

# ROAR

## Design & Access statement

Project 113\_Finchley Road  
Subject Design & Access statement  
Date 13.05.18

421A Finchley Road  
London  
NW3 6HJ

### Existing site

421A Finchley road is a loft conversion situated on the third floor of a commercially occupied building on the corner between Finchley Road and Alvanley Gardens. The contextual surroundings of the area are a combination of residential and commercial shops, showrooms and offices. Most of the properties on the roads branching off from Finchley road are two storey residential, whilst most of the dwellings on Finchley road are between 4 and 7 storeys tall.



The third-floor office space within 421A currently occupies two offices, which share communal facilities. The offices both currently have access to the existing terrace to the rear of the property onlooking Alvanley Gardens. The current internal conditions of these offices are of poor quality due to the head height limiting the amount of habitable, comfortable working space. The property currently has two small flat roofed, timber clad dormers, which are of little benefit to the internal space.

### Existing context

The neighboring properties either side of 421A feature dormers which are the full width of their rear site boundaries and are taller than the existing dormers at 421A. The dormer to the rear of 420 is a GRP flat roof, with clay tile clad, whilst the dormer to the rear of 419 includes a tiled pitched roof and is clad with white plastic panels.

### **Existing access**

The existing access to the property is via the front of the property on Finchley Road between two commercial shop fronts. There is only access via stairs, which feature fire doors between floors 2 and 3. In the case of an emergency the terrace access would serve refuse whilst awaiting emergency services. Vehicle access is to the rear of the property via Alvanley Gardens.

### **Proposed design**

The proposed scheme includes the removal of the two existing dormers, and the replacement of two new, larger dormers. These dormers sit within the building line of the two neighboring dormers, and also match the height of the neighboring properties. The proposed design would positively impact the functionality of the properties internal space, making it a more productive and desirable work place. The new proposed dormers feature slim framed aluminum bi-folding doors, allowing the inside and outside space to flow and enhance natural internal ventilation. The proposal includes GRP flat roofs and timber cladding, similarly to the existing.

### **Proposed access**

The proposed access remains to the front of the property on Finchley Road between two commercial shop fronts. As existing, the proposal only features access via stairs, which occupy fire doors between floors 2 and 3. In the case of an emergency the terrace access would serve refuse whilst awaiting emergency services. Vehicle access also remains as existing and is to the rear of the property via Alvanley Gardens.