



7a Pilgrims Lane
Design and Access Statement
September 2024



7a Pilgrims Lane

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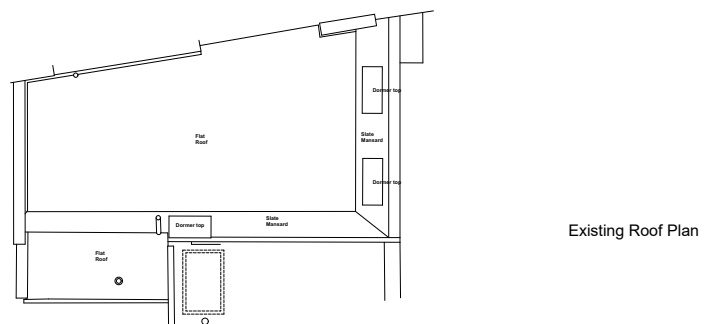
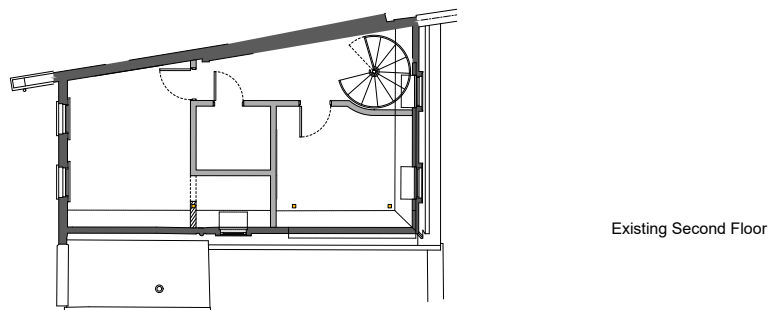
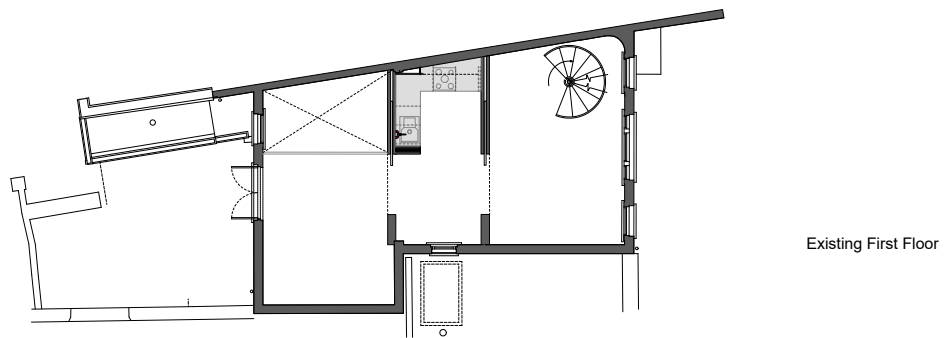
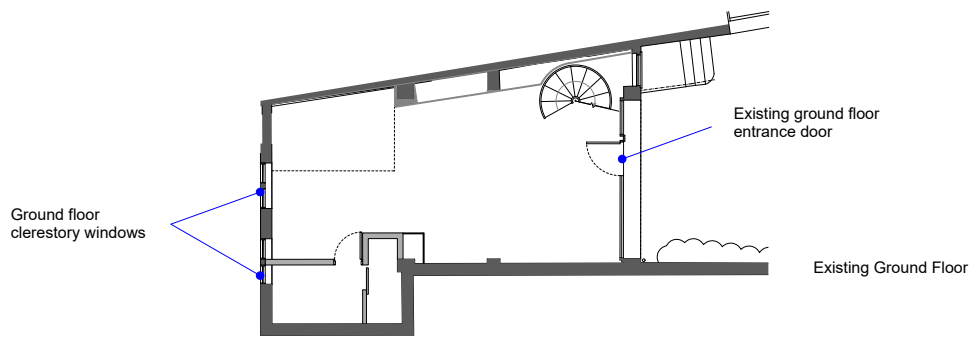
- Design Concept - Modernising access & enhancing internal lighting
- Adapting to modern patterns of living
- Residential amenity

