

The site: No. 202 North Gower Street



No. 202 frontage

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View of site on North Gower Street, looking south

202 North Gower Street N1 1LY Design + Access Statement

INTRODUCTION

The proposal for a rear extension for 202 North Gower Street was given planning approval 9 March 2010 (following an application that was registered on 19 January 2010, (application reference : 2009/5858/P).

The charity, UK Islamic Mission, has finally arranged funds to build the extension, however as the planning permission has lapsed, they are seeking permission again for the same proposed extension, hence the purpose of this new application.

LOCATION, TRANSPORT & ACCESS

The application site at 202 North Gower Street is located to the north of North Gower Street. The street itself is a very pleasant typical Georgian side street of London consisting of fine Georgian houses of mixed uses, residential and commercial/offices. North Gower Street is a quiet street and runs between Euston Square Underground Station to the south across Drummond Street, which is a very popular street with a variety of ethnic food shops, buoyant and full of shoppers, visitors and general public seven days a week. North Gower Street joins Starcross Street to the north.

The site / building which is the subject of this report is the penultimate building to the end of 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 with six floors including the basement and loft extension and is used for offices and community 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 on North Gower Street itself.

The access to the site is a 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 the front ground & basement floors. The ground floor is white painted render with rustications to the front, and the basement level is clad in white ceramic tiles. To the rear there is an enclosed space open to the sky with a similar height building to the rear, 2m high party wall to the border of No. 200 and a ground floor height rear extension to the adjoining building (No. 204) across Starcross Street (see photos). The open space to the rear consists of the basement roof with 2 roof lights. This space is accessible only from the rear of the ground floor office (see photographs). All adjoining Buildings have rear ground floor extensions (see Photographs)



Rear of site looking towards adjacent site extension (No. 204)



Rear of site, looking towards party wall against No.200



Rear of site, open court where ground floor extension is proposed (Access only through ground floor)

EXISTING PHOTOS

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PROPOSALS

The client, UK Islamic Mission is a charity that inhabit the building. Their community work has considerably increased in recent years and they require additional space within the same building as it is not possible to relocate on account of having been long established in the locality and well known to the community. The proposal consists of building a rear single storey extension in the open space over the basement to provide much needed additional office accommodation. This proposed extension is shown and described on the attached drawings; it will have a part double-pitched glass 'conservatory' type roof and part felt roof. This was recommended by Camden Planners prior to the approved submission in 2010. It will be necessary to raise the party wall to the boundary of No. 200 to provide a reasonable and practical floor to ceiling height.

The proposal will not have any affect on the adjoining properties and the single window to the kitchen on the ground floor extension in the adjoining property facing the proposed extension will also have a clear light angle as demonstrated on the proposed drawings.

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. As mentioned in the introduction, this proposal was previously given approval which has now lapsed, and therefore we request that the same extension be given approval again.



View of rear extension to No. 200 (looking out of upper floor window from No. 202)

EXISTING PHOTOS