

Design and Access Statement

PROPOSAL: Reconstruction of Front Boundary Garden Wall

SITE: 18 Fairhazel Gardens, London, NW6 3SJ



Existing: The property is a large centre terrace ‘mansion flat’ building dating from the late 1800s and located in the South Hampstead Conservation Area and as such development is restricted by an Article 4 Directive. The front garden boundary wall in question is an original feature, and is continued across several of the similar terraced buildings at this end of the road. Further along, beyond Aberdare Gardens most walls have been reconstructed previously, and in most cases, have lost the original design features.

As shown in the photos below, the wall is in very poor condition with large structural cracks and with areas of decaying brickwork – particularly at the base. The structural damage is largely caused by a combination of shallow foundations on a clay soil base and a large lime tree very close by in the neighbouring garden. In addition to the damage to the main wall, the entrance pier is starting to lean over into the street. If left without reconstruction, the wall will continue to decay and crack and will become unstable.



Section of wall showing cracking damage and brickwork decay.



Section of wall showing further cracking damage and brickwork decay and a comparison of the two entrance piers shows the closest pier leaning over into the street.

Proposed Works: The section of wall to be rebuilt is as set out in the accompanying drawing 217140/02. The existing wall is to be carefully taken down, setting aside all bricks and stonework in good condition for reuse in the replacement wall.

The new wall will reuse all bricks and stonework where possible with a mixture of replacement bricks to match. In particular, all feature curved bricks are to be carefully set aside for reuse. The new wall is to match the existing in all dimensions with exact replication of the feature panels to both sides, angled coping bricks and end pier.

Heritage Assets and Impact: The mansion flats likely date from the late 1800s. The front boundary walls are not documented but due to the common nature across the front of many of the buildings it is suspected that they date from a similar age.

The reuse of the existing brickwork and reinstatement of the wall to match the original will arrest the further decay of the current structure and will protect the appearance of the wall and its relationship to the neighbouring walls as a continuous feature of the street scene. Reconstruction now, will allow more of the brickwork to be preserved and protected for the future.