



## 38 Godge Street, London

Planning Application for Change of Use and Internal Alterations

Mr.Charalambous

April 2022

Document History

Rev	Date	Purpose of Issue	Author	Reviewer
-	26.04.22	Issued to client	AN	KS
1	12.05.22	Planning Application	AN	KS

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Fig 1



Fig 2



Fig 3

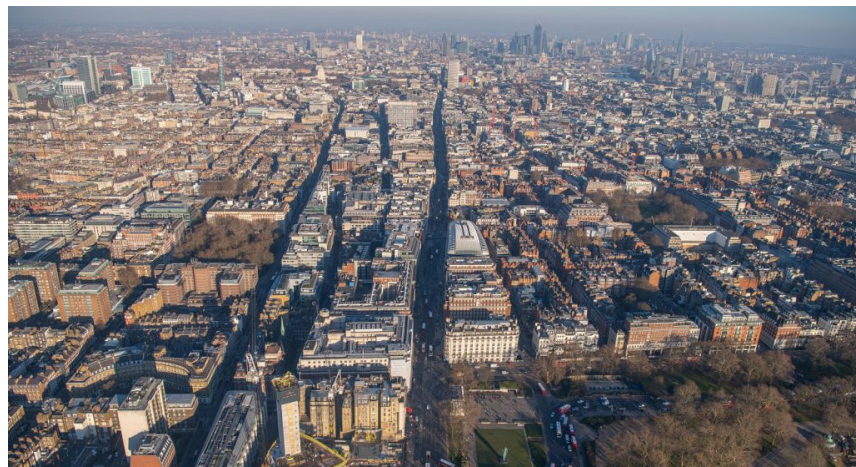


Fig 4



Fig 5

## 1.0 Introduction

This Planning Document has been prepared by ASK Architects to support the Planning Application for 38 Gooch Street, London, W1T 2QW.

The Proposed development seeks for the change of use and internal renovation of the Lower Ground Floor of the Building into a Residential Flat.

The existing building is a four storey building with a Lower Ground Floor, a Ground Floor Shop and four upper floors.





Fig 6

## 2.0 Site History

Historically, Goodge Street was a shopping quarter. It is centrally located to a number of London's landmarks and attractions, including the University of London to the east, Regent's Park to the northwest, the British Museum to the southeast, and the shopping district along the world famous Oxford Street to the south.

Many of Goodge Street's original buildings have been demolished or destroyed during the Second World War, with few original buildings remaining. The area near Goodge Street once belonged to the Dean and Chapter of St. Paul's Cathedral and a 13th century manor house was once found nearby, towards the north-west near Tottenham Court Road and Oxford Street. The area that encompasses Goodge Street was known as Totten, Totham and Totting Hall during the 15th century. To the north of Goodge Street was the 18th century manor estate of the Duke of Grafton and the FitzRoys, which now sits near present-day Fitzroy Square.

Goodge street is shown in full in Tallis's views, and it will be noticed that there is little regularity in the design of the street although the houses seem to have been kept to a fairly uniform height.

The numbering in Tallis's view is consecutive, beginning at Tottenham Court Road (east) on the north side, and returning on the south to finish with No. 56 at the Tottenham Court Road corner. At the present day the even numbers are on the north and the odd numbers on the south, both proceeding from east to west. On the north side, Nos. 2-8 have been rebuilt. Nos. 10-16 have been much damaged; the last named at the east corner of Whitfield Street retains its old shop front with a simple pilaster treatment, facing south and west, the entrance being formed in the quadrant at the angle of the building. Nos. 18, 20, 36 and 38 in the block between Whitfield and Charlotte Streets have been rebuilt. The remaining houses have been partly reconstructed in the 19th-century and Nos. 22, 28 and 30 have wide cement architraves to the windows, entablatures over those on the first floor and moulded cornice to the parapets.





### 3.0 Site Location

The site is located between Tottenham Court Road and Charlotte street, on the North side.

The Surrounding area is predominantly mixed-use with a majority of Residential flats on the floors due to it's location and the presence of a number of prestigious Universities, the area is merely occupied by students and business hubs.

