

# Design and Access Statement



FREEDOM HOMES

## Address

2B Tanza Road,  
London,  
NW3 2UB



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

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## General Context

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 stucco 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.

2B Tanza Road is situated within the South Hill Park Conservation Area, which was developed in the second half of the 19<sup>th</sup> Century, with the first building finishing construction in 1868. The Area is split into two parts: Sub Area One (South Hill Parks and South Hill Park Gardens) comprises yellow brick Victorian Architecture, with the north side of the zone featuring the Italianate style. Sub Area Two (Parliament Hill, Tanza Road and Nassington Road), however, comprises red brick in the Victorian Gothic Revival style, due to the steeply pitched roofs.



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

Some sites in the conservation area were left empty after the bombs in world war two and have later been replaced with newer buildings. These generally match the brickwork depending on if they are located within Sub Area One (yellow brick) or Sub Area Two (red brick).

## Proposal

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. The client would like these to be electric-opening, allowing them to control exactly when more ventilation is needed within the space.



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

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## Amount

No change in the internal area.

## Scale

No change in scale.

## Appearance

The appearance will only change mildly to the front elevation with the addition of the rooflights. However, as these Heritage Conservation Roof Windows, they are purposely designed to match the historical aesthetic of the conservation area, and so they will not degrade the appearance of the property itself or the wider area.

## Use

The use of the building will not change.

## Access:

The access to the building and any parking will not be affected.