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**BRIEF DESIGN & ACCESS STATEMENT IN SUPPORT OF PLANNING APPLICATION
MADE TO CAMDEN COUNCIL FOR A REAR EXTENSION AT 202 NORTH GOWER
STREET LONDON N1 1LY**

LOCATION, TRANSPORT & ACCESS

The application site at 202 North Gower Street is situated to the north on North Gower Street which is a very pleasant typical Georgian side street of London consisting of fine Georgian Houses of mixed uses, residential and commercial/offices and in its vicinity on Drummond street there are a variety of ethnic food shops serving the local residents and London in general. North Gower Street is a quiet street and runs between Euston Square Underground Station to the south across Drummond Street, which is very popular, buoyant and full of shoppers, visitors and general public seven days of the week. It joins Starcross Street to the North.

The site / building which is subject of this report is the last but one building in a terrace of fine Georgian Buildings of which most are residential except a few used for other purposes. The application site/building is a listed building (See photo No.1A) with six floors incl. basement and loft extension and is used for offices, community and residential purposes by the UK Islamic Mission.

The site is well served by public transport, Euston Square Underground, Euston Station (mainline trains & Underground and Bus services along Hampstead Road, all within walking distance. There are plenty "Pay & Display" spaces for cars in adjoining streets and indeed on North Gower Street itself.

The Access to the site is level pedestrian entry from the pavement off North Gower Street. The building is built of London Stock brick both front & rear with slated roof (see photos) except front Ground & basement Floors which is white painted rendered with rustications to the front. To the rear there is an enclosed space open to the sky with similar height building to the rear, 2m high party wall to the rhs and ground floor height rear extension to the adjoining building across Starcross Street (see photos C & D and drawings). The open space to the rear consists of roof to the Basement with 2 Roof lights. This space is accessible only from the rear of the Ground Floor Office (see photographs 1 & 2). All adjoining Buildings have rear Ground Floor Extensions (see Photographs 3, C, D, E & F)

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Principal:
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PROPOSALS

Our clients Community Work has considerably increased in recent years and they now require additional space within the same building as it is not possible to relocate on account of this community Centre having been long established in this locality and well known to the community.

Our proposal consists of building a rear single storey extension in the open space over the basement to provide a much needed additional office accommodation.

This proposed extension is shown and described on the attached drawing it will have a flat with roof lights and will not have any windows to the LHS, it will be necessary to raise the party wall on the RHS to provide reasonable and practical floor to ceiling height.

Our proposal will not have any affect whatsoever on the adjoining properties and indeed the one window in the kitchen on the ground floor in the adjoining property facing the proposed extension will also have a clear light angle also as demonstrated on our Section Drawing.

It should be noted that the adjacent properties on both sides of the application site have built extensions on their ground floors almost covering them completely (**see photographs**). The rear ground floor extension proposed in this scheme will be similar to these extensions. We therefore request that our proposal should be approved.