

Design and access statement in support of application for revised internal arrangement and small third floor rear kitchen extensions to 285 & 287 Finchley Road, London NW3

13th June 2007

This document is in accordance with the requirement set down by the ODPM.

List of drawings enclosed:

Project number 339

Original Survey drawings:

Ground floor survey plan	SV.01
First floor survey plan	SV.02
Survey section	SV.03
Front elevation survey	SV.04
Rear elevation survey	SV.05

As-Built drawings:

Basement plan	SK.03
Ground floor plan	SK.04
First floor plan	SK.05
Second floor plan	SK.06
Third floor plan	SK.07
Front elevation	SK.08
Rear elevation	SK.09
Section	SK.10

Proposed internal arrangement drawing:

Basement plan	SK.30
Ground floor plan	SK.31
First floor plan	SK.32
Second floor plan	SK.33
Third floor plan	SK.34

The proposal is for the subdivision of these buildings into twelve separate residential units, eight x one bed, two x two bed and two x three bed flats.

Design The external design of the building was largely approved in an earlier planning permission but the works carried out included a small rear kitchen extension at the third floor level of each building and the construction of a basement mezzanine at the rear where the foundations required a deeper excavation due to the presence of a storm drain.

Use The use of the premises will provide vitally needed residential units in this popular location. The area is suitable for local and city workers and young professionals wishing to rent affordable property. The area is excellently served by public transport and this proposal provides a useful addition to the range of accommodation in the area.

Layout The layout of the property allows the successful separation of the flats and gives a good level of residential accommodation with the larger flats benefiting from roof terraces.

Scale The proposal does not have any effect of the neighbouring properties since it involves no new external building works. The building is of the same height as the neighbouring property.

Landscaping No landscaping provision is included within this proposal and there is no negative effect on any existing landscaping provision.

Appearance As stated above, there will be no effect on the surrounding properties and the appearance of the property will be unchanged from that built.

Vehicular access
Not applicable.

Inclusive access
The access to the premises will not be adversely affected by the proposed arrangements and the provision.

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