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# Introduction

This Design and Access Statement has been prepared to accompany our full planning application submission for an unlisted extension to an existing dwelling in the Hampstead conservation area, London.

The proposal includes the demolition and reconstruction of a later addition rear extension alongside the erection of a new three-storey side extension.

This document sets out the nature of the existing site, the development proposals and the design rationale for the adopted approach and should be read in conjunction with the architect's drawings.

The application is submitted on behalf of the owners of the site in question, Nori and Ghila Bali

35 Pilgrim's Lane is a Victorian end of terrace south-east facing 5-bedroom house with a paved area to both the front and side of the property and a small patio/garden to the rear.

The property is spread over four floors and includes 5 bedrooms, 4 bathrooms/WCs, a laundry room, a living room, a dining room, and kitchen with a terrace balcony at high level.

The main entrance is from Pilgrim's Lane with access from ground floor level. All other floors are currently accessible via one large (but steep) stairwell within the rear of the property.

The lower ground floor is currently also accessible via a second entrance via steps leading down from street level. The lower ground floor also provides access to the rear garden. The second floor sits within the eaves of the pitched roof of the property.



35 Pilgrim's Lane



# Site Analysis

## Aerial View

Carlvingford Road

Denning Road

35 Pilgrim's Lane

Pilgrim's Lane

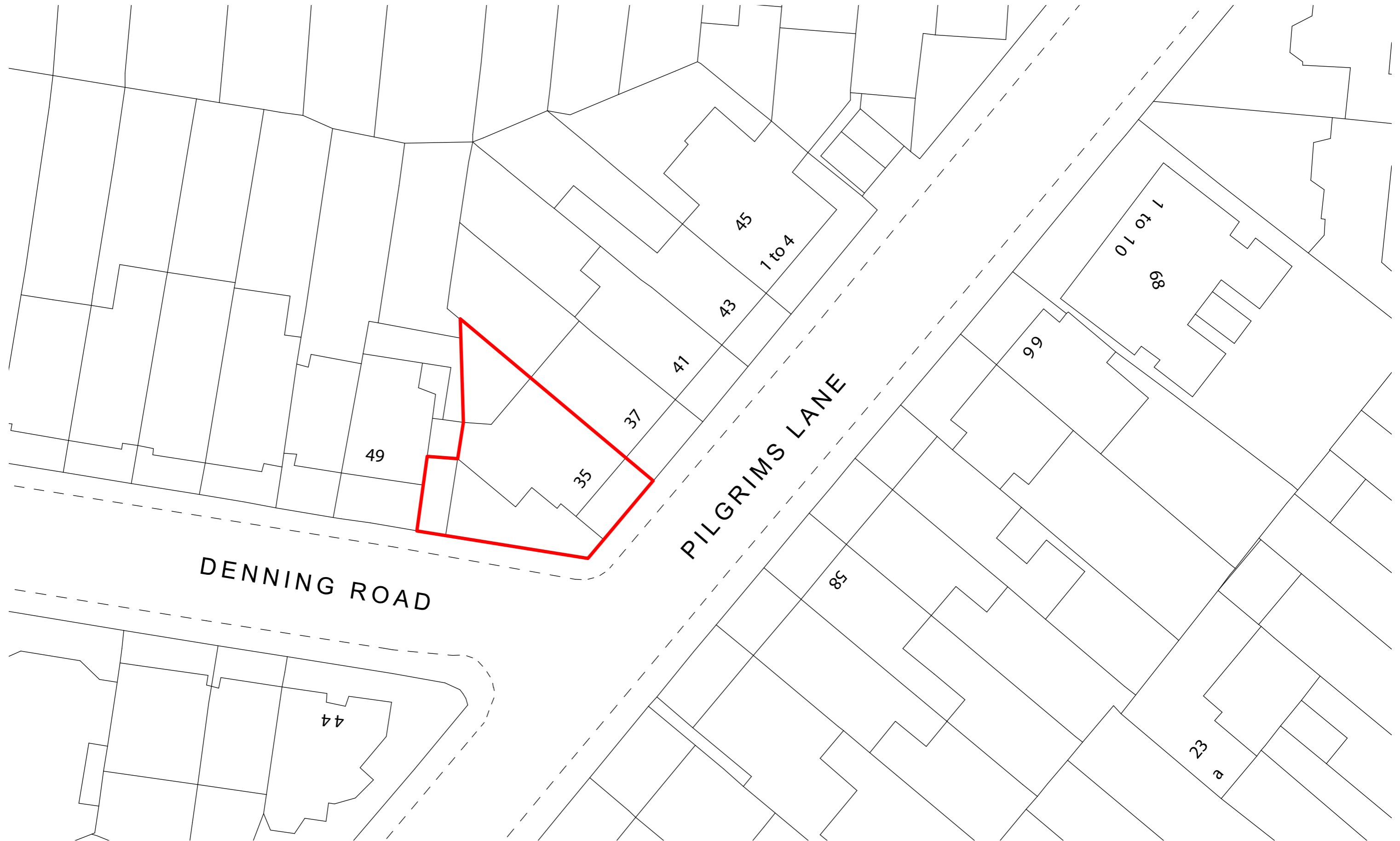
Willow Road

Downshire Hill



# Site Analysis

## Site Location Plan





# Site Analysis

## Conservation Area

Pilgrim's Lane falls within the Hampstead Conservation Area. It is part of Willoughby Road/Downshire Hill sub area. No. 35 Pilgrim's lane is identified as a building which makes a positive contribution to the area

“...Pilgrim's Lane From Willow Road: the Lane is straight rising gently to Kemplay Road and is largely 1880s. The properties are two and three storeys with varied detail. Many have a pitched roof and dormer window, except Nos.22-34 that have no roof alterations and Nos.50&52 that have a gable. An extension to No.50 by Eldridge Smerin (2002) provides a contemporary insertion. Denning, Carlingford and Kemplay Roads terminate on Pilgrim's Lane and there are views down towards Pilgrim's Lane, as well as views of those street's rear elevations looking back. The character of the road changes as it curves at its southern arm...”

Conservation Area Statement, Hampstead, London Borough of Camden, October 2002.



Willoughby Road/Downshire Hill conservation sub area.

