

Architectural Design and Access Statement



No.27 Tanza Road, Hampstead, London NW3  
Planning Application Submission - November 2012

report no.



Preamble

The Architectural Design and Access statement is to be read in conjunction with the Architectural Planning Drawings, numbers 414- EX-00, EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, EX-08, EX09, PL-001, PL-101, PL-102, PL-103, PL-201, PL-202, PL-203, PL-204, PL-205, PL-301, PL-302, PL - 401, PL-402, PL-501

Contents

1.00 Introduction ..... 3

1.01 The Architects

2.00 Site Analysis ..... 4

2.01 Location

2.02 Site Access

2.03 Conservation Area

2.04 27 Tanza Road

2.05 Planning History - Tanza Road

2.06 Existing Site Constraints

2.07 Building Access & Occupancy

3.00 Design Development ..... 9

3.01 Client Brief

3.02 Architectural Approach

3.03 Lower Ground Floor

3.04 Ground Floor

3.05 First Floor

3.06 Second Floor

3.07 Third Floor

3.08 Roof

3.09 Facade Treatment

3.10 Materials Proposals

3.11 Vertical Circulation

3.12 Sunlight

3.13 Overlooking

3.14 Landscape Design

4.00 Conclusion ..... 20

5.00 Appendix ..... 21

## 1.00 Introduction

MMM Architects have been appointed by the owner of No.27 Tanza Road for the renovation and extension of the existing property, which currently comprises 2no. flats to that of a single family dwelling. Permission has already been sought and granted for the conversion into a single family dwelling (Application No: 2012-2617/P)

No.27 Tanza Road is a five storey semi-detached property comprising, lower ground, ground, first, second and third floors. It is situated within the South Hill Park Conservation Area.

## 1.01 The Architects

MMM Architects Ltd is an award-winning architectural practice founded in 1997, and has a long-established reputation for innovative, inspirational architecture of exceptional quality.

MMM's background is in loft design - working closely with the Manhattan Loft Corporation, MMM Architects was instrumental in creating, expanding and proliferating the loft phenomenon. This ethos has since evolved further to create the open, modernist architecture that the practice now applies to bespoke private residences, commercial projects and individual buildings of high architectural merit.

They established their reputation with bespoke urban residential projects - an ideal opportunity to examine the pragmatics of high density living while exploring complex three-dimensional planning. With each project MMM have developed and re-examined the relationships of products, materials and detail, exploring and pushing the limits of new technologies.

MMM work closely with each client throughout a project to ensure that while all needs are met and best commercial value is extracted, the completed building is a piece of first class design unique to that client and their specific site.

Present projects vary in size and scope from private homes to associations with international houses and developers.

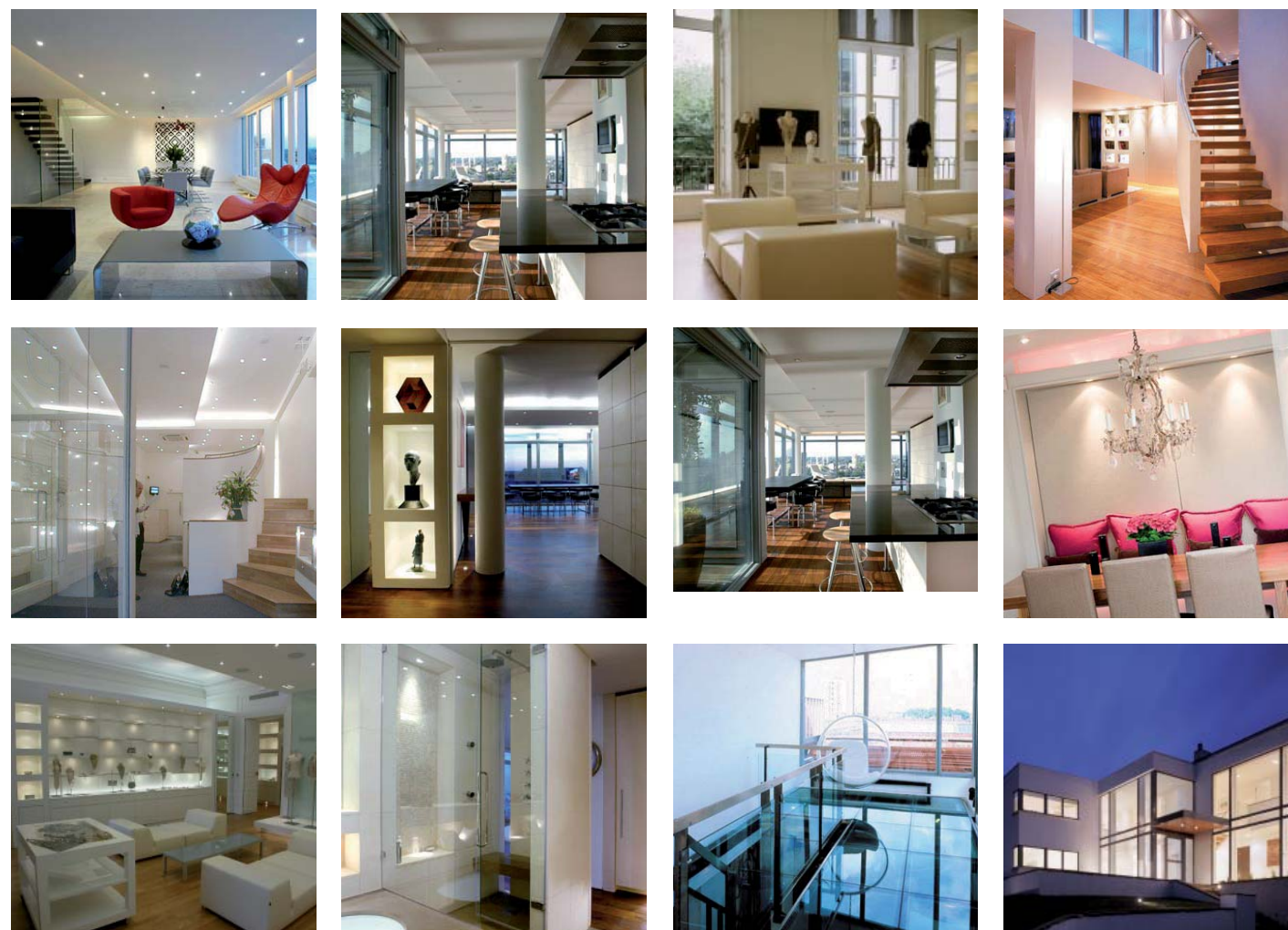


Fig. 1 Previous works by MMM Architects Ltd



## 2.00 Site Analysis



Fig.2 Location map of area

### 2.01 Location

The property is situated adjacent to Hampstead Heath, to the south-west of the park. The rear garden abuts Hampstead Heath. It is within the South Hill Park Conservation Area.

