



78 Fairhazel Gardens, NW6 3SR

DESIGN AND ACCESS STATEMENT

DECEMBER 2023

Submitted on behalf of Velvista 1984 Limited by
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1. Introduction

- 1.1. The proposed development consists of the conversion of and roof extension over the main part of the existing building.
- 1.2. These works are in connection with the enlargement of an existing studio apartment (FLAT 8) to a 3 bedroom apartment.
- 1.3. The documents submitted with the application are listed below.
 - 1.3.1. 78_Fairhazel_Garden_Existing_Proposed_drawings.pdf
 - 1.3.2. 78_Fairhazel_Garden_Location_Plan.pdf
 - 1.3.3. 78_Fairhazel_gardens_existing and proposed block_plan_v1.pdf
 - 1.3.4. 78_Fairhazel_gardens_design_access_statement_v1.pdf
 - 1.3.5. 78_fairhazel_gardens_fire_strategy_statement_v1.pdf
 - 1.3.6. 78_fairhazel_gardens_cil_filled_v1.pdf
 - 1.3.7. 78_fairhazel_garden_existing_photographs.pdf
 - 1.3.8. 78_fairhazel_garden_cover_letter.pdf
- 1.4. The client aims to update the property in line with modern standards.
- 1.5. As such a related application has been submitted for the replacement of the weathered windows for like for like replacements.
- 1.6. The agent Zaneen limited has been engaged to prepare the drawings, statement and application on behalf of the client.

2. The site and existing building

- 2.1. 78 Fairhazel gardens is a mid terraced three storey building with a basement.
- 2.2. The property is within the South Hampstead Conservation area within the borough of Camden council.
- 2.3. The property is located in close proximity to Finchley road station and the site benefits from a pTal rating of 6a.
- 2.4. The property sits between two properties of similar design that are four storeys each.
- 2.5. 76 Fairhazel Gardens and 80 Fairhazel gardens both have converted roof spaces where mansard style extensions are apparent.



2.6.

Photograph of property from the front



2.7.

Existing rear of property from shared garden area

3. Planning context

3.1. There have been a number of applications in the past related the trees on site

3.1.1. 2014/7410/T, 2010/1814/T, 2017/5542/T, 2017/5647/T

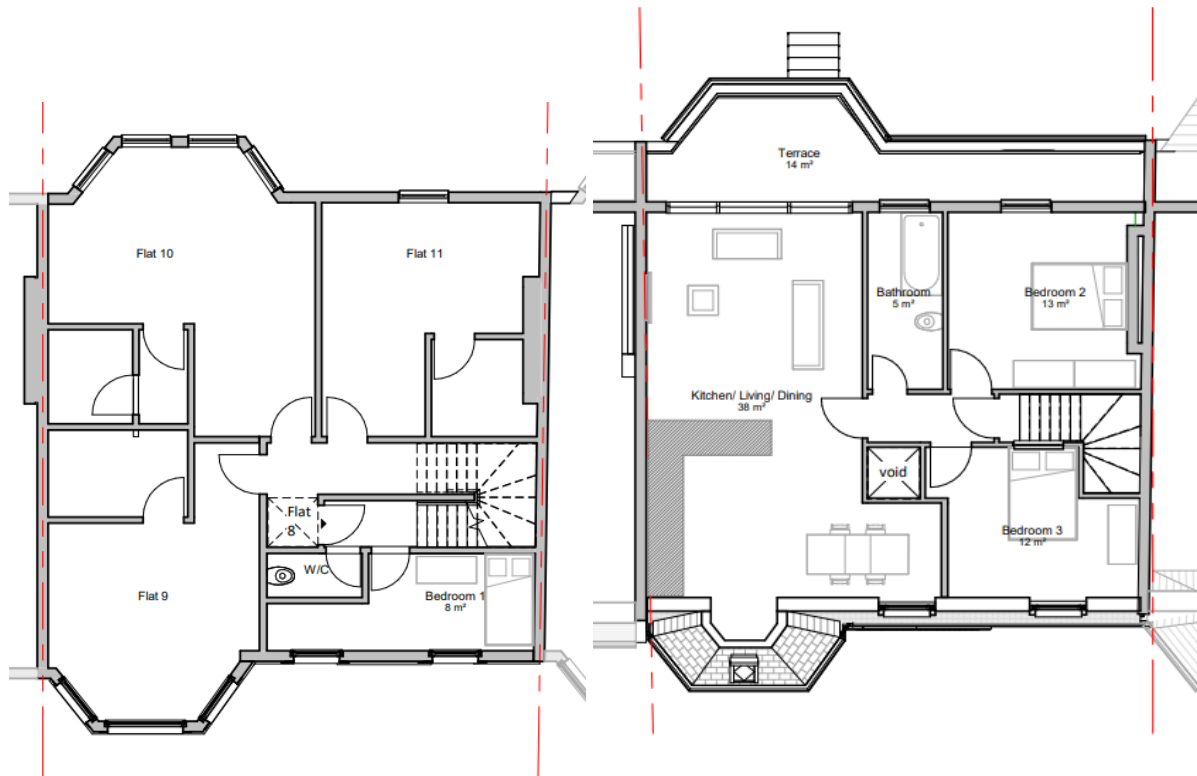
3.2. The properties of similar kind along the road have all been converted with an extension and the development of this site will be a filling in of a void that currently exists.

