

Design and Access Statement

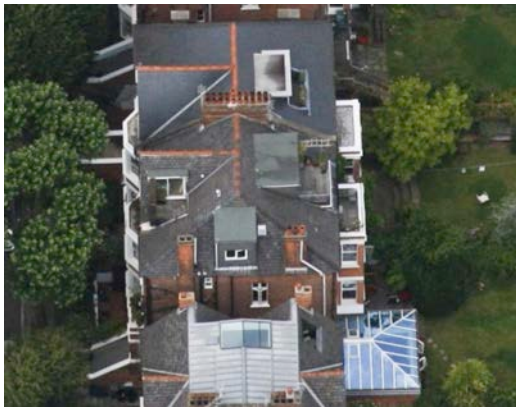
17 Tanza Road, London, NW3 2UA: Top Floor Flat
Submitted with application for Planning Permission

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 Top floor flat. The flat has an existing terrace at roof level at the front of the building and a rear dormer with terrace facing Hampstead Heath. The house contributes to the unified appearance of the street but previous alterations are apparent.



17 Tanza Road, with 15 Tanza Road (foreground)



Context view

ACCESS

The existing access to the building will not be altered.

DESIGN

Several improvements to existing elements are proposed to improve the material quality and the appearance of the building within the conservation area. For example, the existing modern window in the front gable would be replaced with a traditional timber sliding sash window, reverting to the original pattern.

New windows and alterations to existing windows are proposed to increase the amenity of the top floor attic flat in terms of light, views and natural ventilation. We do not consider that the amenity of neighbouring properties will be affected by these proposals.

The proposed alterations comprise:

- a) Improvements to existing elements, to improve the material quality and the appearance of the building within the conservation area
 - i) Reclad the roof and soffit above the front terrace doors in traditional lead, to improve the material quality and appearance of the existing arrangement.
 - ii) Reclad the rear dormer construction in pre-patinated grey zinc (standing seam construction), to improve the material quality and appearance of the existing arrangement. Zinc is a durable and low maintenance material.
 - iii) Replace the modern window (centre pivot window with fixed pane under) in the front elevation gable, with a traditional timber sliding sash window to match the original window pattern of the street.

iv) Replace the top window to the communal stair, in the roof dormer at the side of the building, with a new composite window. The proposed dark grey frame will blend in with the felt cladding, giving a more discreet appearance. The height of the sill is raised by 100mm and the height of the window increased by 100mm to improve natural light to the hallway.

b) New in-line roof windows, with dark grey frame, as follows:

i) Velux 'Cabrio' roof window on rear roof slope facing the park.

ii) In-line roof window to roof space at side of building, to provide light and ventilation.

iii) Removal of existing window in bathroom wall, and replacement with new in-line roof window in the existing roof slope behind the front terrace, and therefore set back from the front elevation. This improves the amenity of the small bathroom by increasing space and light.

iv) In-line roof window in the roof slope to the side of the front gable, perpendicular to the front elevation

c) Alteration of the existing metal railings to the front and rear terraces. Height increased to comply with current building regulations. No change to material or colour: metal railings painted black.

LAYOUT

The layout of the building is unchanged.

CONCLUSION

The proposed improvements to existing elements will benefit the Conservation Area, by improving the appearance of existing alterations to the original building.

The proposed works to windows are intended to be discreet in appearance and location. They improve the amenity of the accommodation in the Top floor attic 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.

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