### 2.02 Site Access

The property is within 0.3 miles of Hampstead Heath Station and 0.6 miles from Gospel Oak (overground). It is also 1.1 miles from Hampstead underground station (Northern Line).

It is also within close proximity of bus routes, such as the 168, C11, 268 and 46.

No.27 Tanza Road



Fig.3 Aerial view of Tanza Road



Fig.4 Site plan



Fig.5 Conservation Area



## 2.03 Conservation Area

Tanza Road is situated within the South Hill Park Conservation Area, more specifically it is designated within sub-area 2 of this conservation area, which comprises Parliament Hill, Tanza Road and Nassington Road.

There are no listed buildings within the South Hill Conservation Area, however, it must be noted that houses 2-22 (even) and 1-39 (odd) on Tanza Road are considered to make a positive contribution to the special character and appearance of the area.



Fig.6 South Hill Park Conservation Area

## 2.04 27 Tanza Road

No 27 Tanza Road is a semi-detached house constructed in the late 19th Century. It is in the Victorian Gothic Revival style. Originally a single family dwelling, the property was converted into flats in the early-mid 20th Century. It has recently been granted permission to re-instate the building as a single family dwelling (Application No: 2012-2617-P). Set over five floors, consisting of lower ground, ground, first, second and third floors the property is situated adjacent to Hampstead Heath, with the rear garden abutting the green.

The building, like the neighbouring properties, is constructed from red brick, with stucco surrounds to windows and doors. Additional windows have been added to the front elevation - presumably to accommodate its change of use into flats. We would deem these windows as a negative intervention and would review their presence in the proposed design.

The architectural style of No.27 Tanza Road is the predominate style of the neighbouring buildings, the properties above number 27 changes in architectural character to that of a more italianate style, similar to the styles present on the surrounding streets.

The property has both front and side pedestrian access from Tanza Road.



Fig.7 27 Tanza Road - Front Facade



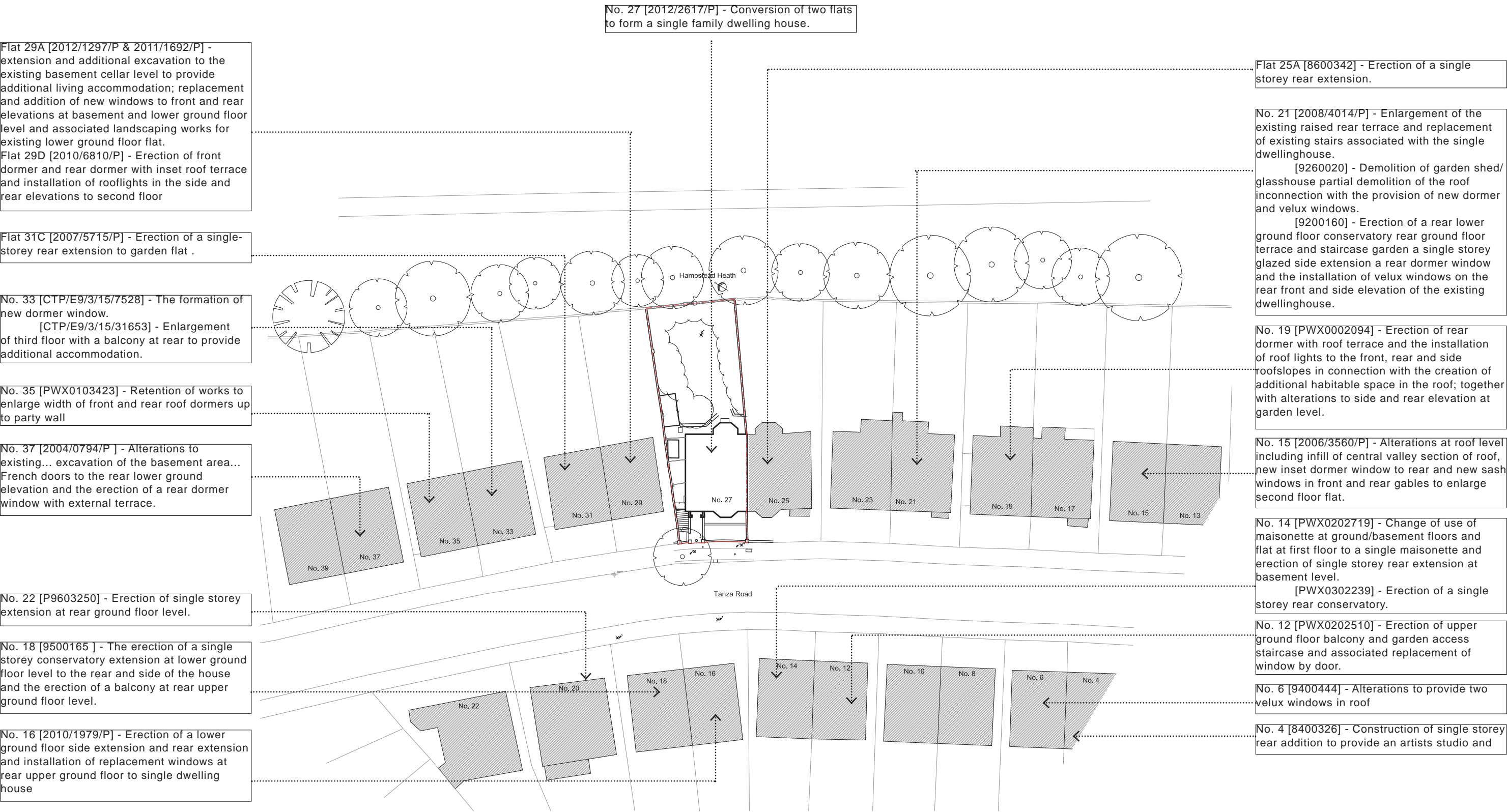
Fig.8 Birds eye view showing rear facade



