

# Design & Access Statement and Heritage Statement

**Project Address** Flat 6, 3 Fawley Road,  
West Hampstead, NW6 1SL

**Applicant** Adamico Ltd / Ben Mendoza

**Agent** Gruff Architects

**Contact** Rhys Cannon, tel 020 8692 9130

**Date** September 2024

This statement accompanies the submitted drawings:

DRAWING NO.	SCALE	SIZE	DRAWING TITLE
G335-100	1:1250/1:500	A3	Site Location Plan and Block Plan
G335-120	1:100	A3	Existing Plans
-----			
G335-140	1:100	A3	Existing and Proposed Rear Elevation
G335-160	1:100	A3	Existing and Proposed Section AA
-----			
G335-200	1:100	A3	Proposed Plans
-----			
G335-400	1:50	A3	Proposed Terrace Plan and Elevations

## Project Description

Erection of timber balustrade and replacement of window with door in connection with the use of the existing 2nd floor flat roof as a balcony. Construction of timber deck.

If further documents are required, please do not hesitate to contact us.

# Contents

## Gruff's Practice Profile

### 1. SITE & HISTORICAL CONTEXT

- 1.1 Site + Context
- 1.2 Roof Photos

### 2. PLANNING

- 2.1 Planning Considerations
- 2.2 Planning History
- 2.3 Local Precedents

### 3. PROPOSAL - DESIGN STATEMENT

- 3.1 Balcony
- 3.2 Access statement

### 4. HERITAGE STATEMENT

- 4.1 An assessment of significance
- 4.2 Explanation of the design concept for the proposed development
- 4.3 Impact on the conservation area

## Gruff Architects Practice Profile

Gruff Architects is a local London-based architecture and design practice. We undertake projects diverse in their range and scale, all innovative and unique. We are an award winning practice working primarily in the residential sector, designing and building both new homes and house/loft extensions alongside numerous commercial and retail based ventures and bespoke design and fabrication of arts-based installations.

Below are shown some recent rear extension schemes we have completed/received planning within London Conservation Areas.



- 01 21 Bousfield Road - Telegraph Hill Conservation Area, completed
- 02 72 Tyrwhitt Road - Brockley Conservation Area, completed
- 03 30 Cranfield Road - Brockley Conservation Area, completed
- 04 10 Harefield Road - Brockley Conservation Area, completed

# 1. Site & Historical Context

Fawley Road is situated in West Hampstead, close to West End Lane, the main high street of the area. The road is primarily residential, with a mix of period houses, converted flats, and newer developments. The buildings on Fawley Road typically reflect late Victorian and early Edwardian architectural style, characterised by red brick façades, bay windows, and decorative stonework. Many properties in this area have been converted into apartments (including no.3 Fawley Road), reflecting the trend of urban intensification in London.

No.3 Fawley Road is a 3 storey semi-detached property, that has been divided into six flats. At the rear, there is a two-storey outrigger with a flat roof. This property, along with No.1, mirrors the layout of nos. 5 and 7. The roofs of these four properties are distinctive, featuring an m-shaped design with a valley in between.





- 01 Aerial view of 3 Fawley Road - Front
- 02 Aerial view of 3 Fawley Road - Rear
- 03 View towards the front of the house (Google street view)

## 1. 2 Roof Photos



Existing neighbour's terrace

Low quality non-original roof covering



01 Flat roof photo - view from the kitchen  
02 Flat roof photo - view from the main roof

Existing neighbour's terrace

## 2. Planning

### 2.1 Planning Considerations

The proposal has been considered in relation to:

#### **Camden Local Plan (2017)**

Policy A1 Managing the impact of development  
Policy D1 Design  
Policy D2 Heritage

#### **Camden Planning Guidance (2021)**

Amenity  
Home Improvements

### 2.2 Planning History

There are no previous applications relating to no.3 Fawley Road.

