125 Finchley Road

Design & Access Statement

02.01.2022

OUTPOST

1.0 As Existing

1.0 As Existing

1.1 Location

125 Finchley Road forms is sited along the main high street along Finchley Road northeast of the roundabout to the south of the site. Please see Google Earth Image on page 4.

1.2 Building

The building was built in the 1980's as a concrete frame and redbrick tower. The design is a robust and fairly uniform façade design.

It accommodates nine levels and a lower ground level of services and car park area. The building is divided into retail and office space on the ground, first and second floor. Residential units occupy the floor levels above this. It was clearly designed and built for this use. The different uses are readily visible from the public highway.

The building houses a tube exit from Swiss Cottage Underground Station on the north elevation. The office and retail areas are all accessed off the main high street along Finchley Road through dedicated entrances. The residential properties have their own dedicated entrance at the North end of the property.

To the rear of the property is a dedicated car park accessible off Belsize Road. Due to the site location on a hill the closest properties to the west of the site are a significant distance away and located at a lower datum height.

The building plan is wider on the lower ground, ground and first floors. At first floor there is large area of flat roof to the rear (Western elevation). The flat roof currently houses existing services and plant machinery but is inaccessible from the first-floor level as there are no provisions for doors. The only access is via a small hatch from the rear lift overrun.

Transport for London occupied part of the ground floor and all the first and second floor as long-term tenants but the property is now vacant. The landlord is looking to invest in improvements to the property.

2.0 Proposal

Following a long-term tenancy, a full refurbishment is being undertaken to invest in the viability of the building. As part of these works this application seeks to gain approval for the following works:

1. Alterations and replacement of the entrance façade to the main entrance and adjacent retail / office space.

2. The creation of a roof terrace at first floor level on the existing rear flat roof

3. The replacement of existing condenser units on the flat roof with a new consolidated acoustically attenuated dedicated plant area on the same flat roof.

4. Replacement of all windows at first and second floor to the front and rear elevation, and repositioning of the windows along a new line.

