
ROAR

44 Pilgrim's Lane

Design & Access statement
Ref. 114. Doc 001 | 04.07.19

This document has been prepared by ROAR to support the planning application for a loft extension to 44 Pilgrim's Lane, NW3 1SN

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site context

- The site is located on Pilgrim's Lane, in the London Borough of Barnet and within the Hampstead Conservation Area.
- Pilgrim's Lane is a residential street mostly consisting of three storey terrace and semi-detached properties.
- The residential properties on Pilgrim's Lane include a range of architectural styles such as modernist, Edwardian and contemporary.
- 44 Pilgrim's Lane forms part of a row of three almost identical 2-storey houses, connected via a link above the driveway to the rear garage.
- The site is located an equal distance from Hampstead underground station and Hampstead Heath Rail over ground services
- The site has a PTAL rating of 3



front elevation



01. existing aerial view



02. existing aerial view

site heritage statement

The application for 44 Pilgrim's Lane sits within the Hampstead Conservation Area. The conservation area includes a large number of listed and unlisted buildings which positively impact the characteristics of the conservation area, therefore the proposal has been designed with sensitivity. Within the Planning Listed Buildings and Conservation Areas Act (1990), special regard has been paid to the desirability of preserving enhancing the character and appearance of the conservation area.

There are no statutory listed buildings within the neighbouring proximity of the application site. The closest listed buildings, numbers 1-3, do not have any visual relationship with 44 Pilgrim's Lane.

No. 50 of Pilgrim's Lane which neighbours the application site is of a modern architectural style. A tall brick party wall lies between the sites, restricting the view from both sides at ground, and first floor level.

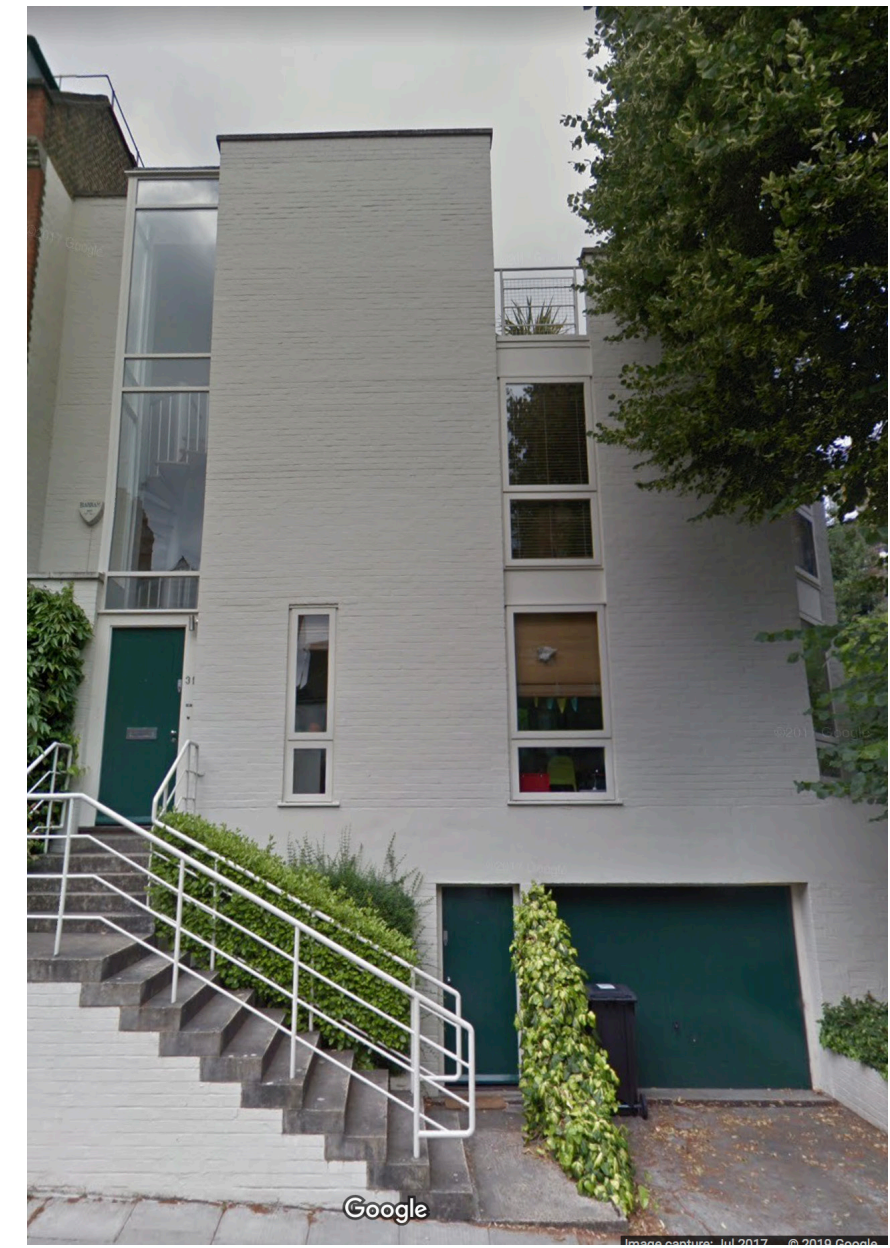
The scale and materiality of the proposal is consistent with the character of the conservation area; which mostly includes finely detailed brickwork of high specification, traditional timber framed windows, natural slate roofing, and clay ridge tiles facing Pilgrim's Lane. The extension to Pilgrim's Lane is of traditional design and will match the existing neighbouring properties.

