

# crawford partnership



**Planning Application - January 2010**  
**45 Pilgrim's Lane, Hampstead, NW3 1SR**

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## 1. CRAWFORD PARTNERSHIP

1.1 Founded 10 years ago by Alan Crawford, the Crawford Partnership is a north London based architectural practice involved extensively with extension, refurbishment and new build residential properties throughout London and the Home Counties. The practice has established a portfolio of work in contextually sensitive areas such as conservation areas and listed and locally listed buildings. With the ever increasing demand for sites throughout London an expanding range of work has developed on tight infill sites which require a strong design ethos and rationale.

1.2 Featured in numerous publications an increasingly number of projects have achieved recognition including 'Best New Dwellings' in 2005 for a residential project in the London Borough of Camden. In LB of Islington a property had been short listed for 'Best New Contemporary House'. In 2007 Wallpaper\* Magazine rated Crawford Partnership as one of the top 101 most exciting new architectural practices in the world.

## 2. INTRODUCTION

2.1. The purpose of this design & access statement is to give details of the proposed development at 45 Pilgrims Lane, Hampstead, NW3 SR. This statement outlines the design development and rationale of the proposed along with the positive contributions it will make to the area. This application seeks full planning permission for the aforementioned site.

2.2 A measured site survey of the land, existing building and additional research on planning history was undertaken in 2006. The owners of the site appointed Crawford Partnership architects to prepare designs for the complete demolition and redevelopment of the site to provide a new high quality apartment building.

2.3 The existing building consists of five apartments – 2 garden flats, 1 roof flat and 2 100sqm sized flats. The development site is located within the London Borough of Camden.

2.4 The gross site area is 334.8 m<sup>2</sup> (0.033 hectares) and is situated within the Hampstead Conservation Area.

2.5 The planning proposal seeks permission to demolish the existing apartment building and erect a new 4 storey ( 1 sub basement, 1 lower ground level, 3 above ground and a penthouse), eco friendly apartment building.

We will be applying for Conservation Area Consent for the demolition works.



