

## Design and Access Statement

17 Tanza Road, London, NW3 2UA: 2<sup>nd</sup> Floor Flat  
Submitted with application for Planning Permission

### THE SITE

17 Tanza Road is a Victorian house divided into five self-contained flats. It consists of 4 storeys plus a lower ground floor, from which the garden is accessed. It is built of red brick with a slated roof. Typically for the street, it is one of a pair of semi-detached properties.

The site is located on the north-east side of Tanza Road next to Hampstead Heath. The property is located within the South Hill Park Conservation Area (designated 1988), and is identified as making a positive contribution to the character and appearance of the Conservation Area.

This application relates to the 2<sup>nd</sup> Floor flat.

### ACCESS

The existing access to the building will not be altered.

### DESIGN

New windows and alterations to existing windows are proposed to increase the amenity of the flat in terms of light, views and natural ventilation.

The proposed alterations comprise:

- a) A new window to the rear bedroom, on the flank wall at the rear
- b) Replacement of the existing bathroom window on the flank wall with a larger window to increase natural light.
- c) A new window to the kitchen, on the flank wall at the front
- d) A new in-line fixed (non-opening) roof window on the rear roof slope, as a skylight to provide natural light to the rear of the living room
- e) Alteration of the existing metal railings to the rear terrace. Height increased to comply with current building regulations. No change to material or colour: metal railings painted black.

The proposed windows are on the flank wall of the house, which is shaded by the neighbouring house at 15 Tanza Road. The flank wall is crowded with service pipes and substantially out of view from the street.

Window frames have a dark bronze anodised finish, to blend in with the surrounding red brickwork and therefore complement the appearance of the conservation area.

Existing windows on the flank wall of 15 Tanza Road have a similar appearance (Planning permission 2006/0934) and are cited as a precedent.



15 Tanza Road taken from communal stair window at 17 Tanza Road

We do not consider that the amenity of the top floor flat at 15 Tanza Road would be affected by overlooking, as the proposed new windows to the 2<sup>nd</sup> floor flat at 17 Tanza Road are offset in plan and section (being at lower level).

The proposed in-line roof window has a dark grey frame to blend in with the existing slated roof.

#### **LAYOUT**

The layout of the building is unchanged.

#### **CONCLUSION**

The proposed new windows and alterations are modest in scale and improve the quality of the accommodation in the 2<sup>nd</sup> floor flat, without detriment to the conservation area.

Amenity of neighbouring properties would not be affected by overlooking.

The proposed materials are of a high quality and complement the existing building (Reference: CPG: Altering and Extending Your Home).

**The proposed alterations will not cause harm to the Conservation Area, and therefore preserve its qualities.**

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#### **The application has been prepared with reference to:**

South Hill Park Estate Conservation Area Statement 2001  
Camden Planning Guidance: Altering and Extending your home. Adopted March 2019  
Camden Planning Guidance: Design. Adopted March 2019  
Nation Planning Policy Framework. Feb 2019  
Camden Local Plan, adopted July 2017

charlick+nicholson architects, March 2019