Fig.9 View down Tanza Road from Parliament Hill



## 2.05 Planning History - Tanza Road



Plan indicating relevant planning applications for properties on Tanza Road

## 2.06 Existing Site Constraints

No. 27 Tanza Road is located within the South Hill Park Conservation Area and is therefore, in an area of special architectural and historic interest. Any development to the property is to be considered especially carefully and, in line with both national and local council planning policies. Even though the building is not listed the South Hill Park Conservation Area notes many of the buildings on Tanza Road are of special interest. The rear garden at lower ground level backs onto Hampstead Heath. There are presently no Tree Preservation Orders with regard to No. 27 Tanza Road (as confirmed by Camden Council 25.10.12)

This proposal seeks to reinstate the original detailing of the building by re-balancing the fenestration proportions and detailing to enhance the existing front facade in tune with the surrounding context. To the rear and side of the property the design will reinstate the original aesthetic whilst also allowing our client spaces which will provide a functional family home. Through the addition of an extension to lower ground floor and the rationalisation of roof fenestration this will be achieved.

## 2.07 Building Access and Occupancy

Pedestrian access to the property is directly off Tanza Road. The main entrance is at ground level and has level access. Further access is available to the lower ground level via 17no. external steps, these are located to the left of the main access area.

The front building facade is set back from the street edge approximately 4 metres.

The proposal is to refer the property back to its original state as a single-family dwelling.



Fig.10 Access to front door of No.27 from street level



### 3.00 Design Development

#### 3.01 Client Brief

Our client has purchased the whole property, which is currently divided into 2 flats. The lower flat is a maisonette which comprises the lower ground and ground floor and also the first floor. The lower ground and ground floor are accessed from the communal hallway to the front of the property. This maisonette also has sole access to the rear garden. The first floor accommodation is independently accessed from the first floor landing and has been used as storage and guest accommodation since the late 1980's. The second flat comprises the second and third floors and has private access from the second floor landing.

It is our clients wish to restore this property to a single family dwelling, allowing them and their young family the opportunity to create a family dwelling which caters for their needs both, within the property and also through landscaping of the rear, side and front of the property. Our client has previously applied for and been granted full planning permission for the conversion of No.27 Tanza Road into a single family dwelling. Application No: 2012-2617-P, permission granted: 19.07.2012

#### 3.02 Architectural Approach

The proposal is for the complete refurbishment of the property and the private open spaces. The aim is to enhance the original design and layout of the residence, whilst providing our Client with spaces which are specifically tailored to their needs. This will be done so as to ensure the historic front facade's form and integrity is reinstated. The additional windows, which currently provide daylight to the maisonette's bathroom will be removed and bricked up with matching brickwork. Bringing the front facade back in line with neighbouring properties.

The rear facade will also be largely maintained and made good, with the addition of an extension to the lower ground floor to provide the Client with a kitchen/living area which will allow for modern living and also provide greater visual links between the property and the newly landscaped garden.

The additional area gained in the proposal will amount to 2.4% of the overall building area.

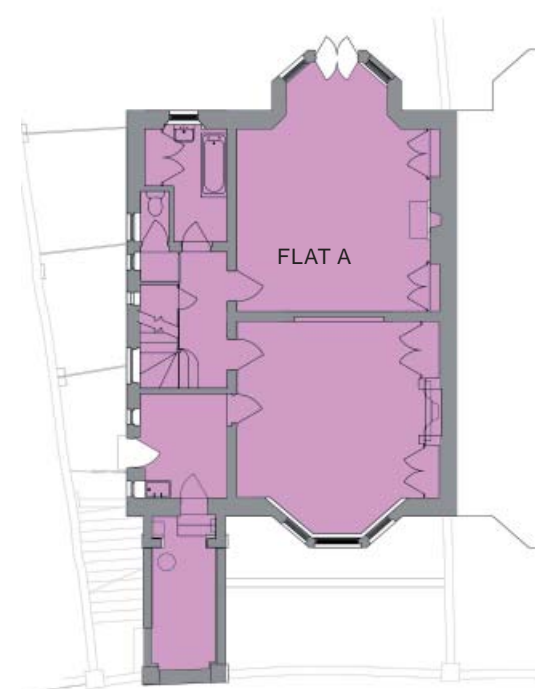


Fig.11 EXISTING Lower Ground floor plan



Fig.12 EXISTING Ground floor plan



Fig.13 EXISTING First floor plan



Fig.14 EXISTING Second floor plan

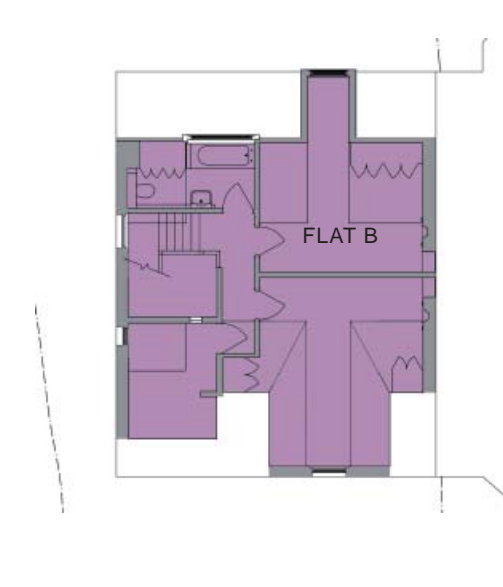


Fig.15 EXISTING Third floor plan

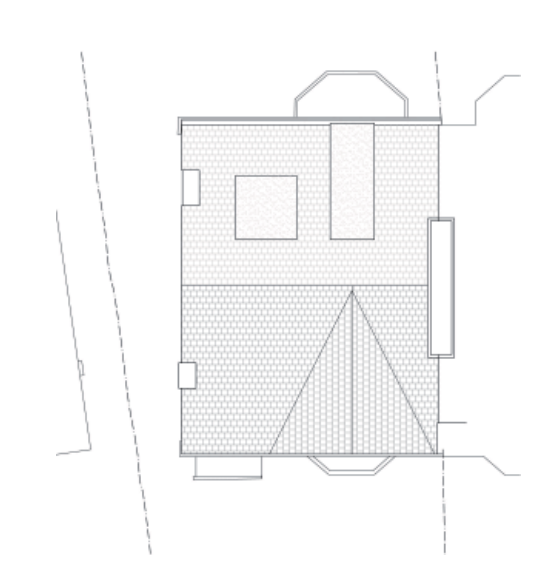


Fig.16 EXISTING Roof plan

### 3.03 Lower Ground Floor

This floor will provide the Client with a family living space with the addition of an extension located to the northern corner of the lower ground floor. This extension will allow for an open plan kitchen dining area and provide stronger links to the garden area.

