

Design & Access Statement

37 Fairhazel Gardens
London
NW6 3QN

1st April 2012

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Design & Access Statement

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1.0 Assessment

1.1 Project Description

client: Mr & Mrs Scemama
37 Fairhazel Gardens
London
NW6 3QN

designer: **dnkdesign**
34 Fortune Green Road
London
NW6 1UJ

Description of Works

The proposal comprises of the removal of the existing conservatory and staircase and the removal and reinstatement of the existing glazed canopy and decorative balustrades. The building of a new extension to the rear with a green roof and new access steps from the rear garden and the installation of 3 windows to the side elevation and the enlargement of 2 existing windows to the rear elevation.

1.2 Location

The site is located at 37, Fairhazel Gardens, London, NW6 3QN

A detached building, which is not listed but falls within the South Hampstead Conservation Area and is subject to an Article 4 direction removing "permitted development" rights. The building has been identified in the conservation area appraisal as a building that makes a positive contribution to the character and appearance of the conservation area.

1.3 Existing Facilities

The premise is approached along the public road between Broadhurst Gardens and Compayne Gardens.

The premise does not have off street parking but there is general and resident permit parking outside and on the surrounding roads.

The main entrance has a modified timber painted portico with a painted solid timber door.

The internal layout has level changes from front to back accommodating the slope of the site.

The ground floor comprises the main living part of the premises, and bedrooms and bathrooms to the lower floors.

The main entrance at the front has a stepped entrance and the rear access also has a stepped exit.

1.4 Restrictions

None - The property is not listed but falls within the South Hampstead Conservation Area and is subject to an Article 4 direction removing "permitted development" rights.

2.0 Involvement

2.1 Planning Consultation and Progression

The local authority planning department has been consulted prior to the submission of this planning application and the response letter is included within the application

2.2 Community Consultation and Progression

A separate application will be made to the Meadow Estate Trust

3.0 Evaluation

3.1 Project Design

The design changes are limited to the rear aspect and side and have been generated by a need for more space within the main living spaces. The layout has been driven by a more modern approach to open plan and lateral living without impacting on the general style and appearance of the premises.

The ground floor extension is to be single storey extended by 1800mm in total.

The side returns of the extension are to be brick built using matching stocks. While the rear will be block-work with a sand-cement render finish to match the existing details at upper ground floor level.

New timber framed doors will be installed at ground level to the rear and all new windows to be designed to match existing.

3.2 Context

The building is a detached residence over 4 floors and matches others on Fairhazel Gardens

There is garden space at both the front and back, which is in keeping with the other houses on Fairhazel Gardens.

4.0 The Design

4.1 General Considerations and Intent

In general the responsibility for the design of this scheme rests with the design team identified within section 1.0 of this plan and is based on the drawings issued for Planning and Building Regulations approvals.

dnkdesign is committed to a policy of equality, inclusion and accessibility in the execution of the designs that it provides to its clients.

Whilst the physical limitations of the existing building may impose some constraints on what Mr & Mrs Scemama are able to do, they fully intend to comply with current regulations and good practice. They wish to make the new extension to the premises as accessible as the site permits.

4.2 Specific Considerations & Intent

Mr & Mrs Scemama acknowledges that the development presents issues relating to accessibility and inclusion which need to be addressed if the obligation imposed on them by the DDA are to be met

The design team has given consideration to the access methods for this specific location and it's individual difficulties.

This takes into account all user groups such as visually impaired, disabled, ambulant disabled & families with small children.

The areas of the premise are denoted by changing in finishes and any unavoidable change in level is highlighted.

The existing structural split level of the premises and level changes at all entrances cannot be changed without considerable structural disruption which would render the proposal non viable. The proposed extension gives improved level access to the terrace and the new level change from the terrace will be improved by the provision of ambulant steps up to the garden area

There is are existing wc and bathroom facilities which is to be retained.

Lighting within the proposed extension and the new terrace will be to a high level to assist those who require a high level of light.

The colour scheme is such that walls, floors and ceilings are highlighted and visually separated from others. This also applies to the furniture, doors and ironmongery which all illustrate contrast for those with a requirement for greater distinction.

5.0 Addendum

- 5.2 Below are existing photos of the front and rear elevations indicating where the works are proposed.



Front Elevation on Fairhazel Gardens



Rear elevation with view to adjoining neighbour



Rear elevation showing existing extension