

Design and Access Statement

In Support of

Proposed Roof Terrace

at

41 Pilgrim's Lane
London
NW3 1SS

1. Introduction

Constructed at the beginning of the 20th century, 41 Pilgrim's Lane is a three bedroom terraced house in the borough of Camden. The property is in close to Hampstead Heath park and gardens and sits within the Hampstead Conservation Area.

The application submitted ensures that there's no impact on the street scene of Pilgrim's Lane. The design cues from the property and surrounding properties have been followed within the proposal to ensure continuity.

2. Site Location



**Site Location denoted by red line. Please refer to Location Plan for accurate scale.*

3. Transport

There are very good transport links in and around the area such as London Overground from Hamstead Heath (5 minute walk) and London Underground, Northern Line from Belsize Park (14 minute walk). Buses also serve the area frequently.

4. Proposal

The proposal is to increase the size of the master bedroom suite at second storey to encompass existing roof terrace area, wrought iron balustrading finish to be replicated to form new Juliet balcony detail. Installation of internal spiral staircase leading to a newly formed extended roof terrace which is to be located on existing flat roof dormer. Perimeter wrought iron railing to match existing finish to rear of property and top of which not to breach existing roof ridge.

5. Context and Justification

As set out in the Hampstead Conservation Area statement 2001, we believe our design and proposal conforms to all relevant guidelines (H34). The design has been carefully considered to not impact any adjacent properties and the street scene.

Properties in close proximity have the benefit of a roof terrace including an adjoining property on Pilgrim's Lane, No43 which is surrounded by a parapet detail. No12 Willow Road has a roof terrace to the rear of the property.

6. Noise Impact Assessment

This application has no significant noise impact to the surrounding areas.

7. Scale

The scale of the proposal is determined by the following factors, the existing terraced area that the property that can extend into and the existing ridge height for balustrading. Both have been considered and kept within those parameters.

8. Appearance

The proposed design includes wrought iron railings to match existing on the property, which are seen on other areas of the elevation. The glazed panels are to match the same form as shown on the existing and proposed drawings and stretch the width of the proposed enlarged master suite. The colour of the timber frame will be white to remain in keeping with other woodwork on the elevation. A white rendered wall will increase in height and be finished in the same colour. The existing slate and lead roof will be adapted and finished with a fire-rated composite decking to match adjacent finishes.

9. Access

Access to the site can be gained off Pilgrim's Lane.

10. Conclusion

In conclusion the proposal ensures that there's no impact to Pilgrim's Lane street scene and does not increase the footprint of the property on the site. Careful consideration has been made in relation to the materials and finishes which will be used in the proposed works and will be in keeping with the period features on the property.