The lower ground floor accommodation will comprise of kitchen, dining room, living room, pantry, wc, entrance hall with coat and boots area and a store.

While the extension will provide the client with much needed space at this level it will have minimal impact on the setting of the Heath. Due to the level at which the proposed extension is located any visible impact on the Heath will be negligible. We have noted that a number of properties to this side of Tanza Road have previously been permitted developments to the rear of the properties, with a number of developments at higher levels, making them highly visible to the Heath, such as developments to No.'s 19 & 33, please see section 2.05 Planning History for details.

To the front of the building, the central window to the bay will be replaced with double doors to allow access to a small terrace area - taking advantage of the pre-existing lightwell. (See drawing PL-101)

### 3.04 Ground Floor

The proposed ground floor will reinstate the front door as the main access point for the property. The hallway will also be reinstated, removing the lobbies and party walls which presently exist.

The room proportions of the two main rooms will remain largely in keeping with the original. These spaces will provide the Client with more formal living and lounge areas.

The existing study window to the rear facade will be widened and replaced with new double doors to a new terrace area. The terrace will provide access from ground floor to the garden at lower ground level. The terrace is formed by the new extension at lower ground floor. (See drawing PL-101)

The front facade will remain unchanged, with all remedial works to be undertaken to reinstate the overall facade to its original aesthetic. All windows will be replaced with white painted traditional sash, double glazed windows - to match the style which would originally have been used on the property.

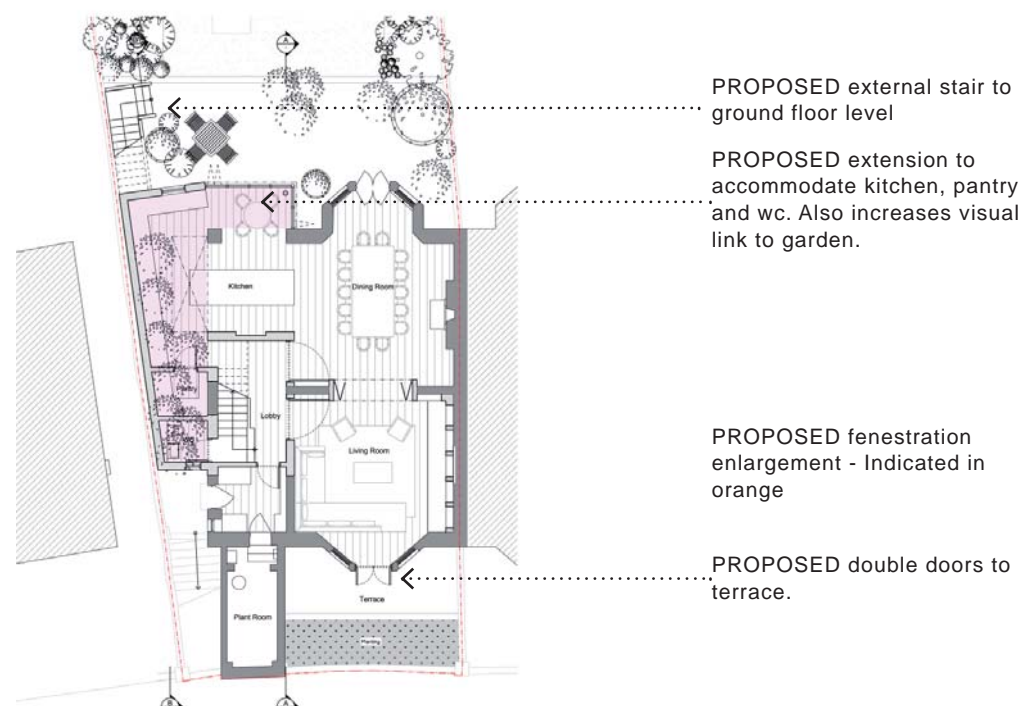


Fig.17 PROPOSED Lower Ground floor plan

PROPOSED terrace, flat roof and stair access down to garden.

PROPOSED fenestration enlargement - Indicated in green

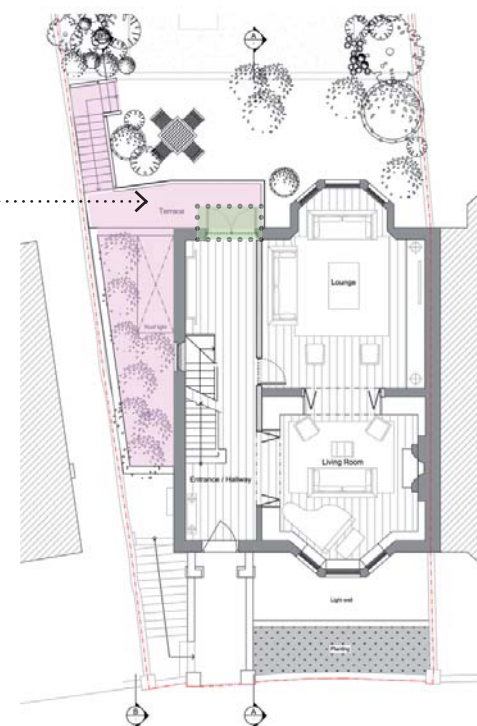


Fig.18 PROPOSED Ground floor plan



### 3.05 First Floor

The first floor will provide guest accommodation, a study and sitting room. The rear window to the study will be minimally widened in reaction to the double doors at ground floor and also matching the unit width of the window located to the central bay.

