



## Design & Access Statement

489a Finchley Road, NW3 6HS

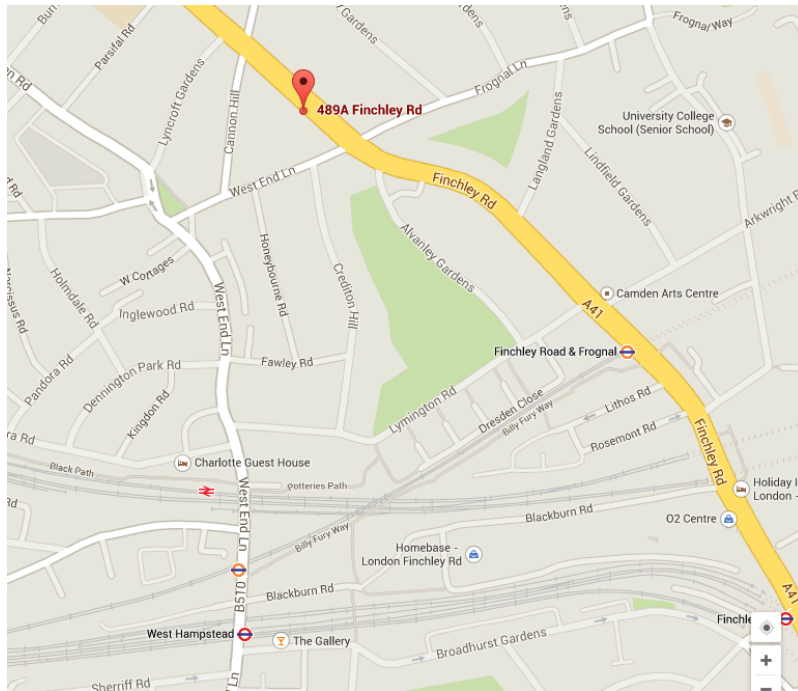


Figure i; Site Location Plan

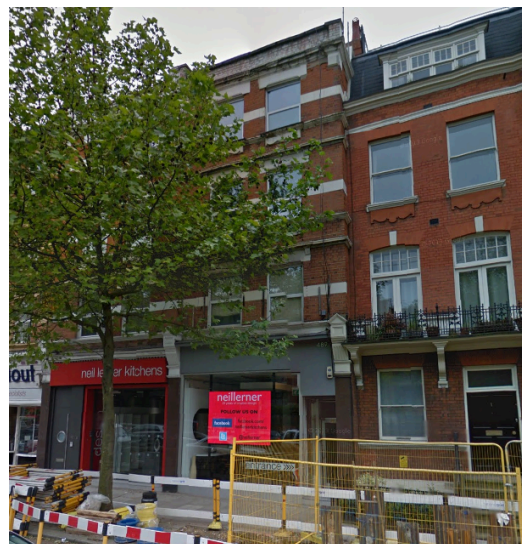


Figure ii; View of building

### 1.0 Introduction

This Design & Access Statement is in support of the full planning application for 489a Finchley Road, NW3 6HS. The scheme is to convert the upper residential to 2no. individual flats.

### 1.1 Location & Context

The property is located at Finchley Road, between West End Lane and Cannon Hill. It is within walking distance of both West Hampstead and Finchley Road Tube Stations. The building is within a conservation area.

The property itself comprises a mid-terrace building arranged over ground and three upper floors. The property is internally arranged to provide a ground floor commercial unit at front and a self-contained flat above, accessed via a separate entrance at ground level.

### 2.0 Architecture & Design

The proposals are all internal remodelling. Typically the stair and main elements are being retained. The idea is to work with the building layout.

On the first floor is a 1 Bed flat of 51.2 sqm and on the second and third floors is a larger 3 Bed flat at 105 sqm. The 3 Bed family unit also has an existing terrace for amenity space. As we have a three bed flat we propose that the building will not suffer from a loss of a family dwelling.

Both flats accord to the London Plan space standards and achieve the required areas for bedrooms, and area for the living space including tall storage.

The flats also accord to Lifetime Homes.

### 2.1 Access Strategy

Access is as existing via the front door using the existing stairs. A new door access system is proposed.

### 2.2 Materials

No external works are proposed as such we see no impact on the conservation area.

### 3.0 Parking & Cycles

The location has a high PTAL as such a car free development is proposed. It is assumed that residents of the apartments would locate a cycle in their apartment.

### 4.0 Refuse

The apartments would follow the current practice along the road for refuse and recycling.