



## DESIGN AND ACCESS STATEMENT

Project: House of Wisdom Studio, Regents Place, 350 Euston Road, London

### SITE PROPOSALS

This site is located within the London Borough of Camden, near the boundary of Fitzrovia. The site is surrounded by other restaurant, office and leisure units and is part of the British Land's Regents Place Campus, an area which spans 13 acres. The Application site is located on the ground floor and has an existing A2 Use, with Natwest previously occupying the site. The floors above are used for offices, and the units alongside the site are used as café/restaurants and a kick boxing gym

The proposal is to change the use of the site from an A2 use to a flexible A1/D2 or A1 Use. The proposals will also seek to refurbish the existing space providing retail space, food and beverage provisions and a mind gym. There are to be no external alterations to the frontage.

### DESIGN INTENT

The intention is to reconfigure the existing layout of the site whilst the outside of the building will remain as is. The proposal is considered to fit in with the wider vision for the Regents Place Campus, helping to sustain a vibrant and inclusive area. The proposals are sympathetic to the architecture of the surrounding buildings whilst providing the client with something which reflects the quality and integrity of the services offered within. All signage will be subject to a separate advertisement consent application.

### ACCESS STATEMENT

Existing approaches to be maintained. British Land have specific areas for waste to be collected. As part of the brand we intend to have little to zero waste and will be promoting ourselves as a sustainable brand. Due to being part of a campus there are various areas within and around the site which allow for safe cycle and vehicle parking, with the additional benefit of being located in the middle of 3 underground stations (Great Portland St, Euston and Warren Street). Furthermore, the unit is located within walking distance from many offices and residential establishments.