

DESIGN & ACCESS STATEMENT

Islamic Mission, 202 North Gower Street, Euston, NW1 2LY

DESIGN & ACCESS STATEMENT

01 Introduction

This statement has been prepared on behalf of our client to support their application for the development of 202 North Gower Street, Euston, NW1 2LY. The property is in the London Borough of Camden and is not in a conservation area. The property is a grade II listed building.

Permission is sought for the following proposal:

1) Single storey ground floor extension with the installation of a lantern rooflight and new fenestration to the rear elevation

The Site

202 North Gower Street is a 4 storey with basement terrace. It is currently used as offices and a community centre for the UK Islamic Mission. Buildings on North Gower Street are mostly residential with some mixed use. Access to the site is from the level pedestrian entry from the pavement off North Gower Street.

Planning Considerations

London Plan 2021; Camden Local Plan (2017); the National Planning Policy Framework (NPPF); Listed Building Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990).

HERITAGE

202 North Gower Street is a grade II listed, penultimate building to the end of a terrace on North Gower Street. The row of 8 terrace houses including 202 on North Gower Street were built in the early 19th century by I Bryant. It was designated a Grade II listed building in 1974 to protect the distinctive architectural and historical character of the area.

Character and Appearance

The architecture of North Gower Street is predominantly Georgian in style, reflecting the development of the area during the late 19th and early 20th centuries.

The area is characterized by:

1. Terraced (former) Houses: The majority of the buildings are four-storey and basement terraced houses, often with rusticated stucco ground floor and multi-coloured brick to the upper floors and decorative features.
2. Large Windows and Detailing: The street is defined by large sash windows, two to each floor. No. 204 has 3 windows and entrance to Starcross Street. Balconies with cast iron railings, acorn and spearhead finials. Round arched doorways with fanlights and panelled doors.



Front elevation



Rear elevation

02 Planning history

Islamic Mission, 202 North Gower Street, Euston, NW1 2LY

2018/4441/L	202 North Gower Street London NW1 2LY	Erection of a rear extension at ground floor level in connection with enlargement of existing offices.	FINAL DECISION	14-09-2018	Granted
2018/3949/P	202 North Gower Street London NW1 2LY	Erection of a rear extension at ground floor level in connection with enlargement of existing offices.	FINAL DECISION	14-09-2018	Granted
2009/5859/L	202 North Gower Street London NW1 2LY	Erection of a rear extension at ground floor level with internal alterations to accommodate enlargement of existing offices.	FINAL DECISION	19-01-2010	Granted
2009/5858/P	202 North Gower Street London NW1 2LY	Erection of a rear extension at ground floor level in connection with enlargement of existing offices (Class B1).	FINAL DECISION	19-01-2010	Granted
2009/1779/L	202 North Gower Street London NW1 2LY	Alterations in connection with the extension of a single storey rear extension at ground floor level to office (Class B1) following the demolition of existing rear extension.	FINAL DECISION	04-06-2009	Refused
2009/1778/P	202 North Gower Street London NW1 2LY	Additions and alterations to include a full width single storey rear extension at ground floor level in connection with existing office use (following demolition of existing rear extension).	FINAL DECISION	04-06-2009	Refused
L12/22/19/35537	202 North Gower Street, NW1	The use of the basement, ground and first floors as offices and of the second and third floors as ancillary residential accommodation.	FINAL DECISION	04-01-1983	Conditional
35537	202 North Gower Street, NW1	The use of the basement, ground and first floors as offices and of the second and third floors as ancillary residential accommodation.	REGISTERED	04-01-1983	
L12/22/19/29314	202 North Gower Street, NW1	Continued use of the basement, ground, first and second floors as offices and book centre.	FINAL DECISION	10-10-1979	Refusal
HB/2257	202 North Gower Street, WC1	Display of a double sided internally illuminated projecting box sign.	FINAL DECISION	16-07-1979	Refusal
AD1102	202 North Gower Street, NW1	The display of an illuminated projecting box sign (measuring approximately 3ft x 2 ft x 9ins - 0.91m x 0.81m x 0.61m) on the front elevation.	FINAL DECISION	21-02-1979	Refusal

Relevant planning history

8770334	190-198 North Gower Street NW1	The erection of a part-two part five-storey (and roofspace) rear extension and an infill extension to the hostel as shown on drawing numbers 289/D/01C 02B 03D 04C & 05C revised by letters dated 28th June 1988 26th October 1988 25th January 1989 and 3rd February 1989.	FINAL DECISION	23-09-1987	Grant List.Build. or Cons.Area Consent
2023/0668/L	168 North Gower Street London NW1 2ND	Erection of a ground floor rear extension with roof terrace above, erection of a first floor rear infill extension and various minor internal alterations.	FINAL DECISION	16-02-2023	Granted
8800017	188 North Gower Street NW1	Change of use including works of conversion to form three self-contained flats and a lower maisonette with the erection of a part full height rear extension and two storey rear extension (as shown on drawings numbered 136/1A 2B 3B) as revised by your letter dated 3rd June 1988.	FINAL DECISION	12-01-1988	Grant Full or Outline Planning Permissn.
PS9804531R1	Euston Square Hotel, 152/156 North Gower Street, NW1	Rear extension at ground floor level. (as shown on drawing no. ES/98/1A)	FINAL DECISION	05-08-1998	Grant Full Planning Permission (conds)
8401203	166 North Gower Street NW1	The erection of a rear extension at ground first and second floor levels and an additional storey at fourth floor level in connection with the provision of additional office accomodation at ground floor level the conversion of the first and second floors to two	FINAL DECISION	28-08-1984	Grant Full or Outline Perm. with Condit.

