

45 Pilgrims Lane, Hampstead



The Crawford Partnership

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Design & Access Statement

Planning application November 2007

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1.1 The Design Process

Introduction

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 demolition and redevelopment of the site to provide a new apartment building, designed in a contemporary style.

Background

45 Pilgrims Lane is situated on the North West side of the street and at the northern end of this fragmented side of the road which is broken up by intersecting streets along its length. To the south west the existing building shares a party wall with the property at No.43, which is a storey higher than number 45 and contrasts in style with a rendered and painted façade. To the north east, the existing building presents a gable end wall with few windows onto the neighbouring back garden of number 8 Willow Road. An eclectic mix of building styles can be found along the road.

The street was originally known as Worsley Road until it changed in 1968 to Pilgrims Lane. Worsley court was built around 1929 (historic information gathered from 1929 drainage schedule held in the archive library). 45 Pilgrims lane comprises of a mix of the styles: Arts and craft and Georgian. No. 43 (neighbouring 45 Pilgrims Lane) is a regular terraced house decorated in a pastiche Middle Eastern style

The building currently consists of five small apartments – 2 garden flats, 1 roof flat and 2 reasonable sized flats sandwiched in-between. The development site is located within the London Borough of Camden. The site area is 277.8 m² and is situated within the Hampstead Conservation Area. (see diagram to the right)

2. Surroundings

In terms of the wider context, the site lies between Hampstead High Street and Willow road. Hampstead High Street is a main road leading to Camden at one end and Hampstead town and tube station at the other. Willow road is a small road serving surrounding residential streets. The opposite side of Pilgrims lane is Princes court which currently looks down over no. 45. The North east of the site is flanked by the rear gardens of Willow Road. Pilgrims lane plays host to an eclectic mix of architectural styles with a building similar in design and proportion to our scheme, on the corner of Carlingford Road.

The building proposed enhances the occupant's connection with Hampstead Heath and the green areas surrounding, through the visual connection from within the design to the Heath. The site is to be further enhanced by landscaping proposals by award winning garden designer, Paul Cooper. The road slopes considerably from North East to South West with a change in level of 0.5 metres across its boundaries.

The area is well served by public transport. It is about a 10 minute walk to the Northern line at Hampstead station and has regular bus links into London and the surrounding area. It is a 7 minute walk to Hampstead Heath overland train station.

