



7 Pilgrims Lane
Design and Access Statement
January 2025



7 Pilgrims Lane

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- Design Concept - Restoring the original grandeur of a Hampstead townhouse
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- Reinstatement of original internal layouts where possible
- Appropriate detailing of interventions and reinstatement of original features where possible

Photographic Survey

This Design and Access Statement outlines the proposals for the refurbishment and internal alterations to the townhouse at 7 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 grade II listed.

The following listing description is provided for the property

CAMDEN

TQ2685NE

PILGRIMS LANE 798-1/27/1315 (West side)

14/05/74

No.7 Sidney House

GV II

Semi-detached house. Late C18, refaced early C19. Yellow stock brick. 4 storeys and semi-basement. 2 windows plus 1 window entrance bay on south-west side. Round-arched doorway with patterned fanlight, having an inset lamp, and panelled door approached by steps with wrought-iron railings. Gauged brick flat arches to recessed sashes; 1st floor casements with continuous cast-iron balcony having large brackets. Parapet.

INTERIOR: not inspected.

HISTORICAL NOTE: Sidney House formerly had flanking service wing extensions of which the north-eastern now forms No.9, Cossey Cottage (qv); the south-west wing was demolished when the house was remodelled in the early C19.





Site Location Plan 1:1250

The property dates from the 18th Century and now lies within the built-up area of Hampstead, in a residential area that extends from the north of the town centre. The property was, though, originally a small country house on the very edge of what at that time was Hampstead village. At the time of construction is overlooked fields to the north and east, with Pilgrims Lane being a short cul de sac off Rosslyn Hill. The house at that time was known as Sidney House.

The mapping shows that, as originally built, the house was detached with a narrow frontage, deep floorplan, and rear bay on the southern side.

Development continued swiftly in the area to the east of Pilgrims Lane, though the subject property remained in an edge of village setting, with mapping showing it remained a detached house:

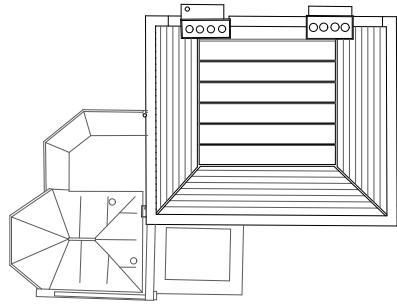
At this time further development occurred at the property, with the addition of an attached separate house to the northern side, whilst a large detached house was built to the south. This appears to be associated with more extensive development in the vicinity, including the Unitarian Chapel to the west. It is also relevant to note the form of the rear projection to 7 Pilgrims Lane, shown in this more detailed mapping which shows the original form of that being squared-off, with a projecting bay on the northern side:

Inspection on site shows that the rear projection was demolished and rebuilt in the late 19th Century, and this is confirmed by subsequent mapping which shows the current rear projection: wider than the original, with a cantered bay. The further ground floor projection providing access to the garden is also shown:

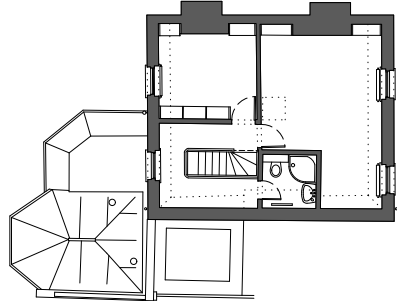
The original large house to the south of No. 7 was evidently demolished post-War, with mapping from the 1950s showing a new, attached house adjoining the property. It is understood that modern house was remodelled in the 1970s. That property is now known as 7a Pilgrim's Lane and, whilst also owned by the same owner of No. 7, is a separate dwelling (and not listed):

The Council's planning records indicate that the property of No. 7 was divided into three dwellings in the mid-20th Century, when a planning application was made in 1965 for various alterations to the property whilst used as a house, flat and maisonette. This saw changes at all levels, as well as changes to the elevations. Extracts from drawings follow:

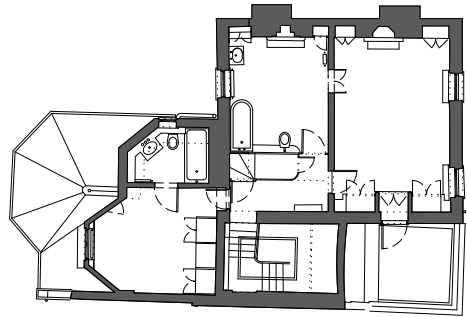
In the 1980s there were further alterations to the house of No. 7 Pilgrims Lane. An application in 1984 internal alterations and the provision of a new 'turret studio' extension to the rear:



