

Flat 4, 25 Pilgrim's Lane

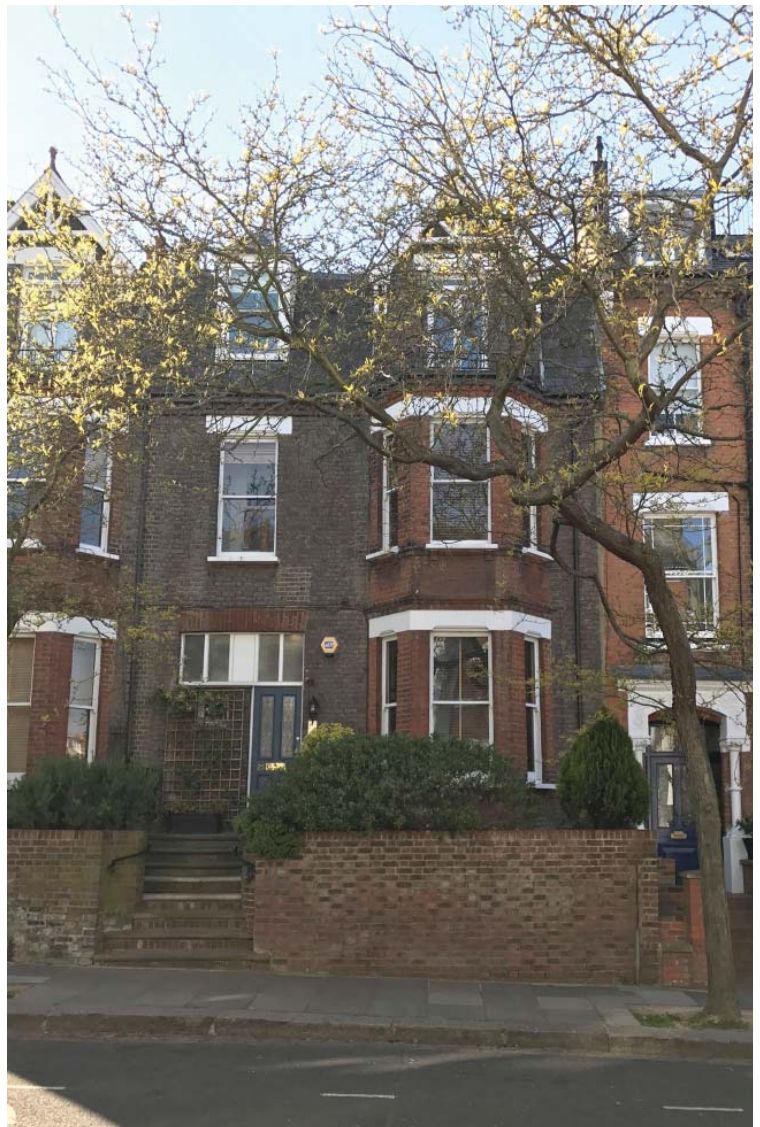
London, NW3 1SX

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Architects

PLANNING APPLICATION
DESIGN & ACCESS STATEMENT

June 2017



Introduction

This application seeks approval for planning permission for the removal of existing low-lying balustrading to Flat 4, 25 Pilgrim's Lane and the introduction of tall building regulation compliant balustrading, similar to others in the local area

Setting

The apartment is located at the corner of Pilgrim's Lane & Carlingford Road and is located to the South-East of Hampstead Village. Pilgrim's Lane is a quiet two-way street linking Haverstock Hill to Willow road. The road consists of large semi-detached & terraced residential properties of varying styles and periods of design. The properties are generally two to three storeys in height many of which have pitched roofs and dormer windows of which no.25 is typical to the language of the street. The street runs North East to South West allowing for both elevations of no.25 to benefit from direct sunlight all day.

Many of the houses along the street possess roof terraces, Juliet balconies & balconies above the bay windows. Modern & traditional balustrades adorn the facades of these properties, of varying design & detail.