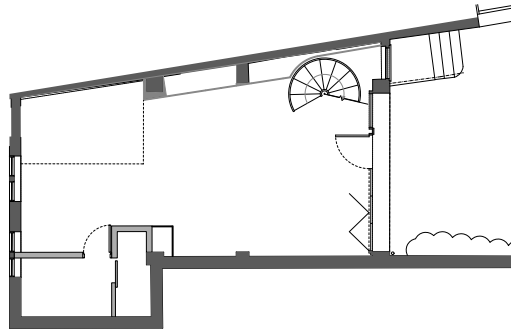
Photographic Survey

Introduction

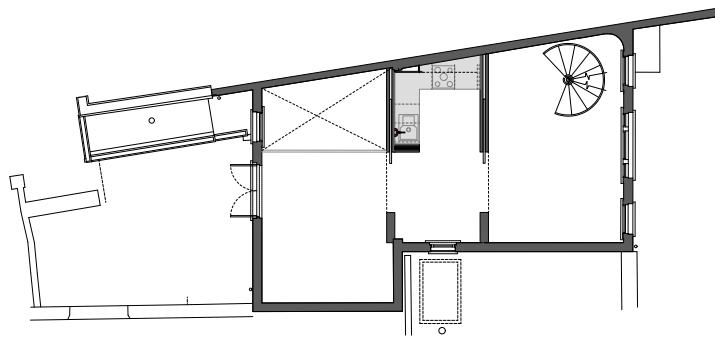
This Design and Access Statement outlines the proposals for the minor external alterations to 7a Pilgrims Lane. This document is intended to describe the proposals and design rationale.

The property lies within the London Borough of Camden and within Hampstead Conservation Area. And is not listed.

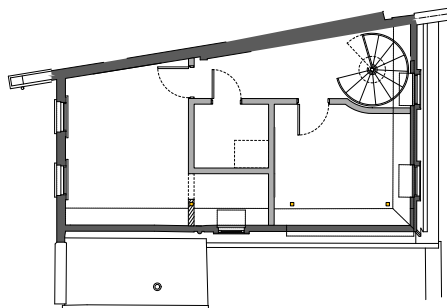




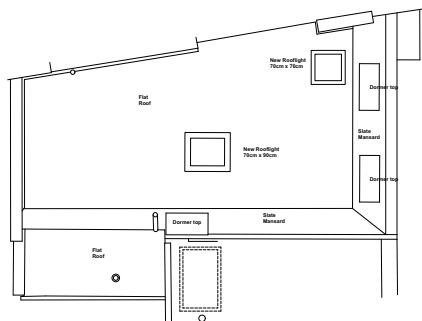
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

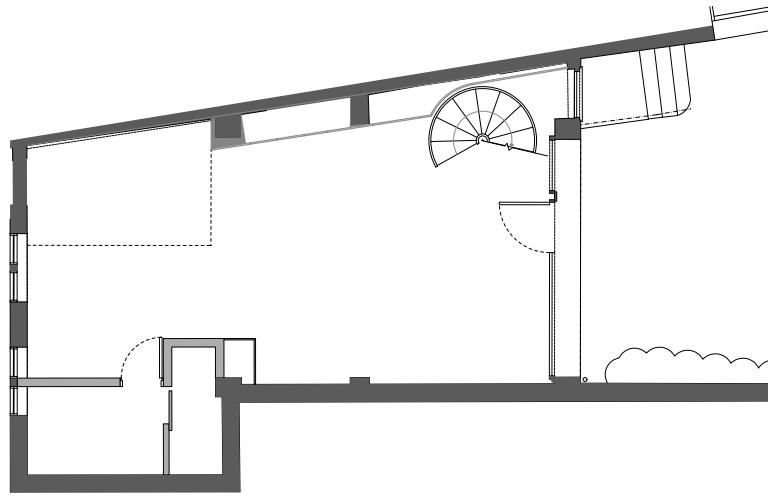


Proposed Roof Plan

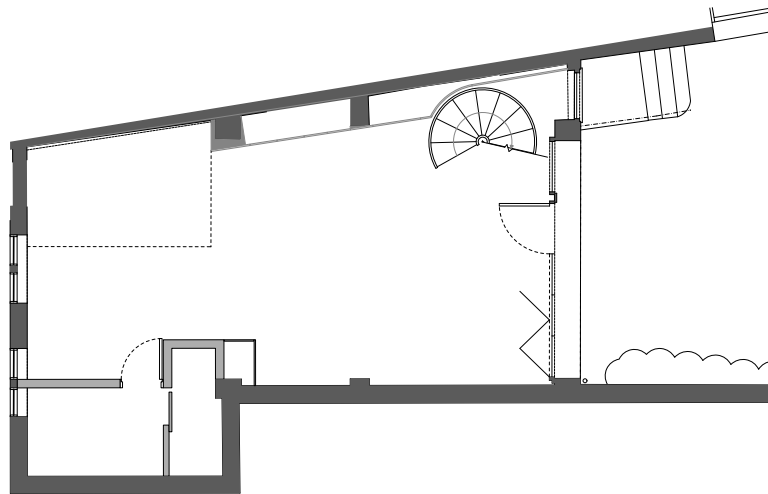


Front Elevation

Removal of metal garage door and integral door opening. Replace with solid oak timber bi-fold doors painted black. New rooflights will not be visible from the street.



