SIAW LTD 11.03.2016

Re: 120 Finchley Road, London NW3 5JB – schedule of amendments to Planning consent Ref: 2010/0552/P 28 April 2010

Addressed to: Tania Skelli-Yoaz

To be read in conjunction with drawing title ‘Planning Granted and Current Design Comparison.’

Further to your request, please find below the list of proposed revisions:

* **Front elevation (west)**
* Area & mass – minor infill
* Revision to appearance:

**b.1** – Main entrance – relocated to the centre

**b.2** - Balconies designed as individual or pair (instead of continuous band)

**b.3** – Creating a fully glazed frontage at ground floor level by adding glazed panels in front of the substation on the right

**b.4** - Introduction of vertical terracotta bands

**Design objectives**: The main objectives are to enhance the overall appearance of the building and create an improved functional layout.

Whilst using the same external finishes as per the planning, the aim is to achieve a superior and enhanced design through the proposed composition.

The objective was to create coherence in the design of the building by proposing the same composition of the balconies on the front elevation as what was accepted in planning for the other elevations.

The proposed elevation also enhances the buildings identity as a residential block by creating a differentiation from its neighbouring office building.

The functionality of the building is improved by creating a clear separation between the public use and the residential use. The outlook into and out of the café has been maximised by locating the café at the corner of the property.

(Please note that any signage element will be subject to a new application.)

* **Side elevation (north)**
* Stone cladding replaced by brick
* Windows – some omitted, others revised

**Design objectives:** the Holy Trinity Church (neighbouring the site to the north) have the right to extend their property to the boundary line, thus abutting to the north elevation of 120 Finchley Road. They have also stated their intention of doing so. In light of the above, the use of stone cladding and the construction of windows on the north elevation would no longer be feasible (given that in all likelihood these features will be obstructed in the near future). The proposed facing red brick on this elevation also matches the facing red brick of other properties on Finchley Road and the surrounding area.

* **Rear elevation (east)**
* Emergency / escape door introduced
* Wall levels – adjusted in accordance with existing topography.

**Design objectives:** Building Control, Fire Safety regulations and site security require fire escape routes in 2 directions - This has been agreed with Mourn House residence as part of the party wall agreement.

Exact topographical levels were not known due to part of the site being inaccessible until after demolition. Original planning did not show the levels on the neighbouring side.

* **Side elevation (south)**
* Boundary brick wall levels to Barkat House – reduced and stepped down. Glass screen added.
* Side wall stone cladding replaced by brick

**Design objectives:** As a functional element it is reasonable to assume that a boundary wall should not be higher than that required by law. This solution achieves the minimal required height, security for both sides and increases the amount of daylight to both sides of the brick wall. Furthermore, the brick creates consistency in the appearance of the building (to match proposed red brick on north elevation).