The building is not listed but lies within the Hampstead Conservation Area, sub area three. It is noted within the Hampstead conservation area statement that 25 Pilgrim's lane makes a positive contribution to the borough.



Site plan of 25 Pilgrim's lane



Site plan of 25 Pilgrim's lane

The Property

The dwelling itself is located across the top two floors of no.25, with shared access off Pilgrim's Lane. No.25 is a late Victorian property from approximately 1880. It's design and detailing are typical of the Victorian period and are archetypal of this part of Hampstead. The house lies in the centre of Pilgrim's lane and faces south across Pilgrim's Lane & Carlingford Road.

The front façade of 25 Pilgrim's lane consists of dark red brick walls with lighter red brick protruding bay windows. White rendered lintels cap the tops of the white painted sash windows. The roof is clad in slate tiles with three slate dormer windows protruding above the bays. The house typically has attractive and original large windows with protruding bay windows on the front elevation. The bay windows are capped with an existing low lying wrought iron railing.

Balconies & terraces along Pilgrim's Lane



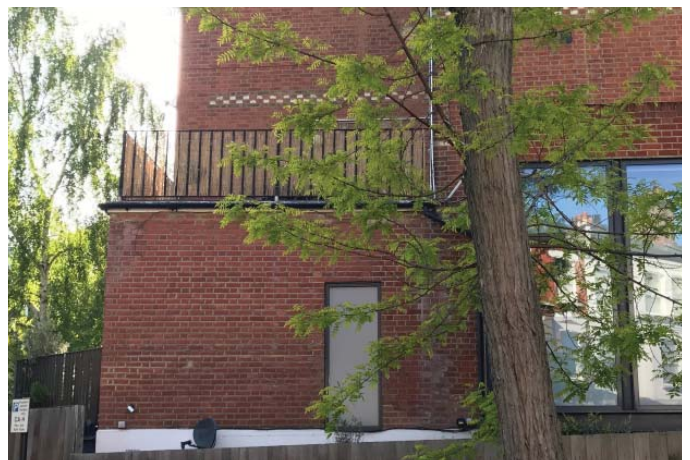
27 - 29 Pilgrim's lane



31 Pilgrim's lane