Artists impression of development

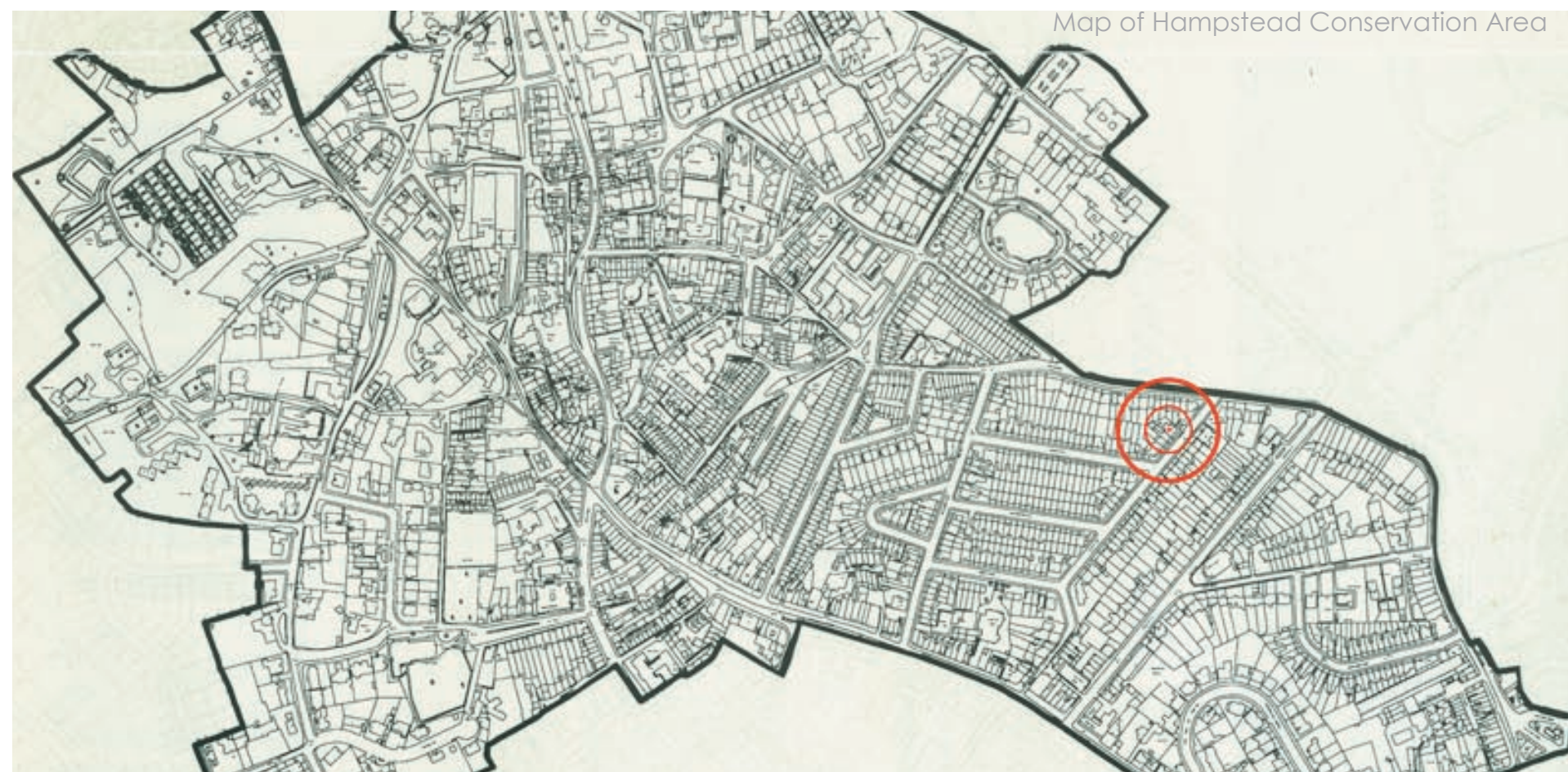


2.6 The site is accessed off Pilgrims Lane and is proposed to have a brick (to match existing properties) boundary wall with planting behind.

2.7 A number of key design features have been applied to the scheme in response to planning and conservation comments, most prominent of which are the stepping of the building to reduce overshadowing issues and the breakup/ stepping of the facade to continue the rhythm of the street scene. These will be discussed in detail further on.

2.8 Intentions:

- The removal of the existing building which is currently in a poor state of repair and is of little architectural merit.
- Provision of a new building in a contemporary style which will enhance the surrounding area in terms of design quality and vastly improve upon the existing standards of accommodation.
- A building which is mindful of sustainability, both in terms of construction methods, materials and energy consumption.



Location Map

2.9 This application follows a previous application that was refused at appeal ref: 2008/2714/P.

Pre-application and post refusal consultations were carried out with Camden Council Planning Department and conservation officers; the feedback received suggested that a proposal which involved the demolition of the existing building and redevelopment would be feasible subject to negotiations in respect of the replacement structure following submission of a planning application (see letter from Kassie Plumridge of Camden Planning Department enclosed in the appendix of this document).

The proposal includes four new apartments in a design that will enhance the surroundings while preserving the character of the area, sympathetic through materials, massing and design.

#### 2.10 Projects in the Borough

The Crawford Partnership has a large, ever growing portfolio for construction below ground, having worked closely with a number of structural engineers on similar projects. In Primrose Hill we have recently received planning permission on a residential project, with a proposed basement of 8m depth.

#### Precedent/ Experience

In 2005 Crawford Partnership won the Camden New Dwellings award for CROWN PLACE MEWS, NW5. A scheme on much the same scale as 45 Pilgrim's Lane.



### 3. History of the Site

The street was originally known as Worsley Road until it changed in 1968 to Pilgrim's Lane, extending the original Pilgrim's Lane as seen on the historic map (to the left) dating from approximately the 1850s. Worsley Court was built around 1929 (historic information gathered from 1929 drainage schedule held in the archive library).