03 Proposed

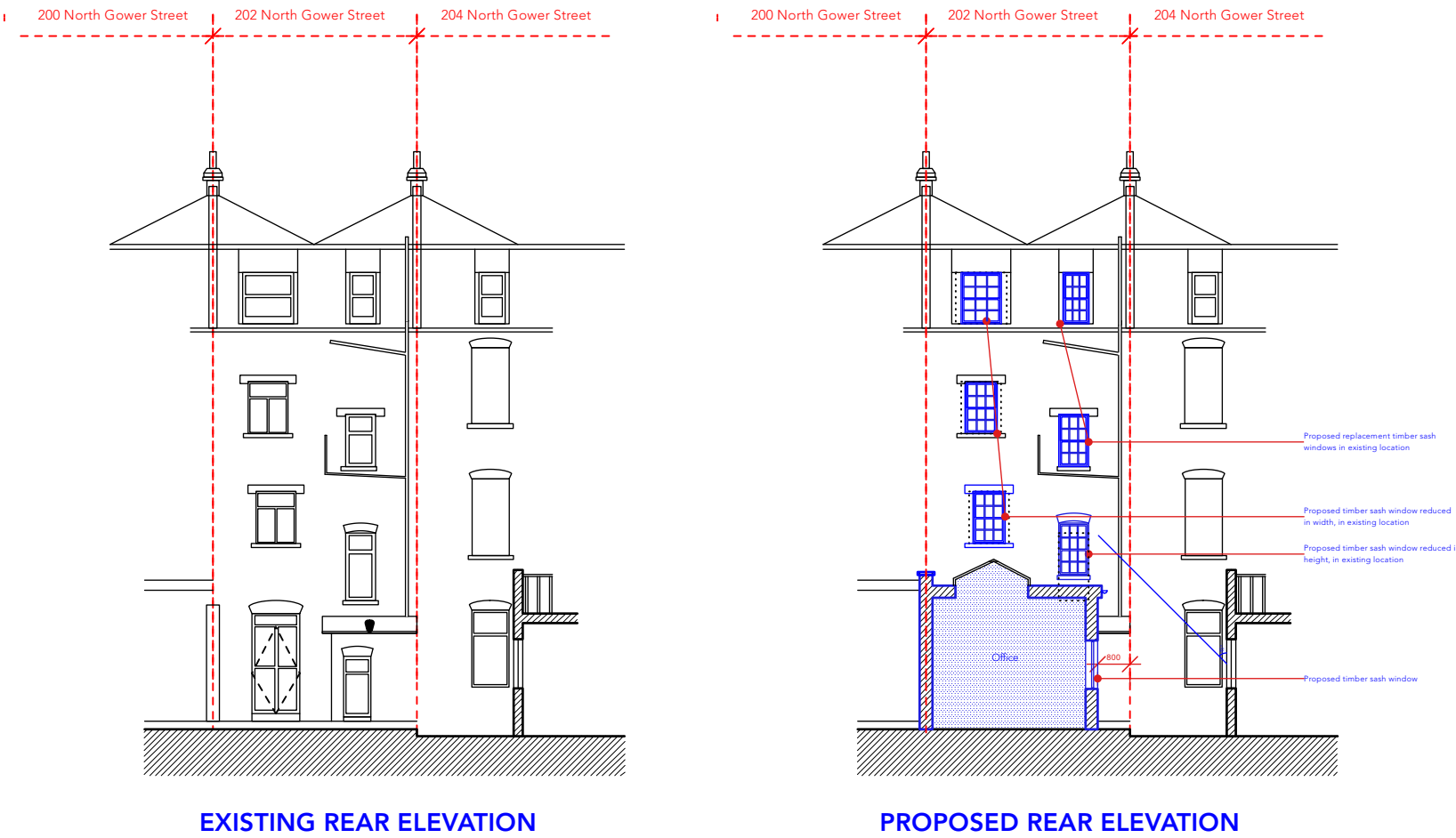
Permission is sought for the following proposals:

1) Single storey ground floor extension with the installation of a lantern rooflight and new fenestration to the rear elevation.

202 North Gower Street is a terraced property of mixed use. It is located in the Borough of Camden. The site is accessed through the main front door from the pavement and a terrace to the rear. There is also a basement accessed both internally and from the street via an external staircase in the front well.