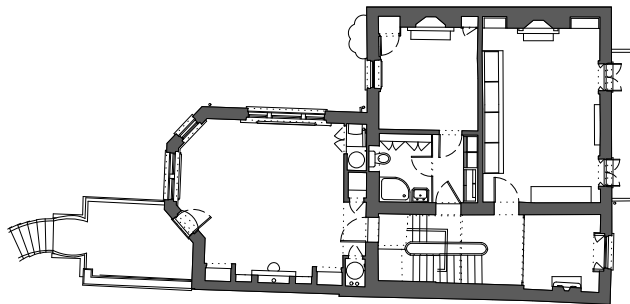
Roof Plan



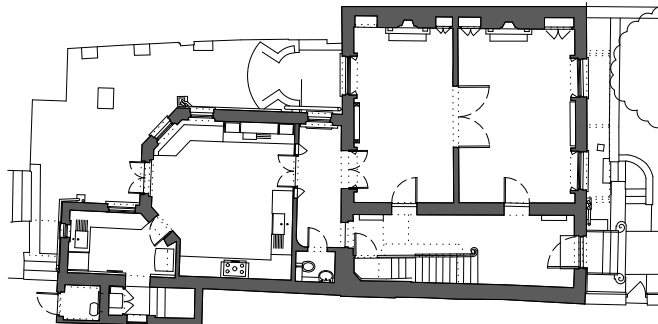
Third Floor



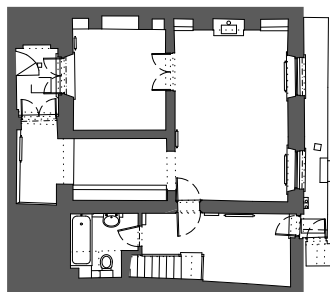
Second Floor



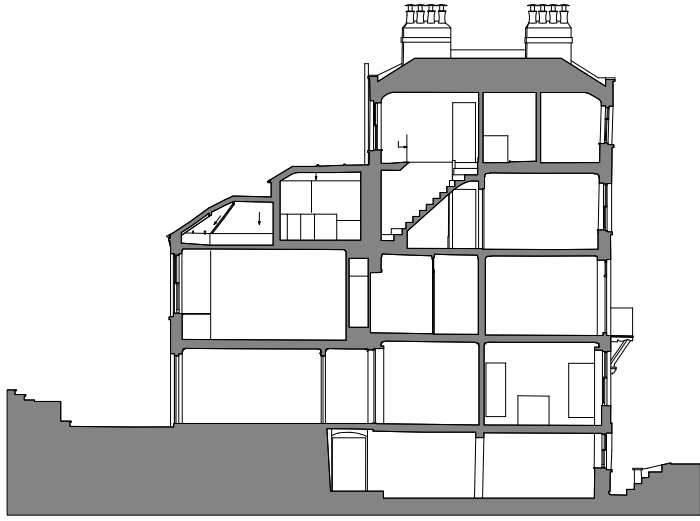
First Floor



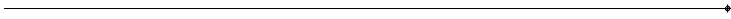
Ground Floor



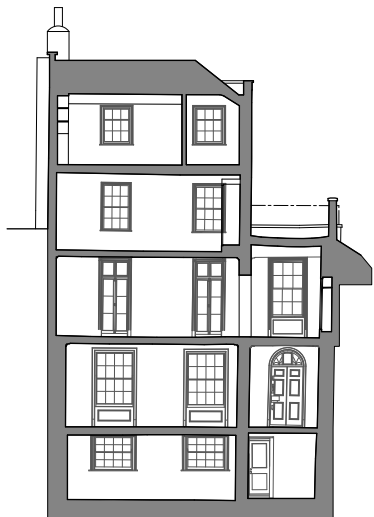
Lower Ground Floor



Existing Long Section



