

**ANDREW LISMORE ASSOCIATES: DESIGN AND ACCESS STATEMENT
PROPOSED BOUNDARY WALL ALTERATIONS, 82 FAIRHAZEL GARDENS
LONDON, NW6 3SU: 05 JULY 2024**

1.0. THE PROPERTY

- A. 82 Fairhazel Gardens is a five storey late Victorian/early Edwardian mansion block currently owned by the Fairhazel Fully Mutual Housing Co-operative providing social housing for its members **(Photographs 1-4)**.
- B. The property comprises of a series of self-contained flats and this application relates to the external boundary treatment at the front and does not affect the property internally.

2.0 PROPOSALS

- A The proposal is to demolish the damaged front boundary wall to the right- hand side of the street entrance along its full length retaining the engineering brick plinth at the base of the wall.
- B In lieu of rebuilding the wall supply and install a steel gate post and steel railings with finials between gate post **(Jacksons Fencing Barbican Residential with Imperial Finials)** and the retained brick pier at the junction with No 80 Fairhazel Gardens.

3.0 PLANNING HISTORY

- A An application for partial wall demolition and replacement with an infill section of metal railings was submitted in 2019 but withdrawn prior to decision (2019/2856).
- B An application for complete wall demolition and tree removal replacement with metal railings was submitted in 2021 but withdrawn prior to decision (2021/3186).

DESIGN AND ACCESS ISSUES

- A. There are currently two large trees within the front garden area both of which have been subjected to tree preservation orders since the 1960s (H3144 & H3145)
- B. The tree to the right of the property entrance is situated directly behind the front boundary wall. It currently has a girth of approximately 800mm and an above ground root ball of 1000mm in diameter **(photographs 5-8)**. As the tree has grown it has impacted the boundary wall. Currently there is a significant vertical lean towards the public footpath and the brickwork section adjacent to the tree has significant cracking and distortion **(Photographs 1-4)**.
- C. It is evident that Fairhazel Cooperative have carried out repairs to the boundary wall in the past to mitigate earlier tree damage. As recently as 2022 a large section of the wall was rebuilt. To mitigate the impact of the tree the section of wall immediately behind the tree was reduced in thickness and the tree roots bridged where possible with concrete bridging lintols.
- D. Despite these measures the tree has continued to impact on the boundary wall with significant cracking more than 20mm wide and vertical displacement/leaning towards the public footpath to that renders the wall potentially unstable.

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- E. As previous partial rebuilding has not been successful It is proposed to demolish the wall completely up to the boundary pier with No 80 and install a set of prefabricated metal railings and gate post. The existing engineering brick plinth will be retained and made good.
- F. The listed status of the tree severely restricts the ability to reduce the impact of the tree on the brickwork boundary wall. Repairing/partially rebuilding is not economically viable as the wall has failed within 2-3 years of major repairs rebuilding a large part of the wall.
- G. We believe there is precedent for replacing the boundary wall with metal railings. It is evident that several nearby properties have carried out similar boundary wall alterations with the insertion of metal railings or removal of wall sections altogether with the replacement of vehicle access crossovers and access gates (**Photographs 9-12**).

Signed



ANDREW LISMORE ASSOCIATES

Date: **05.07.2024**





