

DESIGN AND ACCESS STATEMENT

38 Pilgrims Lane
London NW3 1SN
REF: 1155/DAS-AP/2
September 2011

This Design and Access Statement supports an application for works above ground level only. A separate application is submitted for works for a new basement and skylights

THE SITE:

The site is the single family house at 38 Pilgrims Lane. The property is situated in Hampstead Conservation Area within Sub-Area Three: Willoughby/Downshire Hill. The building is noted as a positive contributor to the conservation area.

Until recently the building has been occupied by members of the same family for a significant period of time and left to decay into its current uninhabitable state of advanced deterioration. It appears that no maintenance or repair has been undertaken since the insertion of a garage at lower ground floor in the 1960's or 1970's.

The building sits at the north eastern end of the terrace of No.s 22-36, Pilgrims Lane which follows the contour of the road dropping towards the north east with the site being located at the lower end. The property is a different scale and design to the neighbouring properties (see Drawing 1155/S 04). The front façade is in very poor repair and is marred by the unsympathetic insertion of a garage door and structure.

The side elevation of the property is largely obscured by number 40 Pilgrims Lane as can be seen below and has a limited impact on the streetscene.



Existing Front Elevation



Existing Side Elevation (mainly obscured)



The Existing Rear Elevation



Existing Rear Dormer



Detail of Existing Rear Elevation

THE PROPOSAL:

The proposal involves the reinstatement of the property as a single family home to provide the owner with accommodation for occupation by her and her family. This includes the retention and refurbishment of the main part of the building with the rebuilding of the existing rear extension and together with the demolition of the rear façade to allow the extension of the main rear elevation and lower ground floor infill.

The proposal has been informed by pre-application meetings with London Borough of Camden, the immediate neighbours and the chair of the local resident's association. The proposal has been modified in response to issues raised and advice given, alterations to the front elevations have been minimised and measures taken to ensure no overlooking or amenity issues arise in respect of the neighbouring property and garden at No. 40.

The proposals have been further amended following the previous planning application and further pre-application advice from Jennifer Walsh and Alan Wito who have reviewed the proposals in detail. This has resulted in the retention of the majority of the original fabric.

External Alterations:

Front Elevation

Within the front roof slope larger dormer will replace that existing but will maintain the simple detailing and fenestration pattern of the existing.

The brickwork will be re-pointed where necessary and window frames will be replaced to match existing and re-glazed with Histoglass double glazing with hand drawn glass to the external pane.

The original elevation will be, repaired and refurbished to maintain and enhance its contribution to the street scene.

The small front area will be carefully re-landscaped to incorporate natural materials to the existing car parking area and a small pavement light will be included beneath the bay window.

The front steps will be rebuilt to give a more generous top step to match those at neighbouring properties. The existing asphalted steps will be replaced with natural stone to match the existing original threshold.

North West Side Elevation/Party wall

This will remain as existing.

South East Side Elevation

This will remain as existing with a 1 metre extension towards the rear together with the upper part to reflect the new 45 deg. rear roof slope profile. The new work will be undertaken in reclaimed brickwork (probably salvaged from the demolitions to the rear) to match the existing in terms of texture colour, bond, bed and pointing.

This rebuilt brickwork will course in with the existing brickwork. The coping line and detail will reflect the revised roof profile.

Rear Elevation

The main rear elevation will be extended rearwards by 1 metre. The fenestration pattern, proportion and detail will be maintained as existing although the sizes of window are marginally increased to improve the southerly views. The new work will be undertaken in reclaimed brickwork (probably salvaged from the demolitions to the rear) to match the existing in terms of texture colour, bond, bed and pointing.

The existing rear projection will be rebuilt on the existing footprint to the existing profile. The new work will be undertaken in reclaimed brickwork to match the existing in terms of texture colour, bond, bed and pointing.

The existing first floor WC window to the east elevation will be replaced with a larger single window to match the detail of the existing windows below. An additional window to match others will be added to the rear elevation adjacent to the access door at raised ground floor level.