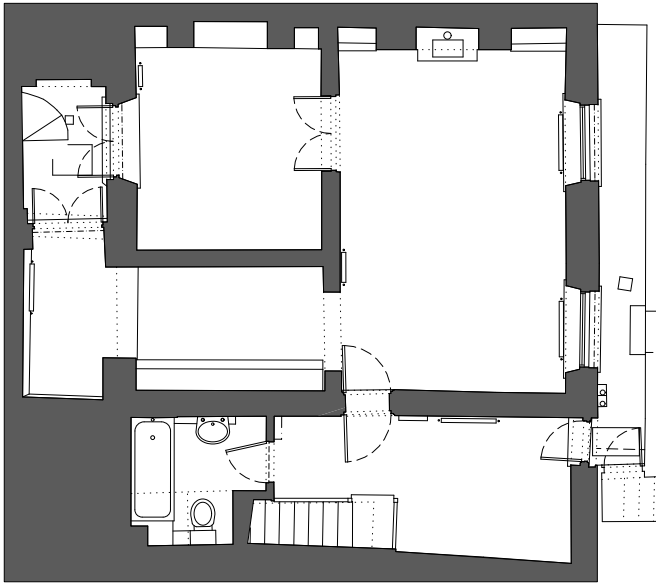
Proposed Long Section



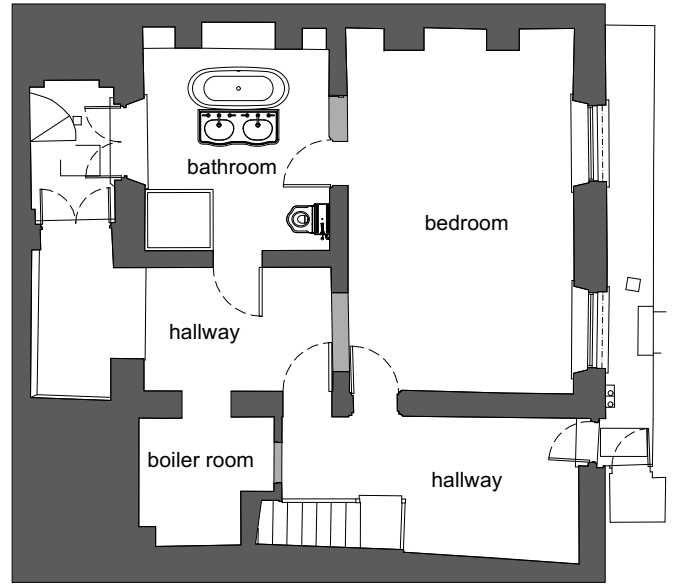
Existing Short Section



Proposed Short Section



Existing Lower Ground Floor

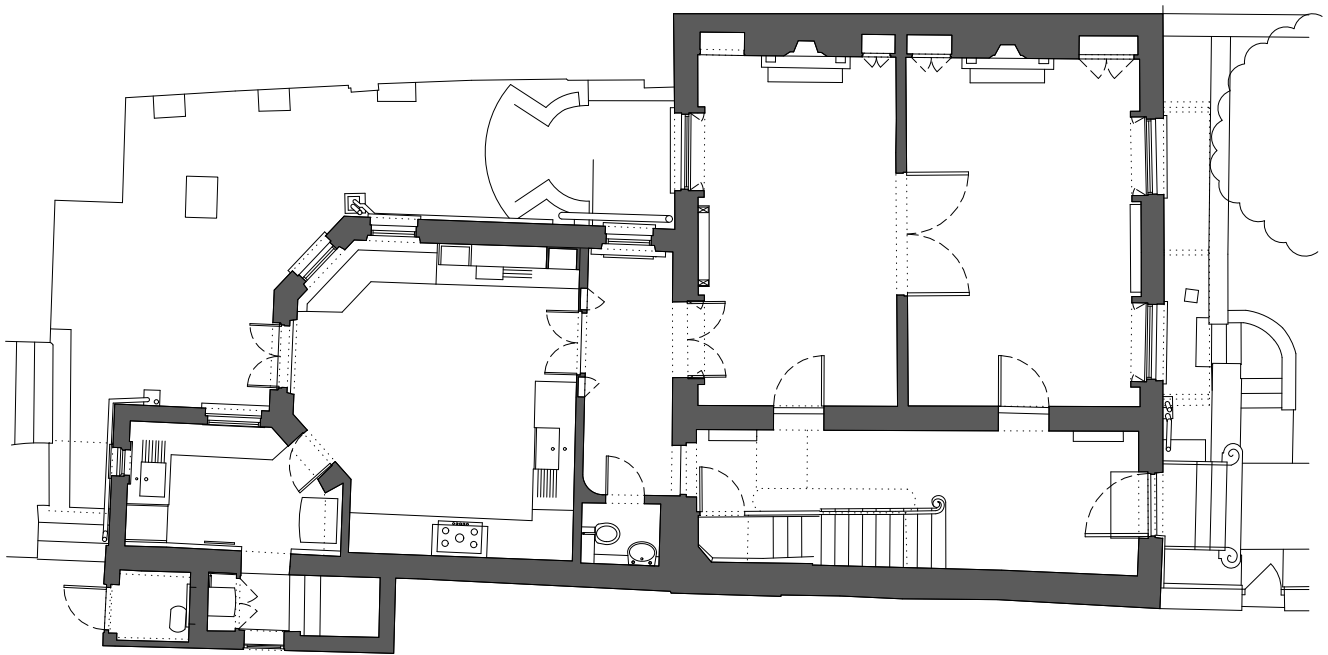


Proposed Lower Ground Floor

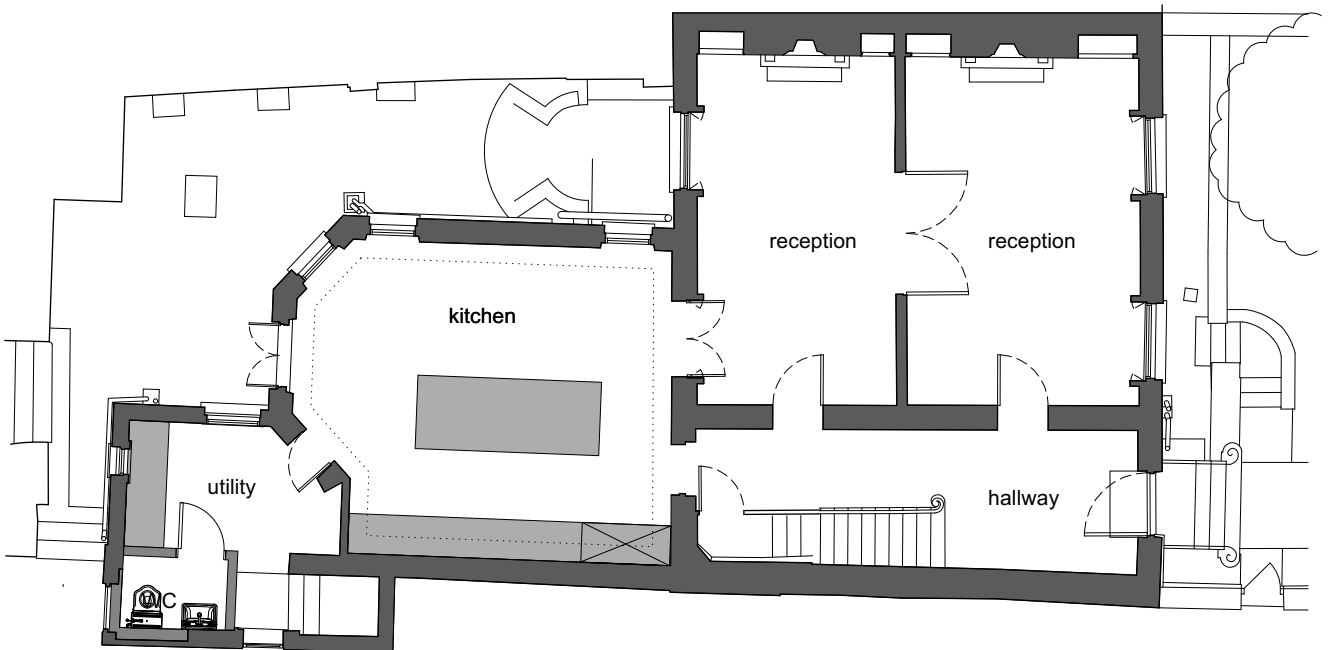
Lower Ground Floor Proposals

The internal arrangement is to be altered to provide an ensuited bedroom / living space, boiler space along with utility provisions.

Three new door openings allow better circulation beyond the ensuited room. Suspended ceilings and spotlights to be removed. Original ceilings & covings will be repaired. New period skirting boards. Existing fireplace to be preserved with new period fire surround installed.