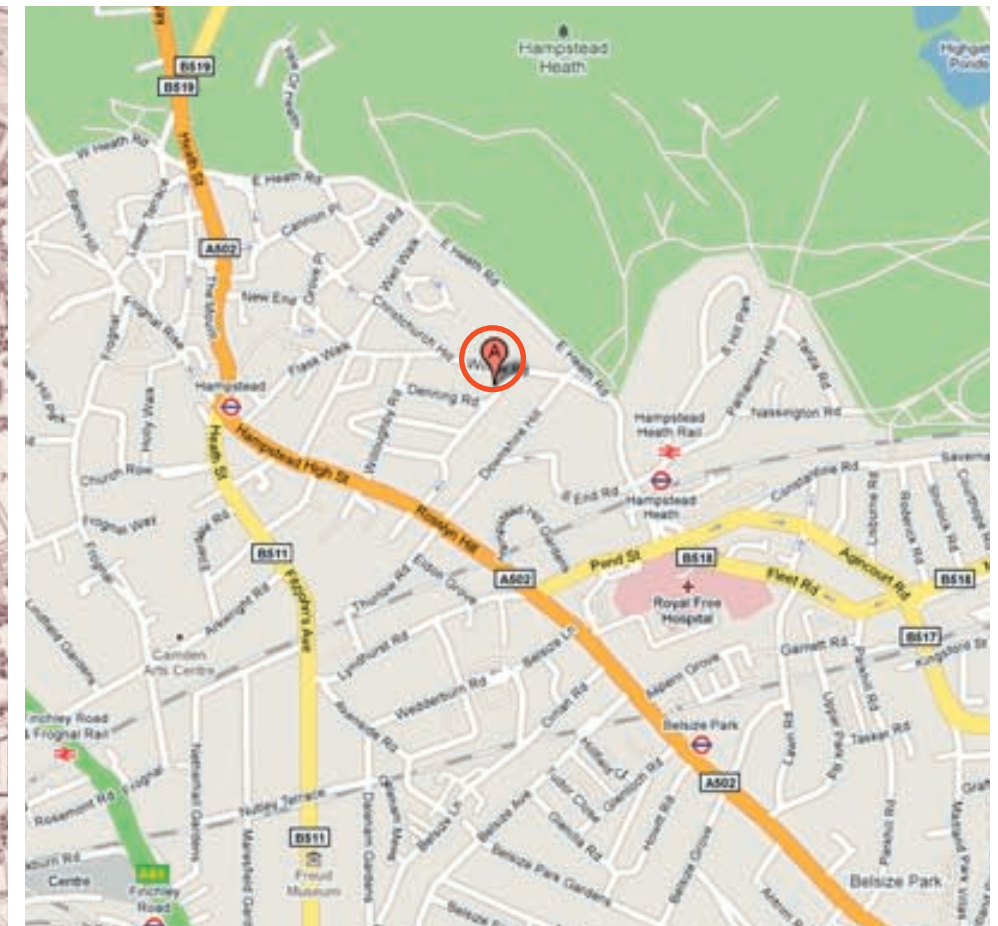
Pilgrim's Lane today comprises of a mix of architectural styles: Arts and Crafts, Victorian, late modernist, post modern and next to Worsley Court, the neighbouring property displays motifs of Middle-Eastern design. In recent years there has been several contemporary additions to the street.

Below shows a selection of facade treatments from properties along the road. These images demonstrate the varied use of materials and styles.

