

# Design and Access Statement

February 2024

**Address:** 3-5 Gower St, London, WC1E 6HA

**Application:** The creation of an inter-connecting door at lower ground floor accessing no. 3 rear lightwell.



Prepared by

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## 1.0 Introduction

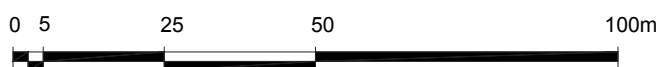
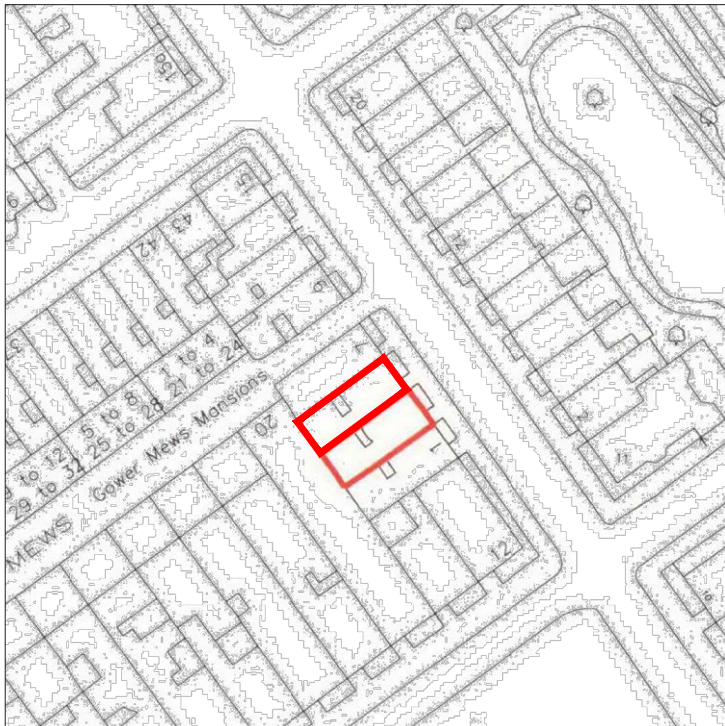
Both buildings at no's 3-5 Gower Street serve as co-working office spaces. It is the building owner's intention to provide greater accessibility between the two sites in order to facilitate access for existing business users between different spaces.

The proposal involves the insertion of an inter-connecting door at lower ground floor level between no's 3 & 5 Gower Street.

The door has been purposely located at the rear of the properties & in doing so the proposed opening remains invisible from the principal rooms at the front of the buildings.

The new door accesses an existing lightwell to the rear of no. 3, already accessed via a door from the rear corridor of no. 3

The existing brick arch within the lightwell of the party wall of no. 5 will be retained, and an arched door added. This door is to match the existing lightwell door of no. 3.



Location plan showing application site.

## 2.0 Context

The buildings were constructed in the late 18th century and form a part of a terrace. The buildings are of darkened multi-coloured stock brick and are 3 storeys with an attic and basement. The site is located within the Bloomsbury Conservation Area.

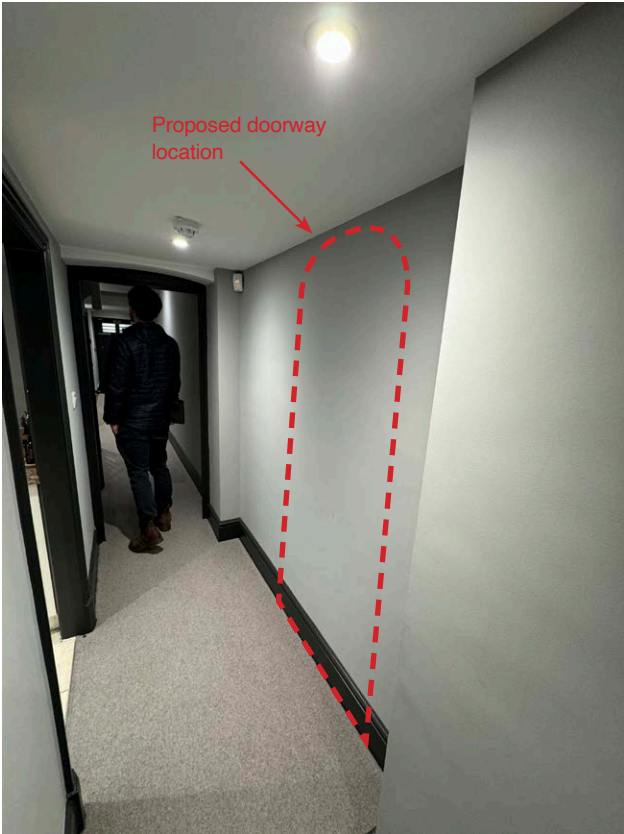
Both 3 and 5 Gower Street were listed Grade II in 1974 and the listing was amended in 1999. The buildings have retained their original plan form and the lower floors have some decorative detailing including paneling in the entrance hall and good simple staircases.

