15 Tanza Road

Design and Access Statement

227_PL_DAS_001

14th April 2025

Introduction

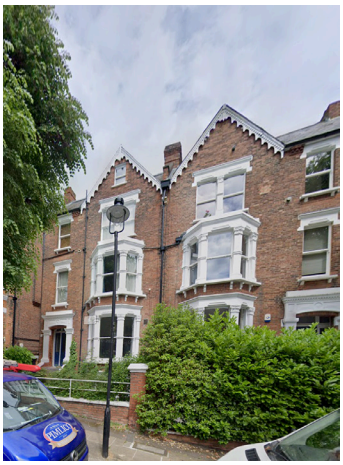
This Design and Access Statement has been prepared by Retrouvius Design Limited to assist with the consideration of full planning permission consent for alterations to 15 Tanza Road Flat A, London.

Supporting Information

This document forms part of the application and should be read in conjunction with the following supporting documents:

- Existing and Proposed Application Drawings
- Site Photographs (included in this document)
- Arboricultural Report

Location & Building Overview



Street Elevation

Garden Elevation

Conservation Area

15 Tanza Road is a substantial semi-detached Victorian house, arranged as two self-contained flats across five floors, with primary access from the ground floor.

The property is located within the London Borough of Camden and, while it is not statutorily listed, it lies within the South Hill Park Conservation Area. The building is recognised as making a positive contribution to the character and appearance of the Conservation Area.

A secondary access is provided via a lower ground floor side entrance serving Flat A, which also benefits from direct access to the rear garden. The garden extends approximately 19 metres in depth and backs directly onto Hampstead Heath, providing a unique and sensitive natural setting.

This application relates exclusively to Flat A, which occupies the lower ground, ground, and first floors of the property.

Front entrance showing the two main doors to the flats.

View from the first floor rear bedroom showing the relationship of the garden with Hampstead Heath.

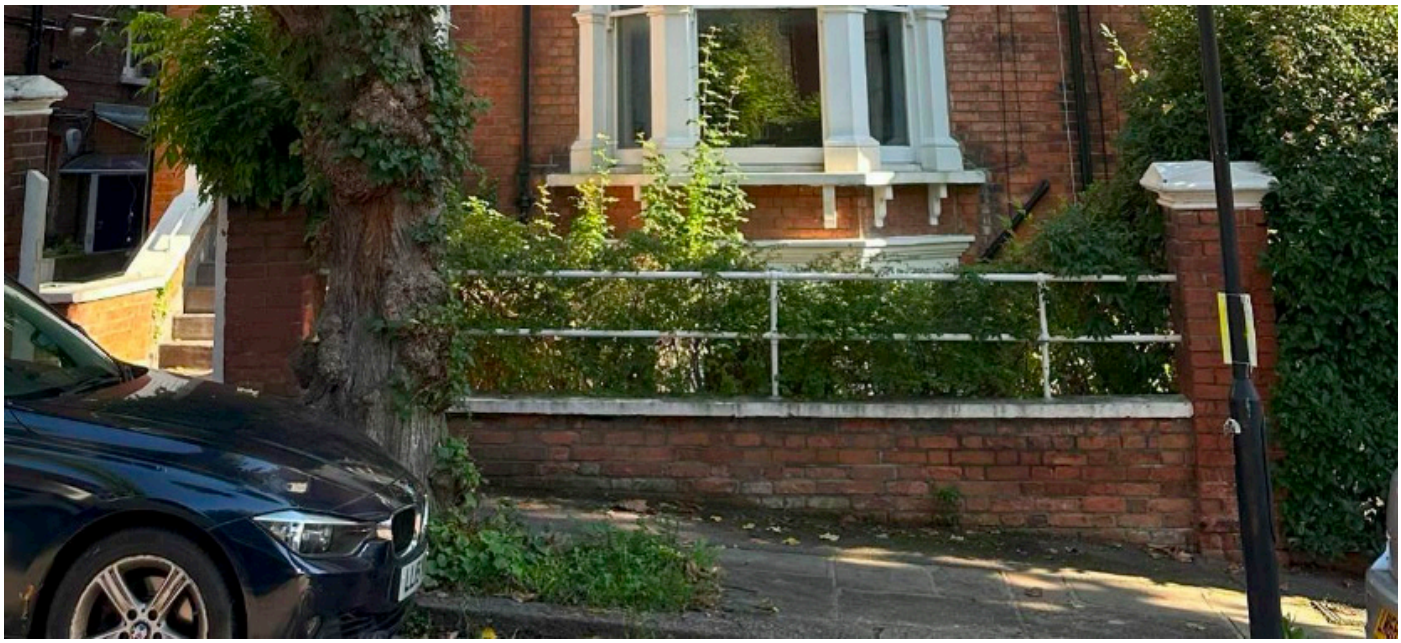
Existing metal stair and terrace accessed from the first floor re

Existing PVC fixed roof light, issues with leaking and unsatisfactory detailing around downpipes.