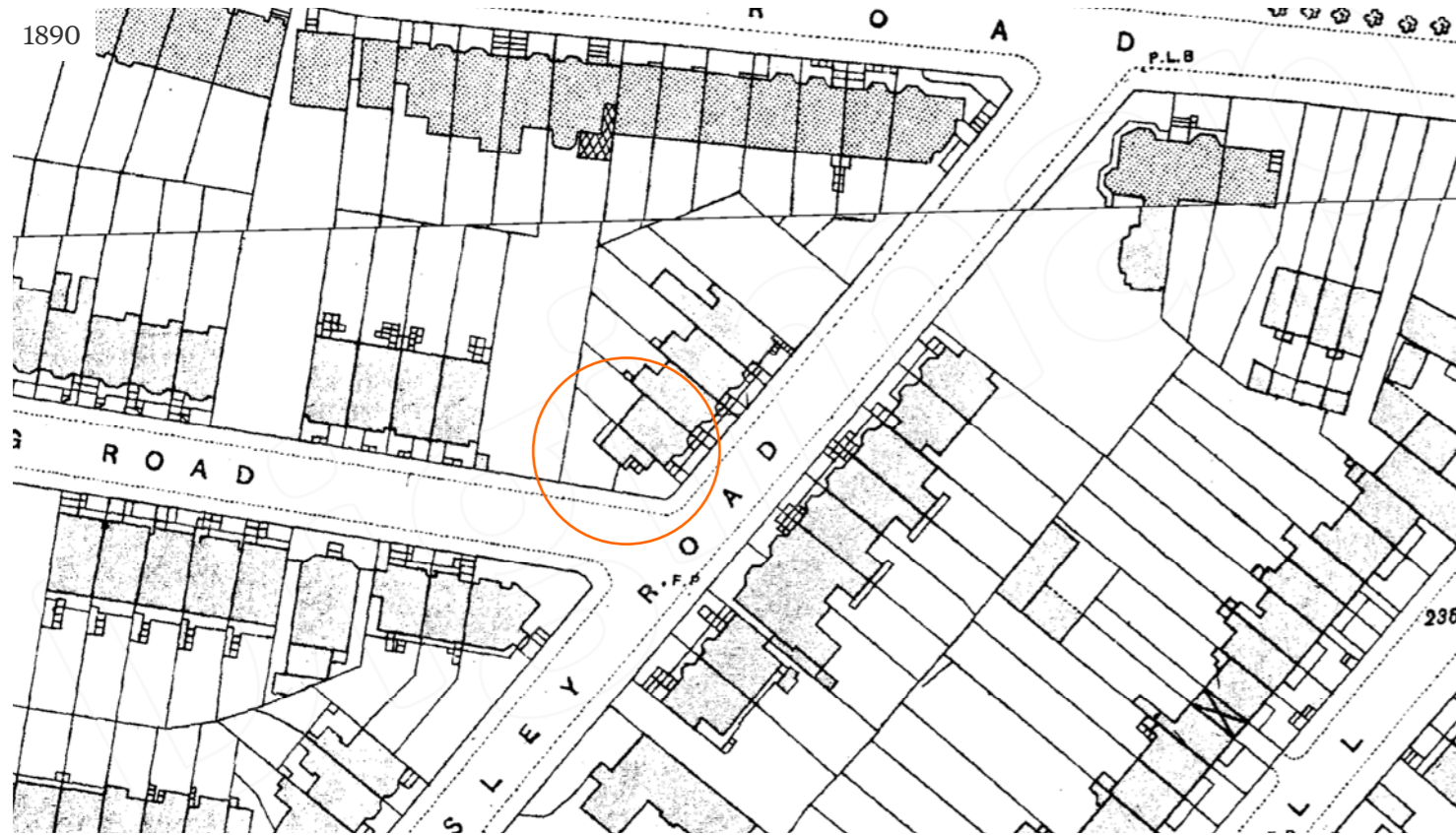


Hampstead conservation area.

