

## ARCHITECTS DESIGN & ACCESS STATEMENT FOR:

### 21 Tanza Road, Hampstead, London NW3

#### THE SITE

##### Locality

Tanza Road is a quiet, residential street, situated within the South Hill Park Conservation area, positioned on the very edge of Hampstead Heath. The neighbourhood contains predominantly substantial semi-detached houses, with several streets and properties (including the application site) identified as positive contribution to the conservation area. The properties on this street are generally four-storey in height and fairly uniform appearance/ style. A number of the properties have been converted into self-contained flats.



##### Setting

No. 21 is a four-storey property located at the eastern end of the road, characterised with fairly uniform pairs of semi-detached houses, all backing onto the Heath. The property was built over the last decade of 19<sup>th</sup> century in Victorian Gothic Revival style with villas of very similar style and size found directly across the street and on the adjoining roads. Majority of the properties within close and immediate proximity have already been subject to various modifications both at roof and lower levels, a few of those (facing the park) not executed in the most respectful manner.

The property is located in a highly sustainable location, with Hampstead Heath station only 5 minutes' walk away and Gospel oak some 10 minutes to the north. A number of bus links are also available nearby (168, 268, C11. Etc.), whilst a large variety of shops can be found on South End Road. Hampstead underground station is located a little further afield from the application site (approximately 1 mile).

## **History**

The property has been subject to some alterations in the past couple of decades and there are records of three applications on the planning portal. In 1993 consents for two applications were granted – the first for the erection of a single storey rear/ side conservatory at lower ground floor, rear ground floor terrace and staircase leading to the garden (App. Ref: 9260020), the second for construction of a rear dormer enclosure and velux windows on the rear, front and side elevations was granted (App. Ref: 9260160). Both those applications have since been implemented. The third planning consent was granted in 2008 (App. Ref.: 2008/4014/P) and it was for the enlargement of the existing raised terrace and replacement of the associated stair - it is not clear if this work was actually implemented, however this could be established once the drawings associated to this application are made available. There was also another approval for tree works that were carried out in 2000.

## **THE PROPOSAL**

### **Introduction**

The design for this scheme proposes minimal alterations to the rear of the property. The proposal is for partial removal (rear section) of the existing side lean-to extension, which is to be replaced with a solid flat-roofed extension that enlarges the lower ground floor and also extends under the existing ground floor terrace. Introduction of a new roof light within the side extension is also envisaged, together with replacement of all existing windows with matching double-glazed timber sash units. Our proposal is respectful of the existing massing and internal layout of the property.

### **Design/ Scale/ Character/**

The proposed alteration, whilst rather minor, aims to increase the overall area of the lower ground floor space and improve the day light quality within the back section of the property. Other than the openings within the rear bay, there is currently only one other moderately sized window in the rear elevation, thus not allowing sufficient light to penetrate deep into the lower ground floor. The new rear enclosure would effectively infill the space beneath the existing ground floor terrace and in this way bring the much larger by-fold door opening out of the terrace shadow. This would significantly improve the daylight quality of this space without the need for a major elevational or massing amendment. An almost identical extension can be seen at No.23 Tanza Road, which was approved under application number 2014/3105/P and implemented shortly after. Another similar example of a lower ground extension can be seen at No.27, which was subject to somewhat more extensive alterations a few years ago (App. Ref.: 2012/6136/P). The proposed flat roof light that would provide additional daylight to the library area) will be situated on the non-accessible part of the new flat roof/ terrace, closer to the side elevation glazed lean-to.

The new enclosure will be rather inconspicuous given the fact it will be infilling the space beneath the existing ground floor terrace and will at the same time be entirely out of the view from the Heath (in accordance with the South Hill Park Conservation Area Statement).

Whilst the volume and shape of the side elevation glazed extension is to remain largely the same, it is envisaged that the structure would be upgraded (to incorporate double glazing and improve security) and slightly reduced in depth on the street end. The reason for this is to fully expose the openings on this part of the elevation, which would now be serving the nanny/ staff room. It is also proposed that the middle of three side windows closest to the street be modified into a door, thus creating a separate entrance to this room. Similarly, this minor elevation will be almost entirely invisible from the street not just because of the acute viewing angle, but also because it sits below the street level. Side doors are also not an uncommon feature on this road and several examples can be seen on properties on both sides of the street.

The new enclosure will be constructed using traditional building material, with matching bricks proposed on the walls and asphalt or GRP flat roof covering (although this will be concealed by the decking that currently forms the terrace floor). The new side doors will be made in timber with (double) glazing in-sets, to match the existing door further along the same elevation. The rear elevation bi-folding door will most likely need to be formed in aluminium due to the size of the frame, but this could be painted white to match the other openings in this elevation.

### **Amenity of Neighbours**

The proposal for No.21 Tanza Road will not result in loss of privacy, outlook or daylight to any of the adjoining properties. The proposed extension will sit below the existing ground floor terrace, which in turn will remain of the same size as existing – the additional area of flat roof on the side elevation will not be accessible (a balustrade is to be retained in line with the face of the rear elevation). This will therefore not result in any change to the current privacy and overlooking agreements. The proposed roof light sitting in this same section of the new roof (closer to the street) is not overlooked from the adjoining property at No.19, which also applies to the proposed side elevation door located towards the front elevation.

### **Access**

The access remains unchanged.

### **Trees**

The proposal will have no effect on existing trees.

### **Traffic**

There are no changes to traffic or pedestrian access to this scheme.

### **Conclusion**

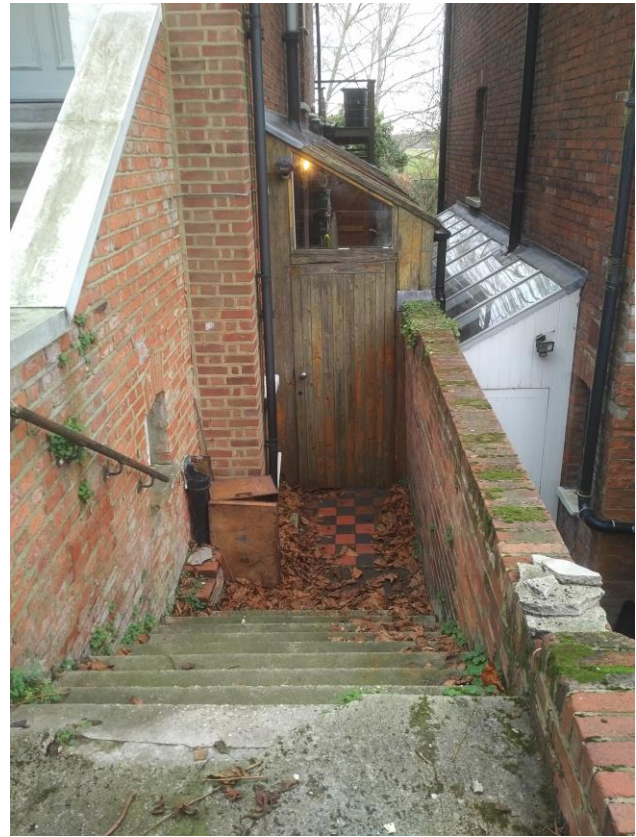
We believe that the proposed solution will significantly improve and disperse day light across the interior of this property without creating a harmful impact on the immediate neighbouring houses and the street as a whole. Although virtually invisible from the street and the Heath, the proposed amendments are intended to comfortably fit within the character of the existing street and the Conservation Area in general. We therefore urge you to support this application.

**DIZarchitects**

January 2019



Existing rear elevation



View of side access and existing lean-to



Example of larger rear extension and terrace (No.25)



Front elevation