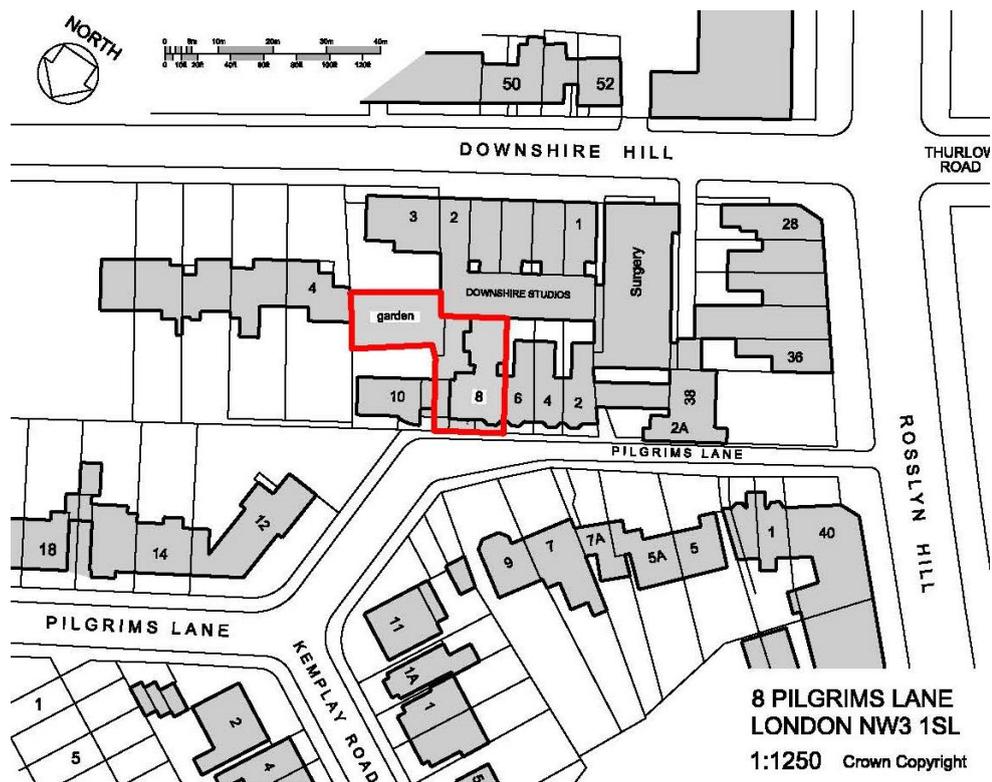


Design, Access & Heritage Statement Replacement Timber Windows

8 Pilgrim's Lane
June 2020



1. Introduction

1.1 This Design, Access and Heritage Statement is submitted in support of an application for full planning permission for the replacement of the existing single glazed timber windows with double glazed timber windows at 8 Pilgrim's Lane, London, NW3 1SL. The application has been submitted with the following plans:

- Existing Plans: Pilgrims OS, 117_A_WIN_SITE, 117_A_WIN_01_EXTG, 117_A_WIN_02_EXTG, 117_A_WIN_03_EXTG, A_WIN_04_EXTG
- Proposed Plans: 117_A_WIN_SITE, 117_A_WIN_01, 117_A_WIN_02, A_WIN_03, 117_A_WIN_04_EXTG
- Design & Access Statement 117_DAS_WIN

2. Application Site

2.1 Number 8 Pilgrim's Lane is a semi-detached property on the south side of Pilgrim's Lane located within the Hampstead Conservation Area, in Sub Area 3 (Willoughby Road/Downshire Hill character area). The property is a late nineteenth century Arts and Crafts building. The property is in the process of complete modernisation where careful consideration has been taken to incorporate energy efficiency into the design.

2.2 No. 8 lies at the eastern end of a short terrace comprising numbers. 2b, 2, 4, 6 and 8 and 10.

2.3 Cossey Cottage at 9 Pilgrim's Lane and Sidney House at 7 Pilgrim's Lane are listed Grade II. To the east, properties from No 4 Downshire Hill to No. 8 are also listed Grade II.

