

## Design and Access Statement

### 17 Tanza Road, London, NW3 2UA: Top Floor Flat Submitted with application for Planning Permission Ref: 2024/0076/P

#### THE SITE

17 Tanza Road is an Edwardian house divided into five flats. It consists of 4 storeys plus a lower ground floor, from which the garden is accessed. It is built of red brick with a slated roof. Typically for the street, it is semi-detached and paired with the neighbouring house.

The building is located on the north-east side of Tanza Road next to Parliament Hill, and within the South Hill Park Conservation Area (designated 1988). The terrace containing 17 Tanza Road is unlisted, but is identified as making a positive contribution to the character and appearance of the Conservation Area. There is no Article 4 direction applied to the building.

This application relates to the top floor flat. The flat has an existing terrace at roof level at the front of the building, a side dormer extension and a rear dormer with a terrace facing Parliament Hill. The house has many original features and construction details but in common with other houses on the street, alterations and extensions are apparent.



17 Tanza Road, with 15 Tanza Road (foreground)



Context view

#### PROPOSED ALTERATIONS

New access ladder, modification to dormer roof (new parapet verge detail and fascia) and new railings to the roof of the rear dormer at 17 Tanza Road.

Comprising:

- a) Galvanised steel access ladder and cage, providing access to the dormer roof.
- b) New safety railing height 1100mm adjacent to access ladder. Pattern to match existing on rear of 17 and 19 Tanza Road. Fabricated from steel with paint finish.
- c) New parapet detail around perimeter of dormer roof. Powder coated aluminium capping and external fascia. Colour: black.
- d) New short railing on two sides of dormer roof. Height 500mm from parapet. Pattern to match existing on rear of 17 and 19 Tanza Road. Fabricated from steel with paint finish.

The purpose is to provide access to the dormer roof, to access TV/satellite aerials and for repair and maintenance of building.

## DESIGN

1. Ladder: The fixed ladder is galvanized steel with a safety cage around it.  
A fixed ladder is proposed for two reasons:
  - a. Safety. The terrace is four storeys up. A fixed ladder is inherently more secure than a loose ladder propped or temporarily fixed against the dormer wall.
  - b. Storage space. The flat is small, without space for permanent storage of a ladder.The owner is willing to discuss lowering the overall height of the ladder cage from that shown on the application drawings.
2. Railings: The design of the railings matches the pattern of the existing railings to the rear of 17 Tanza Road and 19 Tanza Road. These have a lightweight appearance. The photographs below show similar railings on the roof of 9, Tanza Road. The rooftop railings have a lightweight pattern with a high degree of transparency against the sky.



A guard rail (1100mm height) to the same lightweight, transparent design - is proposed adjacent to the access ladder. See drawing TZL-PP-10 RevA.

The height of the perimeter railing to front and left side of the dormer is reduced in order to sit below the ridge of the roof and minimise visual impact.

3. Parapet and fascia: The new parapet and black fascia - replacing the existing white trim - will improve the appearance of the existing dormer by blending into the dark grey slate roof. This is proposed to improve the appearance of the building and the quality of materials within the Conservation Area.
4. Views from Parliament Hill. The photograph shows the view of the Tanza Road terrace from the footpath on Parliament Hill (2021). The roof alterations are far from uniform across the terrace. There are dormers at side and rear, terraces and balustrades are varied in material and design, size and shape. See also Drawing TZL-PP-11 Photographs.



## ACCESS

The existing access to the building will not be altered.

## LAYOUT

The layout of the building is unchanged.

## CONCLUSION

The design of the proposed works minimises visual impact when seen from the rear of the buildings.

The redesign and upgrading of the parapet and fascia to the existing dormer, in high quality materials which complement the existing building, will improve the appearance of the roof and therefore benefit the Conservation area.

The fixed ladder serves a functional purpose without causing harm to the Conservation area.

The design of the railings matches those on the existing building, which have a lightweight pattern, high transparency and therefore minimal visual impact if seen from ground level.

The amenity of neighbouring properties will not be affected.

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The application has been prepared with reference to:

South Hill Park Estate Conservation Area Statement 2001

Camden Planning Guidance: Home Improvements CPG. Adopted January 2021

Camden Planning Guidance: Design. Adopted January 2021

National Planning Policy Framework. December 2023

Camden Local Plan, adopted July 2017

Draft New Camden Local Plan Regulation 18 Consultation Version January 2024

charlick+nicholson architects, July 2024