35 Pilgrim's lane

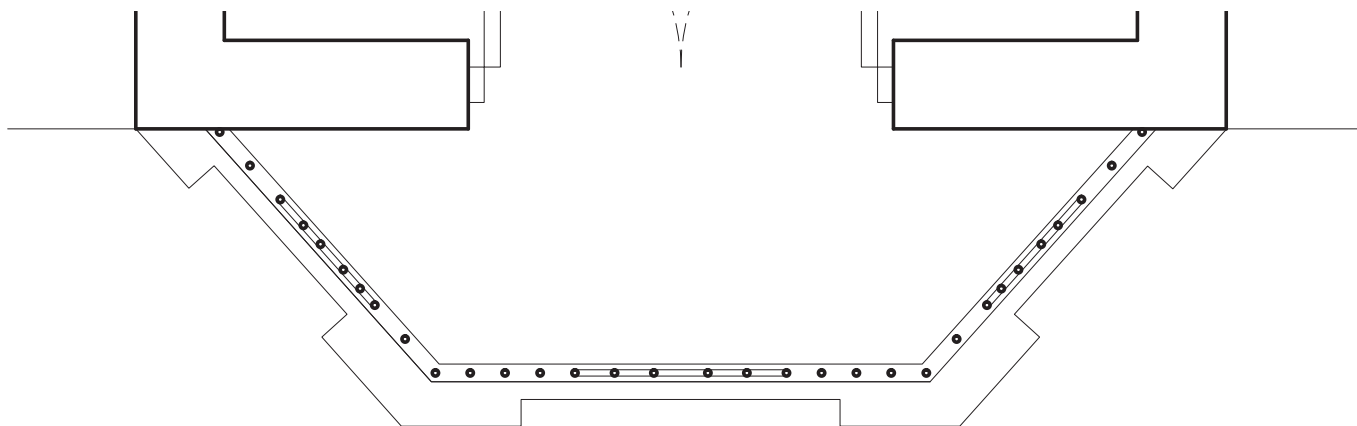


1 Carlingford Road

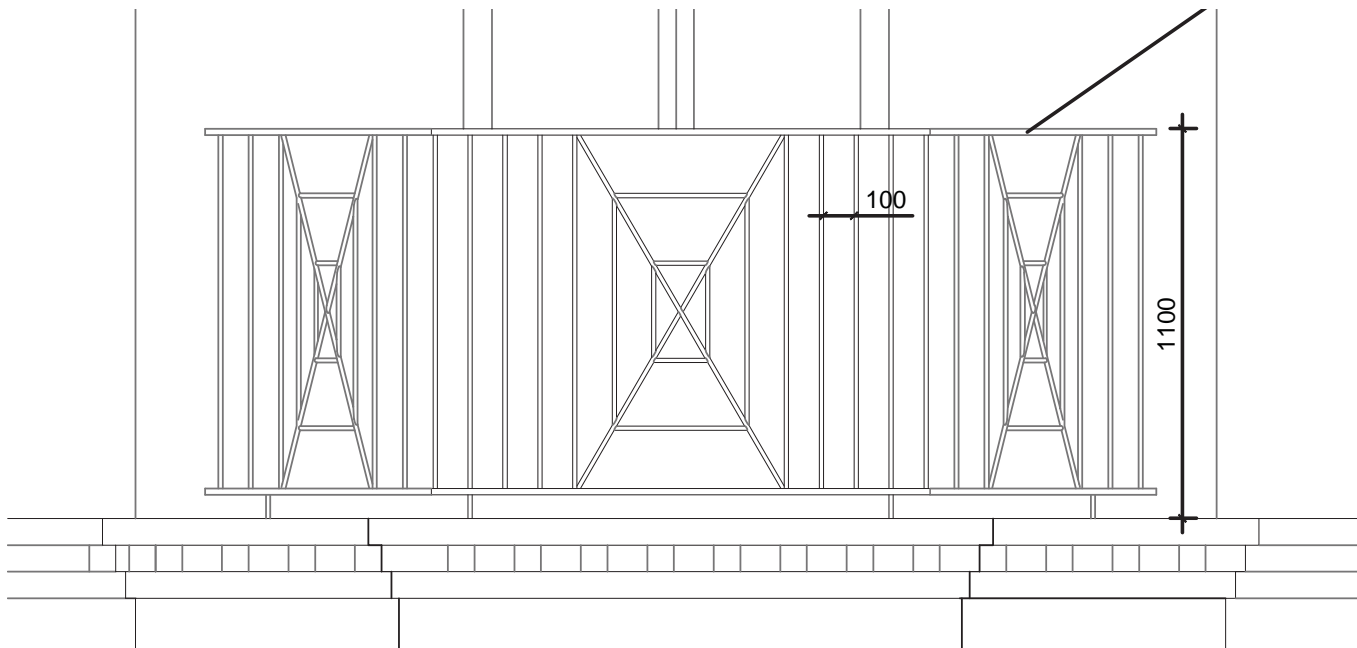
Design approach

The purpose of the introduction of new railings to Flat 4, 25 Pilgrim's Lane is to create a safe and accessible area for maintenance above the bay windows. The existing railings that adorn the bay windows are ornamental and decorative, however, they do not adhere to part K of the Approved Documents and are, therefore, not fit for purpose. This will allow for easy & safe maintenance of plants which will be kept on the roof in pots. The proposal seeks to implement new railings set at a height of 1.1m that are in a similar style and materiality to that of the existing and neighbouring properties. Due to the large existing French doors and tall trees at the front of the property, we feel that there will be no additional concerns of overlooking.

The existing rear French casement doors & roof build up will be maintained as existing.



Plan of railings



Elevation of railings

Conclusion

The proposed scheme for the new balustrades at Flat 4, 25 Pilgrim's Lane is a suitable proposal for Pilgrim's Lane and the neighbourhood as a whole. The overall proposal is very much in keeping with the existing design of the dwelling and the surrounding environment.