

NYMAN LIBSON PAUL

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124 FINCHLEY ROAD LONDON NW3 5JS

ERECTION OF A ROOF EXTENSION AT SIXTH FLOOR

PLANNING DESIGN & ACCESS STATEMENT



Site Location and Existing Use:

The application relates to a substantial office building located on the eastern side of Finchley Road dating from the 1960's. The building is 6 storeys in height onto Finchley Road and 5 storeys to the rear where the ground is at a higher level.

The building is finished in brown brick with large areas of glazing to both the front and rear elevations. The top floor is set back from the front elevation by approximately 4 metres. It has distinctive green spandrel panels with slender metal-framed windows to the front facing Finchley Road. Apart from the chamfered corner to the rear (southeast) the building is rectangular in plan.

The site contains a substantial car-park to the rear which is access via a lane off Netherhall Gardens to the north. Immediately to the south of site is another laneway which provides access to 122c Finchley Road. Number 122a Finchley Road which faces the application building across this narrow lane has residential windows on its northern side facing the application site.

The application building is principally occupied by NLP and is owned by some of the partners.

The site is located in Fitzjohns Netherall Conservation Area (CA).

Proposal:

The proposal site is a part 5 / part 6 storey modernist block of simple form and proportions. The proposals are for a sixth floor roof extension which will provide additional office floor space consisting of a meeting room, 6no. work stations and a manager's office.

The additional office space would improve operationality for the existing staff, whose numbers, however will not increase.

The roof extension will make better use of a flat roof area in a location where office floor space is a premium.

Scale:

The roof extension has been design to be set in 900mm from each side elevation, 800mm from the Finchley Road front elevation and will match the height of the existing sixth floor structure.

The overall scale of the extension is therefore designed to be subordinate to the existing building ie. set in from the existing front and side elevations behind the existing parapet.

The roof extension would be modest in scale and would adequately respond to the character and appearance of the existing building on the site.

The uplift will be approximately 45 sqm.

Design:

The design of the roof extension is to be primarily full height glass to the Finchley Road front elevation with framing lines to match the existing glazing panels below. The overall appearance will be to create a 'transparent' structure when viewed from Finchley Road therefore preserving the architectural quality of the existing building.

The side elevations of the roof extension will be constructed using materials that are sympathetic to the character of the existing building in that it will match the green/grey appearance of the existing infill panels below.

The overall appearance is therefore to create a modern structure that is visually in keeping with the area and is sympathetic to the existing building.

The proposals are considered to be acceptable in terms of its overall design and impact to the character of the conservation area and wider streetscene.

Access:

Existing access to the building will remain unchanged with a front main access and rear access.

Car Parking:

The existing car parking on the site will not be affected.

Transport facilities within the area are good.