The upper floors have retained what appears to be the original layout of the rooms although there have been various interventions including fitting out a bathroom in the smaller room at the front on the second floor and a kitchen at the back. These alterations have caused some alterations to the original fabric and some cupboards have been inserted.

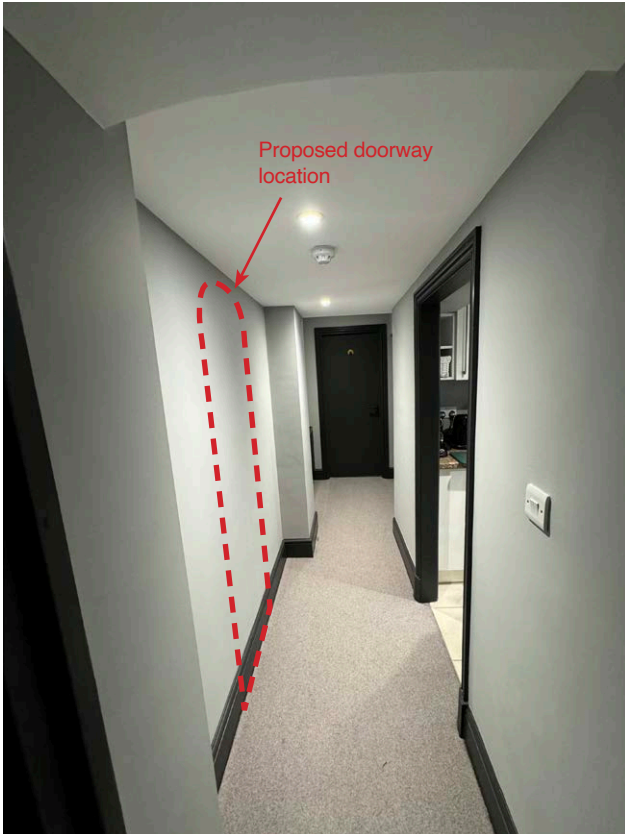
On the third floor there is an original door opening at the head of the stairs but the door has been removed. The back closet which has access from the main staircase has been fitted out to provide two WC compartments and has lost any original features.

The only external elevation to be modified will be the party wall of no. 5 allowing a door to be placed allowing access to no. 3 lightwell.

3.0 Site Photos



Corridor to rear of no. 5



Corridor of no. 5 with kitchen to right of photo



No. 3 lightwell looking towards no. 5 party wall



Existing lightwell door at no. 3 - new door to match.

## 4.0 Access Statement

The use of the building will remain the same and therefore site access and approach will remain as existing:

### 4.1 Access into the building:

- Existing access to remain as existing.
- Entrance area to remain the same.

### 4.2 Horizontal and vertical circulation in the building:

- Horizontal circulation within existing building to remain the same, albeit with new interconnecting door at ground level.
- Vertical circulation within the existing building to remain the same.

### 4.3 Accessibility:

- The site is in excellent location in terms of public transport. Gower St runs from Euston Rd to the North and Bedford Sq to the South.
- The site is also located within walking distance to Russel Sq and Tottenham Court Rd tube stations.
- Gower St and Tottenham Court Rd are served by numerous bus services.