

## **Design and Access Statement for 74 Fairhazel Gardens, NW6**

### Design

The proposal involves the refurbishment of an existing three storey plus basement single dwelling at 74 Fairhazel Gardens. The works will include internal alterations and the removal of the existing roof. A new mansard roof will provide additional habitable space. At roof level, two dormer windows are proposed to the front - similar to those of No.72 Fairhazel Gardens. At the rear, a new terrace is proposed - similar to that of No.76 Fairhazel Gardens (refer to dwgs: 212\_100 & 101).

### Access

- 1) Access to the building from the pavement is level. (ref: Front elevation photo on drwg:210\_100/-)
- 2) Access into the building is via an existing level door threshold.
- 3) A new Wc is proposed at the principal ground floor level and is accessed from the Hall. This is achieved by lowering the floor level of the existing utility room which is currently accessed via the kitchen, which is at a higher level. The level of the existing kitchen will also be lowered in order to make it fully accessible. The basement floor level will be lowered to allow for this.