

Design and Access Statement June 2021

19 Tanza Road, London, NW3 2UA
Submitted with application for Planning Permission

THE SITE

19 Tanza Road is a single family dwelling house. The house has four storeys plus a lower ground floor, from which the rear garden is accessed. It is built of red brick with a slated roof. Typically for the street, it is a semi-detached property. It is a pair with 17 Tanza Road (to the south east of the site).

The site is located on the north-east side of Tanza Road next to Parliament Hill Fields. 19 Tanza Road is not listed but is located within the South Hill Park Conservation Area (designated 1988). It is identified as making a positive contribution to the character and appearance of the Conservation Area.



View from Tanza Road: showing semi-detached pair of 19 Tanza Road (left), 17 Tanza Road (right)



View from Parliament Hill Fields pedestrian footpath showing the backs of the Tanza Road houses

ACCESS

The existing access to the building will not be altered.

DESIGN

Two minor alterations are proposed at the rear of the building:

- 1) Alterations to the existing roof level terrace, to extend the terrace with lead clad upstand and a new metal railing.
- 2) Second floor rear: addition of new metal railing to the parapet wall around the existing flat roof

Key principles for the design are:

- Create a more homogeneous appearance with the semi-detached neighbour at 17 Tanza Road.
- Selection of materials: high quality and traditional, in keeping with the Conservation Area.
- No loss of amenity to neighbouring properties.



Lead detailing to rear roof terrace as existing
Note: Lead fascia and capping with wetted joints to be replicated in proposed alteration.

The proposed alterations comprise:

1) Alterations to the existing roof level terrace

- a) No change to existing lead clad dormer construction with moulded timber fascia and timber windows/doors.
- b) Terrace extended, and the existing lead clad upstand, with lead clips and welded joints, altered to suit.
- c) New metal railings to height 1100mm, to comply with current building regulations. Black paint finish.

Rationale:

- d) Photographs of the rear of the Tanza Road houses show a variety of dormers and guarding including some glass balustrading with a more modern appearance.
- e) The proposed metal railings have a traditional appearance, in keeping with the Conservation Area and they mirror the railings at the same level at 17 Tanza Road.
- f) The alterations improve amenity for the applicants in terms of light and views from the attic room, but we do not consider that the amenity of neighbouring properties will be affected by these proposals. They will not lead to loss of daylight, outlook or increase overlooking of neighbouring properties.
- g) The rear dormer looks out over Parliament Hill Fields.

2) Second floor rear: addition of new metal railing to the parapet wall around the existing flat roof

- a) New railings to height 1100mm, to comply with current building regulations. Black paint finish.
- b) The flat roof adjoins a bedroom and is accessed via the existing sliding sash windows.

Rationale:

- c) The proposed metal railings mirror the railings at the same level at 17 Tanza Road.
- d) The railings will provide safety guarding for anyone accessing the flat roof from the bedroom.
- e) The alterations improve amenity for the applicants, but we do not consider that the amenity of neighbouring properties will be affected by these proposals. They will not lead to loss of daylight, outlook or increase overlooking to the detriment of neighbouring properties,

LAYOUT

The layout of the building is unchanged.

CONCLUSION

The proposed works are intended to be in keeping with the rear of neighbouring houses in the Conservation Area in appearance and location. The proposed railings reflect the design of railings to 17 Tanza Road, the semi-detached pair.

They improve the amenity of the accommodation at 19 Tanza Road, without detriment to the Conservation Area. Amenity of neighbouring properties would not be adversely affected.

The proposed materials are of a high quality and complement the existing building and neighbouring buildings.

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: Home Improvements Jan 2021
Camden Planning Guidance: Design. January 2021
National Planning Policy Framework. Feb 2019
Camden Local Plan, adopted July 2017

charlick+nicholson architects, June 2021