

Design & Access Statement

For

The installation of an outdoor balcony/pathway to provide access from raised ground floor living room to the rear garden, passing above the sunken patio of the basement floor.

At

224 Finchley Road,

London, NW3 6DH



Date: 28.10.2022

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1. General

This Design and Access Statement relates to the Planning Application as illustrated by the following Design drawings:

224 Finchley Rd_PR - Sheet - FR-R00-PR-106 - PROPOSED SECTIONS

224 Finchley Rd_PR - Sheet - FR-R00-PR-103 - PROPOSED ELEVATIONS

224 Finchley Rd_PR - Sheet - FR-R00-PR-102 - PROPOSED FLOOR PLANS

224 Finchley Rd_PR - Sheet - FR-R00-PR-101 - SITE PLAN

2. Existing Property

The existing property is a 4-story (inc. basement), semi-detached property situated on Finchley Road (A41) in South Hampstead, London. It is an early twentieth-century design built before the second world war. The design features a tiled, hipped roof with a partial gable end, a single dormer on the hipped section of the roof, and bay windows on the first three floors under the gabled portion of the roof on the front elevation.

The rear of the property hosts a single-story kitchen extension and the later addition of a sunken patio for the basement floor's ventilation, natural light, and garden access.

The ground floor sits 2220mm above the street level while the basement floor sits ~1000mm below.

Separate properties with the same form and design exist on both sides of the project site (Figure 1).

This application concerns the raised-ground-floor flat within the property.



Figure 1 Image of the property, viewed from the street

The immediate surrounding area is largely residential in character, with a mix of regular rows of twentieth-century, semi-detached housing and 4 to 8 story residential blocks. A number of semi-detached properties have been altered and extended in various ways on their rear elevations.

The application building is not listed and does not lie within a Green Belt. It falls within the Redington Froggnal conservation area, sub area seven: the “triangle”.



Figure 2 Satellite image of the property and its left and right boundaries

3. Relevant Planning History

21-10-2002 / PWX0202940	The erection of a single-story rear extension to provide additional habitable accommodation for the ground floor flat and the replacement of a garden shed.
07-05-1985 / 8500671	Formation of a hardstanding and means of access to the highway and the insertion of patio doors into the front elevation of the excavated basement level.
15-02-1983 / 35773	Change of use and works of conversion to form 2 self-contained flats on the second floor.

4. Proposed Scheme

This proposal's main objective is to create a 900mm wide, L-shaped access path from the living room of the raised ground floor flat to the rear garden of the property, passing over the sunken patio of the lower ground floor flat in the form of a balcony. The L shape is to attach to the original property's rear elevation (living room) and the previous rear extension's (kitchen) side elevation walls.

The sunken patio is ~3000mm below the raised ground floor level and is primarily for ventilation, natural light, and access to the rear garden purposes. The proposed access path does not majorly affect these factors based on the dimensions of the said path and the sunken patio opening.

The proposal is well hidden from the street view and has no impact on the adjoining properties.



Figure 3 Image of the proposal location, taken from the construction of the lower ground floor

5. Policy Assessment

Readington/Frogna Conservation Area

RF1 – The proposal does not effect the planted/in-use garden space at the rear of the property as it will be situated above a sunken patio.

RF14 – The proposed materials for the path and the security railing are to be in line with the character of the property and its surroundings.

RF34 – There are no trees that fall within the proposal area.

RF36 – This proposal increases the usability and aesthetics of the rear garden space rather than detracting from it as it takes no space away from any of the amenities.

6. Conclusion

The proposal has no impact on adjoining properties or the streetscape. Only the raised ground floor and lower ground floor flats are affected by the path/balcony's addition. For the mentioned two flats, there is no notable loss of function, aesthetics or amenities as a result of this addition.

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