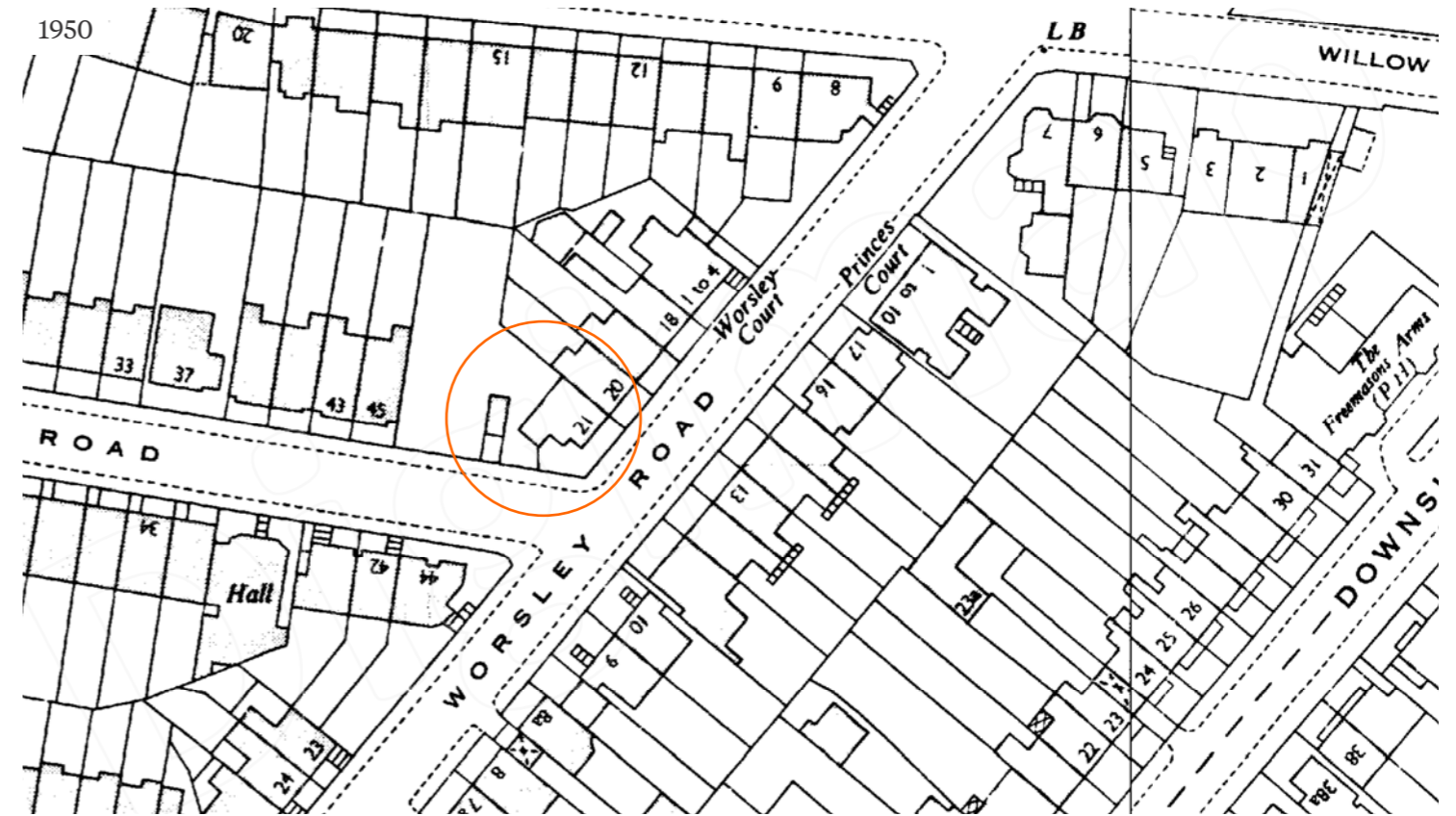


# Site Analysis

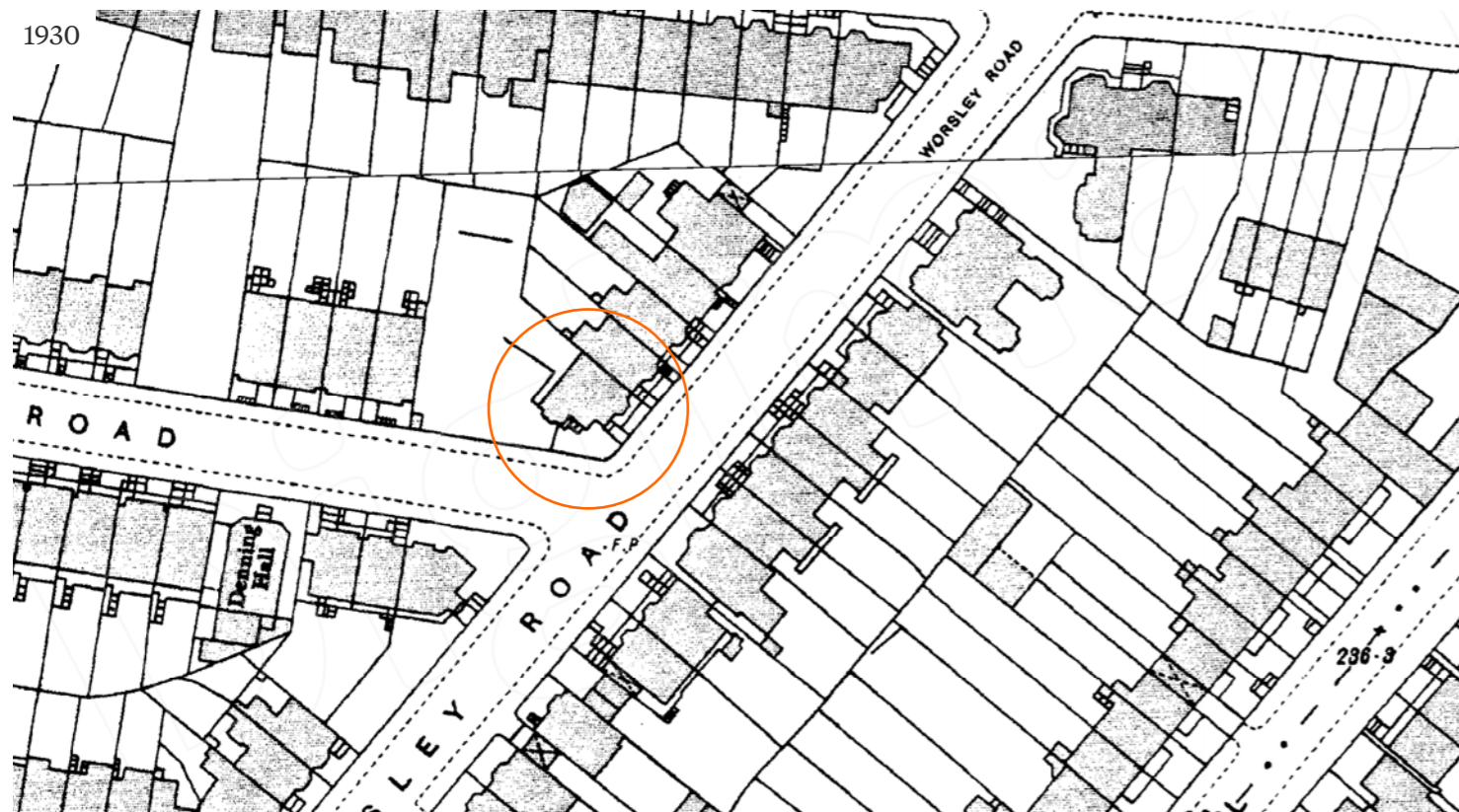
## Historical Maps



Hampstead historical map, Pilgrim's Lane as Worsley road c.1890



Hampstead historical map, 35 Pilgrim's Lane with later side addition and garage c.1950



Hampstead historical map, Pilgrim's Lane as Worsley road c.1930



Hampstead historical map, 35 Pilgrim's Lane with later side addition and garage c.1970



# Site Analysis

## Pilgrim's Lane - Streetscape



View of Pilgrim's Lane, looking East.



View of Denning Road, looking North.



No. 49 Denning Road, front elevation.



No. 43 Pilgrim's Lane, front elevation.



View of Pilgrim's Lane, looking East.



No 49 Denning road and 35 Pilgrim's Lane.



No. 35 Pilgrim's Lane side elevation.



Gap between no. 35 Pilgrim's Lane and 49 Denning Road.