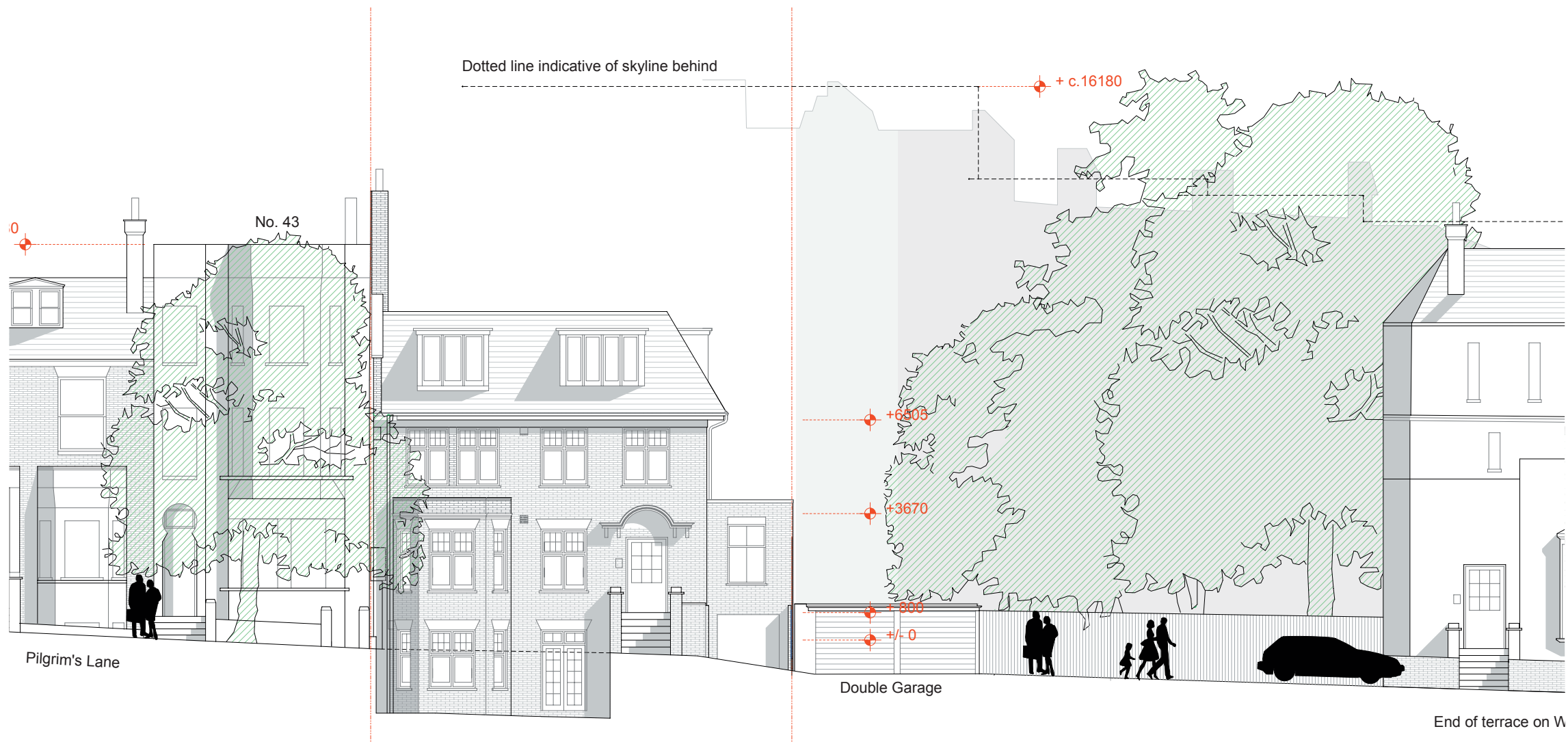
Historic Map



Location Map







## 4. SITE DESCRIPTION

4.1 The existing building is currently divided into 5 flats of varying sizes (including a 35m<sup>2</sup> studio flat in the basement) and is in a poor state of repair.

4.2 A building condition survey report commissioned by the applicant indicates that a great deal of remedial work needs to be carried out to make it sound for the immediate future. The cost associated with the extensive remedial work required has presented us with an opportunity to design a new building which will comply with modern living requirements.

4.3 Due to the design and period when the building was erected, it suffers from narrow door openings and stair ways. The existing building has a steep run of steps up to the front door which conflicts with the desired level access by modern standards. All this amounts to very restricted access for disabled users.

4.4 The rear of the building has been altered to such an extent that it no longer conforms to the style of the surroundings and has lost the majority of its original character (see drawing 2006/156-104).



## Surroundings

In terms of the wider context, the site lies between Hampstead High Street and Willow Road. Hampstead High Street is a main road (the A502) leading towards Camden to the South and Hampstead Underground Station to the North. Willow Road is a short road serving surrounding residential streets with properties running along its eastern half fronting directly out on to Hampstead Heath.