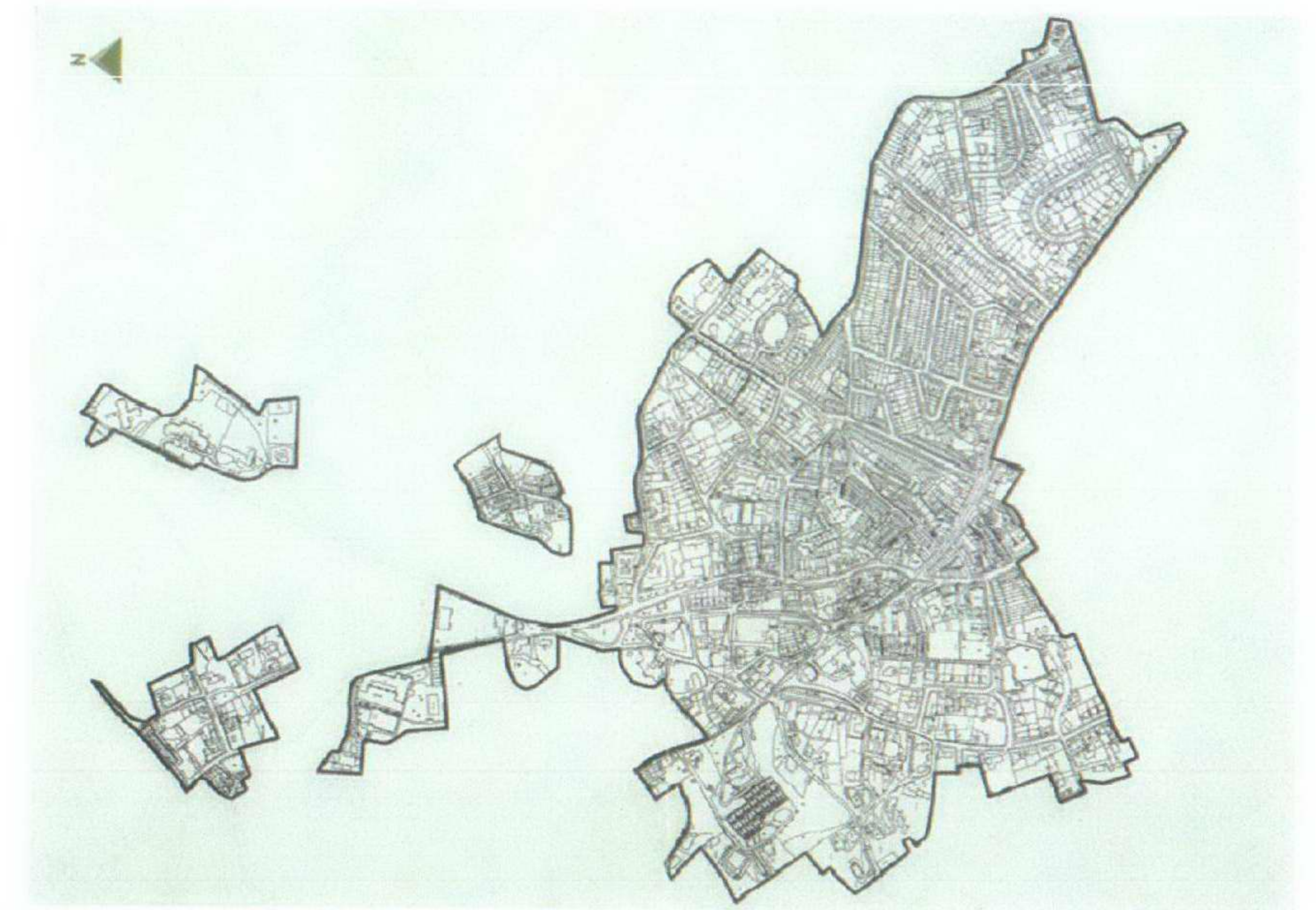




Image showing the height of the buildings in the back drop to 45 Pilgrims Lane



No. 68 opposite 45 Pilgrims Lane



View up Pilgrims Lane. No. 45 is on the right of the photo

3. Existing Building

The existing building is currently divided into 5 flats of varying sizes (including a 35m² studio flat in the basement) and is in a poor state of repair. A building condition survey report commissioned by the applicant indicates that a great deal of remedial work needs to be carried out immediately to make it sound for the immediate future. The cost associated with the extensive remedial work required to the existing building have presented an opportunity to design a contemporary building which will be in line with modern 21st century living.

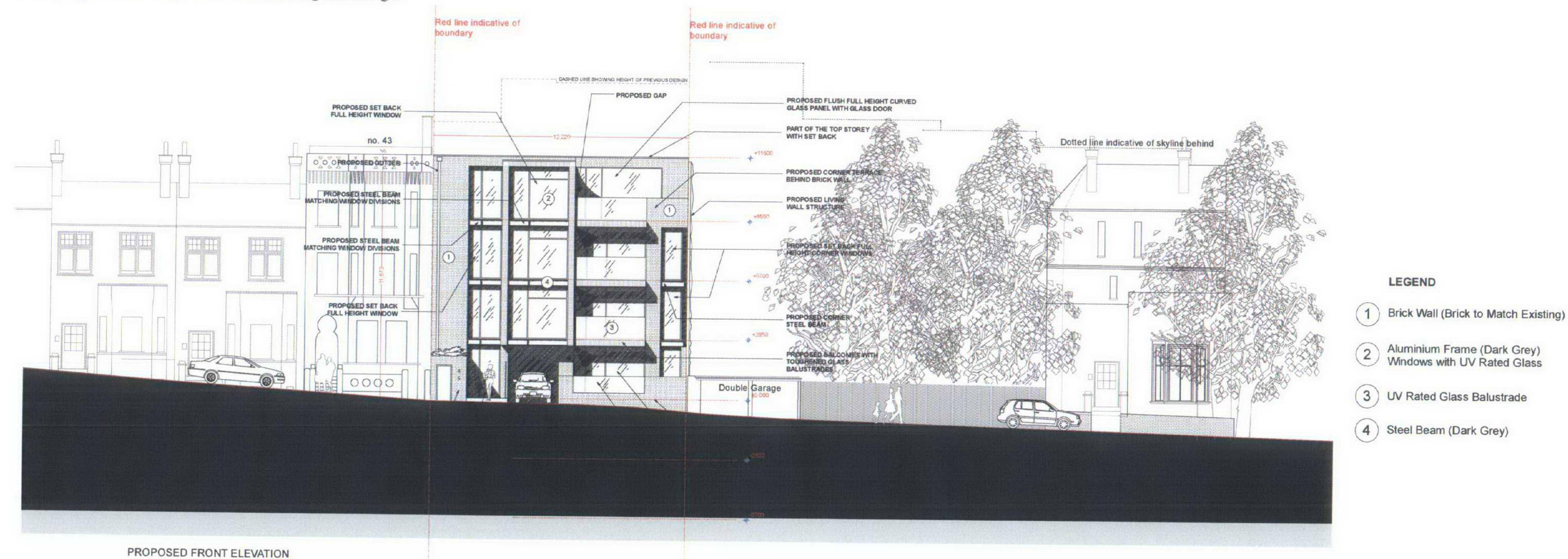
4. Summary of Proposal

The planning proposals seeks to demolish the existing four storey apartment building and erect a new 5 storey contemporary styled, eco friendly apartments building.

