



METROPOLITAN DEVELOPMENT CONSULTANCY LTD.

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Design and Access Statement

In support of a Planning Application for the conversion of an existing maisonette into two flats
at

234 FINCHLEY ROAD, LONDON NW3

1 Location

The proposed house is located in the London Borough of Camden on the east side of Finchley Road, between Frognal lane and Langland Gardens, characterised by large four storey semi detached dwelling houses and flats.

2 Use

The house presently contains two existing self contained residential flats to the upper levels and residential maisonette to the Lower Ground and Ground floor, in line with its current use and that of the vast majority of properties in the road.

3 Amount

The proposed conversion will involve converting the existing maisonette into two self contained flats. The conversion is very much in character with the local area.

4 Layout

The design accommodates a similar layout to the adjacent property at No.232 Finchley Road and is in line with the existing single storey extension to No. 236 Finchley Road. The elevation fronting onto Finchley Road has no design alterations.

5 Scale

The proposed design is similar to that of the adjacent property at no. 232 Finchley road and is sensitive to the scale of the property and the street as a whole. Both its massing and scale of detail relate to the comparative distance back to the property and the scale of landscaping intended for the garden directly behind.

(Contd)

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6 Landscaping

The proposals are to retain and update the existing landscaping to the front of the property. The proposed Lower Ground floor flat will have a safe, secure and private patio area to the rear of the property, with hard landscaping. The rear garden will have a mix of soft and hard landscaping retaining the existing planting. Timber decking will be laid to the rear. The proposals will provide a combination of stepped and level access into the Ground Floor flat. No trees are affected by the proposals.

7 Appearance

No alterations are proposed for the front of the house. To the rear of the property the appearance evolves with the emphasis on light and the inter relationship with the garden. The partnership between the main living spaces of the house and the rear garden was one of the guiding principals of the overall design and has generated an open and glazed facade with a horizontal emphasis.

8 Access

The vehicular site access is as existing onto a hard standing area in front of the existing garage, from the Finchley Road.

The applicant agrees to entering into a Section 106 agreement in respect of not being able to buy a contract to park within any car park owned, controlled or licensed by the council.

9 Lifetime Home Standards

Total compliance with the requirements of the Lifetime Home Standard is restricted by the fact that the building and external levels are existing. Where it has been possible to incorporate the Lifetime Home Standards, this has been achieved particularly with regard to internal stairs and door openings.