

# Heritage Statement

## Address

2B Tanza Road,  
London,  
NW3 2UB



*Figure 1: Photograph of the front elevation of 2B Tanza Road*

## Introduction

This heritage statement is intended to support an application at 2B Tanza Road, London for the addition of three Heritage Conservation rooflights to the existing roof.

## Site and Surrounding Area

The property itself is a 4 bedroom, 3 ½ bathroom house built in approximately the year 2000. The property includes a decently-sized garden to the right-hand side of the property, with access to it leading out from the open plan living room and dining room.

The property comprises red brick and white sash windows, with some architectural detailing around the front-facing windows. Towards the front elevation, the property also has a concrete-constructed 'sun room' space, featuring a glazing roof, hidden by a parapet wall.



*Figure 2: Outline of the South Hill Park Conservation Area*

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2B Tanza Road is situated within the South Hill Park Conservation Area, which was designated in August 1988, before the property was constructed. The Conservation area was developed in the second half of the 19<sup>th</sup> Century, with the first building, The Magdala Tavern, being built in 1868 on South Hill Park. Some of the buildings in the conservation area were destroyed by bombs during World War II, and so some sites were filled in after this. Where South Hill Parks and South Hill Park Gardens (Sub Area One) generally comprises yellow brick Victorian Architecture, Parliament Hill, Tanza Road and Nassington Road (Sub Area Two) were all developed at a later date and comprise red brick Victorian Architecture styles. The first buildings on Parliament Road and Nassington Road were completed by the end of 1880, with the final houses being built in 1899. Meanwhile building began on Tanza road in 1890.

Sub Area One is built in two different Architectural styles. The south end of the site features Georgian-inspired architecture with a plainer front elevation and parapet walls hiding the roofline. The north side of the site, however, is built primarily in the Italianate style – inspired by the palaces of Renaissance Italy. These buildings feature shallow pitched roofs with overhanging eaves supported by brackets, horizontal string courses and detailed white porches over the front doors. These feature more white stucco detailing over the windows, with the bay windows being entirely white.

Sub Area Two, however, has been constructed in a more of a Victorian Gothic Revival style, with steep pitched roofs, red brick walls and stucco surrounds on windows and doors.

## Heritage Statement

The property does contain any architectural qualities and characteristics worthy of preservation, as the sash windows, the stucco detailing around windows and the architectural design of the property fit in with the surrounding buildings in the South Hill Park Conservation Area. However, as the property was built in around the year 2000, it does not contain any details of historical value.

## Proposed Development and Assessment of Impact

The proposal is to add three Velux GCL Heritage Conservation Roof Windows, at a size of 780mm by 1180mm to the front elevation of the property. As these are conservation rooflights, they will not be raised above the roof, but instead, sit flush with the roof tiles. It is to be installed using a flashing made of black aluminium and this, combined with the black exterior of the rooflight itself, is designed to be in-keeping with the historical façade aesthetics of a conservation area. The rooflights will add a lot of much-needed light and ventilation into a bedroom, as well as a bathroom that doesn't currently contain any windows.



*Figure 3: Proposed front elevation with the new rooflights*

As the rooflights are designed to be fitted within a conservation area, these will have minimal impact on the appearance of the conservation area. As the property itself is of relatively new build, it will also match the 'newer' appearance of the property.