ground floor level there will be some alterations to improve access (see Access Section). Some discreet signage will be installed to advertise the restaurant in the platforms indicated, and a separate advertisement consent will be sought by the future tenant.

At the rear it is proposed to install a new kitchen extract and duct, and permission is currently being sought through planning permission 2021/0300/P.

Subject continued/...

---

### HERITAGE ASSESTS

Provide details of how Heritage Assets issues have been addressed

The property is unlisted and is situated in the Charlotte Street conservation area. The building (64 Goodge Street) is identified as a positive contributor in the Conservation Area Appraisal and Management Plan. However, this contribution relates predominantly to the upper floors which retain historic features. The CSCAA also identifies a list of shopfronts of merits within the Conservation Area (those which retain traditional elements and contribute to the character of the area) which does not include 64 Goodge Street. The proposals relate solely to the shopfront and the upper floors will remain untouched, therefore retaining the building's overall status as a positive contributor within the Conservation Area.

As aforementioned, the proposed shopfront design will feature timber stall riser with timber framed windows and doors, which are sympathetic to the conservation area. The replacement fascia board will be timber and the projecting sign will be timber with either steel or wrought iron bracket, which is consistent with heritage materials for signage. The awning will be in a traditional Victorian style. Overall, this will improve the significance of the heritage asset in terms its contribution to the character of the conservation area and will be an improvement to the existing shopfront.