An existing small window to the front facade, which was a later addition to the property, will be filled in with brickwork to match that of the existing stock.

Accommodation to this floor will comprise:

Study, Office/Sitting Room, Guest Bedroom, Ensuite and wc.

All windows to the front and rear will be replaced with white painted traditional sash, double glazed windows - to match the style which would originally have been used on the property. The side windows will also be replaced with white painted timber windows to match te existing.



Fig.19 PROPOSED First floor plan

### 3.06 Second Floor

The second floor will provide the families sleeping accommodation. As on the previous floor, the rear window will be minimally widened in reaction to the double doors at ground floor.

Also, the existing small window to the front facade will be filled in with brickwork to match the existing stock.

Accommodation to this floor will comprise:

3no. Bedrooms, Bathroom, Shower room and Utility Room.

Again, all windows to the front and rear will be replaced with white painted traditional sash, double glazed windows - to match the style which would originally have been used on the property. The side windows will also be replaced with white painted timber windows to match the existing.



Fig.20 PROPOSED Second Floor Plan

### 3.07 Third Floor

The third floor will be reconfigured to provide a master suite. The stairs will be relocated to facilitate this use and maximise usable head height.

A new dormer window will be introduced to the rear of the property - sunken into the roof to minimise the impact on the Heath. A small balcony area will be located in front of this dormer, allowing the glazing to be full height, whilst utilising the existing roof slope to minimise the visual impact. (See drawings PL-103, PL-201 & PL-301)

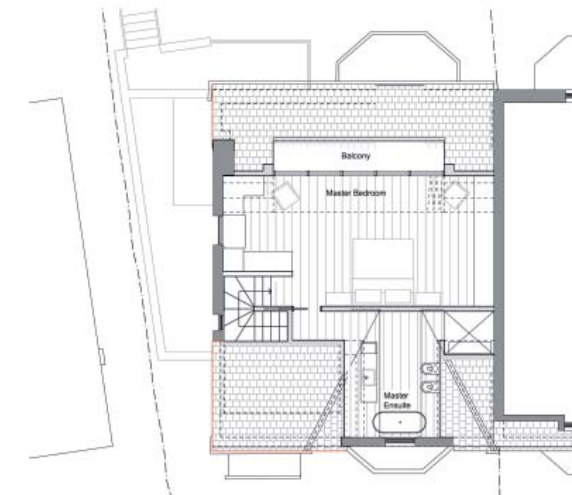


Fig.21 PROPOSED Third floor plan

### 3.08 Roof Plan

The creation of a sunken dormer to replace the 2no. existing dormer windows will reduce the visual impact both from the side and rear elevations. The introduction of a small balcony area will allow us ample natural daylight to the master suite, whilst also providing privacy to the Client and minimising the impact on the Heath. (See drawings EX-04 and PL-103)

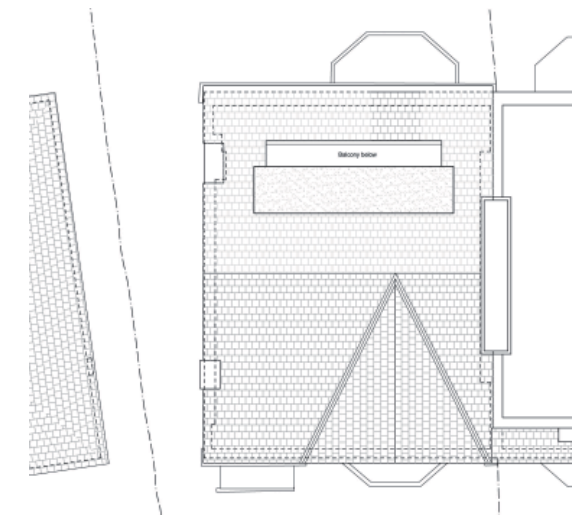


Fig.22 PROPOSED Roof Plan



### 3.09 Facade Treatment

#### 3.09a Front Elevation

To the front facade we propose the infilling of 2no. windows which are a later addition to the property, this will rationalise the facade and bring it back in-line with neighbouring properties. These areas will be infilled with red stock brick to match the existing.

At lower ground level an extension is proposed, this will have minimum impact on the facade due to the drop in level from entrance level. There is an existing change from ground to lower ground of 3.0 metres, this will be retained. The new extension will be finished with red brick to match the existing stock, also to minimise visual impact. One white painted timber window will be located to this facade.

The design proposes to replace the existing windows with new white painted traditional sash, double glazed windows - to match the style which would originally have been used on the property.

To the lower ground floor it is proposed to replace the central bay window with new traditional detailed white timber french doors to suit the period of the property. This will increase the natural light to the internal space whilst also providing access to the small terrace area.

Please see Appendix for site photographs.



Fig.23 EXISTING Front Elevation



Fig.24 PROPOSED Front Elevation

### 3.09 Facade Treatment (cont.)

#### 3.09b Rear Elevation

To the rear facade an extension to the lower ground level at the north corner is proposed. This will be of a contemporary design, creating simple lines. It will be of red brick finish, to match the existing stock, and will also provide a small terrace area with stairs to provide a link between the ground floor and garden level. This extension will have minimal impact both on the Heath and the adjacent neighbours as the extension will be nestled below the boundary wall and predominately to the side of the building. The footprint is in keeping with a number of extensions to neighbouring properties, most notably No's 29 & 31. (2010-6810/P & 2007/5715/P)

To the ground floor it is proposed to replace the existing window, to the right hand side. The opening will be widened to allow new traditional detailed white timber french doors

to suit the period of the property. All window openings to subsequent floors will be widened in-line with the french doors and windows replaced with new white painted traditional sash, double glazed windows, once again to suit the period of the property. All remaining windows will also be replaced with white painted traditional sash, double glazed windows.

To the roof area, the 2no. dormer windows, which currently are of differing styles and massing, will be replaced with one dormer. This dormer will be reduced in profile, therefore reducing the impact on the Heath and also the adjacent buildings. The design of this dormer will provide a small terrace area which allows maximum daylight to the space within whilst reducing the impact on the elevation. A number of properties adjacent to No.27 have incorporated dormer windows within their roof designs, for example No.