Opposite 45 Pilgrim's Lane is Princes Court, a five-storey imposing brick mansion block (as seen in View A on page 4). The North East of the site is flanked by the rear gardens of properties on Willow Road that run as a terrace along this section at four and five storeys in height (as seen in View B on page 5).

As previously outlined, Pilgrim's Lane plays host to an eclectic mix of architectural styles. The two recent additions – The house designed by SHH Architects seen in the images to the right and Eldridge Smerin Architects' house extension seen below hold similarities to our proposal in terms of materials and design philosophy. To the south of No. 45 where Pilgrim's Lane meets the corner of Carlingford Road, the white rendered block of flats (see View C on page 6) can also be seen as a precedent to our proposed building sharing similar design traits and particularly massing proportions to our scheme.







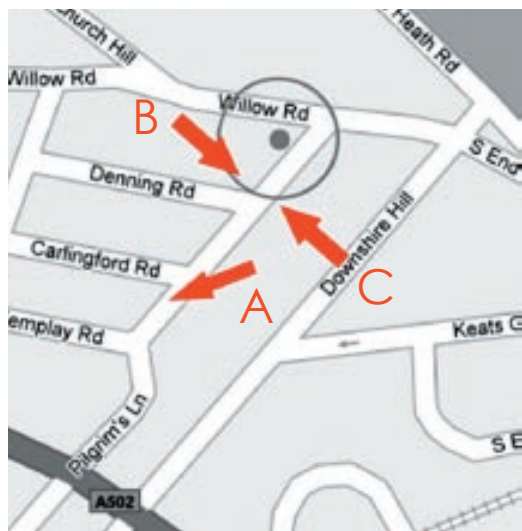
View A - Modern infill flats on the Carlingford Road junction and is similar to our site proposal.



View B - Image showing the street profile. view from 45 Pilgrim's Lane



View C - Image showing the street profile including 45 Pilgrim's Lane







South



West



North



East



DESIGN STATEMENT / PHILOSOPHY

5. PROPOSAL

5.1 The proposed building is situated in a prominent position at the end of a terrace of houses. To its North, beyond the terrace is a tree-lined gap, formed by the rear gardens of properties along Willow Road, which junctions at an angle with Pilgrim's Lane at this point.

5.2 The proposal is for 4 new apartments, consisting of a sub basement swimming pool, lower ground floor apartment, ground and first floor apartments, and a second floor with penthouse apartment.

5.2 The proposed design seeks to provide an elegant contemporary building, upgrading upon the existing property to provide generous living accommodation to meet the needs of modern day living. To take full advantage of the situation of the building at the end of the existing terrace, the proposed design configures accommodation towards the visual focus of Hampstead Heath.

5.3 The site is 12m along the street, which is significantly wider than the other sites along Pilgrim's Lane. To maintain the existing street pattern language, the proposed design splits the building into two 6m sections as advised by the conservation officer to match the rhythm of the existing street. This is accented by the step back along the central 6m line.



5.4 The proposal is designed, through its massing and layout, to minimise the impact of overshadowing on neighbours beyond levels of the existing building. This will be discussed further on in the document.

5.5 The facade design, materials used and layout have all been designed to accent the street rhythm, produce a high quality finish and orientate the views from the apartments away from neighbours. This again is discussed further in document.

5.6 A structural engineer has been approved to advise on excavation and basement construction.

5.7 Crawford Partnership has a large, expanding portfolio with a number of projects with construction below ground (see appendix articles 2 and 3 for details) including a number of schemes within Camden Borough. In Primrose Hill Conservation Area we recently acquired Planning Permission for a large underground basement with a swimming pool in an extremely sensitive location backing on to Primrose Hill Park.