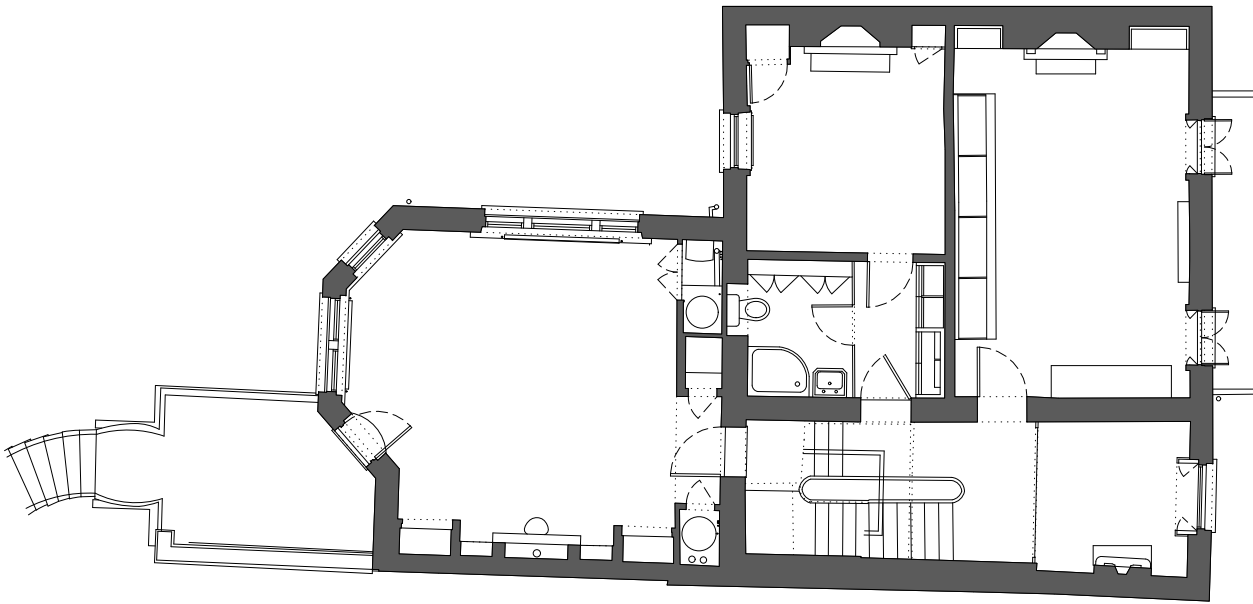
Existing Ground Floor



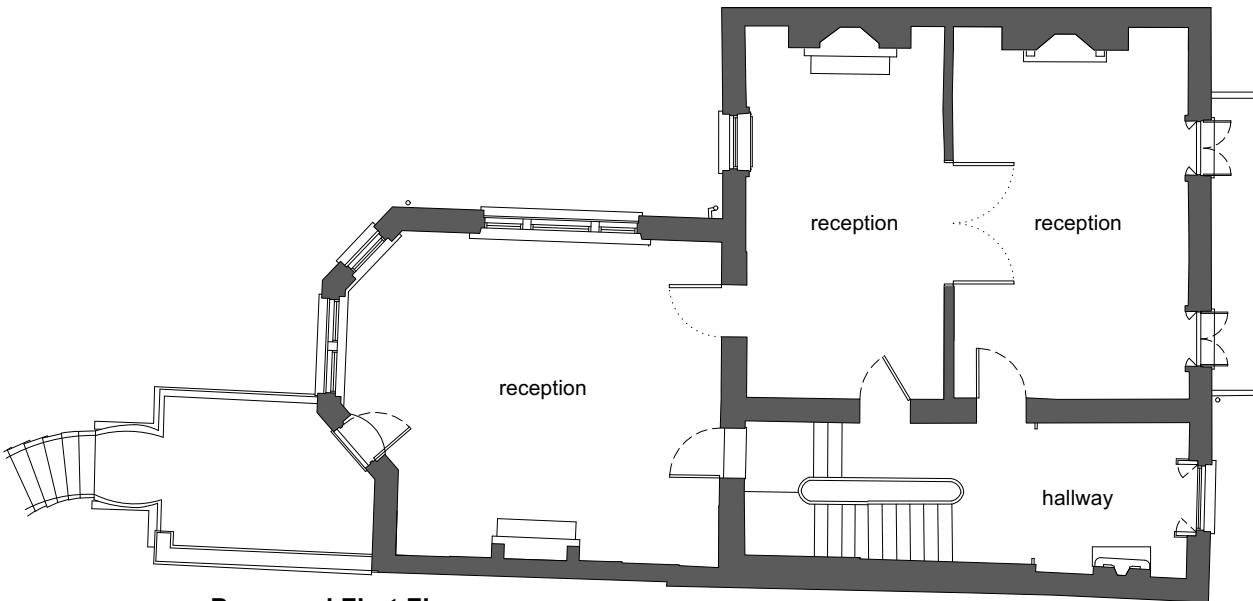
Proposed Ground Floor

Ground Floor Proposals

At this level the kitchen is proposed to be enlarged internally as per the layout in 1984 : the WC to be located twihin the historic rear extension. Suspended ceilings & spotlights to be removed. New fitted kitchen to be installed. Plumbing & electricals to be modernisted throughout the property.



