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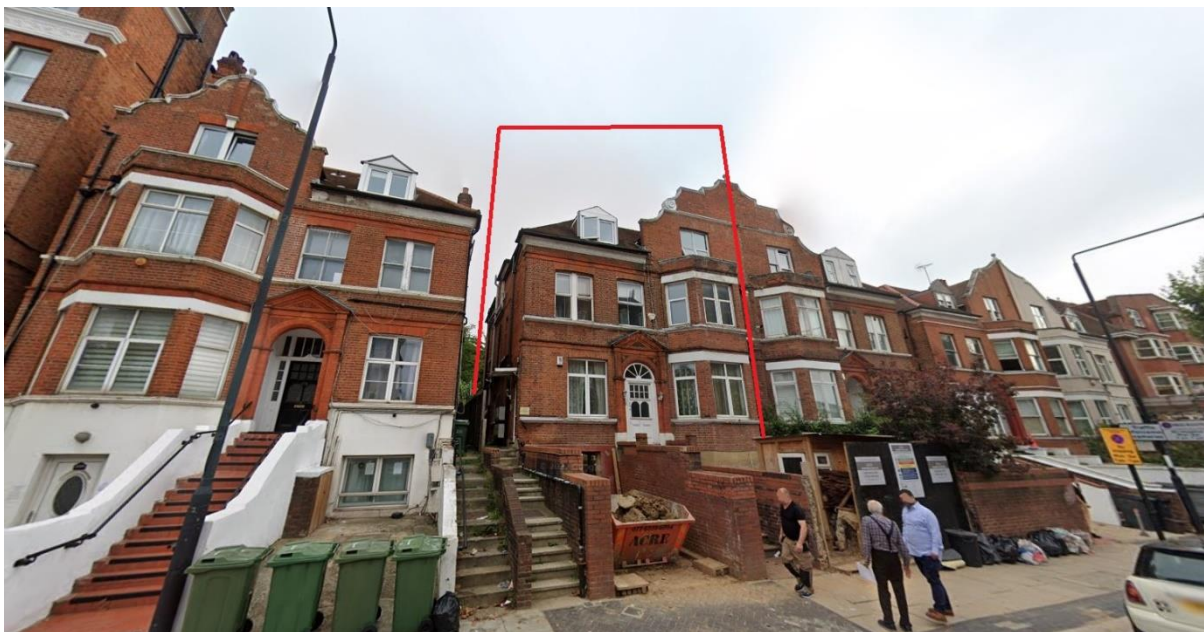
FREEDOM HOMES
ARCHITECTS

Heritage Statement

Date: 28.10.2022

Address:

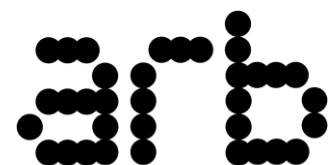
224 Finchley Road,
London, NW3 6DH



Introduction

This heritage statement is intended to support an application at 224 Finchley Road, London, 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.

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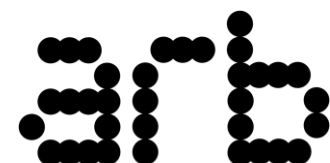


Site and Surroundings

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 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.





Heritage

The subject property of this proposal does include remarkable architectural features due to the age of the property, as well as the design of the property matching the other Victorian terrace houses in the area. The site falls within the Redington Frognal conservation area, sub area seven: the "triangle".

Proposal and Assessment of Impact

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.