Side Elevation of 15 Tanza road.

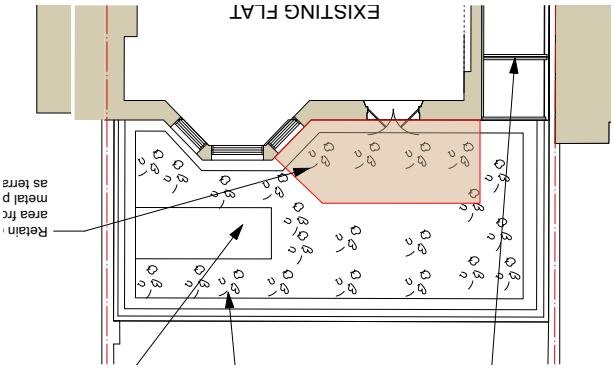
Front area of 15 Tanza road showing the bins perched on a ledge by the stairs, also shown is the access door into the side lightwell.

Example further north on Tanza road showing the bins re-located within the front entrance way.



Existing railings at 15 Tanza road - permission is being sought to change the white railings to more traditional black painted metal ones to match neighbouring properties.

Proposed rear elevaiton



Proposal

Erection of a single storey rear extension; alterations to return wall in front yard to create a new bin store area and replacement of front railings.

The application seeks permission for the erection of a single-storey, full-width rear extension at lower ground floor level; alterations to the return wall within the front yard to accommodate a new bin store area; and the replacement of the existing front railings.

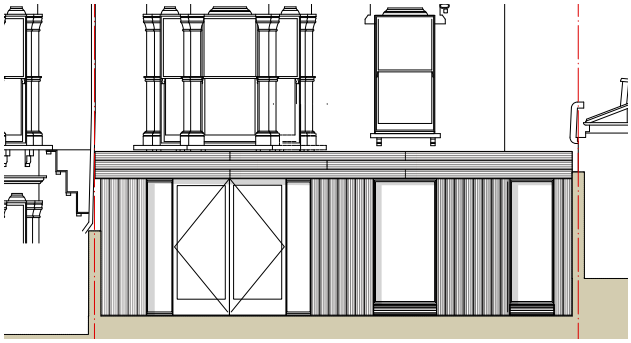
The proposed rear extension will be clad in profiled, high-quality hardwood timber, reflecting the natural character of the surrounding context adjacent to Hampstead Heath.The cladding has been salvaged from an institutional building and is of a high standard, offering both durability and visual interest through its distinctive profile.

The existing lean-to PVC double-glazed rooflight will be replaced with a more refined and robust aluminium glazing system to improve both performance and appearance.

Windows and doors to the extension will be constructed in timber to match the proposed cladding, ensuring material consistency and a cohesive appearance.

The extension will feature a flat roof system incorporating a Smart Box sedum modular roof tray, which will provide high-quality detailing, water retention benefits, and contribute to a biodiversity net gain.

A portion of the extension's roof will be retained as an accessible terrace, maintaining access from the existing first-floor rear door and preserving usable outdoor space.



Proposed rear elevaiton

Proposal

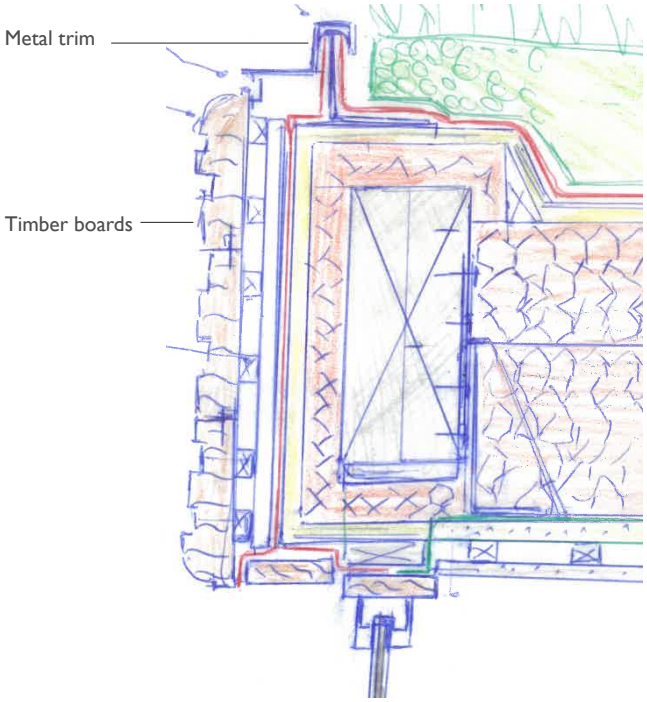
Materiality

The timber profiles proposed for cladding the rear extension have been salvaged from an institutional building and are of notably high quality. Each piece measures approxiamtley 170mm wide by 30mm thick and comes in 4-5 metre lengths. When assembled, the profiles create an interesting and distinctive pattern, contributing to a high-quality design that celebrates the natural character of the material.

