

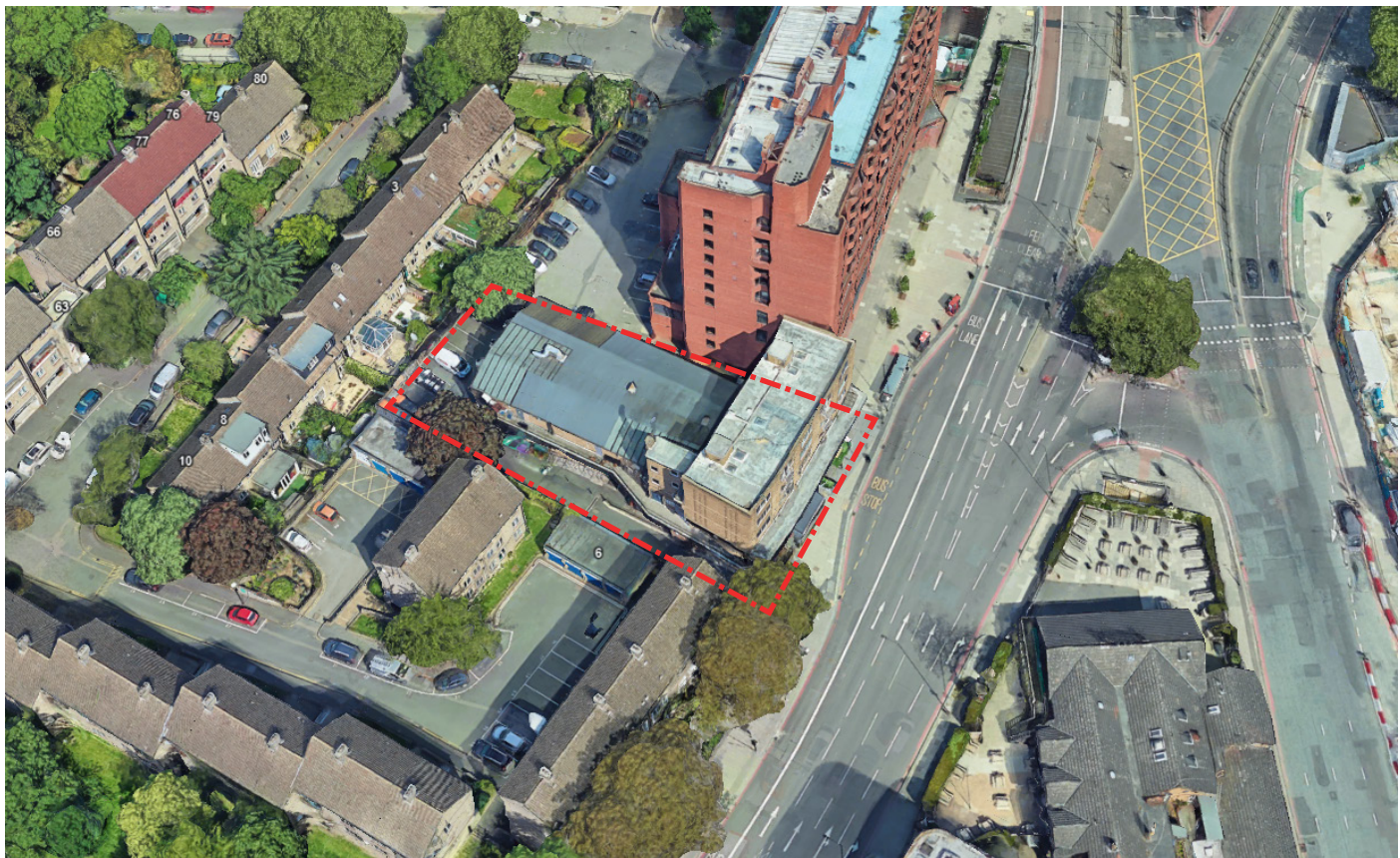


## DESIGN & ACCESS STATEMENT

Prepared in support of a Planning Application relating to:

Facade Alterations to:

**115-121 (117) Finchley Road**  
**LONDON**  
**NW3 6HY**



Aerial view of 115-121 (117) Finchley Road  
Red: Applicant Property



## **CONTENTS**

- 1. Introduction**
- 2. Practice Profile**
- 3. Context Analysis**
- 4. Proposal Overview**
- 5. Planning Policy Reflection**
- 6. Design Considerations**
- 7. Environmental Considerations**
- 8. Conclusion**



## 1.0 Introduction

This planning statement supports a full planning application for facade alterations to the property at 115-121 (117) Finchley Road, Swiss Cottage. The proposals include the installation of signage, AC condensers, replacement and installation of vented louvres, and refinishing of the facade and external floor finishes as described in the drawing and supporting information.

These alterations are part of a significant renovation and necessary refurbishment to 115-121 Finchley Road as part of its recently approved amalgamation, and taking into

account the property's recent history and current use under Class E.

The changes will update and revitalise a significantly tired property, improving its aesthetic and functional integration with the surrounding built environment. The design aims to enhance the character of the area while adhering to the local and national planning policy.

### Site Address:

115-121 Finchley Road

London

NW3 6HY

### Agent:

Nick Elias Studio Ltd

[studio@nickelias.co.uk](mailto:studio@nickelias.co.uk)

[www.nickelias.studio](http://www.nickelias.studio)

## 2.0 Practice Profile

Formed in 2020, Nick Elias Studio was founded by Nick Elias RIBA after leaving former positions in Haptic Architects and Foster + Partners.