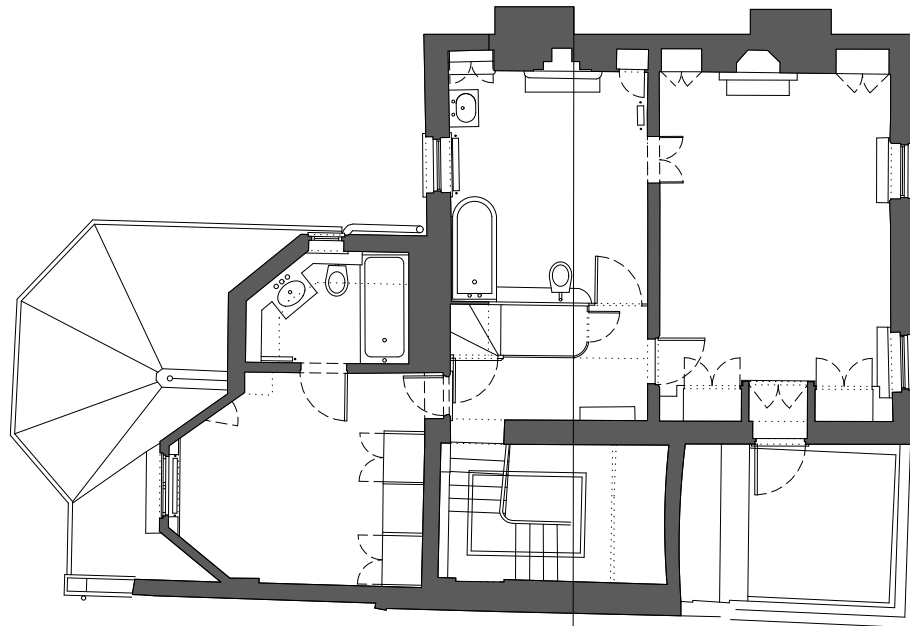
Existing First Floor



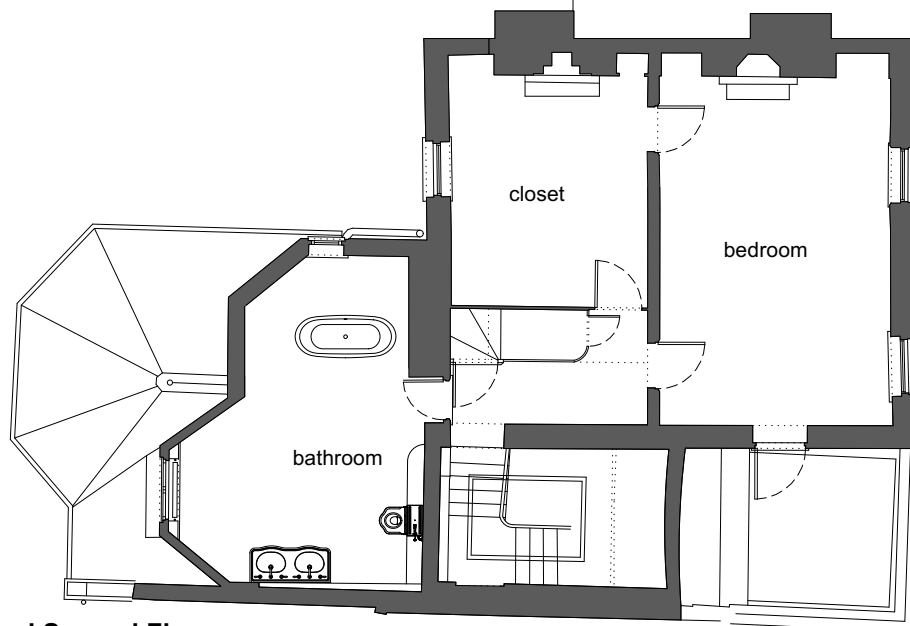
Proposed First Floor

First Floor Proposals

This will be reinstated as the entertaining level of the property with a double door opening similar to the ground floor opening between the front and rear main rooms. It is proposed to uncover the historic french window opening to have a door opening connecting the rear reception room with the existing rear extension reception room. The existing built-in joinery to be removed at this level is not historic and samples of the existing modern materials can be provided.



