

Design, Access and Heritage Statement 2 Kemplay Road, London NW3 1SY

January 2024

1.0 Site and Surrounding Area

The application site comprises a three storey and basement, double fronted, detached house located at the corner of Kemplay Road and Pilgrim's Lane within the Hampstead Conservation Area. There are private gardens to the front, side and rear, and a modern garage, studio and store room building, with a brick boundary wall to Pilgrim's lane. This modern building and wall are the subject of this application.

There is a separate single storey modern garage, studio and store room building with access off Pilgrim's Lane.

The purpose of this application is to remove an unsightly modern building which has been built within the rear garden of this house, and create a larger garden.

Photographs of the modern garage studio and store room are attached below.

2.0 Proposal – an overview

The proposal can be summed up as follows:

1. The demolition of the existing modern garage, studio and store room.
2. Replaced with further landscaping and a single off street parking space with an electric charging point.
3. As 2 Kemplay Road is located on the corner of Pilgrim's Lane, the rear garden can be overlooked by pedestrians on Pilgrim's Lane. Therefore, it is proposed to increase the height of the boundary wall to a maximum of 2m. This will be achieved seamlessly by removing the existing brick coping, adding, say, 2 courses of brickwork that exactly match the existing, and reinstating the coping.
4. The addition of a boundary wall adjacent to the parking space will provide privacy to the neighbour's rear garden access of no. 3 Carlingford Road.

3.0 Access

Access arrangements are unchanged as a single garage space is proposed to be replaced by a single off street parking space. There is no change proposed to the front entrance door or its approach. Principal pedestrian access will remain from Kemplay Road and vehicular access from Pilgrim's Lane. This site has a PTAL rating of 3.

At present, a crossover exists in front of not only the modern garage but the studio and storage part of the building proposed to be demolished. The proposed single off street parking space means reducing the size of the existing crossover which will allow the local authority to increase the size of their CPZ.

4.0 Heritage Impact Assessment

The site is located within the Hampstead Conservation Area. The property is however not listed or identified as a building of special merit, although it is identified, along with its neighbours, as making a positive contribution to the conservation area.

The purpose of this application is to remove an unsightly modern garage, studio and store room. Therefore removing this modern addition will be a positive Heritage benefit whilst restoring the character and charm of the Hampstead Conservation Area.

5.0 Photographs



1. East Elevation: View from Pilgrim's Lane of existing modern garage, studio and store room to be demolished.



2. View of existing forecourt to Pilgrim's Lane with modern garage, studio and store room located on the left hand side.



3. View of existing modern garage, studio and store room to be demolished.