

Design & Access Statement



Design & Access Statement For:

52 Goodge Street
London,
W1T 4LZ

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July 2021

Rev. -

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1.0 Introduction

- 1.1 Jha have been commissioned to produce a Design and Access Statement in support of a planning application for replacement windows to the front, side and rear elevations at above ground level of 52 Goodge Street W1T 4LZ
- 1.7 This design and access statement has been produced to accompany and support a Full application for replacement windows to the front, side and rear elevations at first, second and third floor levels, at 52 Goodge Street W1T 4LZ.

2.0 Site location and Context

- 2.1 The site is located towards the western end of Goodge Street.
- 2.2 Goodge Street Underground Station is located east of the site within a 4 minute walk. Tottenham Court Road Underground Station is located south east of the site also within a 9 minute walk.
- 2.3 The building was constructed in 1988.
- 2.4 The application site comprises of existing retail units at ground level and first, second, third and fourth floors are residential units.

3.0 Design

- 3.1 The proposal is for the replacement of aluminium double glazed windows and balcony doors on the first, second and third floors. These windows and doors are reaching their end of life, and replacement at this time will provide better thermal efficiency, increased energy rating for the current and future residents.
- 3.2 The proposed replacements windows and balcony doors will be aluminium double glazed with tilt turn openings for easy cleaning and maintenance.

4.0 Conservation Area

- 4.1 The site is located within a conservation area, the proposal will consist of minimal changes, the replacement windows and balcony doors will match the existing as far as possible.

5.0 Access

- 5.1 The access remains unchanged.

6.0 Conclusion

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- 6.1 There will be minimal change to the existing elevations. The new windows and balcony doors will be sympathetic and in keeping with the existing windows and balcony doors.
- 6.2 The proposed windows and balcony doors will improve thermal efficiency, enhance U-values, bring improvement in energy efficient which will help retain heat in winter and reduce solar gain in summer.
- 6.3 The proposed windows and balcony doors will be tilt turn helping with maintenance and easy cleaning inside and out.