17, 21 (9200160), 29 (2010/6810/P) & 31. These are of varying footprints and numbers. In comparison to these additions, our proposal impacts very little on both the Heath and adjacent properties.

Remedial works will be undertaken to reinstate the overall facade to its original aesthetic.

Please see Appendix for site photographs.

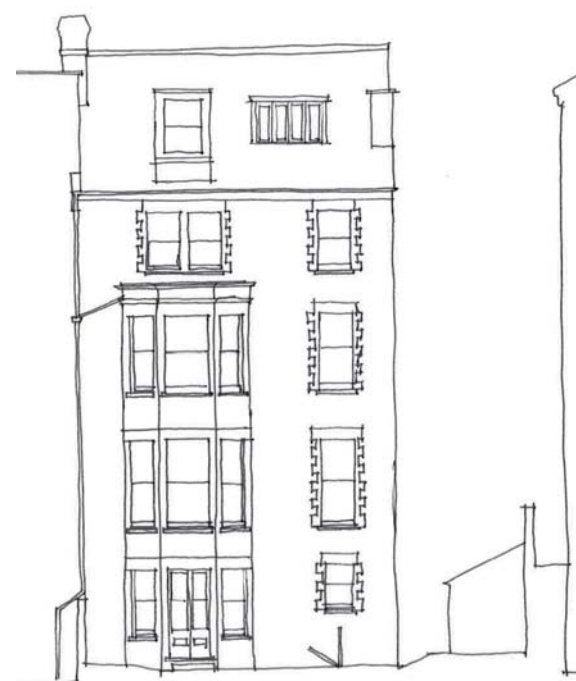


Fig.25 EXISTING Rear Elevation



Fig.26 PROPOSED Rear Elevation



### 3.09 Facade Treatment (cont.)

#### 3.09c Side Elevation

The small extension proposed to the rear of the building will wrap around the lower ground floor. This will be red brick finish matching the existing stock with 1no. window to the facade facing Tanza Road. The addition will be unobtrusive and have minimal impact to the approach of the property due to its location at lower ground floor. To make way for the extension 5no. windows to the lower ground will be removed and 1no window to the ground floor will be infilled with red stock brick matching the original.

The third floor left hand side window will be reduced in height to accommodate the internal floor level. The new window will be in keeping with the original building aesthetic.

The removal of 2no. dormer windows to the roof area and replacement with 1no. dormer roof will have a positive impact on the side elevation, reducing the mass of the roof.

Remedial works will be undertaken to reinstate the overall facade to its original aesthetic.

Please see Appendix for site photographs.

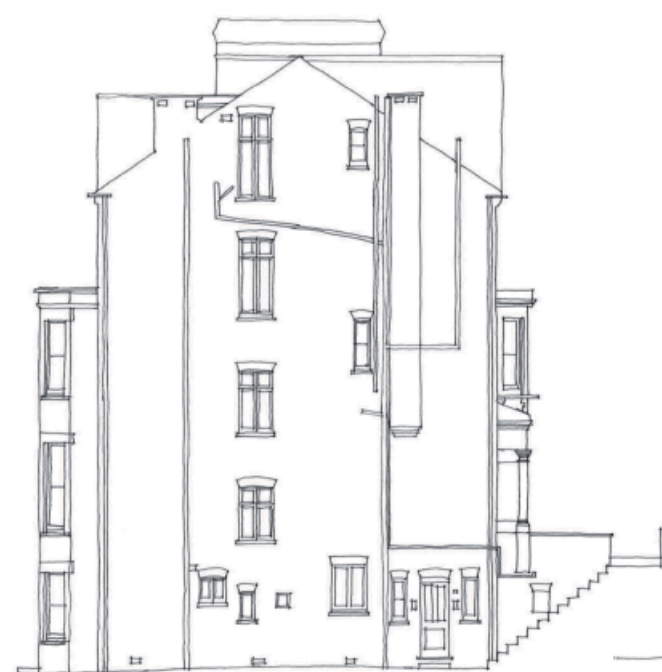


Fig.27 EXISTING Rear Elevation



Fig.28 PROPOSED Rear Elevation

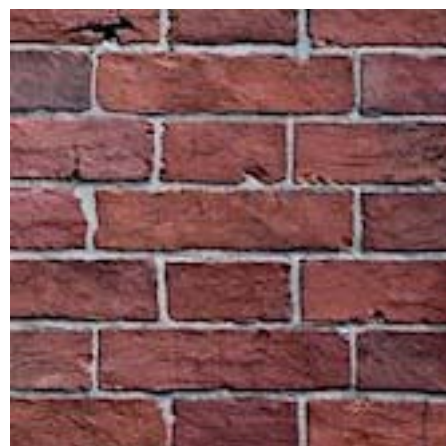
### 3.10 Materials Proposals

The building will be finished using materials found in the local palette, well detailed and constructed to further encourage the completed building to rest well in the landscape. A minimum palette has been purposefully chosen, allowing good detailing and workmanship to be expressed.

The proposed materials of red stock brick and slate to match the existing will allow the alterations to rest easily within the existing context. All existing windows are to be replaced with white painted timber windows. There are presently sash windows to the front and rear and top/side hung windows to the side elevation. This language will remain. The windows and doors to the additions at lower ground and third floor will also be white timber painted double glazed, complimenting the traditional style of the building.

The new external steps connecting the ground floor with the rear garden will be of western red cedar, complimenting the surrounding landscape of the Heath and the newly landscape garden.

Any remedial works will be done to the highest standard and in keeping with the original aesthetic of the property.



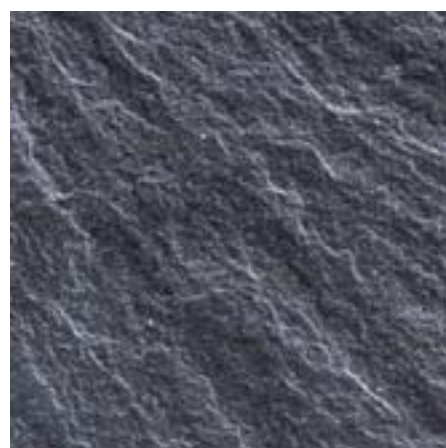
Red brick to match existing stock



White painted timber frames to all windows and french doors.