We will be applying for conservation consent for the demolition works.

- The removal of a dilapidated building which makes it a negative contribution to the quality of both the street and the area, with it's prominent position close to the Heath.
- Provision of a new building which has the same qualities as its surroundings, in a contemporary style.
- A building which is mindful of sustainability, both in terms of construction methods, materials and energy consumption.

Initial pre application enquiries were made with Camden Council Planning Department and the feed back received suggested that a proposal which involved the demolition of an existing building and redevelopment would be welcomed subject to extended negotiations in respect of the replacement structure following submission of a planning application. The building includes a new basement car park with space for 5 cars and 5 bicycles (Sheffield style stands) , and 5 new apartments, in a design that will enhance the surroundings while preserving the character of the area, sympathetic through materials, massing and design.



5. Design

Design approach

The building incorporates the areas character and distinctiveness, and we believe the design not only looks good but importantly will delight and inspire people in terms of good design and environmentally sound materials.

The building is in a prominent position on the end of a terrace. This landmark structure will demonstrate that it is possible to develop conservation areas while preserving their character.

The building takes on a contemporary design of a very sculptural nature. Using natural materials in a contemporary way brings balance to the way we can build our future. The design has been carefully considered to acknowledge it's context, adopting small design features from Pilgrims Lane.. The brick and glass will compliment one another by reflection and contrast.

Massing/ Style

With respect to the height of the neighbours we are proposing that the height will be the same as number 43. We are also creating a characteristic set back on the top floor which will impact the size of the building from an outsiders point of view.

Below street level

A new car park is being created, hidden below the garden level and two levels below the street. This offers parking spaces for all the residents. This will reduce the pressure for street parking that is currently practiced. The car park area will also house a bicycle lock up area promoting sustainable transport in the area. The bicycle storage will be a secure zone that only residents can access. The outer walls will be specified with Caltite concrete. The engineers have already begun advising us on the excavation of the basement and the retaining walls required. The Crawford Partnership has a large, ever growing portfolio for construction below ground, having worked closely with a number of structural engineers similar projects. The Caltite concrete specified is fully water tight providing a desired interior atmosphere for a habitable space.

Top Floor

Part of the top floor has been set back creating corner terrace. This removes the feeling of bulk and over shadowing.

Sustainability

The design will incorporate sustainable construction techniques and energy saving measures throughout to assist with reduction in carbon emissions both in construction and long-term use.

The building proposes the use of sustainable construction techniques and materials.

Grass sedum roofs are to be used on the main roof, which not only reduces the visual effect but also has a far-reaching environmental impact. This includes reducing surface run off, extra absorption of CO² and reducing the heat island effect.

On the main roof will have 60m² of photovoltaic panels situated on the upper most roof level, will contribute to the provision of 10% energy being produced from renewable sources and in line with current legislation.

Capacity for residents to recycle will be provided in all units to reduce the waste produced by the site.

Grey water collection allows for a certain amount of water used in toilets and for watering plants to be sourced from alternative means such as roof run off.

The building will be insulated using natural/recycled materials such as sheep's wool, newspaper or plastic. These have a high acoustic and thermal performance and reduce waste.

All windows will be fitted with double glazed low emissive glass to reduce solar gain and limit heat loss.

We will also look to use ground source heat pumps to reduce the reliance on gas for heating.

Materials

The two main materials that we are proposing on using are brick, (to match the brick on the existing building) and Glass. The reason brick is being used is to keep in character of the street and together with the glass will show a good contrast in materials

A grass roof is also being proposed along with a living wall structure on side elevation to make the building look more environmentally friendly to the community. We are proposing windows with stone surrounds on side elevation and together with the living wall structure will make elevation more appealing.

The remaining of the building we are proposing large window openings made from aluminium. The colour will be dark grey to match the colour of the steel beams which will visible from the elevation. We believe that showing the steel beams will make the building look more dynamic.

(See images below.)



Access statement

Upon entering the building provision for a main access staircase runs from the basement car park to the third floor. To enable access for wheelchair users, we have also provided a 4 person lift which will be key code operated for security.

Car access is by hydraulic lift from street level to the basement where the user will drive off and park. This will again be key code operated. The car lift will rest in the street position to keep the car park secure. There is access to the car park via the staircase and lift.