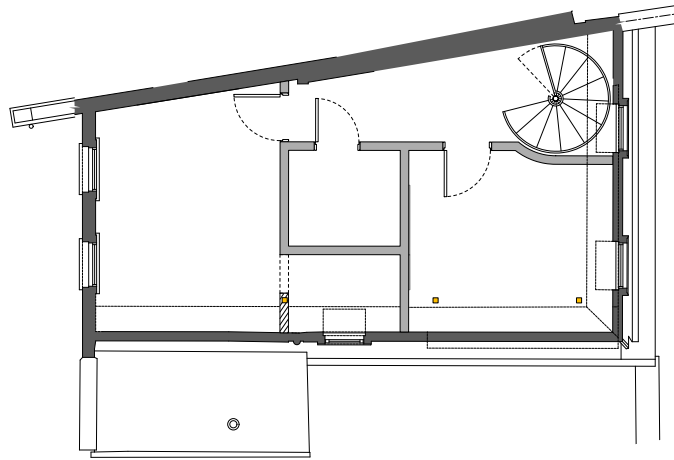
Existing Ground Floor



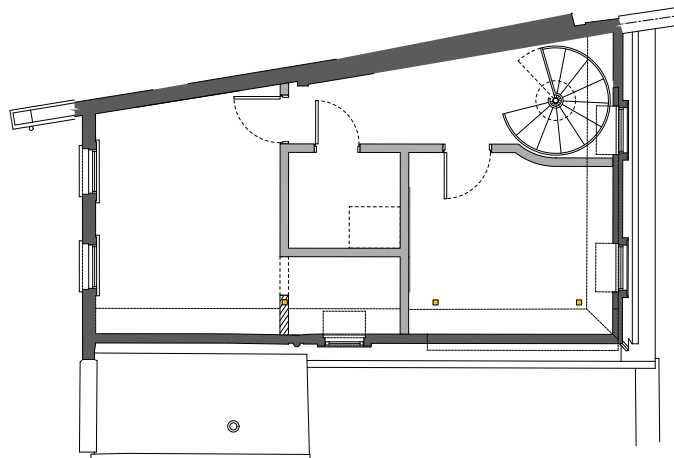
Proposed Ground Floor

Ground Floor Proposals

New black painted timber garage door with new ground floor entrance door to allow for improved access. Existing ground rear metal framed clerestory windows to be replaced with new thermally broken metal framed windows



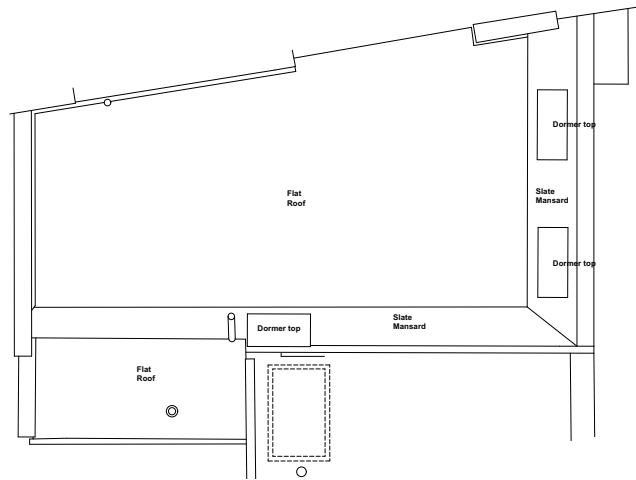
Existing Second Floor



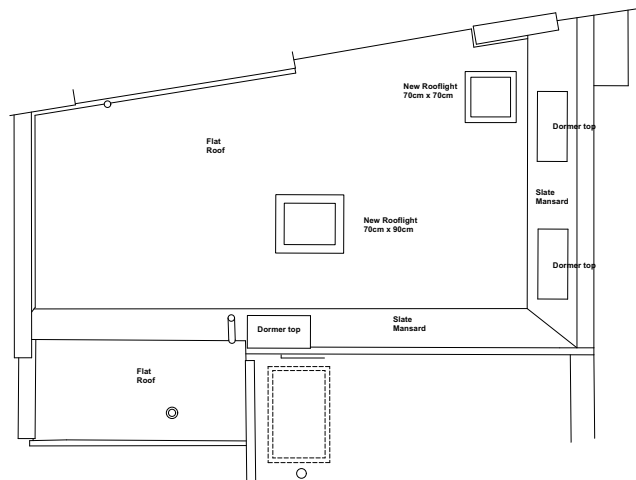
Proposed Second Floor

Second Floor Proposals

New rooflight to internal bathroom creating natural light in a room that is used daily.
 New rooflight about existing spiral stair in order to provide improved natural light levels when used daily.



Existing Roof Plan



Proposed Roof Plan

Roof Level Proposals

Two new rooflights creating natural day light to the internal bathroom and the spiral staircase below.