

# Design & Access Statement

9 Pilgrim's Lane

Hampstead

London

NW3 1SJ



*Prepared by*

**BB PARTNERSHIP** LTD  
CHARTERED ARCHITECTS

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## **1.0 INTRODUCTION**

This Design and Access Statement has been prepared by BB Partnership Ltd. in support of the 'Householder Planning & Listed Building Consent' application for 9 Pilgrim's Lane, Hampstead, London, NW3 1SJ.

The property is a Grade II listed building, and is also located within the Hampstead Conservation Area, specifically the Willoughby Road/Downshire Hill Area.

The application is for the erection of a single storey extension situated to the rear of the building and general restoration/repair works throughout the existing house. The extension will house a new kitchen, moving it from its current location in the basement to the ground floor. There will be minor changes to the interior following the relocation of the existing kitchen, and various works throughout the house in order to restore it to it to an appropriate condition for its period, and to secure its preservations for use as a single family home and investment in its fabric long into the future.

Additionally, there are proposed changes to the front wall of the property, with the existing wall being altered to be slightly taller, in line with the wall at neighbouring No.7, and new railings to be installed that are more stylistically appropriate for the era of the main house.

Please read this document in conjunction with the Heritage Statement prepared by Heritage Consultancy Montagu Evans. All of the restoration works have been carefully considered and advised by them.

## **2.0 THE EXISTING SITE & HOUSE**

The property is located within the Hampstead Conservation Area. It was built in the early 19<sup>th</sup> Century and is also known as Cossey Cottage. It was Grade II listed in May 1974, alongside neighbouring No.7 Pilgrim's Lane (sometimes referred to as Sidney House) as buildings of special architectural and historical interest. The Heritage Statement submitted with the application provides a more in-depth history of the house. This was prepared by Montagu Evans.

A concern for the residents of the house at present is the awkward location and size of the existing kitchen. By being positioned in the basement of the house, it receives very little natural light and ventilation, and offers almost no outlook to the outdoors. The existing ceiling height is just over 2.1-metres, which is both visually and practically restrictive. Seeing as the kitchen is one of the most used spaces within a modern family home, its current location in the basement, in relation to the Ground Floor location of the Dining Room, is awkward and ineffective. The size is not appropriate for its intended use in a modern family home of this size and status.

The location of the kitchen in the basement, and lack of direct escape route from this level presents a fire safety concern for the property, and something the residents would like to potentially address. Relocating the kitchen to the Ground Floor would provide a more direct, faster route of escape in the event of a fire.

The house has been subject to various changes throughout its history, most notably during the course of the 20<sup>th</sup> and early 21<sup>st</sup> Centuries. Many of the original finishes and details have been damaged, removed or replaced. Most of these changes were likely carried out prior to it being statutory listed in 1974 but are historically and stylistically inappropriate for the era of the building. [Please refer to heritage statement as prepared by Montagu Evans for further information].

Various repair works are required throughout the building, most notably to the roof, which has consequently caused water damage and damp to parts of the interior of the house, chiefly the ceilings. The windows and doors are in need of some general maintenance and refurbishment, as well as many of the existing fittings and finishes. A leaking pipe also caused some damage to parts of the Ground Floor ceiling. This will also require repair.

The existing front boundary wall is not original, and is not in-keeping with the style and era of the house. The wall does not appear to contain any original historic fabric.

