



Design and Access Statement

**for
minor rear alterations to
ground floor door and windows openings**

**at
Flat 2
260 Finchley Road
London
NW3 7AA**

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Contents

- 1.0 Introduction
- 2.0 Design Proposal
- 3.0 Rear Garden
- 4.0 Access
- 5.0 Conclusion

1.0 Introduction

260 Finchley Road is a substantial 4 storey detached house built in the Georgian style dating from the end of 19th/early 20th Century. It has been designed as one of a pair of similar neighbouring properties with 262 Finchley Road. They are listed as an architectural and townscape significant asset within the Frognal & Fitzjohn Ward.



Both are symmetrical with a central main entrance between large projecting bays. No.260 retains original casement windows to the front façade and 2 dormers with the pitched roof which adds to the architectural interest of this property. To the rear of the property a number of alterations and additions have been made to No.260 Finchley Road. Prior to 1958 the property was used as a GP surgery, in 1958 the ground floor was converted into 2 self-contained flats.

2.0 Design Proposal

The proposal is to reinstate the original full width opening and install a double glazed traditional timber sash window within the opening to the master bedroom along with original reconstruction of brickwork to match existing colour, type and bond to cill level.



It is also proposed to replace the single glazed timber window to bedroom 3 with a traditional Georgian pattern timber door and frame.

As the existing route to the rear garden is currently via the master bedroom, approval is sought to provide an independent access to the rear amenity space by creating a common corridor route and subdivision of bedroom 3.

Currently bedroom 3 has two external windows, it should be noted that the proposed door opening cannot be seen from the rear of the property as it is obscured by a later single storey addition beyond the original rear façade. Despite this, the intention would be to provide sympathetic treatment of the new rear communal door opening to Flat 2, in terms of providing an arch type lintel over the head of the doorway and repointing/repairing the existing brickwork to match the existing detail.



Proposed rear elevation

3.0 Rear Garden

It is proposed to improve the rear garden with replacement hard landscaping and appropriate planting using native species of shrubs.

To contain the client garden furniture and bicycles, it is proposed to install a 1.8 x 1.2 single storey mono ridge timber clad shed in the position indicated on the ground floor plan.

4.0 Access

The site has a PTAL rating of 3 and is within 10 minute walking distance of Finchley & Frognal Station, it is served by 3 bus routes, 113, 82 and 13 all within 5 minutes form the site. Parking is also established at the rear of the site with 1no. space allocated for Flat 2

5.0 Conclusion

The proposed alteration to the ground floor rear of Flat 2 will have a minimal impact on the appearance of the existing façade. We seek to return the poor previous alteration works and infill of the french window opening to the master bedroom back to the original design, which will include re-installing timber sash windows on a brick base, all to match the existing detail.

The alteration to the existing single window to bedroom 3 to form a common direct access for use by all to the garden will have de minimis effect on the appearance of the rear elevation, as this location is obscured by the projection of the later single storey rear addition to the property, all in accordance with attached proposed plan & elevation.

As we believe the proposed alteration to the flat is an improvement to the rear fenestration and will be constructed to match the existing detail and design noted above, we commend this proposal to your department for approval.