

**ANDREW LISMORE ASSOCIATES: DESIGN AND ACCESS STATEMENT
PROPOSED BOUNDARY WALL ALTERATIONS, 82 FAIRHAZEL GARDENS
LONDON, NW6 3SU : 26.03.2019**

1.0. THE PROPERTY


- A. 82 Fairhazel Gardens is a 5 storey late Victorian/early Edwardian mansion block currently owned by the Fairhazel Fully Mutual Housing Co-operative providing social housing for its members (**Photographs 1-4**).
- B. The property comprises of a series of self-contained flats and this application relates to the external boundary treatment at the front and does not affect the property internally.

2.0 PROPOSALS

- A. The proposal is to demolish the damaged front boundary wall to the right- hand side of the street entrance and retain a proportion of the wall with a new brickwork pier and an infill section of metal railings to bridge over the substantial tree within the front garden area.

3.0 DESIGN AND ACCESS ISSUES

- A. There are currently two large trees within the front garden area both of which have been subjected to tree preservation orders since the 1960s (H3144 & H3145)
- B. The tree to the right of the property entrance is situated directly behind the front boundary wall. It currently has a girth of approximately 800mm and an above ground root ball of 1000mm in diameter (**photographs 2,8&9**). As the tree has grown it has impacted the boundary wall. Currently there is a significant vertical lean towards the public footpath and the brickwork section adjacent to the tree has significant cracking and distortion (**Photographs 5-7**).
- C. It is evident that Fairhazel Cooperative have carried out repairs to the boundary wall in the past to mitigate earlier tree damage. The section of walling to the right of the entrance was previously rebuilt with a reduced thickness was reduced adjacent to the tree.
- D. Despite these measures the tree has continued to impact on the boundary wall to the position where it needs to be rebuilt or replaced.
- E. It is proposed to demolish part of the front boundary wall and replace it with a section of painted metal railings, to bridge the tree trunk and root ball growth. A section of the wall away from the tree trunk and roots will then be rebuilt with a matching pier to the right-hand side as shown.
- F. It is believed that this is the only viable option given the listed status of the tree and the likelihood for ongoing impact on any brickwork were it to be reinstated in front of the tree.
- G. We believe there is precedent for these alterations. As it is evident that several adjacent properties have carried out similar boundary wall alterations with the insertion of metal railings or removal of wall sections altogether with the replacement of vehicle access crossovers and access gates (**Photographs 11-13**).

Signed 
Date: 26.03.2019

ANDREW LISMORE ASSOCIATES