Fig 7



4.0 Photos



Fig 8



Fig 9



Fig 10



Fig 11



Fig 12



5.0 Drawings

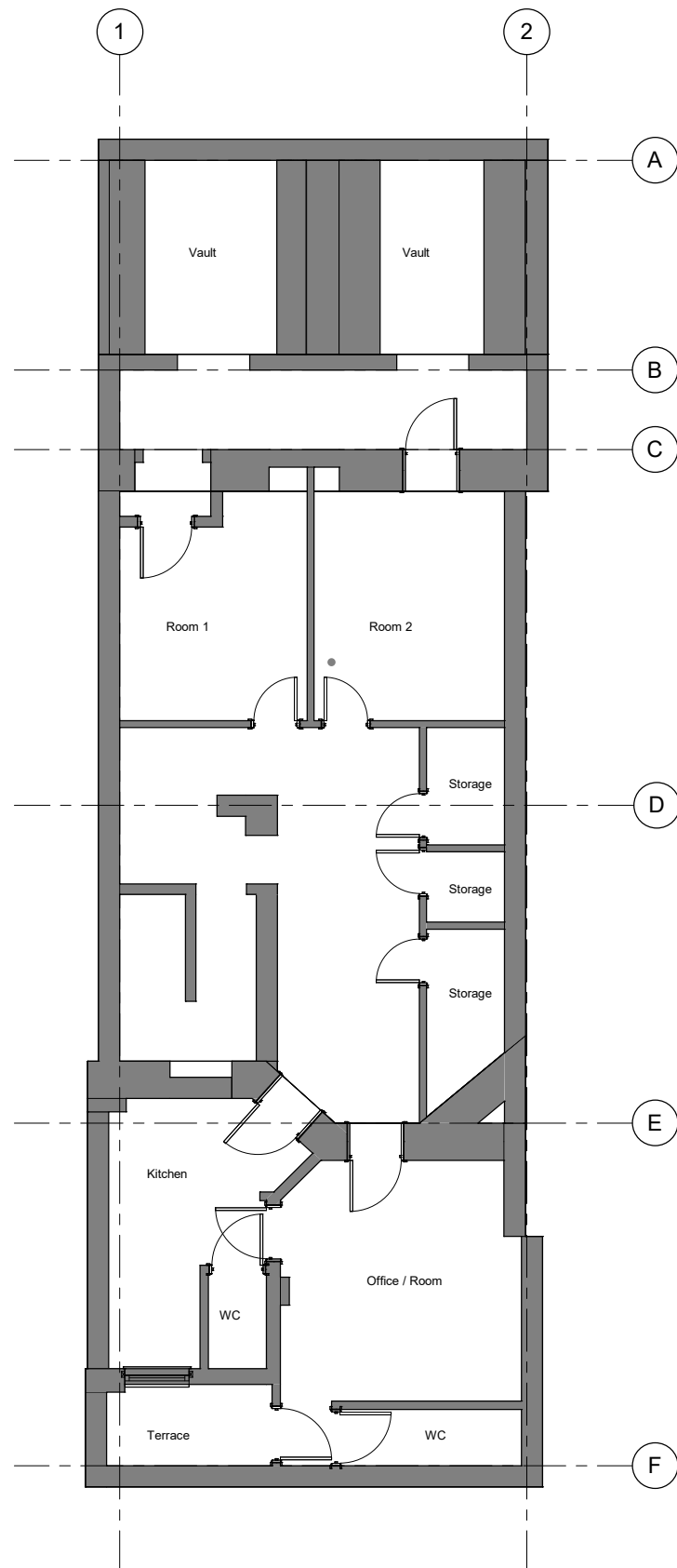
5.1 Existing

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