The nearest station is Euston Square Station and Euston Station, both underground and less than a 15 minute walk from the site which provide services to the Circle, Metropolitan, Hammersmith & City, Northern and Victoria line. Bus route no. 24, 27, 29, 134, N27, N29 and N279 service the site.

The site is within a 5 minute walk to Drummond Street, which offers diverse amenities such as shops, restaurants etc. There are many squares and parks near the site such as Regents Park and Primrose Hill.



The client, UK Islamic Mission is a charity that occupies the building. The charity is well established in the local area.

Planning permission has been approved for a similar extension which has now lapsed. As the client has the funds to facilitate the works, we seek to re-establish the proposed extension.

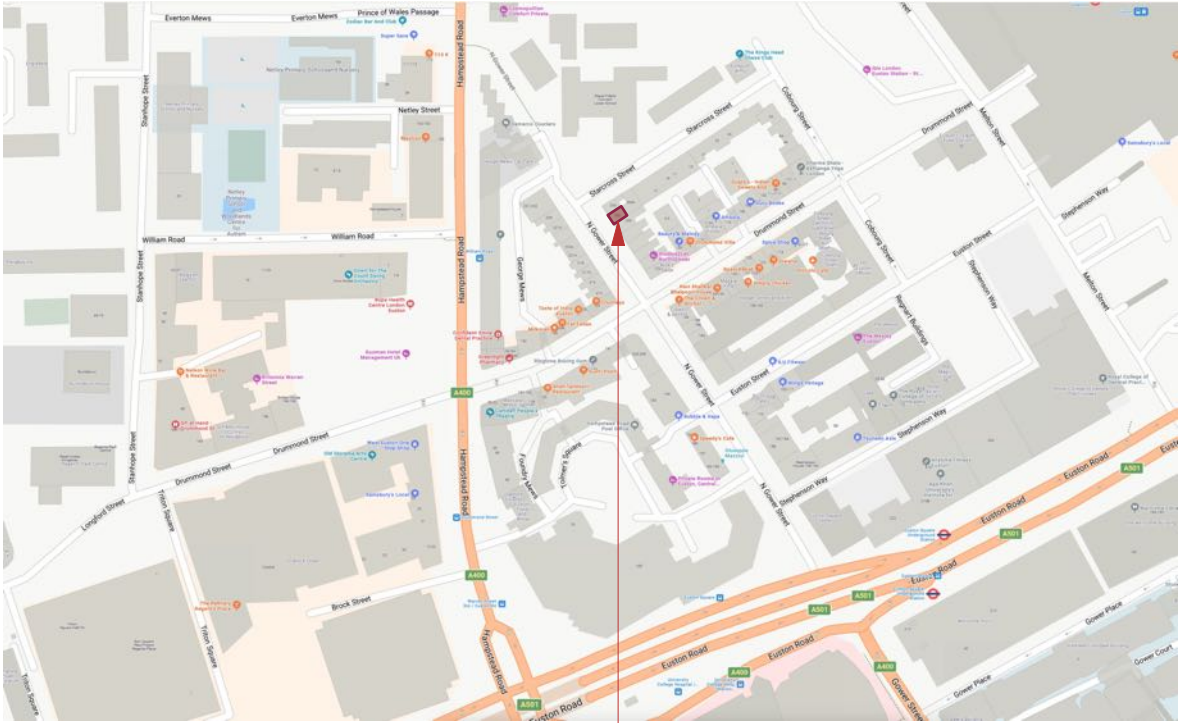
The proposed ground floor extension will extend to the rear boundary, adjacent to 204A North Gower Street. The works will facilitate additional rentable office space.

The extension will be set back 800mm from the boundary with No. 204 which allows the neighbouring property to a right of light. The proposed works have been designed in order to not have any affect on the adjoining properties.

A lantern style rooflight is proposed to the rear extension which will provide ventilation and light to the internal space.

As an additional benefit to the previous consent, this proposal includes for the replacement of all windows on the rear elevation, replacing the non-original casements, which are in a poor state of repair, with traditional double hung timber sash windows. It is proposed that these are double glazed for better thermal performance and to secure the future of the heritage asset. A detailed drawing of the proposed windows is included with this application.

To facilitate the ground floor extension, the first floor window to the staircase has been reduced in height in its existing opening. The new window will allow for adequate headheight on the ground extension.



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05 Summary

MATERIALS

- + Rooflight: dark grey powder coated metal framed, double glazed lantern
- + Wall: Stock brick to match the existing
- + WIndow: Timber sash window painted white

BICYCLES

Bike storage is to remain as existing.

REFUSE

Refuse storage is to remain as existing.

ACCESS

Access to the property remains as existing.

SUMMARY

This application seeks to re-establish a lapsed consent with additional benefits and considerations for the long term future of the heritage asset.

It is also concluded that the works would not impact harmfully upon levels of amenity enjoyed by residents of neighbouring properties. Therefore, it is concluded that the development would be in accordance with the relevant policies of the development plan.