

20 TANZA ROAD, HAMPSTEAD, LONDON NW3 2UB

DESIGN AND ACCESS STATEMENT – External Air Source Heat Pump Installation

February 2023

Description of property

This is a detached three storey Victorian / Edwardian house with red brick elevations and a hipped slate roof in a relatively steeply sloping street. The windows are white painted timber, largely vertical sliding box sash to the front and rear with some minor variations to the side elevation and french doors to the garden. There is a short forecourt to the front which is just enough space for some off-street car parking, and a rear garden of reasonable size. Externally the house is largely unchanged from its original form with the addition of a lean-to timber conservatory to the rear. There are passageways down either side of the house from the front to rear garden. The northern side passage accommodates a discreet existing timber storage building.

Design Principles.

This application is for planning permission for an Air Source Heat Pump external unit in the rear garden of this existing detached three storey house. The purpose of the new air source heat pump equipment is to provide space heating and domestic hot water to serve the whole house using renewable energy.

Use.

The current use of the building is as a single-family dwelling house and this use would remain unchanged.

Layout.

The proposed location for the air source heat pump external unit is chosen to utilise an otherwise leftover corner of the garden, relatively close to the house for efficiency, largely out of site and away from seating areas.

Scale.

The unit is sized to efficiently provide an appropriate amount of heat to serve the house.

Landscaping.

The landscaping of the garden would remain unchanged other than the addition of this unit.

Appearance.

The unit will be tucked in a discreet corner to be neat and tidy.

Context.

The addition of the new unit because of its limited size and discreet location will suit the current context of the house. The leafy rear gardens will remain private enclosed spaces away from the streetscape and continue to provide amenity and tranquility.

Access.

There would be no change to the access to the house as a result of this external unit.