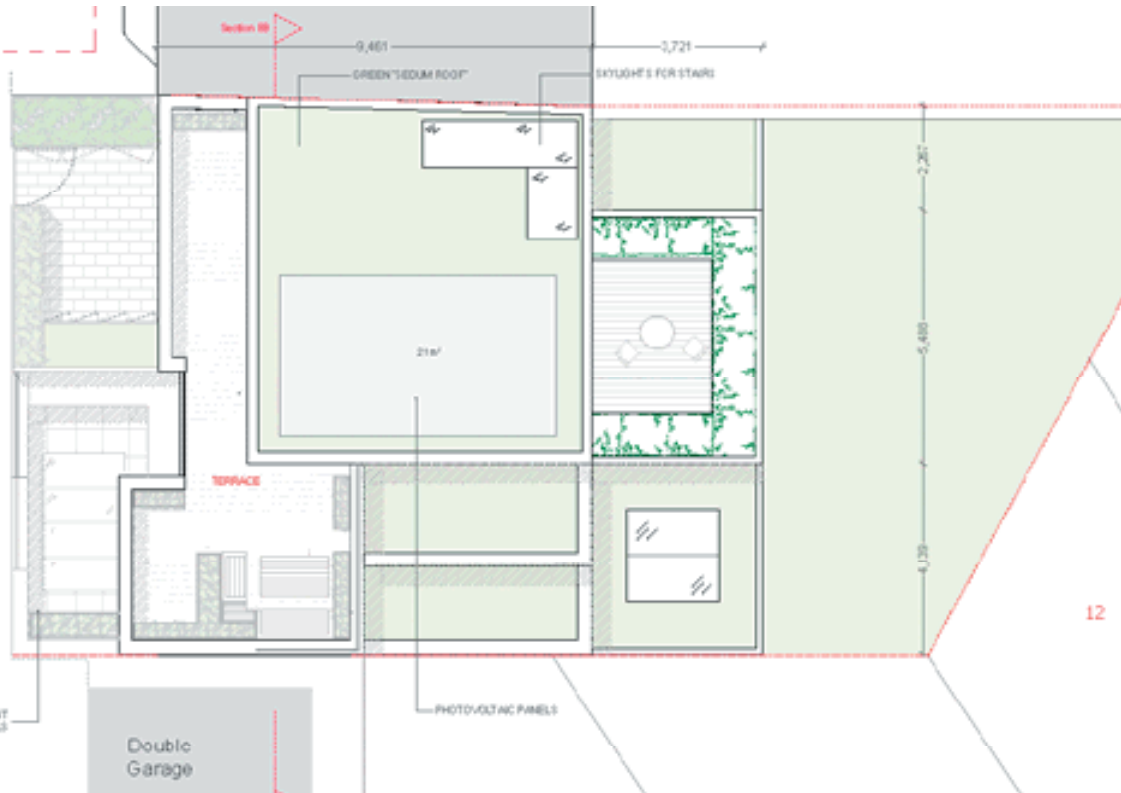
5.8 A separate construction management document has been drawn up to specify working hours and to reduce the impact of this development as much as possible.

6. AMOUNT

6.1 The site area measures 278m2. Of the 278m2 the proposed building footprint at ground level equals 130m2.

6.2 The proposed development is to provide, 2no. 2

	Footprint Area m2	Internal Area
Sub Basement	111 m2	99 m2
Lower Ground	197 m2	178 m2
Ground	130 m2	117 m2
First	136 m2	120 m2
Second	126m2	111 m2
Penthouse	59 m2	51 m2
TOTAL	759m2	676 m2
REAR GARDEN	79 m2	
TERRACE + AMENITY SPACE	86 m2	



bedroom apartments and 2no. 3 bedroom apartments

7. LAYOUT

7.1 The proposed building has been designed to give the apartments views over Pilgrims Lane and on to Hampstead Heath

7.2 The property has a boundary wall providing a pleasant street scene with brick, timber panels and planting. Behind the boundary wall is a secure courtyard/entrance, cycle storage and bin space.

7.3 The property also has a light well behind the boundary wall to carry light down to the lower ground floor and sub basement.

7.4 The property will be accessible through a lockable timber gate off Pilgrim's Lanes.

7.5 The design also features a penthouse with terraces setback from the perimeter, as well as a number of skylights and green "sedum" roofs.

7.6 Apartments are located on each floor with a communal stairwell and lift accessing each apartment, compliant to "life time homes" standards.