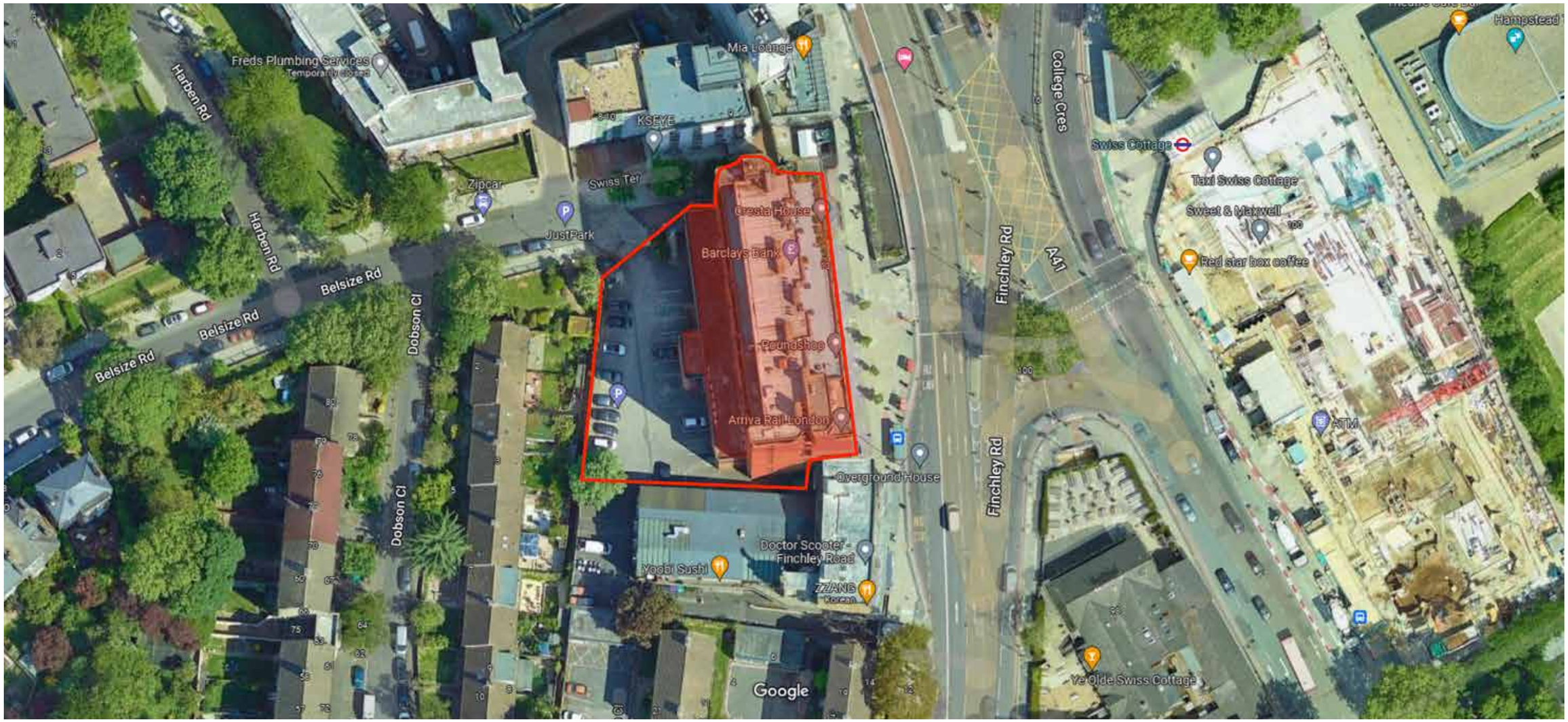
OUTPOST

1.0 As Existing

Google Maps Wider Context

OUTPOST

1.0 As Existing



Google Maps Location

1.0 As Existing

East Elevation

North Elevation

West Elevation

South Elevation

OUTPOST

2.0 As Proposed

OUTPOST

2.0 Proposals

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2.2 Office Entrance Façade

The existing main entrance to the office floor area on the South end of the main high street elevation (Finchley Road) is an uninviting façade of low quality. The proposal looks to achieve the following key criteria through the replacement of the existing infill façade between the existing structural bay:

1. Increase the daylight into the lobby area and sense of connection to the street

2. Match the glazing height to the adjacent retail units and reduce the bulk of the signage board

3. Retain the setback façade to the lobby entrance to create cover and definition of the key entrance point

The proposed design is a metal curtain walling system in a matching bronze coloured finish with a matching reveal. The design removes the brick nib wall. This is a non-structural wall.

Signage is to be integrated into the header panel a more discreet smaller signage area than the existing entrance.

Example metal facade

Example metal facade

Sketch design of proposal

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2.0 Proposals

2.2 Adjacent Retail Façade

The existing façade to this unit will be replaced with a matching curtain walling system in the current location.

The long-term goal is to replace all the shop-front façades in due course to match.

2.3 Roof Terrace

The existing flat roof to the rear of the first floor space is currently inaccessible from the office space. The flat roof space is enclosed by a brick parapet and is currently only used to house a number of dispersed condenser units and plant machinery.

This application seeks to obtain approval for the use of part of the flat roof area as a roof terrace for use during office hours from 9 to 6pm Monday to Friday.

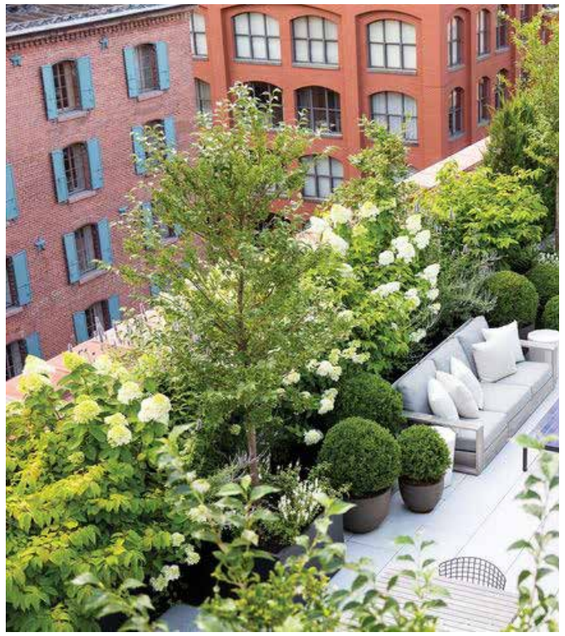
The proposal introduces the following key design elements to reduce any impacts:

1. Set back handrail and planter

A metal planter with integrated handrail is intended to form a screening device that ensures a generous set back from the existing parapet wall with overlooking in mind and the intention of preventing any access to the edge perimeter strip of the roof terrace. The planting will provide a natural green barrier and add greenery to what is an unattractive flat roof area.