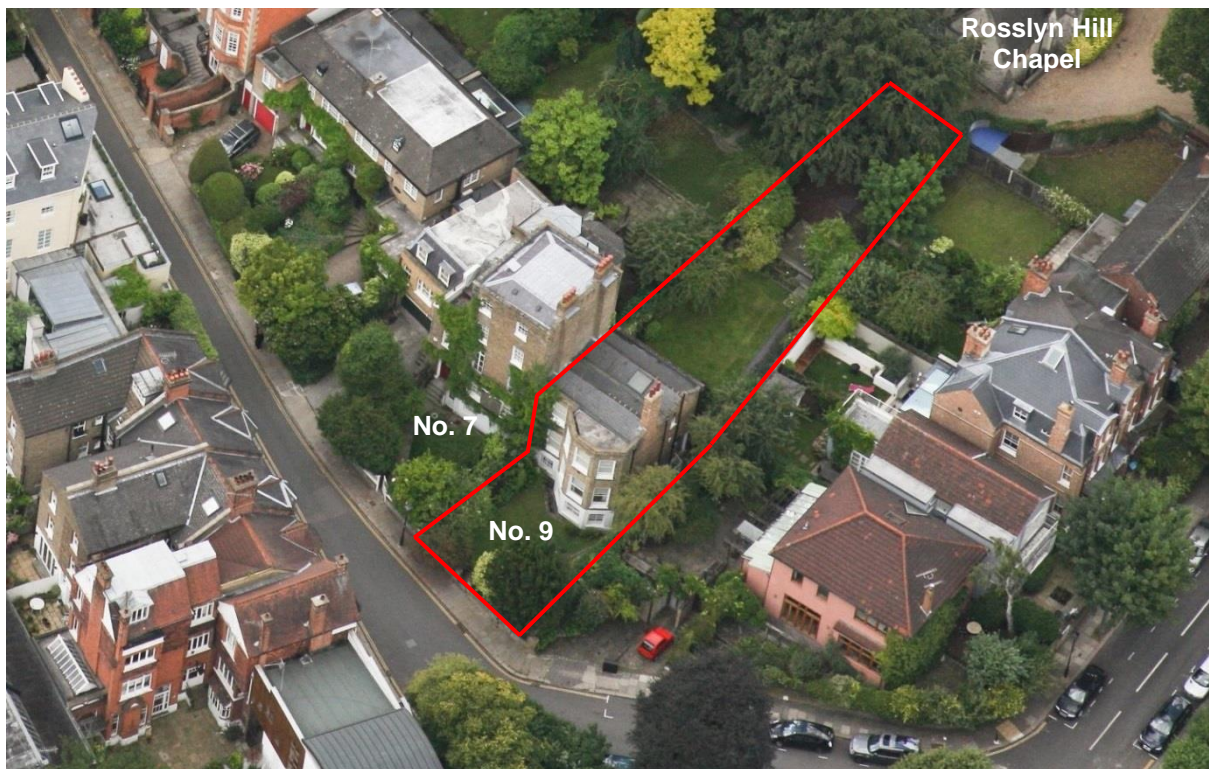
Much of the interior has lost a great deal of its original finishes, with a large amount of the original timber flooring being replaced with laminate flooring. The fireplaces throughout and their corresponding chimneys have been closed and decommissioned, with a modern central heating system replacing the traditional method of heating the house. The aforementioned leaking roof has also caused damp damage, to the walls and plaster and will require repair.

To the rear of No. 9's garden is the Rosslyn Hill Chapel, a Neo-Gothic mid-to-late 19<sup>th</sup> century place of worship and is also Grade II listed.





*Figure 1: 9 Pilgrim's Lane Google Maps location*



*Figure 2: 9 Pilgrim's Lane Bing Maps birds eye view*





*Figure 3: Rear facade of house*



*Figure 4: Front facade of house: facing onto Pilgrim's Lane*





*Figure 5: View of No. 7's rear extension*





*Figure 6: View of rear garden, showing neighbouring house's rear extension.*



*Figure 7: Various images of the rear of the site, both facing toward and away from No. 9's rear façade.*



### **3.0 PLANNING HISTORY AND RELEVANT POLICY**

#### **3.1 Planning History**

Except for applications regarding the removal of trees at the front of the site, there are no recent planning applications of note. Any prior changes and works on the house since its construction are detailed in the heritage statement.

Although no planning applications were found for No. 9, as a precedent, neighbouring No. 7 Pilgrim's Lane had planning consent granted for a 3<sup>rd</sup> floor extension in April 1984. The works also included the conversion of the single dwelling into three; a four-storey house, a basement flat and two-storey maisonette. This site is also Grade II listed, having attained this status simultaneously alongside No. 9 in May 1974.

#### **3.2 Planning Policy**

The site is located within the Hampstead Conservation Area, and we have taken into consideration the guidance offered by the Conservation Area Statement alongside local and national planning policy.

Please refer to the Heritage Statement prepared by Montagu Evans for detailed information on policy we have considered.

While our proposal will be effectively invisible from the street, we have been conscientious with our choice of material and placement on the site. The proposal is finished in a brick stock similar in colour, texture and size to the existing building. The extension is also proposed in a position that will allow it to be obscured from street view. The boundary treatments and vegetation will also assist in obscuring the proposal from public view.

The 'scale, mass and detail' of the neighbouring buildings were integral to the design, and we endeavoured to keep the design subordinate to the existing building as much as possible. The design is sympathetic to the existing house and local context. We aim to have as minimal an impact on the surrounding sites as possible. The overall extension is at an appropriate scale, keeping it subordinate to the existing No. 9 and other adjoining buildings.