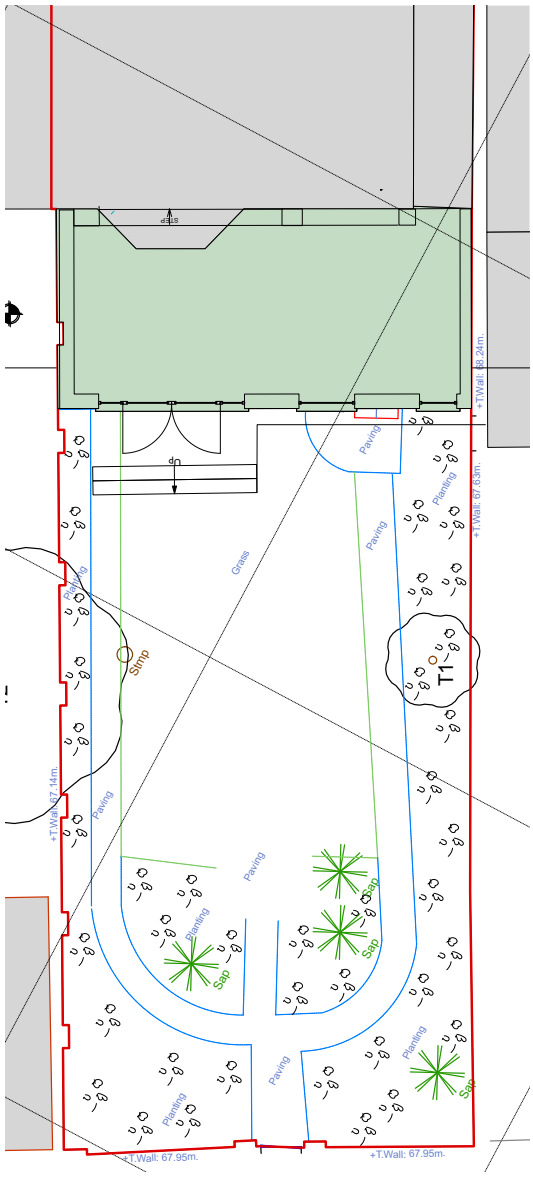
The timber will sit comfortably within the natural surroundings of Hampstead Heath, enhancing the building's connection to its environment.

Hardwood timber profiled boards

Close up showing the profiles



Sketch detail showing how the profiled timber can be constructed



Site Plan showing extent of garden the extension will occupy

Proposal

Planning & South Hill Park Conservation Area Guidelines Response

DP24 – Form, Proportions, and Character

The proposed extension and alterations have been carefully designed to respect the form, proportions, and character of the existing building. The extension is subordinate to the original structure in terms of both plan and elevation, ensuring it sits comfortably within the context of the property and surrounding area.

SHP8 – Materials

Natural, high-quality materials have been chosen for the proposed extension. Salvaged timber profiles from an institutional building will be used for cladding. These profiles, measuring 170mm (w) x 30mm (d) in 4m lengths, feature a distinctive pattern when assembled, creating a refined and durable façade.

SHP18 – Balance & Harmony

The extension is single storey and has been designed to span the full width of the property, ensuring a sense of visual balance and harmony at the rear elevation.

SHP19 – Building Character

The design of the extension respects the character of the original building. Key architectural features have been maintained, including the alignment of ground-floor openings with those on the upper floors, reinforcing the existing rhythm and order of the façade.

SHP20 & SHP21 – Scale

The proposed extension is modest in scale, comprising a single-storey addition to the rear of the property. This form is consistent with several other properties in the terrace, many of which have similar single-storey extensions or conservatories at lower ground floor level.

