

**Design & Access Statement  
Heritage Statement  
Lower Ground 15 Goodge Place, Camden, W1**

*Installation of Fire Escape to lower ground commercial room*

The lower ground floor is commercial and since the previous tenant left, we took the opportunity to upgrade the property and make it as safe as possible for occupants and their guests/general public.

There is currently a large window on to the lower ground floor and by just removing approximately 6 courses of bricks below the existing window, there will be a large enough opening to install a door and make for a proper fire escape to the commercial unit with absolutely minimal change to the building.

As a current commercial unit, it will fail on Building Regulations on many counts if the room is used in any way that may cause a hazard, due to the direction of escape. As this is a commercial property and the room is so small, there are not many options when it comes to the layout, making the space commercially unviable in many instances. The unit will not be commercially viable for occupiers to pay rent and rates for a space that has restricted use and also that they may feel unsafe in without a proper fire exit.

**Notes:**

- The proposal is in a Conservation Area
- The proposal is not a Listed Building
- The proposal is not on a Locally Listed Building (confirmed on Camden Council's 'Local List' search <https://www.camden.gov.uk/local-list> )

**Overview of proposal:**

- Remove small area of render beneath windowsill to install a fire exit to the lower ground floor commercial unit
- Remove aluminium windows
- Remove aluminium windows and replace with conservation area timber
- Reinstate a fire exit that would have once existed on the site
- Keep original stone windowsill in place along the remainder of the window

History – there would have been a door on the lower ground floor at some stage, as there is an existing metal staircase there and the render on the wall shows evidence of a door opening further along the wall. It would make sense that the historical occupiers of the property had access in/out of the external yard and also to use the metal staircase as a fire escape

### **Making a safe work environment for staff and public**

- The commercial unit will remain
- This proposal provides no loss of employment as the commercial unit will remain.
- The proposal requires no loss of retail area; this will remain as existing.
- The proposal upgrades an existing commercial unit into a safer environment

### **Existing Fire Escape Route**

The existing fire escape route restricts the use and the layout of the lower ground floor room. i.e. the occupier cannot place some commercial items/equipment towards the escape route, such as a kitchenette or minor commercial machinery. In such a small room, this makes the room almost unviable to use. With the addition of an escape route into instant fresh air, it means the room layout can be massively more flexible for the user, as one does not have to escape through the route of a potentially hazardous object; they can escape 'away' from it and immediately into safety outdoors and using the existing metal staircase which leads to the pavement.

### **Not visible from the street scene**

Although we will upgrade the windows to Timber, in line with Conservation Area policies, the proposal will not be visible from the street/passers by.

### **Enhance character and appearance**

External alterations will consist of reinstating the timber windows and installing a timber fire door and therefore not making a negative impact on the Conservation Area.

The proposal is within a conservation area, but somehow in the past few decades, an aluminium window was installed. The proposal aims to remove this window and reinstate with timber door and frame, thus enhancing the conservation area.

### **Character**

The window is already split into 2 sections. We will keep the same pattern and character, keep the window on the right hand side and install a door approximately where the current window on the left is.

We have deliberately designed the proposed door to have the same glass proportion as there is currently in the upper section. The window frame around the door is identical to the existing window – we have added the second glass panel beneath the existing window

frame so that the change in design would essentially be the addition of glass below an existing window which can not be visible from the street scene and is also in keeping with conservation area materials.

### **In Keeping with character of Neighbourhood**

Almost 100% of the neighbouring properties who have a lower ground floor, all have a door/fire escape.

Goodge Place properties with a door on the lower ground level: (see appendices for images)

25 Goodge Place, W1  
24 Goodge Place, W1  
23B Goodge Place, W1  
22 Goodge Place, W1  
21 Goodge Place, W1  
20 Goodge Place, W1  
19 Goodge Place, W1  
18 Goodge Place, W1  
17B Goodge Place, W1

14 Goodge Place, W1  
13 Goodge Place, W1  
12 Goodge Place, W1  
11 Goodge Place, W1  
10 Goodge Place, W1  
9 Goodge Place, W1  
8 Goodge Place, W1

Tottenham Street properties with a door on the lower ground level: (see appendices for images)

43 Tottenham Street, W1  
45a Tottenham Street, W1  
47 Tottenham Street, W1  
49 Tottenham Street, W1  
37 Tottenham Street, W1  
35 Tottenham Street, W1  
31 Tottenham Street, W1

### **Conclusion**

We believe this small change that is not visible from the street scene, would make a massive difference and enhance the quality of commercial space in the area, making it safer for all.

## **Appendices**

### **Goodge Place properties with a door on the lower ground floor level**

Where possible, we have tried to include the door numbers of the properties in the image. They are all within the immediate vicinity of the proposal.































































**Tottenham Street properties with a door on the lower ground floor level**

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