

Design and Access Statement

1. Introduction. (A. refers to the flat roof, B. to the rear window change)

A. Conversion of part of the flat roof into a roof garden.

The large flat roof is the consequence of a rebuild due to bomb damage in the 1940's. No other houses in Tanza Road have this block like construction at the rear of the house. It is proposed to create a roof garden on the rear two thirds of the flat roof. The existing access in the stairwell of the building will be enlarged to allow ease of access.

B. Change the two rear white double glazed units. One to be enlarged in line with the French doors on the floor below. The other to be a casement window similar to the one on the floor below.

2. Use.

A. The conversion of the large flat roof would be a great amenity of outside space which is to be greatly desired by anyone living in a city.

B. The enlargement of the square plastic window to make a panoramic window overlooking Hampstead Heath will enhance the enjoyment of the internal space.

3. Appearance.

A. From the street, the roof garden will be invisible, as it will be set back 3.4 metres from the facade, and 2.1 metres from the mansard roof line. From the rear a wrought iron rail painted black will rise 900mm from the parapet, or 1100mm from the surface of the flat roof. There will be planting to give privacy in any part where overlooking could be an issue. The new roof garden would be visible from Hampstead Heath, and the planting will help give visual enhancement to the very severe back elevation. The sliding roof access will only be 450mm from the roof surface, and will not be visible from

B. The existing two white plastic double glazed units are to most eyes a byword for bad and inappropriate design, as window replacements in Victorian buildings. The proposal is to change the smaller window to a casement window echoing both the design of the one on the floor below, and the Crittall style windows on the front facade of the top two floors. The inward opening French doors proposed to replace the larger square white window will line up and be the same size as the window on the floor below, and have a 'Juliette' balcony of black painted wrought iron. The French doors would be painted a matt anthracite colour. See photo below of a window also visible from Hampstead Heath and Tanza Road at 64 Parliament Hill. This design is very close in appearance.

4. Landscaping.

A. The proposed roof garden will have a mixture of evergreen trailing plants to give a screen and will soften the existing brutal appearance of the back of the house.

B. Not applicable.

5. Access

Access from the street will not be affected. As a fire escape, improving the ease of access to the roof will be an added safety measure.

Appendix:

Photos:

1. Front facade.
2. Rear facade.
3. Panoramic view of rear of Tanza Road from Hampstead Heath.
4. Rear view of 64 Parliament Hill, taken from Hampstead Heath, about 50 metres up the hill from the photos taken of the rear of 25 Tanza Road. The photo shows a window with 'Juliette' balcony in the style proposed here. Planning consent was granted within the past few years.



1.



2.



3.



4.