We specialize in contemporary housing in and around London: designing new homes as well as alterations to existing buildings. We also have extensive experience in city planning, cultural, education, commercial and transport sectors.

Since forming, we have focused on enhancing architectural design in sensitive urban contexts including projects in conservation areas and involving listed buildings in central London.

We believe in innovation but know the importance of forging relationships with a building's context by complimenting proportion, scale and materiality.



### 3.0 Context Analysis

The property at 115-121 (117) Finchley Road is located within a prominent commercial and residential area in Swiss Cottage. It has undergone several changes in use over the years, and currently functions under Class E usage.

The property of multiple commercial units now benefits from a Certificate of Lawfulness to be amalgamated into a single gymnasium (retaining Class E use). Despite its central location and accessibility, the property's facade has deteriorated over time, requiring a significant update to enhance both its appearance and internal climate performance. This is essential to revitalise the property.

### 4.0 Proposal Overview

The proposed facade works include:

- **Signage Installation:** Signage that enhances the visual identity of the property and reflects the commercial use of the proposed amalgamated unit.
- **AC Condensers:** The introduction of AC condensor units are essential in improving the internal environment, ensuring compliance with noise regulations and minimizing visual impact.
- **Louvre Installations:** Ventilation louvres will be installed to promote energy efficiency and reduce energy consumption, contributing to sustainable development.
- **General Facade tidy:** Removal of obsolete external fittings + fixtures are necessary to give the property a refreshed and contemporary appearance.
- **External Floor Finish:** Refreshing of the existing East Elevation floor finishes, according to the drawings, to provide safe level access, and to refresh the principal public-facing entrance.

These works are intended to rejuvenate a property that has become visually outdated while maintaining the building's contribution to the streetscape.



## 5.0 Planning Policy Reflection

The proposal is assessed against both local and national planning policies, including:

### **Camden Local Plan (2017):**

- Policy A1 (Managing the impact of development): The proposed alterations, particularly the placement of the AC condenser, will ensure that the amenity of neighboring properties is protected, with consideration for noise and visual impact.
- Policy D1 (Design): The proposed design improvements will enhance the character of the area while respecting the existing built environment.
- Policy TC4 (Town Centres): The facade alterations will contribute positively to the vibrancy of the local commercial area, maintaining the balance between business functionality and aesthetic appeal.

### **London Plan (2021):**

- Policy D3 (Optimising site capacity): The facade enhancements, including energy-efficient AC & louvre installations, will optimize the building's environmental performance while aligning with the broader design-led approach promoted by the London Plan.

### **National Planning Policy Framework (NPPF, 2023):**

- Section 12 (Achieving well-designed places): The design changes will promote high-quality design, contributing to the enhancement of the local built environment.

## 6.0 Design Considerations

### Aesthetic Enhancements

The proposed changes are designed to rejuvenate the building's appearance. The modern signage and sleek design of the louvres will create a clean, contemporary facade that reflects the building's commercial use while harmonizing with its surroundings.

### Scale and Proportionality

The alterations are designed to be proportionate to the building's existing structure, ensuring no overbearing impact on the surrounding environment. The signage will be of an appropriate size, ensuring it is visible but not obtrusive. Similarly, the AC condensers will be positioned to minimize their visibility from public view, particularly from Finchley Road, ensuring that the installation remains unobtrusive.

### Architectural Integrity

While the building's appearance will be modernized, care has been taken to maintain the architectural integrity of the original structure. The facade alterations will work within the constraints of the existing building envelope, preserving the essential character of the property while allowing it to adapt to contemporary needs.

### Access + Parking

There are no proposed changes to parking or access other than those stated in the drawings.

### Impact on Neighbouring Properties

The proposed alterations will not result in any overshadowing or loss of privacy to neighbouring properties. The new signage, AC condensers, and louvres will be installed with due consideration for the proximity of surrounding buildings, ensuring that the alterations do not negatively impact the enjoyment of nearby properties.

## 7.0 Environmental Considerations

### Air Conditioning Unit and Noise Impact

The AC condensers are a crucial part of the proposal to improve the environmental performance of the building. Their installation has been carefully considered to ensure that noise levels are kept to a minimum. The condensers are positioned to reduce both visual and auditory impact, ensuring that neighbouring properties are not disturbed.

### Energy Efficiency and Ventilation

The installation of louvres will provide a significant improvement to the building's ventilation system, as is required for its proposed Class E use, reducing the need for artificial cooling systems and enhancing energy efficiency. The louvres will allow natural airflow into the building while minimizing heat loss during colder months. These installations will align with Camden's sustainability objectives, as outlined in the Camden Local Plan (2017).

### Noise Control

The installation of the AC condenser will meet noise control standards and will be positioned at the rear of the building and shielded to prevent any noise disruption to neighbouring properties. Compliance with BS4142:2014 ensures that the condenser will not exceed the maximum allowable noise levels for commercial installations in residential areas. Please refer to the document *"TGG-SG\_Noise Impact Assessment"* for detailed information.

## 5.0 Conclusion

The proposed facade alterations at 115-121 Finchley Road will modernize and rejuvenate the building's appearance, improve its environmental performance, and ensure that it continues to serve as a key commercial space within Swiss Cottage. The alterations are carefully designed to respect the surrounding area and comply with local and national planning policies, ensuring that the building remains an integral part of the commercial landscape while contributing positively to the community. We respectfully request that planning permission is granted for the proposed alterations.