3.3. One of the more recent developments was at 74 Fairhazel gardens with a consented scheme 2006/4834/P

3.4. In order to satisfy the requirements of the council, we have reviewed the NPPF, Camden supplementary design guidance and London design guide standards.

4. The proposed design

- 4.1. The proposed mansard extension is of similar design and massing to the neighbouring developments at 76 and 80 Fairhazel gardens.
- 4.2. At the front of the property the mansard has a 70 degree pitched slate roof design that is set back from the principal facade.
- 4.3. At the rear, the proposed extension has a depth that is in line with the neighbouring developments. Which is set back from the existing host property.
- 4.4. Similarly there is a roof terrace to the rear, facing the garden.
- 4.5. The proposed dwelling is a three bedroom five person flat.
- 4.6. The enlargement of the existing studio apartment vastly improves the characteristics of the dwelling and the flat now meets or exceeds national space standards.
- 4.7. All rooms and circulation areas have good natural light, and all windows are given an outlook without compromise to privacy.
- 4.8. The mansard has been designed with materials to match the existing character and style of the property.
- 4.9. The front pitched and rear vertical walls will be clad with natural slate and the flat roof above in a long standing fibreglass finish.
- 4.10. Windows to the front will be sash timber windows to reflect the floors below.
- 4.11. Windows to the rear will be timber framed windows and the door to the mansard extension will be white aluminium.
- 4.12. The layout has been designed in line with the London design guide standards and the flat has an overall GIA 96m² of which is broken down as;
 - 4.12.1. Lounge/Kitchen/ Dining 38m²
 - 4.12.2. Bedroom 1 8m²
 - 4.12.3. Bedroom 2 12m²
 - 4.12.4. Bedroom 3 13m²
 - 4.12.5. Bathroom 5m²
 - 4.12.6. W/C at entrance level 2m²
 - 4.12.7. Circulation/partitions 18m²



5. Environmental Impact and Flood risk

- 5.1. The extension will be constructed to meet or exceed current statutory standards for energy use, well insulated and fitted with double glazed windows.
- 5.2. The proposal in overall terms is inherently sustainable, making better use of existing rentable space and offering greater quality of space for its inhabitants.
- 5.3. The introduction of the roof terrace allows for garden space for the three bedroom flat which will add a level of biodiversity to the site.
- 5.4. Flood risk: A search on the property using the planning services determined that the property is within a flood zone 1 making it low risk to flooding by ground water. In addition a review of surface water flooding provided a result of low risk.

6. Access and Amenity

- 6.1. The proposed flat is accessible via the existing staircase and corridor. Existing floor space of apartment no. 8 will be removed and replaced with a new stairwell leading to the fourth floor.

6.2. The garden is accessible by all occupants of 78 Fairhazel gardens via a side gate beside 82 Fairhazel gardens.



6.3. There is the provision of a roof terrace at mansard level for the three bedroom apartment which is private. This is 14m²

7. Waste and Cycle storage

7.1. The front driveway is currently occupied by two veolia 1100l bins. One is a general waste bin and the other for recycling.

7.2. The development will include space at the front for the addition of a single 120l and 140l bin for the sole use of the proposed flat.

7.3. Internal waste storage will be provided within the kitchen area of the flat.

7.4. A new covered timber cycle storage will be provided at the front of the property to accommodate six bicycles. Given that the property does not have existing cycle storage the provision will cater for the proposed development whilst also enhancing the existing aspect.

8. Heritage Statement

8.1. The building is within a conservation area and there is an article 4 direction attached to the property.

- 8.2. However the property is not a designated asset nor is it locally listed.
- 8.3. The design will remain sympathetic to the existing character of the property in its mass and materiality.
- 8.4. Following the style of neighbouring developments the proposal will blend into the surrounding context.
- 8.5. Where pitched walls meet the flat roof code 4 lead flashing will be used to remain faithful to the materials used in the property.
- 8.6. The proportions, placing and detailing of the dormers to the front match the existing property.
- 8.7. The approach allows the building to be read clearly from the front in its traditional beauty and from the front relate to neighbouring developments.

9. Conclusion

- 9.1. The design has been informed by the surrounding context, government policy and council guidelines in order to satisfy requirements.
- 9.2. The proposal intends to enhance the characteristics of the site and provide longstanding residential accommodation in a sustainable manner.
- 9.3. The proposal overrides an existing small studio apartment and replaces it with a more spacious accommodating flat for a family.
- 9.4. In this case, we believe we have presented a scheme that is supportive towards the development of the area and therefore deem it appropriate for approval.
- 9.5. Necessary documents have been provided for the council to determine the status.