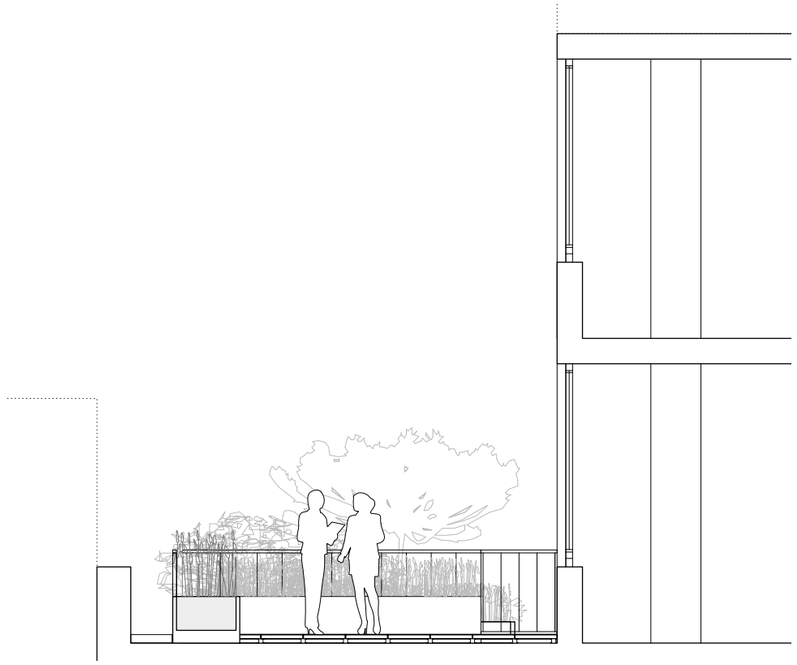
2. Dedicated intensive planting

An area of more dedicated intensive planting at the North end of the terrace is designed to help screen the terrace from adjacent Station House & Swiss terrace blocks and ensure all activity on the proposed roof terrace is kept at a significant distance from the parapet edge of the roof. As above this area will increase biodiversity and soften the existing flat roof to ensure a more attractive space.



Planting to create a boundry

Example metal planter boxes



Planter box and handrail to set back accessible areas

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3. Acoustic pergola structure

A specialist metal frame pergola with acoustic louvered roof allows a dedicated fixed table area to be created offering a more acoustically contained area for gatherings whilst also offering some cover from the elements.

4. New sliding door access

The proposed roof terrace is accessible from two sets of new metal frame sliding doors to match the existing window frames in a bronze colour.

2.4 Roof Terrace Occupancy Hours

It is proposed that the access to the roof terrace be limited to 9am to 6pm on Monday to Friday to ensure no adverse impact on the adjacent flats located within 125 Finchley Road on the third floor and above.

Example rooftop pergola

Acoustic louvres

2.5 New Dedicated Acoustically Enclosed Plant Room

The existing flat roof houses many individual inefficient and noisy condenser units spread over all areas of the roof.

To meet the building heating and cooling needs to modern building regulations standards a new dedicated plant zone with larger more efficient condensers is proposed.

The condensers are to be housed in an acoustically louvred proprietary plant enclosure at the south end of the flat roof area at first floor. This proposed location on the south end of the flat roof terrace at first floor level is located away from Swiss House and Station House and is not overlooked by any windows from 119 Finchley Road.

Please refer to the acoustic report on the proposed acoustic survey and measures to ensure the plant complies with the acoustic requirements.

Example rooftop acoustic plant room

2.0 Proposals

2.6. **New Window Position**

Application is also being made to install new windows to the front and rear elevation.

The existing windows are in disrepair and poor quality. The existing windows sit back from the front parapet line.

The new windows shall be modern frame, to match the existing in style, as dark colour painted aluminium frames. The windows will be thermally high performing, with thermally broken frames with double glazed units. The glass will have solar film to help mitigate against glare and summer overheating.

The new windows shall be pushed out to the outer parapet line, 100mm inboard of the outer façade line. The new windows, in their new location will offer far improved access to natural daylight, with more natural daylight gained to usable floor area.

At each end, where the brickwork is chamfered, the proposal is to locate these end-windows further inboard, to sit back from the chamfer. This maintains the vertical articulation of the brickwork to the existing building, and thus upholds the form and character of the building as a whole.

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3.0 Summary

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In summary this application seeks 3 key modifications as follows:

1. Minor amendments to the building fabric to improve the streetscape appearance and experience

2. Change of use to part of an existing roof terrace for increased amenity and biodiversity

3. The consolidation of services into a more efficient, building regulations compliant and acoustically treated design that will be more energy efficient and allow improvement in impacts on the neighbouring properties both visually and acoustically.

OUT

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Thank you.

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