Our proposal is low lying, with the glazed portion facing away from the neighbouring No. 7 and its amenity space, offering no view of their property from within the extension. The rear elevations of the houses that front Kemplay Road are a fair distance from our proposal and are screened by garden walls and greenery.

As mentioned in Section 2 of this Design and Access Statement, the reason for the occupiers of the house wanting to relocate the kitchen is due to it being insufficient for the everyday use by a modern family. The function and importance of the kitchen has changed between the time when the house was built and the modern day. The kitchen is the hub of the modern family home, with much of a family's time spent within it. Relocating the kitchen would be a 'viable (use) consistent with the conservation' of the building as a family home, as suggested in point 'a'. The new kitchen will connect well with the garden, which is appropriate to contemporary family life, as opposed to its existing situation in the basement.

Limiting any harm or alteration to the existing fabric by creating an additional space to the rear would reinforce and sustain the building's use as a home, and potentially sustain this usage in the future, as the requirements of a modern family dwelling continues to change.

## 4.0 PROPOSAL

### 4.1 Proposal Summary

The proposals include the erection of a single storey rear extension at ground floor level and relocation of the family kitchen from its existing location within the basement. Restoration and repair work also form a large part of this application, as the interior of the house has been altered significantly throughout the 20<sup>th</sup> century, with many original features and finishes being removed or replaced. The front wall will also be altered, again to make it more stylistically appropriate for the period of the house.

Our proposals intend to enhance the condition of the house by addressing several maintenance related issues and restoring its original character, whilst providing an improved layout for a modern family home. The relocation of the kitchen also offers an improved fire escape strategy for the site.

Restoring the house to a more appropriate state will support the future preservation and prevention of any further damage. The roof is in dire need of repair, and as a result of water entering the roof space, damp and water damage has occurred internally. The windows require maintenance and repair, as some are suffering from substantial rot.

The proposal is to sensitively repair and refurbish all the existing windows on the property except where limited replacements of sashes and sills are necessary. The sashes and sills [in locations detailed below] are considerably decayed. These have been inspected by a timber sash window specialist who have advised that these elements cannot be economically repaired. Thus it is proposed to replace these sashes and sills in a like for like fashion with 4mm thick glazing and true glazing bars to match the current existing profiles. Existing sash boxes are all to be retained throughout.

Further to this, the changes required for the erection of the extension have been designed to be reversible, with few completely permanent changes to the original house proposed. The greatest permanent alteration would be the removal of the existing ground floor window and the bricks below its sill to create the new doorway. We have also endeavoured to keep the original segmental arch and lightwell visible, through the inclusion of a glass link, acting as buffer between the old and new buildings.

A sensitive approach to the design was undertaken, as the house's Grade II listed status and location within The Hampstead Conservation Area is significant to the character of the site; It is therefore something we wish to protect through a carefully considered scheme. By remaining a low level, subordinate structure located to the rear of the property, the design of the extension remains as visually discreet as possible in the design of the extension to limit any impact it may have on the character of the conservation area and the listed house.

Changes to the front boundary wall of the property form part of the application. The revisions to the front wall will be the most visible changes proposed from Pilgrim's Lane, with the design of the wall being completed following consultation with Roger Bowdler of Montagu Evans. As the front wall does not appear to contain any original historic fabric and is likely a more modern addition to the property, the proposals include the redesign of the wall to better integrate it with the late-Georgian character of the house.

Although the railings are currently more modern in style, the brick portion of neighbouring No. 7's front wall may still be partly comprised of some original historic fabric. The height of No. 9's wall and railings are proposed to be raised slightly to be in line with the neighbouring No.7's front wall, and shall be constructed to be more stylistically and materially cohesive with the historic fabric of No. 7. In addition to the redesign of the wall, the integration of a post-box and intercom system into the gate



piers are also proposed. The material and finish of the letterbox plate and intercom control panel shall be analogous with the proposed railings and gate.

#### **4.2 Design Principles**

The addition of a new ground floor extension brings the location of the kitchen up to ground floor level from the basement. There would be no significant alterations to the existing historic layout of the house, rather the extension would create an additional space to the rear, having as minor an impact on the existing fabric and structure of the property as possible. It is located adjacent to the garden boundary wall, but is a completely independent structure.

The property sits in a substantial plot with a generous garden, which is approximately 284m<sup>2</sup> in area. The single storey addition would sit comfortably within the space, occupying approximately 14.7m<sup>2</sup> in area, or roughly 5% of the overall area of the garden. Its siting on only one side of the rear elevation would reinforce its subordinate scale and appearance to the host building and plot.