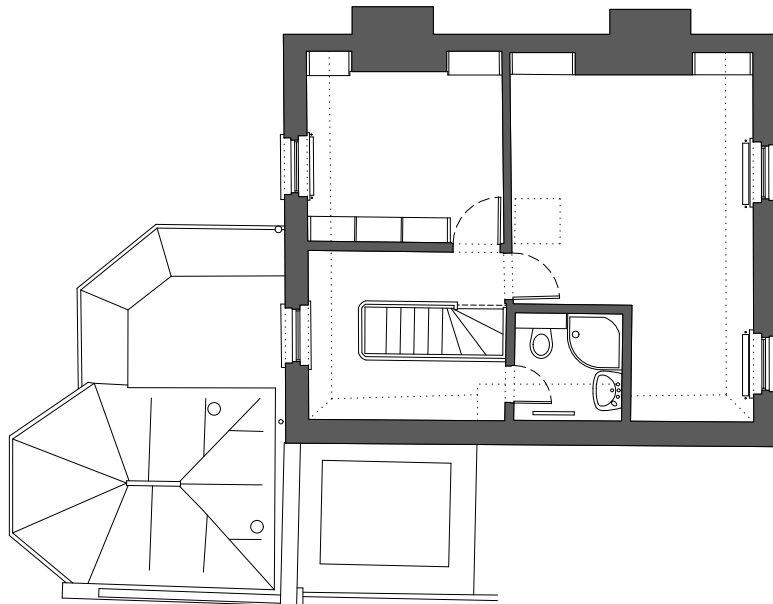
Existing Second Floor



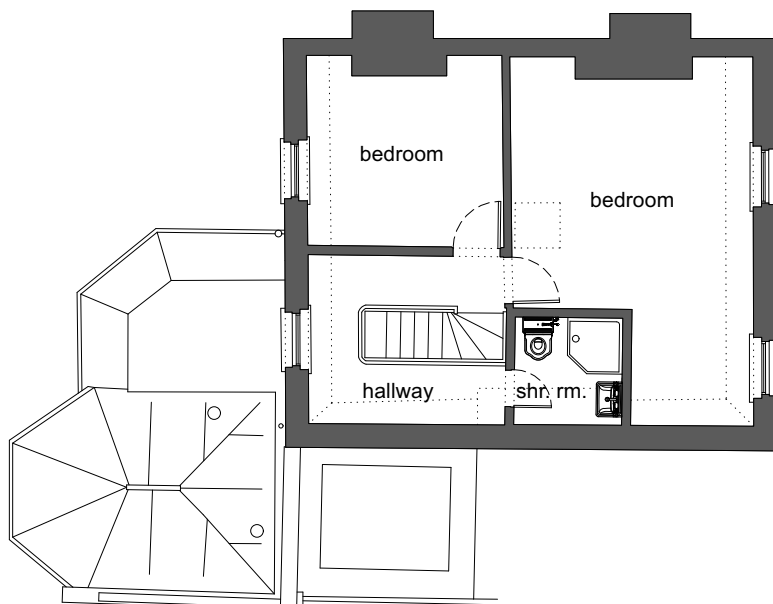
Proposed Second Floor

Second Proposals

The current arrangement of the main house rooms for the two rooms and staircase in the main house. The turret extension will return to its original volume, removing the plasterboard ceilings and partition walls enclosing the existing bathroom. The new room will be used as a bathroom and dressing room. The existing built-in joinery to be removed at this level is not historic and samples of the existing modern materials can be provided.



Existing Third Floor



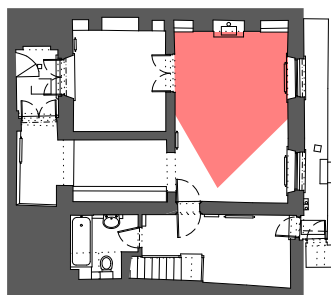
Proposed Third Floor

Third Floor Proposals

The third floor will remain as the existing layout. The shower room sanitaryware & finished are to be replaced: The doors are to be replaced with period appropriate doors & architraves to match those on the ground floor. The removal of the spotlights and the installation of pendant light fittings. Plus the existing built-in joinery to be removed at this level is not historic and samples of the existing modern materials can be provided.



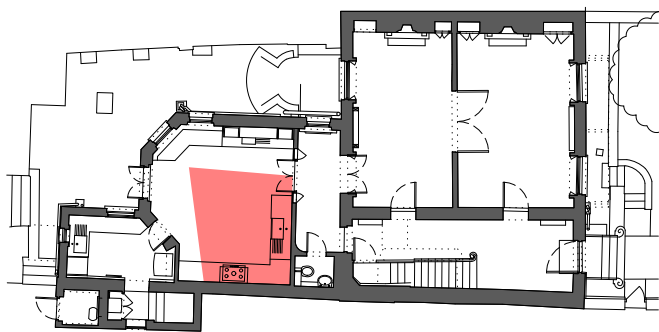
Remove non-original suspended ceiling & spotlights



Lower Ground Floor



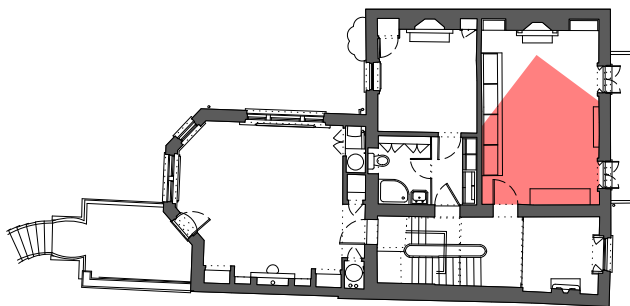
Remove modern kitchen and non-original wall; suspended ceiling & spots removed



Ground Floor



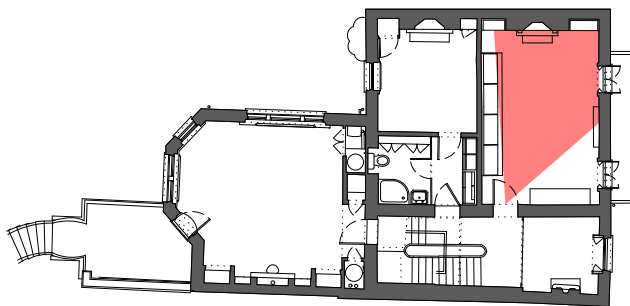
Remove non-original suspended ceiling & spotlights: create new double door opening



First Floor



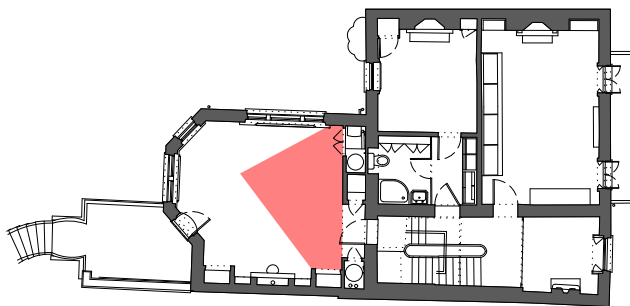
Remove non-original suspended ceiling & spotlights: create new double door opening