All the doors in the flat have been designed at a minimum of 850mm opening allowing for wheelchair access through out the flat. The flats are all level inside to make wheelchair access and usage easier.

Bin Storage

A Storage facility for 1 Euro bin will be provided, size/ litre suitable for 5 residential units in line with the UDP for Camden Council. This will be a brick construction to match main building material. This will be a locked shed which only the residents has access to. The refuse trucks will be able to access as they currently do.

The size of the units, allow provision to be made in all the kitchens for recycling space.



OS map showing the surrounding area



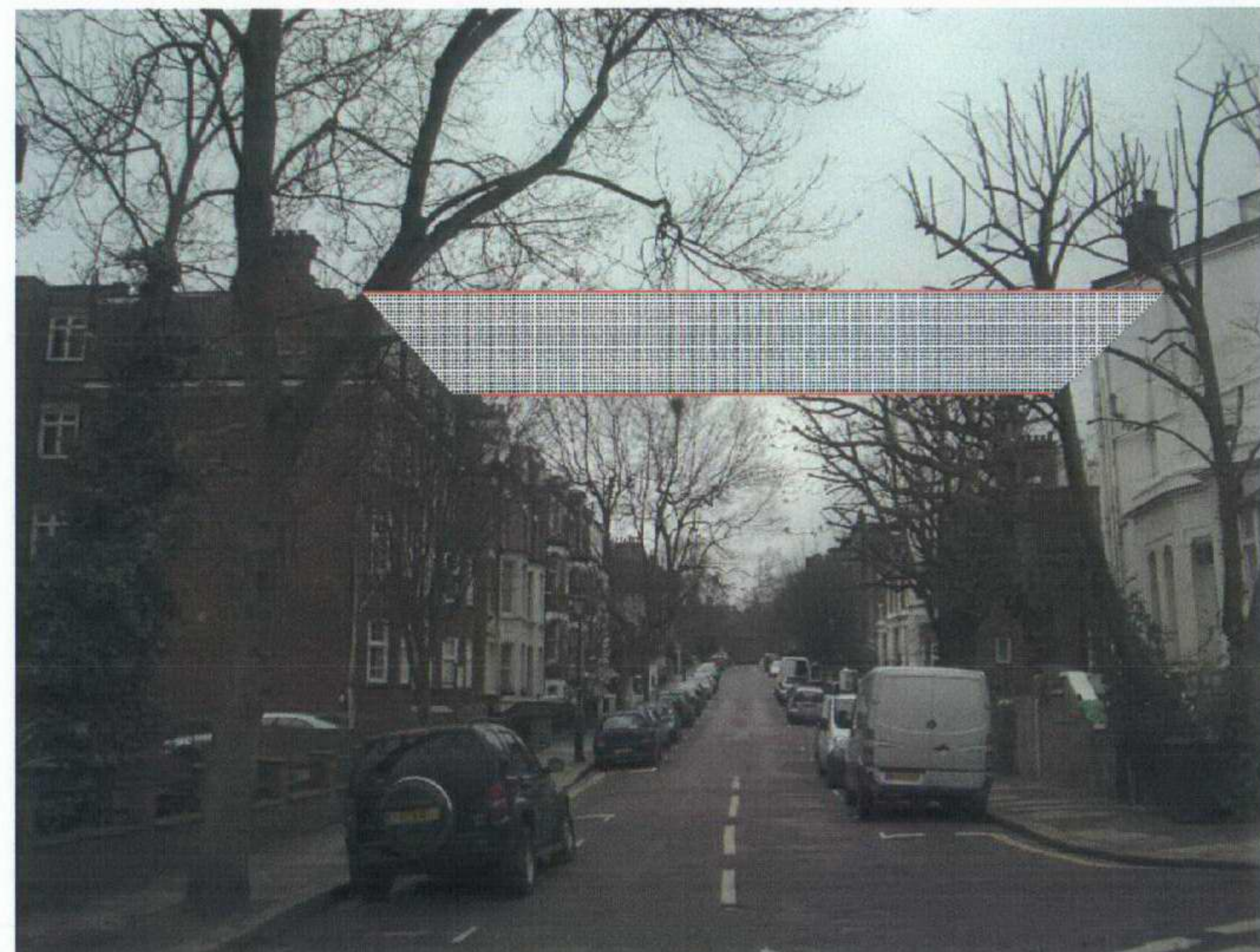
Aerial photo of the site



View of no. 45 from bottom of Pilgrims Lane



View looking down Pilgrims Lane



View up Pilgrims lane. Red indicates the height difference with 68 Pilgrims lane.



Elevation of no. 45