A single storey infill extension will be added at lower ground floor level which will extend as far as the existing outdoor shed/privy. The extension will incorporate glazed doors opening onto the re-landscaped rear garden. The existing access steps will be rebuilt with the party boundary wall raised to match that between No.s 36 and 34.

The ground floor terrace has been carefully designed to ensure that there is no overlooking of the garden of No 40 Pilgrims Lane. Further to the advice of Jennifer Walsh 1.8m obscured glazed privacy screens have been included, these are in the small area of the terrace which comes closest to the boundary. Planting is also introduced along the boundary parapet, this would be in addition to the existing planting within the neighbouring garden. A pitched rooflight occupies the rear portion of the terrace to the side of the rear extension. This will mean that there is only access to this area for window cleaning and maintenance via the narrow lead gutters around the rooflight.

Works below ground

The existing building has shallow foundations and the external walls contain significant number of cracks likely due to settlement or movements caused by the effect of local trees. The existing foundations are constructed on highly shrinkable clay soil in any event it will be necessary to build new foundations under new walls and new underpins under existing retained walls, to a depth where the tree roots will not have any influence on the clay soil.

Any new foundations and underpins would most likely be 2.5m in the front of the proposed building where there is an existing tree located on the pavement this depth of foundations will reduce towards the rear of the building to 1.5 m from existing ground level. The difference between the depth of excavation for the necessary underpinning or new foundations and that required for the proposed basement is therefore only of the order of approximately 1.1m – 1.8m.

Consideration has been given to a basement, but this is dealt with in a separate application for basement works and associated pavement lights.

MATERIALS:

- All new brick work to match the existing in colour, type and bond whether reused from site or reclaimed.
- Welsh Slate will be used on the rear roof to match existing
- Lead will be used with traditional detailing to dormers, flashing, flat roofs etc
- Natural stone will match the existing on the front steps
- All new windows to be double glazed timber sliding sashes, fenestration detailing to match existing. The windows to the front elevation will use Histoglass double glazing with hand drawn glass to the external pane.

Model of the rear elevation as existing



Model of the rear elevation as existing



ACCESS:

The access arrangement will remain unchanged. The property is well served by public transport with buses and underground tube stations nearby. A single off street car parking space is maintained.

THE LIFETIME HOME STANDARDS:

Car Parking Width:

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.
-- The current car parking space on site attached to this dwelling is maintained and cannot be further improved therefore this standard is not relevant.

Access from Car Parking:

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.
-- The current car parking space on site attached to this dwelling is maintained and cannot be further improved therefore this standard is met

Approach Gradients:

3. The approach to all entrances should be level or gently sloping.
-- The existing front entrance contains steps that are to be retained; therefore a level or gently sloping approach cannot be achieved.

External Entrances:

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.
-- The existing front entrance is to be retained which does not have a level access over the threshold; therefore this standard cannot be achieved due to the historic character of the building.

Communal Stairs and Lifts:

5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.
-- There are will be no communal stairs or lift within the proposed dwelling house.

Doorways & Hallways:

6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.
-- The internal doorways and hallways comply with the above widths where not constrained by the historic character of the property.

Wheelchair Accessibility:

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.
-- The proposal achieves this where not constrained by the historic character of the property..

Living Room:

8. The living room should be at entrance level.
-- The proposal achieves this.

Entrance Level Bed space:

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.
-- This can be achieved within the proposal.

Entrance Level WC and Shower Drainage:

10. There should be a wheelchair accessible entrance level WC with drainage provision enabling a shower to be fitted in the future.

- A WC is proposed at entrance level with a drainage provision for a shower.

Bathroom & WC Walls:

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

-- The proposal achieves this.

Stair Lift/Through-Floor Lift:

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

-- A future stair lift can be accommodated.

Tracking Hoist Route:

13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

-- The proposal achieves this.

Bathroom Layout:

14. The bathroom should be designed for ease of access to the bath, WC & wash basin.

-- The proposal achieves this.

Window Specification:

15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

-- The proposal achieves this where not constrained by the historic character of the property...

Fixtures & Fittings:

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

-- The proposal achieves this.