

# *The* **Vawdrey House**

62 Fairhazel Gardens, NW6 3SL

## *Design and Access Statement*

2 March 2018

Replacement glazing to specific windows front and rear, masonry repairs, external re-paving, alterations to lightwell store

### Client

Lisa Jewell,  
62 Fairhazel Gardens, London NW6 3SL

### Executive Summary

This document is intended as supporting documentation for a householder planning and conservation area consent application for proposed work to be carried out to the above address. The proposals comprise of the following: the increase in height of the existing front lightwell store building, the re-building of existing front garden boundary walls, new paving to the front garden, installation of new french doors in place of a basement-level front window, installation of replacement glazing to ground floor front windows, installation of replacement door to the rear and localised façade repairs.

### Description of the site and surroundings

62 Fairhazel Gardens is a Victorian terraced single dwelling house located within the South Hampstead Conservation Area. The house is of four storeys, the street and rear façade is of red stock brick and stucco with timber framed windows.

### Relevant Planning Policy

Core Strategy (November 2010)

- CS14

Local Plan (July 2013)

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

Supplementary Planning Document

- CPG1 Design

### Relevant Planning History

2012/4312/FUL - Planning permission was granted on the 07/01/2013 for the replacement of a window at the rear upper ground floor level with a new door and installation of a staircase to rear garden

### Pre Application Advice

Pre-Application advice was not sought due to the minor nature of the alterations proposed.

### Precedent

The nature of the work that is proposed to this property is well preceded among the neighbouring properties, the conservation area and throughout the borough.

### Appearance and Materiality

The proposed alterations are simple and largely replicate what exists now or did so originally.

At basement level, to the front elevation, the existing painted timber-framed window and metal security bars are to be removed, the cill demolished and painted timber-framed French windows installed. The existing opening width

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will not be changed. On the front façade at ground floor level render around the porch arch is to be removed and the original brickwork beneath restored to match the adjacent neighbour's. Also on the front elevation at ground floor level windows thought to be non-original recent additions are to be removed and replaced with new painted timber-framed casements, again restoring the façade to match the adjacent neighbour. The stained glass within the arch of the opening will be retained.

On the rear, at basement a modern door accessing the garden will be removed and replaced with a pair of timber framed French doors within the same opening.

An existing flat-roofed store/ out house will be increased slightly in height but kept below the height of the boundary wall to which it is attached. It will be finished with painted render and a flat roof membrane as per the existing.

## **Use**

The use of the property will not change. It is currently a single dwelling house and will remain so.

## **Amount**

The proposals will not alter the current accommodation levels in the house.

## **Layout**

The layout changes will be limited to the interior of the house.

## **Scale**

The scale and proportion of the proposals is in keeping with the domestic proportions of the existing buildings and immediate context.

## **Landscaping**

In the front garden existing red-stock brick garden walls on the boundary and back of pavement lines will be taken down and re-built either re-using the same bricks or with new reclaimed bricks to match. The front garden and steps will be re-paved with stone flags.

## **Access**

Both pedestrian and vehicular access to the property will remain unchanged.

## **Daylight and Outlook**

It is not anticipated that the proposals represent any impact on natural daylight, sunlight or loss of amenity to the neighbouring dwellings.

## **Conclusion**

The proposals set out as part of this application are of a modest scale and appearance and will enhance the buildings appearance and the conservation area.