First Floor



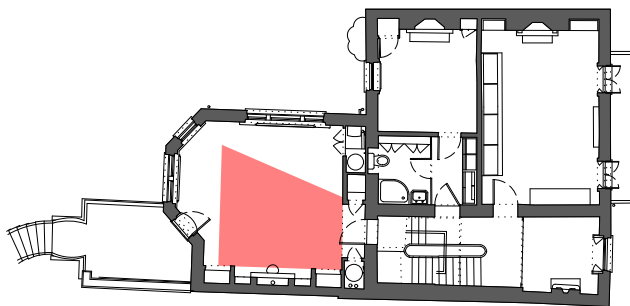
Remove non-original storage cupboards



First Floor



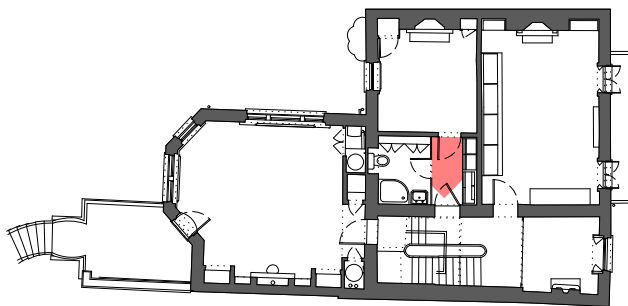
Remove non-original shelving, suspended ceiling & spotlights



First Floor



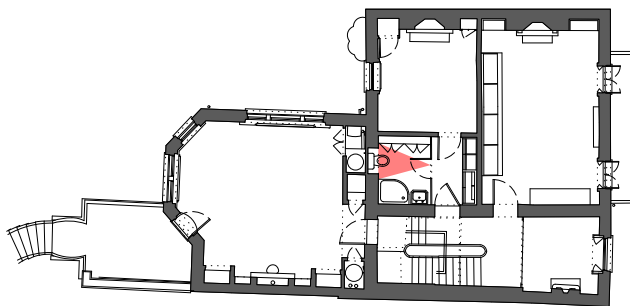
Non-original internal rooms to be removed along with suspended ceilings & spotlights



First Floor



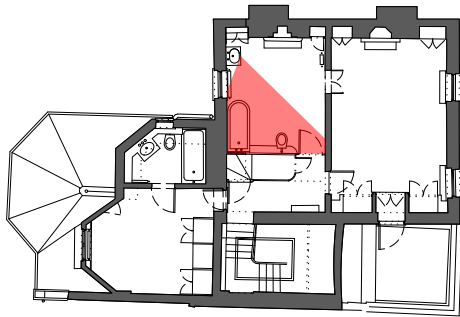
Existing french window opening to be reinstated



First Floor



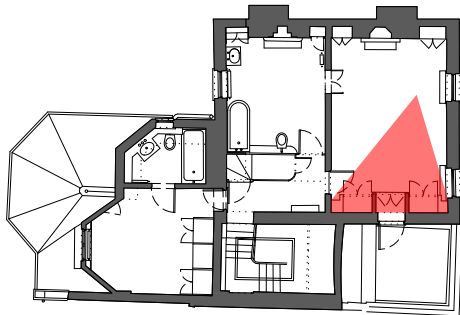
Sanitaryware and plumbing to be removed



Second Floor



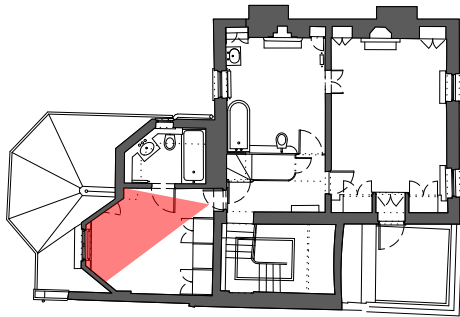
Original 'tower' room to reinstated; suspended ceiling spotlights removed



Second Floor



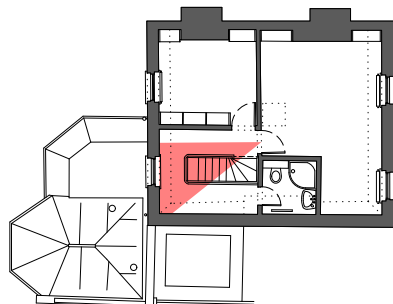
Original 'tower' room to reinstated; suspended ceiling spotlights removed



Second Floor



Existing room with staircase centred on the window



Third Floor