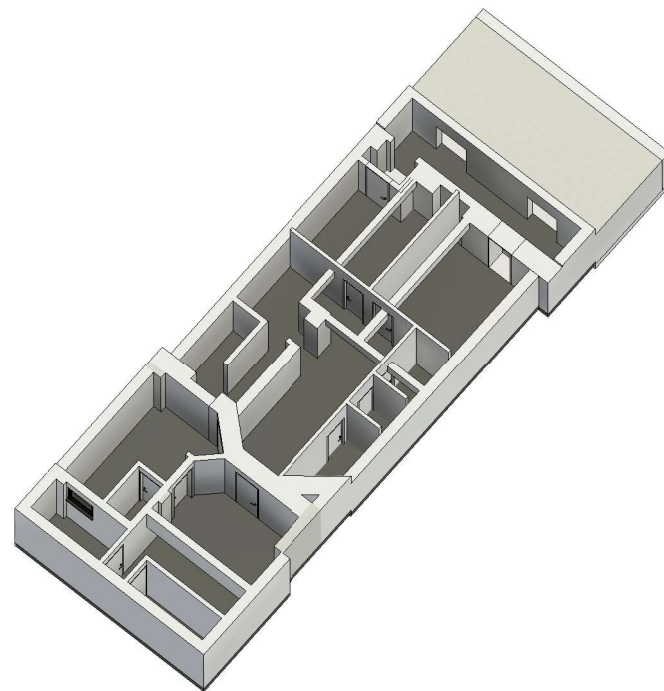
5.2 Proposed

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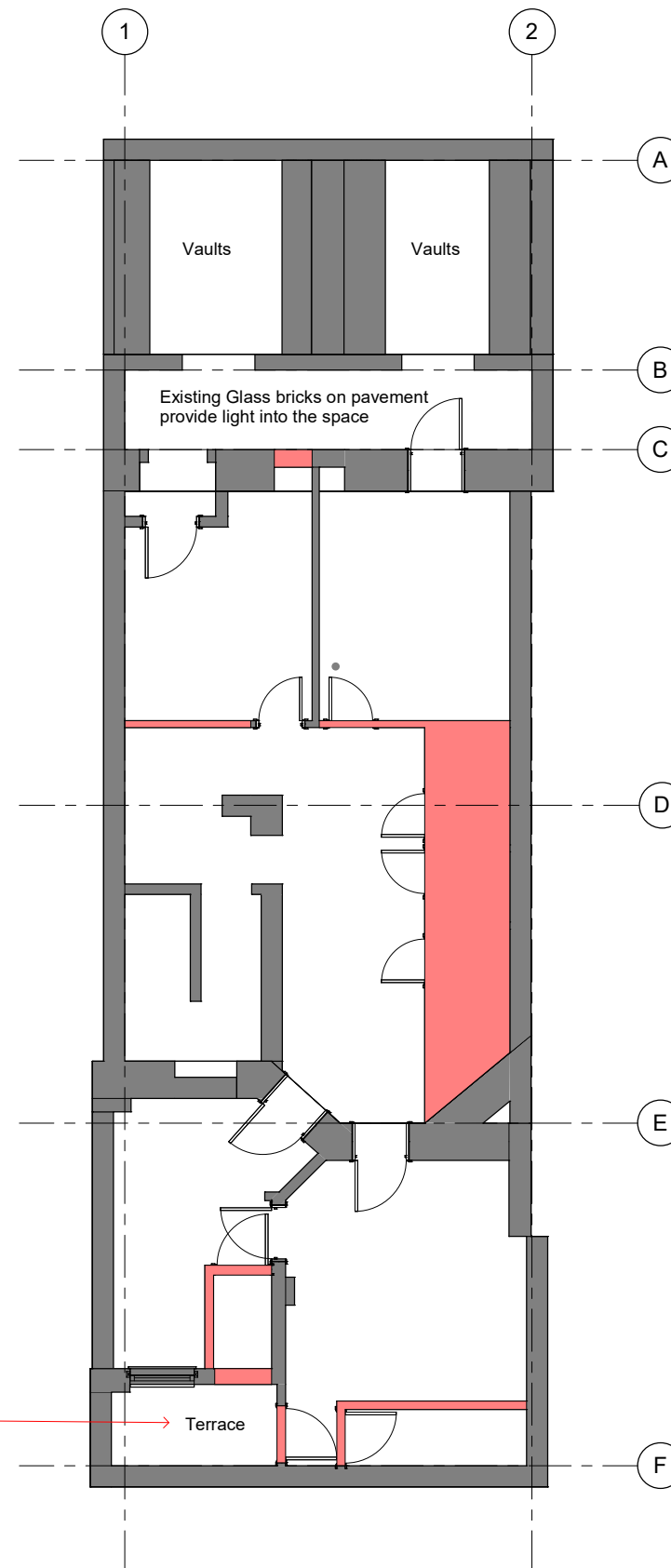




