

# Heritage and Planning Statement

Rendering of Grade II\* Listed Wall

at

5 Pilgrim's Lane

London NW3 1SJ



Location Plan

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**Note: all maps are oriented north unless stated otherwise.**

## **1. Drawing and Planning**

- 1.1. Drawing & Planning have significant experience in preparing applications involving designated and non-designated heritage assets.

## **2. Introduction**

- 2.1. Drawing & Planning has prepared this Heritage Statement on behalf of the owners of 5 Pilgrims Lane to accompany a Listed Building Consent application to the London Borough of Camden to support the rendering of a Listed wall at [3 Pilgrims Lane](#).
- 2.2. The render comprises cement and sand mixed with sika waterproofing and bonding adhesive, followed by a layer of lime plaster. This Heritage Statement describes and analyses the significance of the Grade II\* Listed 3 Pilgrim's Lane (Statutory Address 1: Nos.40 and 40A Lloyds Bank Rosslyn Hill) and the Hampstead Conservation Area. This Statement then assesses the impact of the proposals on the significance of the CA to aid the Local Planning Authority in its decision-making process. The Statement has been prepared regarding paragraph 207 of the National Planning Policy Framework (2024).
- 2.3. This analysis concludes that the development should be supported and thereby subject to a grant of Listed Building Consent.

## **3. Site & significance of heritage assets**

- 3.1. 3 Pilgrims Lane is a four storey with attic and semi-basement semi-detached dwelling house on the west-side of Pilgrims Lane. It forms part of a pair of buildings with no. 1 Pilgrims Lane designed by Horace Field in an Edwardian Baroque Style circa 1895-6. The site is a Grade II\* Listed Building and is located within the Hampstead Conservation Area.
- 3.2. Nos. 1 and 3 Pilgrims Lane was adopted as Grade II\* Listed on the 14-May-1974. The Official List Entry states as follows:

*Includes: Nos.1 AND 3 with railings and gates to south PILGRIMS LANE. Bank incorporating 2 terraced houses of the same development. c1895-6. By Horace Field. Edwardian Baroque style. EXTERIOR: Bank: red brick with stone dressings and quoins. Slated roof dormers, slab chimney-stacks and modillion eaves cornice with carved*

*enriched frieze. 3 storeys, attic and basement. 8 windows to Rosslyn Hill. Entrance to bank on splayed corner. Stone doorcase with pilasters supporting an open pediment with cartouche; architraved doorway with keystone and double panelled doors. Ground floor to main frontage with 3 large round-arched windows having rusticated voussoirs; central window with cartouche. Upper floors have gauged red brick flat arches with stone keystones to flush framed sashes with exposed boxing and louvred shutters; floors above central ground floor round-arched windows have flanking narrow sashes, the 1st floor a French window with cast-iron balcony. Above entrance, a transom and mullion window and cast-iron balcony to 2nd floor. Nos 1 & 3 Pilgrims Lane: in similar style. 3 storeys, attics and semi-basements. Entrances with pilasters carrying entablature with fanlights and panelled doors. Each with 3-window segmental bays rising from basement through 1st floor. INTERIORS: a sumptuous and complete surviving banking hall. Reverse of entrance door has round-headed pediment, richly carved with cartouche, set over fluted Corinthian columns. Panelled walls, window surrounds and radiator covers, these last with decorated grilles and topped with timber ledges. Original central counter, with later security screens mounted on top. A door to side (south-east) with pediment inscribed 'waiting room'. Other interiors not inspected.*



