DESIGN AND ACCESS STATEMENT

38 Pilgrims Lane
London NW3 1SN
REF: 1155/DAS-AP/3
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 addition of a basement with associated skylights below a refurbished and extended house. It is only the basement and associated skylights which are the subject of this application.

The refurbishment of the property as a single family home to provide the owner with accommodation for occupation by her and her family. is the subject of a separate application. 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.

External Alterations:

Front Elevation

A pavement light of 1350mm x 650mm will be set into the floor level immediately to the front of the existing garage.

Rear Elevation

A pavement light of 4000mm x 800mm will be set into the rear stone terrace flush with floor level immediately to the rear of the lower ground floor windows.

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.

The construction of a basement will replace the need for this underpinning.

MATERIALS:

- Skylights: Obscured glazing fretted or patterned for grip within a narrow section dark painted metal frame set flush with the surrounding floor finish

Model of the rear elevation as existing

Model of the rear elevation as existing
The Skylight is visible immediately to the rear of the lower ground floor doors

ACCESS:

This statement assumes that the basement is implemented in conjunction with a scheme to refurbish the main house, this statement addresses the basement in this context.

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.