**1 Level LGF-Existing**  
1 : 50



**3 Axo**



**2 Level LGF-Demolition Plan**  
1 : 50

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PROJECT  
**Goodge Street**

TITLE  
**Existing and Demolition Plan**

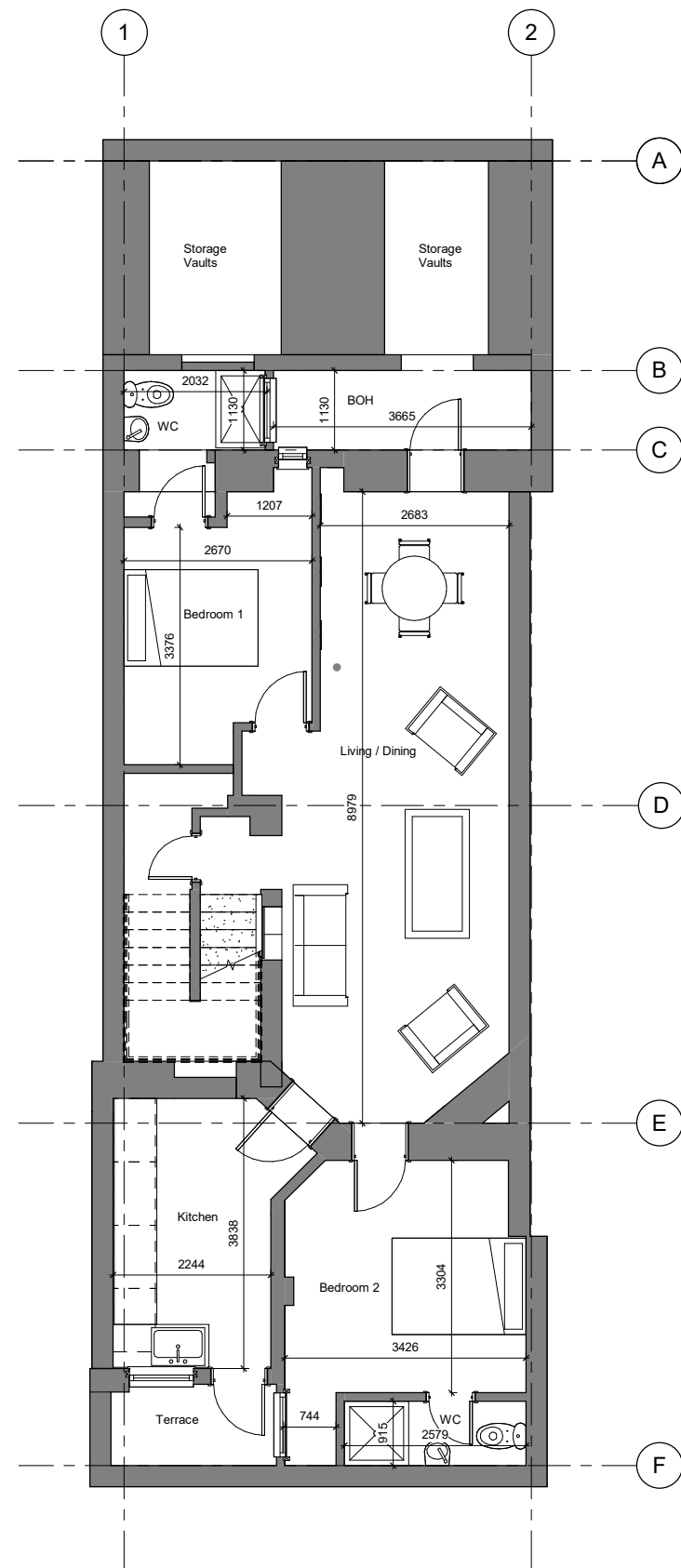
CLIENT  
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**1 Level LGF-Proposed**  
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