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12/2/2022  
Ref: 2201SGL

Design, Access and  
Listed Building Consent Statement  
The Studio 24 Goodge Place

## Proposal

The proposal for the Studio located at the rear of 24 Goodge Place calls for the refurbishment and upgrade of the wet rooms located at lower ground floor level.

As part of this intervention and after studying the current status of the property, we noticed that the current means of escape of the lower ground floor is not acceptable, so this proposal also includes a new fire external metal staircase located in the courtyard between the original building and the rear extension, that will connect with the entrance bridge providing a safe means of escape.

The connecting bridge will be updated to incorporate a fire-resistant enclosure and a new door connecting with the fire staircase.

## Property and listing

The terrace of 8 houses of which 24 Goodge Place forms the centre 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.

## Listed building consent

### Context

Goodge place is a cobbled one-way street which connects Goodge Street on the south with Tottenham Street on the north, but it is not in a direct line. After leaving Goodge Street it makes a double right-angle bend, the houses being now numbered 1 to 5 on the east side from Goodge Street, 6 and 7 facing south on the return and 8 to 14 on the remaining eastern front. The houses on the west are numbered 15 to 26 from Tottenham Street the southern part of the bend being occupied by the backs of the Goodge Street houses.

The street is largely as originally built with houses, four storeys in height, on each side. They are of stock brick and, in spite of disrepair remain attractive with their pleasant door-cases, which were probably at one time all of one pattern, with a pedimental head over a semi-circular fanlight. These are retained in Nos. 10, 11, 12, 13, 18, 19 and 25. Bracket hoods have been substituted in Nos. 17, 20, 21 and 22 and other varieties elsewhere. Nos. 4, 5, 6 and 7 have had their fronts rebuilt in the early part of the 19th-century, the ground floor of

Nos. 6 and 7 being furnished with pilasters and entablature. The ground floor facing of Nos. 9 to 13 has been rendered in cement and a shop inserted in No. 14. The ground floor rendering is repeated in Nos. 17 to 21 and No. 23. In No. 16 it is lined in imitation of masonry, and Nos. 22 and 26 have the whole front plastered. No. 11 (the corner house in Tottenham Street) has been rebuilt and Nos. 2 and 3 were destroyed in the air-raids. There are good wrought iron railings with cast urns to the standards in front of Nos. 17 to 26.

Ref: Survey of London: volume 21: The parish of St Pancras part 3: Tottenham Court Road & neighbourhood

## 24 Goodge Place

24 Goodge Place was originally built as a row of houses characteristic of how large areas of Fitzrovia were envisaged by developers.

The property is a brick clad building with sash windows. The front boasts cast-iron railings with torch flambe, urn or foliated finials in line with its immediate neighbours. The houses were eventually subdivided into smaller flats due to the influx of population and acquired commercial uses at ground level as a result of the westward economic expansion of London. The rear of the terraces has been developed for commercial but also residential uses.

The proposal seeks to incorporate a new means of escape in the courtyard between the annex building (which is a rear modern addition) and the original building facing the street.

### Interior

There is no evidence of period details which in some of the terrace flats can still be found. Stair banisters, ceiling, window details are all of a recent date.

The proposal does not endeavour to confuse the existing hierarchy of architectural styles but to maintain the contemporary character of the obvious more modern addition. The proposed metal staircase located in the courtyard between both buildings won't be seen from the street and it's being designed to become a removable element that only touches the existing buildings for structural purposes.

### PPG 15 Statement of Justification

Taking into consideration of clause 3.5 of PPG15 a building is listed according to several criteria. Two of which are highlighted below.

- The importance of the building, its intrinsic architectural and historic interest and rarity in both national and local terms.
- The particular physical features of the building which justify its inclusion in the list. List descriptions may draw attention to features of particular interest or value.

Whilst 24 Goodge Place is an attractive building its inherent historic importance lies in its contribution as a typical Georgian development but primarily as the front terrace. The rear of

these properties enjoys an ad hoc contemporary development of which this flat is an example. It is obviously modern and furthermore without any distinguishing features.

The works proposed to 24 Goodge Place would inevitably not result in harming its immediate architectural as well as communal environs either in character or in amenities.

Considering its hidden location, it would seem suitable that the alterations in order to house an extending family would not harm the character of the listed building, nor the terrace as a group.

In conclusion the works represent a small amendment to an undistinguished modern later addition to the listed terrace.

## **Fire safety**

## **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 centre as opposed to developing a new house in a green field zone is also a crucial from an ecological endeavour. Whilst achieving sustainability targets is slightly difficult on listed buildings the updated connecting bridge 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 entrance bridge will be updated for fire safety reasons only.