

## **PROPOSED EXTENSIONS AT 174/8 NORTH GOWER STREET AND 102/4 EUSTON STREET: DESIGN AND ACCESS STATEMENT**

The proposal is to add a fourth floor storey for residential use by extending three dwellings at 174/178 North Gower Street upwards and to add a third floor at 104/2 Euston Street to provide caretaker's overnight accommodation for the whole complex of offices and residential owned by Realrole Ltd.

Nos 174/178 was built in 1977/8 and contains office accommodation on basement, ground and first floors and residential accommodation on second and third floors (divided into three maisonettes). Each maisonette currently has three small bedrooms. A further small flat accessed from the same common stair is located on 2<sup>nd</sup> floor within 102/4. The upward extension of 174/8 will permit the remodelling of the three existing dwellings to provide four large bedrooms --all with ensuite showers - in each unit. On the west elevation there will be a mansard roof similar to that on the houses to the south in 172-164 North Gower Street.



**West elevation of 174-178 North Gower Street built c 1977-8 showing 180 North Gower Street, in modern style to left**



**North east Corner of North Gower Street and Euston Street junction showing height difference between North Gower Street and Euston Street**

The existing dwellings are let out on assured shorthold tenancies. The proposals which will be carried out with vacant possession will permit the internal upgrading of a building which was constructed over 40 years ago and will provide much improved accommodation for residents including a roof terrace.



**Southeast corner of Euston Street and 172-164 North Gower Street across the road from 174-178 showing the mansard accommodation over individual properties, some much older**



**Detail of 172-166 North Gower Street showing existing mansard accommodation punctuated by dormers.**



**Before and after west elevations of 174/8 North Gower Street with its formal fenestration**



The additional floor on 104/2 Euston Street - originally constructed in 1977/8 as part of 174/8 North Gower Street - will contain caretaker's accommodation to serve both the North Gower Street properties and Euston Street, including the offices in Nos 94-100 to the east outside this application but also owned by the applicant, Realrole Ltd. The existing tank housing on the roof of Nos 104/2 will be reconstructed as part of the new extension.



**Before and after South elevations of 174/8 North Gower Street and 102/4 Euston Street – more random fenestration**

There will be negligible loss of light to neighbouring properties from the extra storeys.



Nos 104/102 Euston Street in middle ground viewed from the pavement level with the rear of the higher 174/8 Gower Street North beyond. The older 94/100 also owned by the applicant is to the right



Mansard floor of 104/102 Euston Street and rear of 174/178 North Gower Street, showing escape gallery with the lift tower of 180 North Gower Street beyond, viewed from a 5<sup>th</sup> floor office across Euston Street



**(Above and below)** More detailed pictures of the mansard roof of 104/2 Euston Street and the water tank viewed from a 5<sup>th</sup> floor office across Euston Street



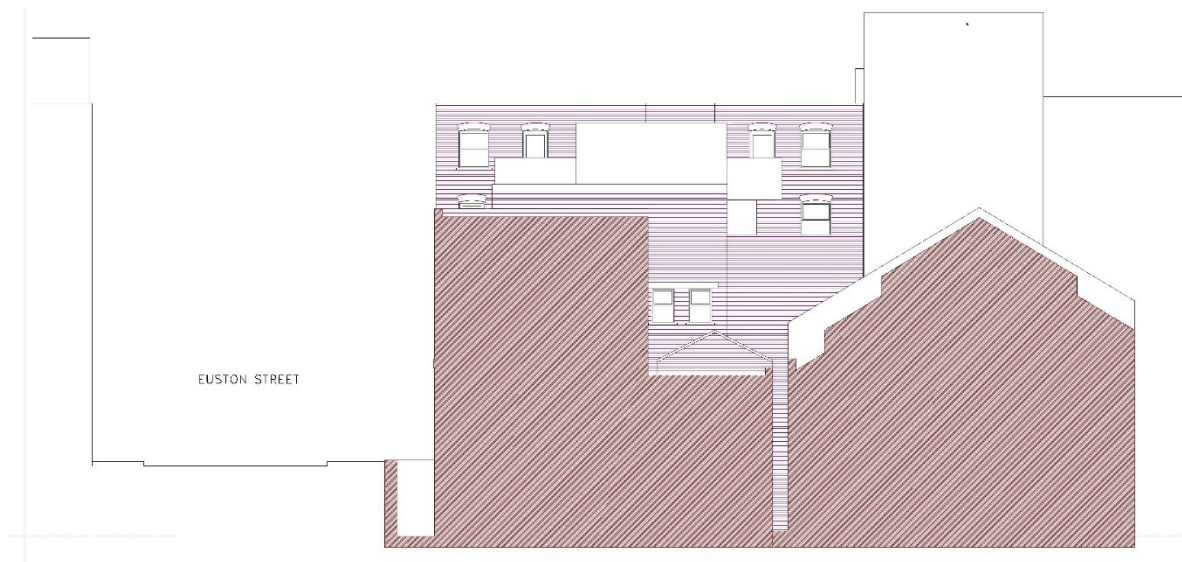
Because of the setback mansard in the proposed extra storey on Nos 104/2 there will be negligible loss of daylight to the lower floors of properties across Euston Street. The rear walls of the extension will have little impact on properties further north.



Rear of 174/8 North Gower Street and the water tank housing (painted grey) on the roof of 104/2 Euston Street viewed from the flat roof at the rear of 94-100 Euston Street. The brick structure to the right is the lift/stair tower at the rear of 180 North Gower Street



More detailed view of water tank housing (painted grey) on 104/2 Euston Street and rear of 174/8 North Gower Street viewed from the roof of the rear ground floor of 94-100 Euston Street



**Before and after elevations of the extensions viewed from the east – no windows to cause overlooking**



The external materials for the extensions will be facing brick to match the existing brickwork where walls are extended upwards. Mansard roof coverings will be slate with lead cheeks to the dormers to Nos 174-8, suiting the formal fenestration below. Grey coloured aluminium sheet will cover the vertical and mansard roofs of 104/2 with informal fenestration. Window frames will be white PVC to match existing. Railings for the escape balconies will be black painted steel.

These photographs were taken from the north pavement on Euston Street and show that there is negligible loss of light from the additional attic storey because of the angle of the mansard.



Typical mansard roofs with sloping rooflights and dormers on buildings on the south side of Euston Street taken from pavement level on north side of Euston Street. In the example above the mansard roof covering is sheet metal and, in the example below, it is slate. While the dormers protrude more from the roof slope, they allow more light to the interior and appear more attractive in the street scene.



While the proposed residential extensions will provide much improved accommodation, it is not practicable within the existing fabric to provide level disabled access to these dwellings or a lift

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**March 2020**