

# Design and Access Statement

## For

### 203-209 North Gower Street, London NW1

#### **1.0 The proposal:**

The application is for a new single storey building to be located within the rear yard area for B1 use.

#### **2.0 Layout:**

Care has been taken to position the new building to minimise impact on the existing building which is currently undergoing residential conversion. The existing rear yard is currently unused apart from some cycle storage which is easily relocated.

Internally the building is on one level allowing ease of entry and use for wheelchair users, together with the provision of a disabled WC.

#### **3.0 Scale:**

The height of the new building is such that it is lower than the surrounding boundary walls and therefore will not be visible to any of the neighbouring garden areas, amenity spaces or windows. The footprint has been established to respect windows and outlook from the residential windows to the rear of 203-209 North Gower Street.

#### **4.0 Appearance:**

The new building has been designed to reflect elements of the surrounding buildings using matching brickwork and window styling. The lantern light on the flat roof allows an added feature that will enhance the internal environment of the office.

#### **5.0 Use:**

The use is for B1 office purposes.

#### **6.0 Access:**

The new building makes use of existing pedestrian access points from the public highway. The pathway is level to allow wheelchair use. Cycle storage has been provided.