

Proposed Front Garden Works to:

No. 3 Tanza Road | London | NW3 2UA

Design and Access Statement

I Assessment and History of Existing Property and its Surroundings

1.01 Assessment of the local area

Tanza Road is situated within the South Hill Park Estate Conservation area of the London Borough of Camden.

The South Hill Park Estate Conservation Area Statement reads as follows:

"South Hill Park Conservation Area was first developed in the second half of the 19th century. Based on historical patterns of land ownership, the subsequent sequence of development and the prevailing architectural styles, the Conservation Area can be divided into two discrete sub-areas:

- South Hill Park and South Hill Park Gardens
- Parliament Hill, Tanza Road & Nassington Road

SOUTH HILL PARK AND SOUTH HILL PARK GARDENS

Prior to 19th century urban development, the Conservation Area was farmland, forming parts of two separate estates. The 1866 Ordnance Survey map shows the area as two large fields separated by a hedgerow running in a north east direction. This hedgerow defined the boundary between the Maryon Wilson and Belsize estates. A farm track (now Parliament Hill) is shown parallel to the field boundary and running along a ridgeline leading to the summit of Parliament Hill.

South Hill Park and South Hill Park Gardens were developed by Thomas Rhodes from 1871 onwards, as housing for the growing middle classes. Hampstead Heath Station was built before development of the Conservation Area and provided the stimulus for its development as an early residential suburb. Development was restricted by the New River Company's Water Works Reservoir to the west and by the railway cutting to the south. Land to the east and north east formed part of neighbouring, as yet undeveloped estates.

South Hill Park was laid out in a 'squash racket' shaped loop, mainly to make the best use of the restricted space available, creating the maximum amount of building frontage within the confines of the shape of this field. It has also been suggested that the shape may have resulted from a desire to frustrate Lord Mansfield's aims to develop Kenwood Estate to the north.

The first building in South Hill Park was The Magdala Tavern, which was built by 1868. Development progressed northwards and by 1873 several properties in South Hill Park were already occupied. Development of this part of the Conservation Area continued over the next decade.

South Hill Park became a renowned location for experimental designs by the first generation of post-second world war architects, some of whom designed in-fill development on bomb sites.

PARLIAMENT HILL, TANZA ROAD & NASSINGTON ROAD

Parliament Hill, Nassington Road and Tanza Road were developed slightly later, by Joseph Pickett, on land he had leased (and previously farmed) from the Ecclesiastical Commissioners. The area formed part of South End Farm, which was cut off by the Railway's failure to fulfil its obligation to make new access roads across the lines. The area, being further from a local smallpox hospital and on higher ground backing onto the now preserved Heath, proved more attractive than the southern part of the farm being developed at the same time by T.E.Gibb.

South Hill Park Road (later Parliament Hill) and Nassington Road were laid out in 1878-90 houses being built between 1879 and 1892. The first houses were finished by the end of 1880 and building continued at a rate of about ten houses a year until 1894. Two remaining plots were filled in 1899. The planned extension of the roads into Lord Mansfield's lands in St. Pancras Borough was halted by the addition of Parliament Hill Fields to the Heath in 1889. The abrupt termination of Parliament Hill is an important indicator of the historical development in this Conservation Area, as well as the history of Hampstead Heath itself.

Tanza Road was laid out instead, to connect the existing roads; building began there in 1890. Before the present version was agreed in 1894, the road name was spelt Tanser and may derive from Tansor, a village in Northamptonshire, close to Nassington.

The 1891 map shows that development of the Conservation Area was largely complete by that time. Subsequent development involved Park End behind South Hill Park, built at the turn of the century on part of the lowest Heath pond, which had become stagnant and filled in at Joseph Pickett's instigation in 1892."

1.02 Assessment of the Immediate Context

Tanza Road and the adjoining streets are occupied by large detached and semidetached houses. The entrances tend to be at a raised ground floor level and the porches recessed. The houses are typically brick fronted with white painted cement render window dressings. The copings, sills and embellishments are painted white. Many of the semidetached properties have extended to their boundary on the detached side at low level to create side entrances.

1.03 Appraisal of the front garden of No. 3 Tanza Road as existing

The frontage of No. 3 is typical of the street as described above. However there are some non-original and lower quality finishes/ treatments present including the following:

- i. Concrete sets used as floor finish to front steps and entrance way
 - ii. Flat pier caps
 - iii. Existing bike store is fitted with a gate and clear corrugated plastic lean-to roof
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2 Details of Proposed design

2.01 The proposals can be split into the following key parts:

- i. The replacement of the existing concrete sets on the steps and entrance way with a light coloured stone
- ii. The replacement of the pier caps to match those others on the street (As per the neighbour at No. 5)
- iii. The existing bike store is to be given a new roof and door as drawn.

2.02 Proposed Materials

New Bikestore Door: Painted Timber
New Bikestore Roof: Felt with rooflight
Walls: Brickwork to match existing
Copings/ Cappings: White painted reconstituted stone where existing not repaired
Floor: New light coloured stone paving.

3 Access

3.01 Pedestrian access to site

Due to the large level change between the pavement and existing front step an extra step is to be introduced within the curtilage of the property to improve access.

3.02 Vehicular access to site

No change proposed.