# Site Analysis

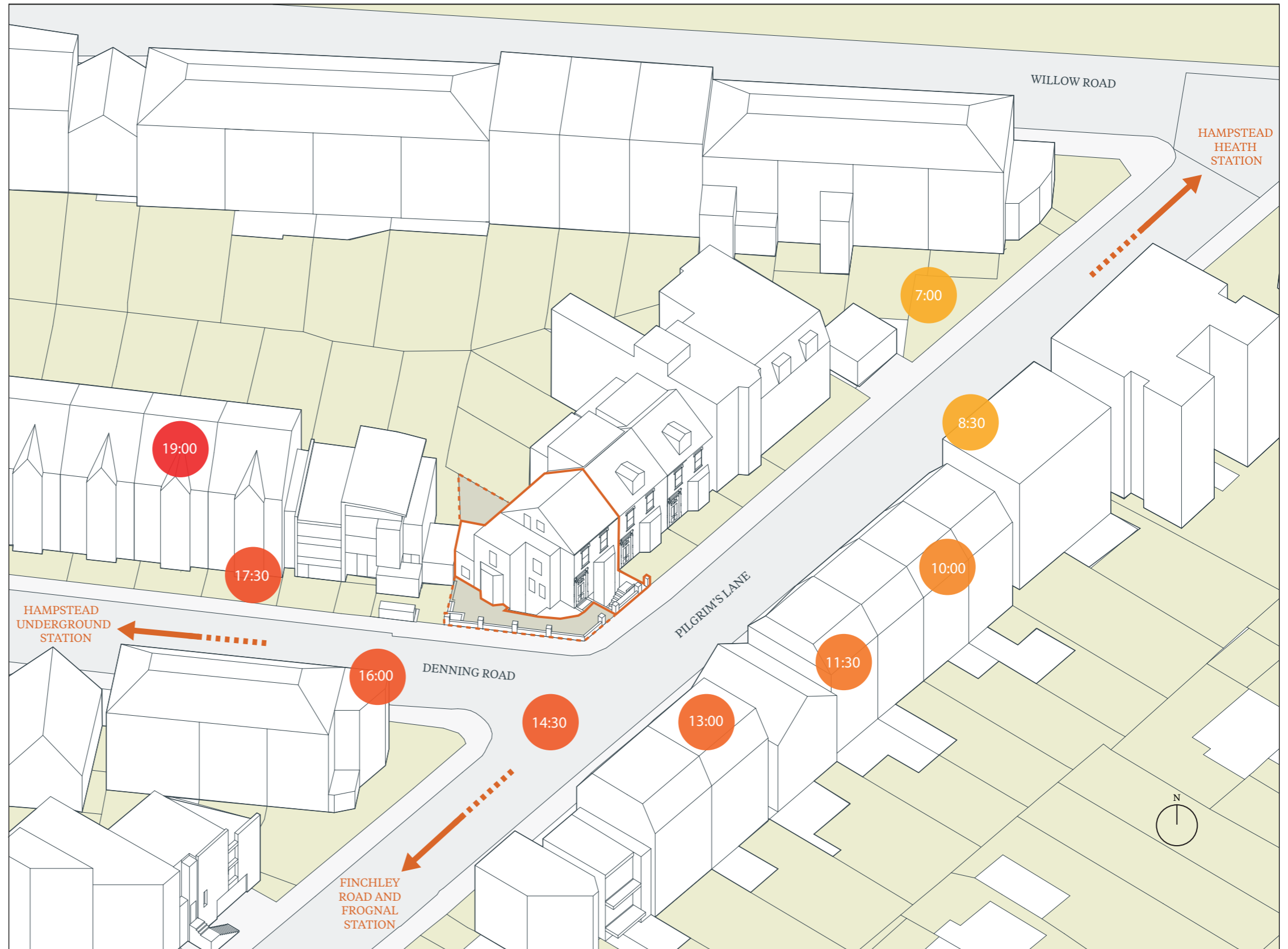
## 35 Pilgrims Lane - Site Context

Pilgrim's Lane is a residential street within a short walking distance of Hampstead High Street and Hampstead Heath.

No. 35 Pilgrim's Lane as a book ending site is visible from both Pilgrim's Lane and Denning Road. Its South West orientation allows for plenty of natural light to enter the house from the front and side windows.

On the contrary the smaller north facing garden at the back of the house is in shade for most part of the day.

The front elevation of No.35 on Pilgrim's Lane matches no. 37/39 and 41, while its side elevation does not follow a specific volumetric and design rationale. With closer inspection of the side elevation, it is evident that the wire cut bricks volume directly adjacent to no. 49 Denning Road, comprising the kitchen at both lower and upper ground level, is evidently a later addition.





# Site Analysis

## Planning Precedents

Pilgrim's Lane is characterized by a relatively mixed street scape, including properties diverse in design character, proportion, materials and details.

35 Pilgrim's Lane is surrounded by a number of contemporary and modern house extensions attached to Victorian properties.

The Hampstead Conservation area itself maintains a tradition of experimental 20th century residential architecture. Not far from this house in Pilgrim's Lane is Erno Goldfinger's Willow Road development and the steel-framed glass Hopkins house.

Generally these buildings make use of large areas of glass, undecorated brick walls, contemporary materials and modern details, standing out as clearly different from adjacent Victorian/older properties.

Some of these properties are highlighted in the diagram on the right.

In particular no. 49 Denning Road, 35 Pilgrim's Lane immediate neighbour, is a 5 storey single family house of contemporary design, replacing a sixties built town house.

Full planning permission for the development was granted in November 2007.



key:

- 01 35 Pilgrim's Lane
- 02 49 Denning Road
- 03 31 Pilgrim's Lane
- 04 48-50 Pilgrim's Lane
- 05 43 Pilgrim's Lane