



24 October 2025

DESIGN AND ACCESS AND PLANNING STATEMENT
19 TANZA ROAD, LONDON, NW3 2UA

This document is submitted in support of the application for full planning permission for alterations to fenestration, external doors and roof, lowering lower ground floor level and new bin store to 19 Tanza Road. This document forms part of the application and should be read in conjunction with the following supporting documents;

1. Existing and Proposed Drawings

LOCATION

19 Tanza Road is a semi-detached house located within South Hill Park Conservation Area in the London Borough of Camden. The property overlooks Hampstead Heath to the north-east.

EXISTING ACCESS

The property is accessible directly from the street with primary access via the raised ground floor and secondary access via a lower ground floor side entrance. The proposed works will not alter or interfere with any existing access to the building.

HISTORIC CONTEXT & EXISTING DESIGN

19 Tanza Road is a prominent five-storey semi-detached Victorian dwelling located within the South Hill Park Conservation Area in the London Borough of Camden. The property is identified by the local authority as making a positive contribution to the character and appearance of the conservation area. Constructed in red stock brick, the building features typical late Victorian architectural elements, including decorative window surrounds, a pitched slate roof, and traditional detailing. It forms a cohesive semi-detached pair with No. 17 Tanza Road, located immediately to the south-east, contributing to the consistent architectural rhythm of the street.

The terrace along Tanza Road steps incrementally to follow the natural topography of the site, which slopes gently from west to east. As a result of this topography, the buildings have lowered ground floors, while principal entrances are positioned on the upper ground floors and accessed via a flight of steps. The arrangement of semi-detached pairs along the street allows for a degree of visual permeability between buildings, offering filtered views through to Hampstead Heath—a defining feature of the streetscape.

19 Tanza Road occupies a particularly prominent position, situated directly adjacent to Parliament Hill Fields. Its rear garden, which is accessed from the lower ground floor, opens directly onto Hampstead Heath, establishing a strong and immediate connection to the surrounding natural landscape.



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Studio A Meridian House
Juniper Drive
London SW18 1QS



↑ 19 Tanza Road



↑ Houses along Tanza Road



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Studio A Meridian House
Juniper Drive
London SW18 1QS



↑ Rear of 19 Tanza Road



↑ View from Hampstead Heath



↑ Party wall line between 21 Tanza Road (left hand side) and 19 Tanza Road (right hand side)

PLANNING HISTORY

Below is a listing of relevant planning applications that have been permitted:

- 2000 – PNX0002094 - Roof level dormer and terrace
- 2021 – 2021/3156/P – Alterations to the existing roof level terrace and new railing to Second floor terrace.

Below is a listing of relevant planning applications that are under consideration

- 2025 – 2025/2700/P - Erection of a single storey side and single storey rear extension

PROPOSED DESIGN

Alterations to fenestration, external doors and roof, lowering lower ground floor level and new bin store to 19 Tanza Road.

The designs have been developed with careful consideration for the local context and conservation area. The impact on the existing character of the buildings and the setting, including the Heath to the rear, has been an important consideration in the development of the designs.

The elevational changes to the flank and rear elevation largely fall under umbrella of permitted development



The proposed design has been developed with careful consideration of the existing architectural context, relevant local and national planning policies, and the South Hill Park Conservation Area Appraisal.

MATERIALS

The proposed design aims to be one built of quality materials that will last and require limited maintenance. The external materials will match the existing and be appropriate for the conservation area; timber framed windows, conservation style rooflight, matching brick, lead and slate dormer.

SUSTAINABILITY

The proposed works and materials will be of high building standards. All works shall adhere to current building regulations as a minimum standard and generally aim to significantly improve on those. Currently the building performs very poorly, including drafts and damp issues. The works provide the much-needed opportunity to make improvements to the building performance.

The proposed modifications are part of a refurbishment intended to significantly improve the property's thermal performance and reduce its carbon footprint. Key measures will include high-performance double-glazed units, with draught-proofing to enhance airtightness. Existing walls will be upgraded to incorporate modern insulation, improving overall energy efficiency. The heating system will be modernised with the introduction of efficient under-floor heating, insulated pipework. Additionally, all lighting throughout the property will be replaced with energy-efficient LED fittings.

CONCLUSION

The proposals have been thoughtfully designed to respect the character and setting of the existing building and its location within the South Hill Park Conservation Area.

The proposal aligns with relevant planning policies and conservation area guidelines, including those relating to materials, and character. It represents a sensitive alterations that contributes positively to the overall setting, while meeting the functional needs of the current occupants.

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