The proposal would also allow direct access from the kitchen into the garden. At present, there is impaired access to the garden from ground floor level. The scheme seeks to allow more fluid movement through the kitchen into the rear garden.

The design of the extension is based on the concept of the traditional Georgian conservatory, which was a common addition to houses for that period. It features a glazed façade to the side, and the use of complementary brickwork, that will be selected to match the existing house. Access to the kitchen will be enabled via the removal of the existing window and conversion to a doorway. The existing house and proposed extension will be connected via a glass link, which creates a visual separation between the two structures and maintains the visibility of the existing rear façade and lightwell. This will be carefully detailed to have a minimal impact on the historic fabric of the existing house.

Stylistically, the extension is sympathetic to the historic building, being visually independent to the existing, whilst utilising analogous materials. The glazing style and segmental arch lintels on the extension echo the fenestration of the existing house. We chose to design the extension to be stylistically distinct from the existing building in order to prevent producing a pastiche of conflicting features and details between the two. In-line with our intention to preserve the building in its current condition as much as possible, we wanted to ensure that the new structure appeared independent, whilst complementing the historic fabric through a careful choice of material.

There are examples of other successful similar counterpoint rear extensions nearby, with several existing on adjacent Kemplay Road backing onto the proposal site. As previously addressed in 'The Planning History' section of this statement, neighbouring No. 7 attained planning consent for a 3<sup>rd</sup> floor rear extension in 1984. Our scheme is significantly smaller in scale and has less of an impact on the context than this, and both buildings are similarly Grade II listed.

Our proposed design aims to respect and retain the listed building, with careful consideration being made over the scale, materiality and overall impact the extension would have upon the existing. Our proposal would not be harmful to the listed structure, nor harm its neighbouring properties' privacy or amenity. The proposed changes to the internal layout of the basement is an attempt to reinstate what we believe to be the original layout of the house, by separating the Kitchen from the Study.

In summary, the aim of the proposals are to restore the house's original late-Georgian features through a careful selection of materials and design details. The internal restoration and repair works endeavour to re-establish the Georgian character, whilst the front wall revisions aim to reinforce the style and era of the property.

#### **4.3 Impact of Proposals**

In relation to the impact on the adjoining property (No.7 Pilgrim's Lane), the proposed extension structure would be largely concealed behind the existing boundary wall. The extension would be single storey and feature a partially sloped roof, to prevent any harm being made to the neighbouring site's amenity. The proposal site is situated sufficiently far enough from other properties to not have any demonstrable impact upon them.

The proposals convert the right-hand ground floor window (W.G.07) to a doorway. We propose the retention of the segmental arch lintel above the opening, but the removal of the existing window and bricks from the sill to the existing internal floor level. Steps would then lead from the internal floor down to the proposed extension.

Symmetry of the rear elevation was a key concern raised by the Conservation Officer previously. Whilst we accept that the proposed extension would have some effect on the symmetry of the rear façade, we have aligned the rear window of the extension with the existing fenestration. The glass link also keeps the opening affected by the proposal visible from the exterior, so that the symmetry is still visible.

The proposed roof is primarily a flat green roof, but features a concealed slope on the side of neighbouring No. 7 to prevent any daylight blockage, and also reduces its visual impact from the neighbouring property, as the lowest eave is lower than the height of the existing garden wall. The inclusion of a green roof provides ecological benefits to the site, whilst visually softening the extension's appearance when viewed from above.

To respect the character of the house and its impact on the street scene, our proposal is respectful of its context and the current house, while referencing existing materials. The design, scale and materials used are respectful of the existing, and does not undermine any part of the existing site or neighbouring properties. By building an extension to the rear of the building, the design ensures that the modern kitchen will be within an appropriately contained contemporary space, rather than altering the current internal layout or attempting to fit the kitchen into the existing small rooms.

The scheme has been designed to cause as minimal permanent harm as possible to the fabric of the existing listed building. Should the need arise in the future, the rear extension could be removed, and the house restored to its present condition. Structurally, the extension will be completely independent to the house, thus eliminating any potential structural damage the scheme could cause.

#### **4.4 Restoration and Maintenance Works**

Alongside the proposed rear extension, our scheme also involves the repair, restoration and improvement of the existing house. We have prepared a considered approach in an attempt to improve its condition, whilst addressing various required maintenance works throughout.

Various works are proposed, with as minimal repair put forward, with like-for-like materials and traditional detailing used where appropriate.