White stucco finish to restore existing detailing



Slate to match existing roof slates



Western red cedar to external steps/railings/decking at ground floor



### 3.11 Vertical Circulation

The location and size of the original staircase will remain up to the second floor, to utilise the third floor however, a new hidden staircase will replace the original, allowing a better use of space at third floor.

Externally, existing primary access from Tanza Road will be at ground level. The existing secondary access to lower ground level will also be retained

New external step access to the garden from ground floor level is also proposed.

### 3.12 Sunlight

As the lower ground floor extension is nestled within the natural gradient of the site it will not provide any negative impact on neighbouring properties with regards to sunlight.

The reduction in the depth of the dormer window at roof level can only have a positive impact on the level of sunlight enjoyed by the neighbouring properties.

The proposed amendments to the Lower Ground Level and the new fenestrations will allow a greater level of natural light at all levels.

### 3.13 Overlooking

Our proposal will not change any overlooking issues which may already be present. The proposed extension at lower ground floor does not have a negative impact to neighbouring properties due to the natural topography of the site. The dormer window at roof level also does not have a negative impact on overlooking as the depth of the proposal is less than that of the existing situation.

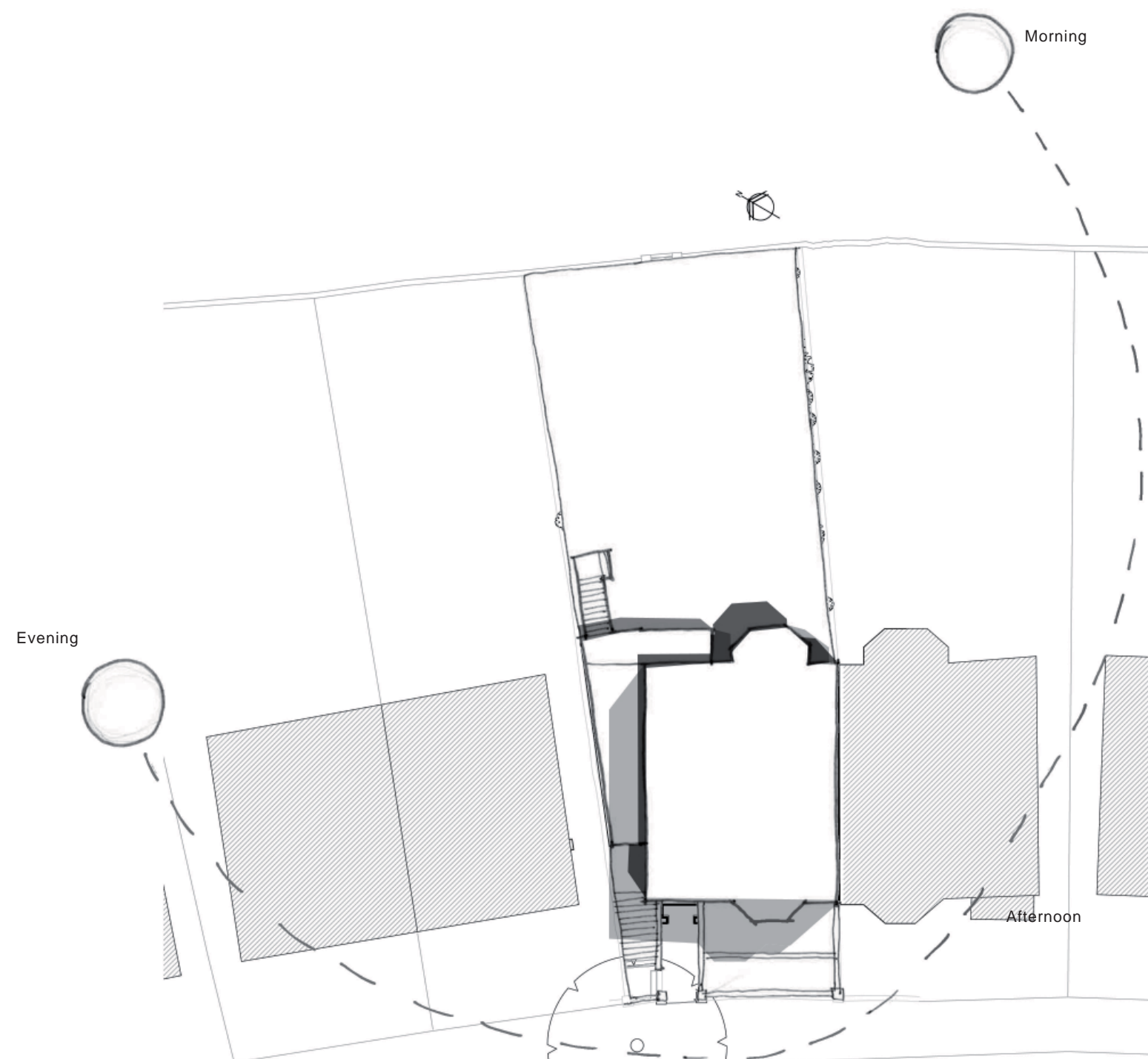


Fig.29 Sunlight - The lower ground floor extension has no impact on neighbouring properties

**3.14 Landscape design**

As previously stated, there are no Tree Preservation Orders with regard to No. 27 Tanza Road, as confirmed by Camden Council on 25.10.12.

The proposed landscaping is extensive and seeks to unify the context of the property. The context within the site boundary and that of the surrounding Heath is of utmost importance and has been carefully considered in the development of the landscape design.

The rear garden has a strong axis connecting the new kitchen extension with the garden door located to the rear garden wall. From this axis areas to dine, contemplate and relax have been located, with the use of flower and fruit plants to define the spaces.

The meandering “wild” garden, which sub-divides the more formal areas, creates a connection with the Heath, while the flowering and fruiting species will increase the opportunity for biodiversity and habitat creation, benefitting both the property and the parkland. There are a small number of existing flowering plants which will be retained.

A small dining area adjacent to the property will allow the Client and their family to enjoy the garden, with views out to the rear of the garden and onwards to the Heath. A more formal dining area to the rear of the garden will allow more secluded private dining for the family, these dining areas are accompanied by two contemplative spaces which are nestled within the “wild” flower beds. These spaces are set around a grass area to the centre of the garden, providing a functional family space.

