

DESIGN AND ACCESS STATEMENT

For 22 Tanza Road

Planning Application Issue

December 2022



group.Dyer

THE PROJECT

Name: 22 Tanza Road

Location: 22 Tanza Road, London, NW3 2UB

Nature: Dormer roof extension, single storey rear extension, reconfiguration of rear elevation, including new glazing and doors. Full internal refurbishment and associated structural and MEP works.

1.0 INTRODUCTION

1.1 GROUP DYER

Group Dyer is an architectural studio with a specialist residential renovation department. They are driven by the need to improve and restore building to their full potential, while cleverly adding the space required for modern family living with the use of loft refurbishments and back garden extensions.

Group Dyer provides site specific architectural intervention with reference to the local vernacular through a rigorous analysis of social environmental and economic drivers. Despite being a young practice Group Dyer has a proven record of delivering quality, neighbourhood appreciated properties.

1.2 PROJECT BRIEF

This document forms part of the planning application to the London Borough of Camden for 22 Tanza Road NW3 2UB. Applicant Mr Khelladi wishes to renovate and extend the property to create a home that suits their family lifestyle.

The overall ambition of the project is to sensitively, extend the rear, provide a small dormer roof extension, renovate the entire house interior and to carry out necessary maintenance work to the exterior. The proposals are sympathetic to the preservation of the house's character and its impact upon the conservation area.

This design proposal includes demolition of the existing dilapidated rear terrace and canopy, demolition of rear walls and roof to complete new construction and rebuild exactly like for like.

Existing features will be retained or restored original bricks will be salvaged where possible, cleaned and re-used to rebuild the back of the house along with reclaimed London red stock.

The extension will also be built in reclaimed London stock. Demolition and reinstatement of the rear of the property also allows for significant improvement in energy loss and sound insulations. This will also be achieved by replacing the windows to the house for double glazed units on a like for like basis.

The proposals are sympathetic to the preservation of the house's character and its impact upon the conservation area.

Project Success Factors

- Extend the rear of the property and activate the loft space through the provision of a dormer.
- Improve on existing buildings energy loss, sound insulation, rainwater run-off and energy consumption.
- Designed with respects to the most recent Camden Conservation Area Design Guide.
- Reinstatement of the features of the house to its original quality by replacing elements like for like.

2.0 Existing site

2.1 INTRODUCTION TO EXISTING SITE

The property is situated within the Camden Council South Hill Park Conservation Area.

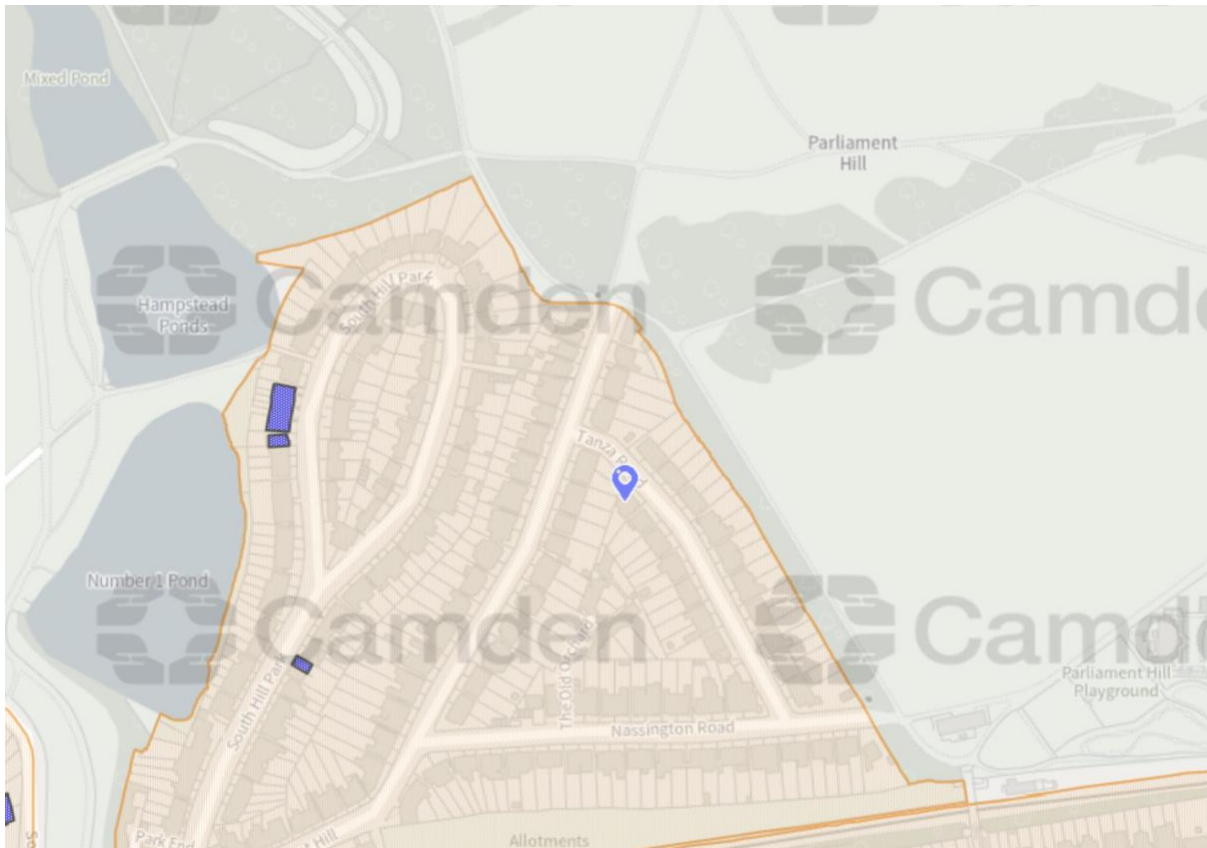


Image credit: Camden Council

The site is a seven-minute walk from Hampstead Heath overground station and a short walk to the amenities of Camden, Belsize Park and Tufnell Park.

The property is in a general state of disrepair.

The proposal seeks to restore the property to its original grandeur, in line with the Camden Conservation Area Guidelines while extending the space available to create a functioning family dwelling.

Other nearby properties have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

3.0 Planning details

3.1 APPLICATION

The application is for householder planning in a conservation area. The proposed plans are in line with and based on approved plans in the area and conservation area. The applicant has committed to withdrawing the pending application submitted by the previous owners (REF: 2021/5349/P) and wishes to apply for a far reduced proposal, details of which are included in this application material.

3.2 DESIGN

Dormer roof extension, single storey rear extension, reconfigured skylight, new glazing and doors. Full internal refurbishment and associated structural and MEP works.

The rear extension has been designed within the extents of the extant Lawful Development Certificate and seeks to enhance the proposal through the use of high quality materials and careful architectural detailing.

The dormer roof extension will respect the character of the dormers in the area.

3.3 ACCESS

The access to the site and within the site remains as existing.

3.3 PLANNING RECORD

Please refer to Planning Potential's supporting Planning Statement.

3.4 LOCAL PLANNING PRECEDENCE

We believe that the proposed development is in keeping with the current character and impact of the buildings in the surrounding area.

4.0 Design Approach

- follow approved precedents.
- follow planning policy guidelines for the area.
- create a design that is sympathetic to the original building, its surroundings and works within the current conservation guidelines.