While the proposed footprint of the extension is modestly increased, overall the scale, massing and detailed design of the proposals would modestly enhance the character and appearance of this zone in Sub Area Three of the Hampstead Conservation Area. It would therefore at least meet the statutory and policy threshold tests to preserve the significance of the conservation area as a designated heritage asset.



rear elevation

Pilgrim's Lane is home to a range of architectural styles including No. 46, This site's neighbouring property and No. 35 currently under construction. In this context, the proposed works to No. 44 are relatively minor and respect the neighbouring properties. (No. 40 & 42).



1. 42 Pilgrim's Lane

2. 48-50 Pilgrim's Lane

3. 48-50 Pilgrim's Lane rear view

4. 47 Denning Road

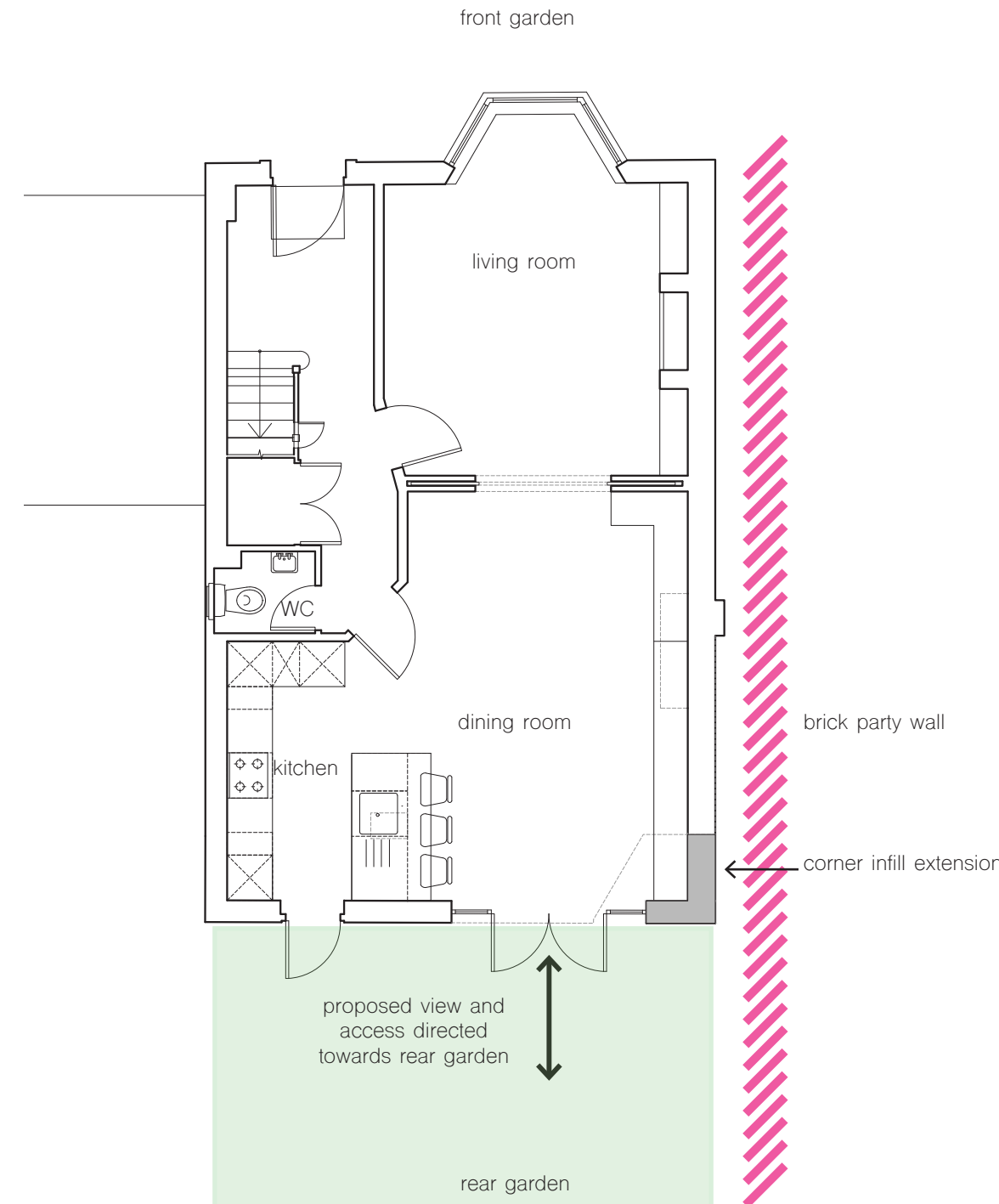
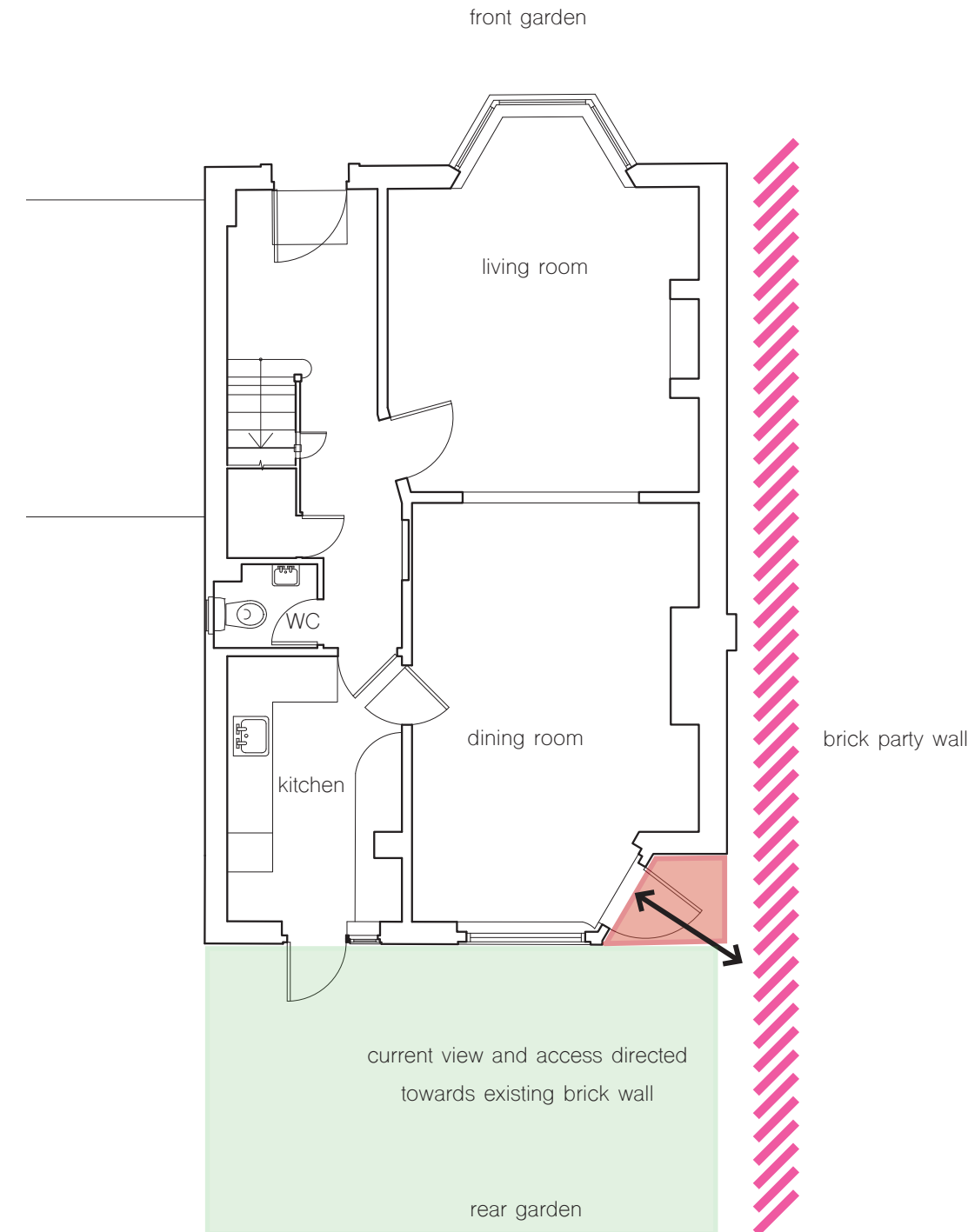
5. 64 Pilgrim's Lane

6. 35 Pilgrim's Lane : currently under construction & is located opposite the application site

proposed rear extension

The existing and proposed plans below illustrate the relationship between the internal space, and its access to the rear garden.

The existing rear access opens onto an existing brick wall and we are proposing an infill extension to direct the view into the garden instead, improving the quality of internal space.



proposed design



01. existing view towards brick wall



02. external view of rear access facing brick wall

- The proposed scheme involves internal alterations as well as a small rear infill extension.

- The existing chamfered corner to the rear of the property directly faces a tall brick party wall. This limits natural light in the living area, creates poor access to the garden and is aesthetically displeasing.

- The small infill extension greatly improves the property's relationship with the garden, whilst maximising natural light internally.

- The proposed materials used comply with the Conservation Area Act (1990) and involve the use of painted brick and timber framed windows which are to match No. 42. This ensures the aesthetics to the rear of the property is not affected, nor pose detrimental affect on the surrounding area.

- To the rear of the property there is an existing garage, with shrubbery and trees behind. This makes the rear of the property unseen by any neighbouring properties.

- The proposal does not affect the existing pedestrianised and vehicle access to the front and rear of the site.

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