Proposal

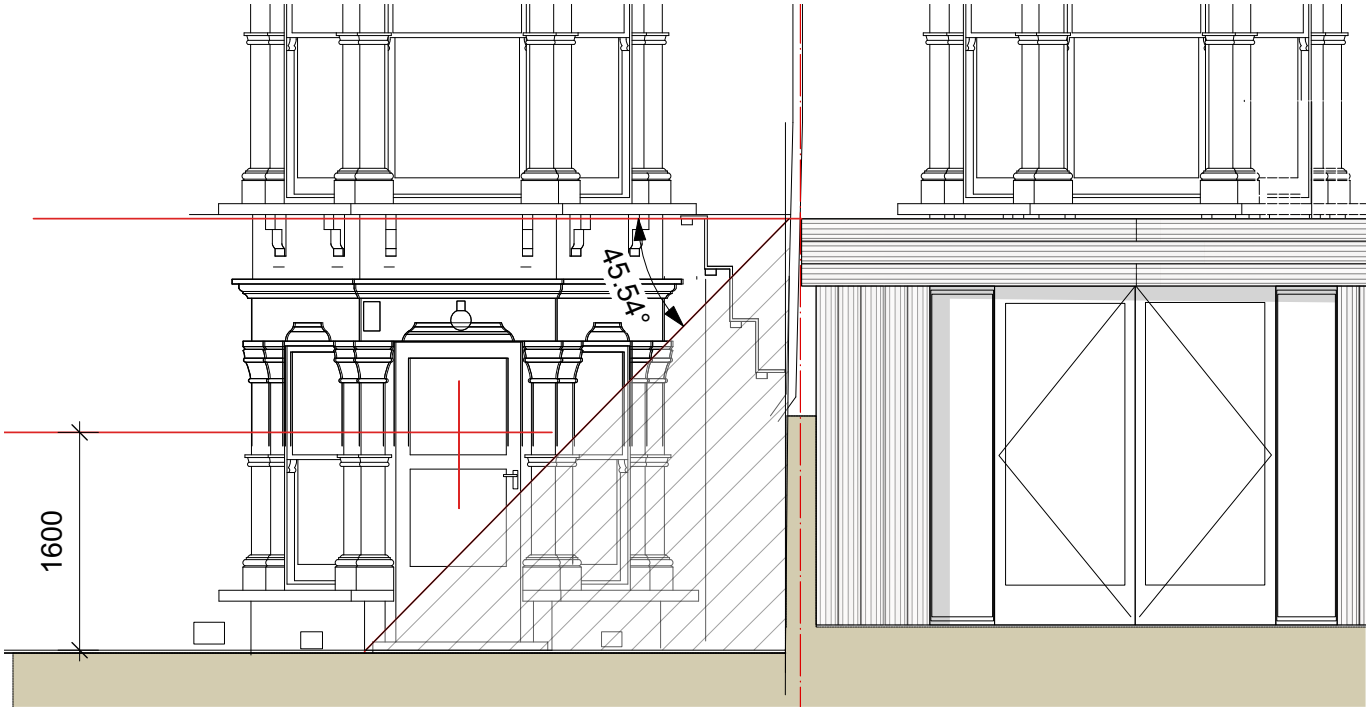
Daylight Impact

45-Degree Test

A 45-degree test has been applied from the rear patio door of the neighbouring property. The proposed extension sits outside of this 45-degree line when drawn from the top of the parapet. The line does impact the return window on the ground floor by a very small amount.

25-Degree Test

As there are no buildings directly to the rear of the property, the 25-degree test is not applicable in this case. The proposal does not give rise to any negative impacts on neighbouring properties in terms of loss of light or outlook from the rear.



Drawing showing a 45 degree line frm the top of the parapet

Other Legislative Considerations

CDM
Existing access and maintenance strategies remain unaltered by the proposals.

Energy Performance & Sustainability
Currently the building performs very poorly, including drafts and damp issues. The works provide the much needed opportunity to make improvements to the building performance.

Flood risk and SUDS
Given that the proposed replacement conservatory follows the massing of the original and is located on top of the existing basement extension and no further increased footprint is proposed it is considered that the development would result in a similar condition in relation to drainage and flooding matters. As such (and in keeping with pre-application advice) no flood risk assessment is deemed required.

The proposals make minor alterations to small areas of landscaping, replacing surfaces with like for like materials. There is therefore no scope for or change in existing drainage strategy. As such no SUDS assessment or strategy is deemed required.

Neighbouring Amenity
See separate arboricultural report.

Access + Transport
See separate arboricultural report.

Tree protection
See separate arboricultural report.

Conclusion

The proposed single-storey rear extension has been thoughtfully designed to respect the character, scale, and setting of the existing building and its location within the South Hill Park Conservation Area. The use of high-quality salvaged materials, a harmonious and balanced rear elevation, and a form that is clearly subordinate to the host building ensures the extension will preserve and enhance the architectural integrity of the property.

The proposal aligns with relevant planning policies and conservation area guidelines, including those relating to scale, materials, and character. It represents a sensitive and high-quality addition that contributes positively to the overall setting, while meeting the functional needs of the current occupants.

Planning approval is therefore respectfully sought for this carefully considered and contextually appropriate development.