View of the site from Pilgrim's Lane

- 3.3. The heritage asset, comprising Nos. 1 and 3 Pilgrims Lane with their associated railings and gates, is a significant example of Edwardian Baroque architecture and represents a finely executed design by Horace Field, dating from 1895–6. Its designation as a heritage asset highlights its architectural and historic significance, as outlined below.
- 3.4. There is artistic or architectural significance in the Edwardian Baroque style, characterized by its red brick construction with stone dressings and quoin detailing, modillion eaves cornice, and enriched frieze, which demonstrates a high level of craftsmanship and attention to detail.
- 3.5. The architect Horace Field built several buildings in Camden's conservation areas, notably on Wedderburn Road. Field designed buildings in several historical revival styles, principally his Queen-Anne revival work at the adjacent former Lloyds Bank on Rosslyn Hill, Listed as Grade II. Field's most significant project was the Edwardian-Baroque offices of the North-eastern Railway in York of 1898 (listed at Grade II).
- 3.6. The key architectural elements of the bank building are the splayed corner entrance with an ornate stone doorcase, round-arched windows with rusticated voussoirs, and elaborately detailed upper floors with gauged brick arches and cast-iron balconies.
- 3.7. Nos. 1 and 3 Pilgrims Lane are complementary in style. These terraced houses exhibit elegant segmental bay windows, pilastered entrances, and decorative fanlights.
- 3.8. Regarding historic significance, the bank building reflects the work of Horace Field, a prominent architect of the late 19th century, known for his contributions to urban and residential design in this period. The building's use as a bank, with a well-preserved banking hall, provides insight into its time's commercial and social practices, highlighting the importance of such institutions in Edwardian society. Situated on Rosslyn Hill, this asset contributes to the streetscape with its imposing red brick façade and detailed ornamentation, acting as a focal point in the local area.
- 3.9. The associated terraced houses 1-3 on Pilgrims Lane complement the bank building's overall aesthetic, reinforcing the design's cohesiveness. They are fine examples of homes

and ancillary accommodation that was associated with the bank

#### **4. Planning History**

- 4.1. Several planning Listed Building consent applications are on the council's planning register.
  
- 4.2. 9270179 Listed Building consent granted in January 1993 Internal alterations to combine numbers 1 and 2 as one house and minor external demolition and alterations including new basement areas windows and doors.
  
- 4.3. LWX0202150 Listed Building consent granted in June 2002 for Internal and external alterations, including infill of rear yard by new utility room with roof terrace above, installation of new terrace railings and side window, and replacement of rear window by access door.

## 5. Proposals

5.1. Retrospective Listed Building consent is sought for the application to render the side of the Listed Wall belonging to no. 3 Pilgrims Lane that faces no. 5 Pilgrims Lane. Before-and-after images are provided below.

**BEFORE** - Photographs of the wall before the application of a cement render



**After** - Photograph following the application of a cement render





## **6. Impact of Proposed Development on Heritage Assets**

- 6.1. The applicant believes that this section of the wall of number 3 Pilgrims Lane, which faces away from the principal Listed Building so that it is not visible within the curtilage makes a limited contribution to the significance of the listed building and its setting. A large wall section appears to have been replaced with new bricks.
  
- 6.2. The wall appears to be made of pressed red brick. It is an example of the craftsmanship and construction methods of the period in which it was built but does not contribute to the artistic or architectural significance of the Listed Building.
  
- 6.3. Removing renderings from brick or stonework is typically done by hand. Cement render can be removed by hammer and chisel but requires great care, and more damage can be done to the wall as part of this process. Small cement sections must be removed at a time, and removing a large cement sheet can easily damage the underlying materials. The applicant believes it would not be beneficial to require the removal of the cement plaster, which may not be feasible and could result in harm to the heritage asset. Overall, it is considered that the proposal preserves the historic and architectural significance of the Listed Building, and consent is requested on this basis.

## **7. Conclusion**

- 7.1. The heritage asset, comprising Nos 3 Pilgrims Lane with its associated railings and gates, is a distinguished example of Edwardian Baroque architecture, designed by Horace Field. Its red brick construction, intricate stone detailing, and refined craftsmanship reflect this style's artistic and architectural significance. The terraced houses complement the design of the adjacent former Lloyds Bank, reinforcing the visual and historical cohesiveness of the ensemble.
  
- 7.2. The heritage asset holds historic significance as a work by Horace Field, a prominent architect whose contributions to Camden and beyond include several listed buildings. The former bank's detailed façade, preserved banking hall, and prominent streetscape presence illustrate its commercial and social importance in Edwardian society. Together with the associated terraced houses, this asset is a valuable example of Field's design legacy and contributes significantly to the character of the local conservation area.
  
- 7.3. The side of the wall facing 5 Pilgrims Lane, which has been rendered and painted, makes a little contribution to the significance of the Listed Building, and its rendering does not cause significant harm. The removal of the render would potentially cause damage to the wall, and its successful removal cannot be guaranteed. As such, it is requested that retrospective Listed Building Consent be granted for the application of the cement-based render.