Proposed repair works include:

- The repair and maintenance of the existing roof, to prevent further water leakage and damp/water damage to the interior of the house.
- Addressing any damp/water related damage throughout.
- Repair/restoration of any original mouldings.
- Refurbishment of all windows to repair any wear or damage. (Refer to *Proposed Window Works* below for full description of exact works required).
- Refurbishment of all doors to repair any wear or damage.

Proposed restoration works include:

- Various original alcoves throughout to be reopened where previously filled.
- The closure of the opening between the Basement Kitchen/Utility and Study to create two separate spaces, to return the house to its original layout. This would also include the reinstatement of the original doorway between the Hall and Kitchen/Utility.
- The replacement of all modern/laminate flooring throughout with timber flooring in a style more appropriate to the period of the house.
- The reinstatement of cornices in their likely original locations.
- Removal of modern spotlighting and replacement with more appropriate wall and central lighting.
- Chimneys to be relined to enable the reinstatement of original fireplaces.
- Refurbishment/replacement of original fireplaces and surrounds:
  - Large marble fireplace surround located in Lower Ground Floor Playroom to be replaced with surround more appropriate to the period of the house.
- Existing modern wardrobes and cupboards to be replaced with joinery more appropriate to style and period of the house.

Proposed improvement works include:

- The replacement of existing sanitary-ware (not original), keeping it stylistically appropriate with the period of the house.
- Landscaping works across the site, reusing existing stone and paving, aiming to preserve as much of the existing material as possible.
- Alterations to the front wall and railings, raising the wall slightly and line of the railing to be in-line with neighbouring No. 7's. The railings will be replaced with wrought iron railings, which are more appropriate to the period of the building. The gate is proposed to be widened, and gate piers to be rebuilt to integrate both a post-box and intercom system.
- Alterations to the existing external bin cupboard to enable the storage of current Camden Council bins.

Proposed window repair works:

All windows shall require some repair/maintenance and rebalancing. Windows that require significant repairs and the replacement of components are listed below alongside a relevant image.

Basement:

- W.B.01: Sill to be replaced using sapele hardwood timber.



- W.B.05: Sill to be replaced using sapele hardwood timber.





Ground Floor:

- W.G.02: Bottom sash to be replaced only, using sapele hardwood timber with 4mm float glass. Sill to be replaced using sapele hardwood timber.



- W.G.06: Sill to be replaced using sapele hardwood timber.



First Floor:

- W.1.01: Top sash to be replaced only, using sapele hardwood timber with 4mm float glass.





- W.1.02: Top and bottom sashes to be replaced using sapele hardwood timber with 4mm float glass. Sill to be replaced using sapele hardwood timber.





- W.1.03: Top and bottom sashes to be replaced using sapele hardwood timber with 4mm float glass. Sill to be replaced using sapele hardwood timber.



- W.1.04: Top sash to be replaced only, using sapele hardwood timber with 4mm float glass. Sill to be replaced using sapele hardwood timber.



- W.1.06: Sill to be replaced using sapele hardwood timber.



- W.1.07: Sill to be replaced using sapele hardwood timber.





- W.1.08: Sill to be replaced using sapele hardwood timber.



## **5.0 ACCESS**

The proposal will not alter the existing vehicle and pedestrian access arrangements into the property.

Bringing the kitchen up to ground floor level would make the habitable spaces in the house more easily accessible, for users of the building with accessibility issues, as well as improving fire escape. It will also improve movement from the Kitchen to the Dining Room, as this currently means that tableware regularly needs to be brought from the Basement to Ground Floor level, which is often unsafe.

The improved layout would enable the house to be used for a longer period of time by the inhabitants, as the revised location of the kitchen would significantly improve access and bring the building closer in-line with Lifetime Homes Standards.

## **6.0 SUMMARY & CONCLUSION**

This proposal complies with the scale and materiality of the existing site and surrounding context. It aims to create an improved layout, by relocating the kitchen from the basement to the ground floor. It has been designed to have a minimal visual impact and provide a more comfortable, usable kitchen for the inhabitants.

The refurbishment and restoration of the original house will facilitate its future conservation, by preventing any further damage caused by insufficient or ineffective maintenance. Reinstating more appropriate features and finishes throughout will enhance the quality of the historic building and benefit the overall conservation of the site.

There will be no changes to parking, vehicular access, or waste disposal arrangements from the site.

In conclusion, the proposals comply with all relevant policies and aims to preserve and enhance the existing character of the house. We have endeavoured to be as mindful of its Grade II listed status and location within the Hampstead Conservation Area as possible. The addition of the rear extension will improve accessibility across the entrance level, without causing substantial harm to the historic fabric of the building, whilst the proposed repair and refurbishment works enhance its condition.

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