### 2.3 Local Precedents

Planning applications to other properties on Fawley Road are listed below;

**A. 2005/0261/P - Flat C 5 Fawley Road London NW6 1SL** Erection of railings and replacement of window with door in connection with the use of the existing 1st floor flat roof as a balcony.[Approved 2005]

## 3. Proposal - Design Statement

### 3.1 Balcony in place of existing flat roof

The proposed design involves creation of a private balcony on an existing flat roof at the rear of the property. The proposal is intended to provide much-needed private amenity space for the residents of the upper-floor flat, addressing the current lack of outdoor space. The design integrated a raised deck, a new door in place of an existing window, and a timber balustrade with planters around perimeter.

The existing flat roof at the rear of the property is currently unused and will be converted into a functional balcony. The design efficiently utilises the existing structural elements of the building without significant alterations to the building's footprint.

A new raised timber deck will be constructed on top of the existing flat roof. This deck will be levelled, making it suitable for safe and comfortable use as a balcony.

To provide access to the new balcony, an existing window will be replaced with a door. The new door will be double glazed, maintaining the light levels with the room it serves and it will be in style to match existing windows. This will help to preserve the building's aesthetic coherence.

The design of the balustrade has vertical and horizontal timber slats, providing a balance between safety, privacy, and visual appeal. The height of the balustrade will comply with building regulations, ensuring it meets safety standards without obstructing views.

Planters will be incorporated along the edges of the balcony, serving both decorative and practical proposals. The planters will add greenery, softening the appearance of the balcony. The planters will also contribute to the privacy of the balcony, acting as a natural screen that mitigates overlooking issues. The planters, located around perimeter of the proposed terrace are preventing any users standing at the edge, thus ensuring the privacy of the immediate gardens is maintained. They will be designed to be in keeping with the rest of the balcony's materials and style, using timber or other natural materials.

The existing windows to the rear of the property already face the rear gardens and adjacent properties, meaning that the overlooking situation will not be significantly changed by the creation of the balcony.

The proposed balcony on top of the existing roof should be considered acceptable because a similar structure has already been approved and constructed on a neighbouring property, setting a clear precedent. The levels of privacy and overlooking felt in the adjacent gardens will therefore not increase.

### 3.2 ACCESS STATEMENT

Access to balcony will be through the existing sixth floor plan, specifically via kitchen.

The communal entrance and entrances to the individual flats will remain unchanged.



## 4. Heritage Statement

### 4.1 AN ASSESSMENT OF SIGNIFICANCE

3 Fawley Road is situated within the West End Green Conservation Area. This conservation area, centered around West End Green and the surrounding streets, is recognized for its architectural, historical, and cultural significance. The property at 3 Fawley Road contributes to the character and value of this area.

3 Fawley Road is a typical example of the late Victorian and Edwardian architecture that defines much of the West End Green Conservation Area. The area is dominated by large semi-detached and detached houses, originally built as residences for Edwardian professionals.

No. 3 is a brick house featuring a bay window on the ground floor, which forms a balcony with brick piers above. The house is adorned with timber casement windows and stucco detailing, and it also has a narrow three-story bay. The property retains its original architectural features and style, which helps preserve the historical character of the area.

### 4.2 EXPLANATION OF THE DESIGN CONCEPT FOR THE PROPOSED DEVELOPMENT

The design involves the erection of a timber balustrade, the replacement of a window with a door, and the construction of a timber deck to enable the use of the 6th-floor flat roof as a balcony.

### 4.3 IMPACT ON THE CONSERVATION AREA

The proposed modifications are to the rear of the building, and not visible from public viewpoints. In our opinion the impact on the West End Conservation Area is minimal. The conservation area's character is largely defined by the appearance of building facades, rooflines, and other elements that are visible to the public. As the proposed changes are limited to a less visible portion of the building, the direct impact on these defining characteristics is negligible.

Their design and materials are sensitive to and complementary to the aesthetic of the Conservation Area. The proposal does not alter the building's public facing elements, it does not detract from the conservation area's collective heritage value. The use of traditional details in the balustrade and decking is in keeping with the conservation principles, further mitigating any potential negative impact.

In summary, the design of the terrace at 6 Fawley Road is a thoughtful response to the need for private amenity space within an existing urban setting. By utilizing the flat roof and incorporating materials and design elements that respect the building's historical character, the proposal enhances the living conditions without negatively impacting the West End Green Conservation Area.