The flat roof to the new extension will be home to a number of flowering planters, connecting the rear and front flower beds. This will also increase the opportunity for biodiversity and habitat creation whilst also enhancing the visual impact of the landscaping.

The small bedding area to the front will, like the rear garden, have “wild” flowers, providing all-year-round colour and biodiversity benefits.



Ceonothus 'puget blue'



Ceonothus 'black prince'



Clematis 'apple blossom'



Continus grace



Clematis 'Etoile Violette'



Geranium 'johnson blue'



Nicotiana



Rosa Banksiae (Existing)



Tulipa 'Queen of the Night'



Tulipa 'spring green'



Heucherella 'sweet tea'



Rosa 'william shakespeare'

Fig 30. Examples of flowe and fruit plants proposed

3.14 Landscape design (cont.)

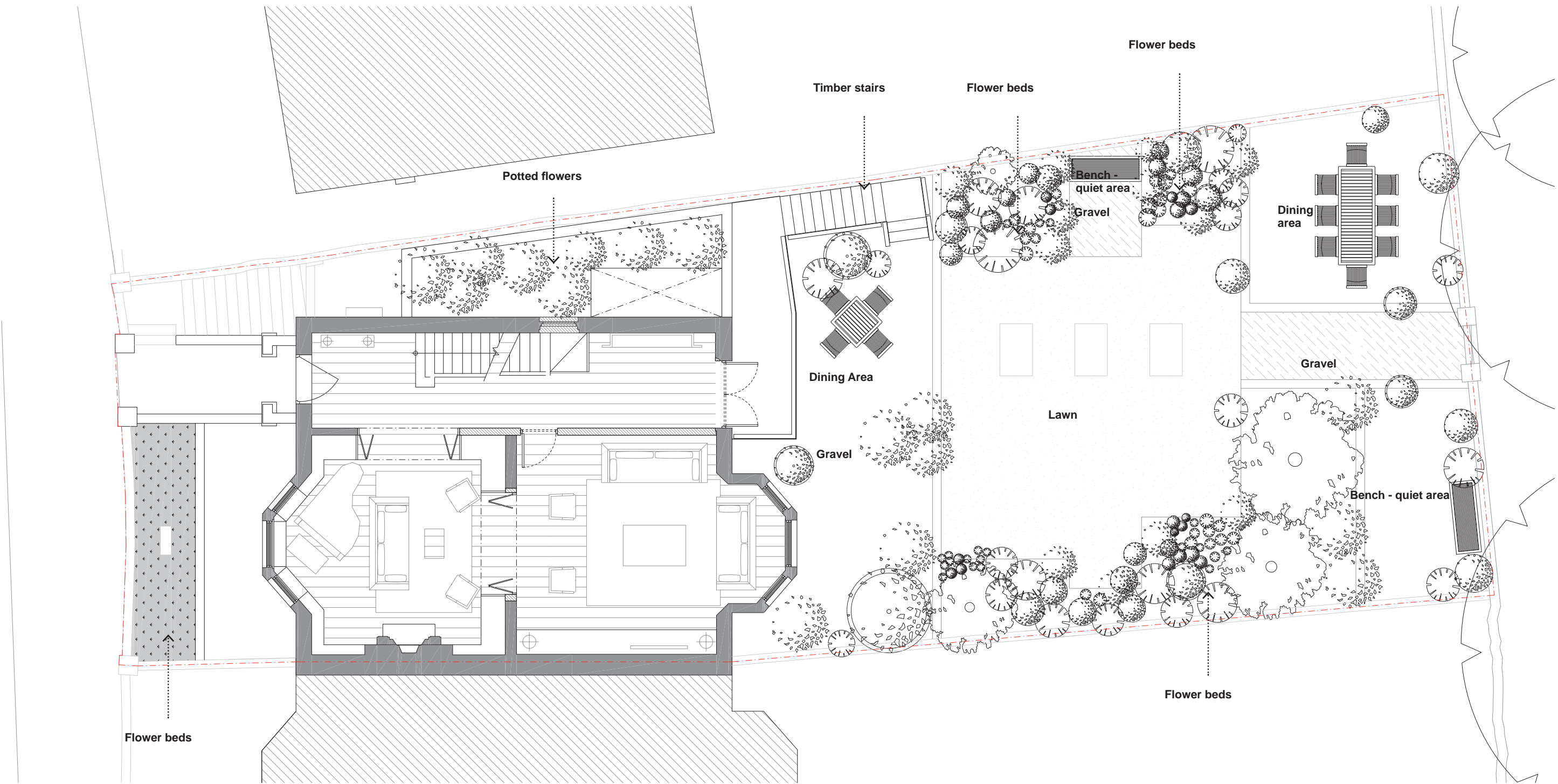


Fig.31 Proposed planting and hard surfaces



#### 4.00 Conclusion

We feel that our proposals will create an excellent amalgamated residence to suit the needs of our client, whilst at the same time being sensitive to the external façade which is very important to the character of this building. The overall proposed alterations are minor and much of the details are in keeping with the original character of the property, and from street level and the Heath the amendments to the front and rear of the property we feel will be indiscernible.

The proposed internal alterations, whilst not the subject of this application, do provide an insight into the proposed external modifications to the Lower Ground and Third floor of No. 27 Tanza Road. It is to be noted that permission has already been granted for the reinstatement of a single family dwelling.

We feel that the proposed development would comply with adopted policies within the UDP and preserve and enhance the character and appearance of the South Hill Park Conservation Area.

All work of making good will be finished to match existing original work in respect of material, colour, texture and profile and, in the case of brickwork, facebond and pointing.

Proposed new build areas will be subservient to the original building, providing a minimalist aesthetic in contract to the ornate detailing of the original design.

## 5.00 Appendix



Photo 1: Outbuilding to be demolished to allow lower ground floor extension



Photo 2: Outbuilding to be demolished to allow lower ground floor extension



## 5.00 Appendix (Continued...)



Photo 3: View from ground level - showing outbuilding to be demolished.



Photo 4: Front elevation from Tanza Road



## 5.00 Appendix (Continued...)



Photo 5: Taken from Hampstead Heath, showing dormers to be replaced.



Photo 6: View out from first floor - over rear garden and heath