



## CONSTRUCTION & CONSULTING DESIGN SERVICES

3 Balliol Way, Owlsmoor, Sandhurst, Berkshire GU47 0UN

### **4 PILGRIMS LANE, LONDON NW3 1SL**

#### **Design and Access Statement**

The property is a mid terraced single family dwelling consisting of a Lower Ground, Ground, First and Second Floors. The existing Second Floor is an historic conversion of the Roof Space into an Upper Floor Bedroom and Boiler Room believe to have been undertaken around 2010.

The Site is located within the London Borough of Camden and is also within the Hampstead Conservation Area. Pilgrims Lane consists of a very varied cross section of properties that include multi period properties which have been extensively modernised, right through to properties that have been completely rebuilt.

It is proposed to remove the rear roof slope to the main house and construct a rear mansard roof with dormer window and combine the Bedroom and Boiler Room floor space to create a more usable space with better headroom.

Access to the property is via steps up from pavement level into a Hallway, with an internal staircase accessing all levels. The proposals will not alter the existing access in any way.

The property will continue to be a single family dwelling.