

315 Finchley Road, London, NW3 6EH

Planning Statement

The building is located within the Finchley Road / Swiss Cottage Town Centre on a commercial part of Finchley Road between Finchley Road Overground and Underground stations and Finchley Road & Frognal Overground station.

The building is not listed and is not within a conservation area.

The building is currently comprises of a shop at basement and ground floor and a residential unit at first, second and third floors with entrance through a rear communal yard (Used as access by no. 313 & 311, and as emergency exit to the offices at no. 2 Lithos Road as well). Access to the rear yard is via Billy Fury Way, a side alley.

The proposal is to extend the building to the rear on 1st, 2nd and 3rd floors and create 3 self-contained, 3 persons residential units in place of the existing maisonette.

The extension is similar to the one of the adjacent building, 313 Finchley Road. Also 311 Finchley Road, of the same terrace has been extended to the rear.

The extension does not obstruct daylight or sunlight from the adjacent buildings due to the fact that its bulk extends to the north. (It might overshadow the side wall of the pub at number 317 but this wall has no windows). The extension steps back at 2nd and 3rd floors (forming small balconies) to create better feel for the rear yard.

The average gross internal area of the flats is 65 sqm.

Minimum size of an open living/kitchen/dining area is 26.6 sqm. Smallest double room is 11.0 sqm while smallest single is 7.6 sqm.

All flats have a separate utility/storage in which recycle box could be kept until a collection day.

There is bicycle storage at the basement with its separate entrance.

The new arrangement of the unchanged main entrance at ground floor will be for the sole use of the flats above, completely separated from the shop.