

KASIA WHITFIELD DESIGN

DESIGN AND ACCESS STATEMENT

FLAT 1, 23 TANZA ROAD, LONDON NW3 2UA

**PROPOSED SINGLE STOREY GARDEN HOUSE & SMALL
ALTERATIONS TO THE REAR BALCONY'S BALUSTRADE AND
TO THE STAIRS TO THE GARDEN**

1. Introduction

The Design and Access Statement (DAS) accompanies an application for small alterations to the rear balcony's balustrade and to the stairs to the garden and for the erection of a single storey garden house to be used as a recreation room by the occupants of Flat 1, 23 Tanza Road, London NW3 2UA.

This statement has been prepared in accordance with CABE guidelines on the preparation of Design and Access Statements, 2006.

As this proposal is for a minor addition to an existing house, some aspects such as the social and economic context are of limited applicability.

2. Background / Locality

23 Tanza Road is a substantial semi-detached Victorian house arranged as 4 self-contained flats. The property is in the London Borough of Camden, it is not statutory listed but lies within the South Hill Park Conservation Area. The property is recognised as making a positive contribution to the Conservation Area.

There is a small front garden and a rear garden belonging to Flat 1. The rear garden extends to approximately 17 meters backing directly on to Hampstead Heath. Access to the rear garden is from Flat 1 which occupies the basement and the ground floor.

The property is very well located with Hampstead Heath station being a 5 minute walk away. South End Road is within easy reach where there are a large variety of local shops, restaurants and facilities. The nearest park is Hampstead Heath.

3. Design Principles and Concepts

The proposed garden house, being simple and elegant in form, with timber cladded walls, will form an integral part of the existing garden.

The proposal will have minimal effect on neighbouring properties, as it will be located at the very end of the garden and its height will be only 2.95 metres.

The proposed garden house will provide additional recreational space for the occupiers of Flat 1.

4. Scale and Appearance

Garden house - rear, front and side elevation drawings are included with the application. The proposed garden house will be just visible from Hampstead Heath. The proposed garden house will be 2.95m high, the rear fence is 2m high, and the garden house will be set away from the fence by 1.37m.

The external dimensions of the proposed house are 5m by 3.42m.

Alteration to the external stairs and railings - the proposal does not change the rear elevation of the house. The stairs will be marginally altered, to make them safer. The proposed metal painted railings will match similar railings in the neighbourhood.

5. Access

External access to the property will remain unaltered.

6. Photographs

EXISTING REAR ELEVATION



EXISTING REAR GARDEN



EXAMPLE OF A PROPOSED RAILINGS DESIGN