2.4 The site is located within the Hampstead Neighbourhood Plan area.

Views of the house from Pilgrim's Lane



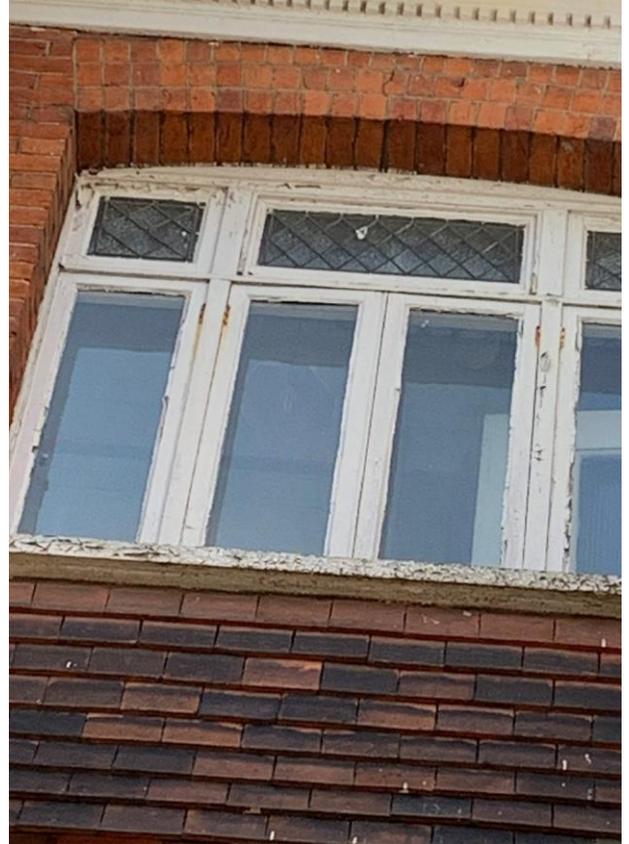
View from the North



View from the West

3. Proposed development

- 3.1 The proposed development seeks planning permission for the replacement of the existing single glazed timber windows with double glazed timber windows at 8 Pilgrim's Lane. The replacement windows are to be finished with like for like replacement and finished in white gloss painted timber. Currently, a significant proportion of the windows are in poor condition as per the images below and require replacement. The proposed works are therefore sought to improve the existing character and appearance of the property.



- 3.2 Despite the design of the windows having a haphazard appearance (some windows having more casement divisions than others, differing sizes, and some windows having lead panels when some do not), for historic consistency, it is proposed for all windows will be replicated exactly.
- 3.3 In order to retain the quality and appearance of the existing sight-lines of the windows, considerable care will be taken for high quality replacements to match the existing profiles and appearance with thin double-glazed units (4mm/6mm/4mm). Where the windows are leaded, these panels will be replicated by the attachment of lead strips on the outside and inside of the outer pane to retain sight-lines.
- 3.4 The proposed double-glazing windows will significantly enhance the thermal efficiency of the property. Given that the property is being thoroughly refurbished, this will form a considerable improvement to the current performance of the building fabric. These works will be in tandem with other energy saving works such as internal dry lining insulation, full replacement of the heating system, led lighting and full insulation of lofts and roof spaces which are currently uninsulated.

4. Pre-Application Advice from Camden Council

- 4.1 Advice was sought from the council planning officer, Jennifer Walsh, on 20th February 2020, who is familiar with the site.
- 4.2 The advice was that, in principal, double glazing replacement windows may be acceptable. However, it was requested that due to the number of window types to be replaced that all elevations would be required. As advised, the application has been submitted with all elevations along with cross section and detailed profiles of all replacement windows at a 1:20 scale. In addition, typical details at 1:2.5 have been provided for further detail. Please refer to the supporting plans for full details.

5. Planning Policy

Legislation

- 5.1 Section 66 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving the setting of listed buildings.
- 5.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 5.3 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF)

- 5.4 Section 12 of the NPPF refers to well-designed places. Paragraph 127 states that planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 5.5 Section 16 refers to the historic environment and requires the decision maker to consider whether the proposal sustains and enhances the significance of heritage assets, making a balanced judgement having regard to the scale of harm or loss and the significance of the heritage asset (paragraphs 193-197).

The London Plan 2016

- 5.6 Policy 3.5 states that housing developments should be of the highest quality, internally, externally and in relation to their context and to the wider environment.
- 5.7 Policy 5.7 seek to achieve an overall reduction in London's carbon dioxide emissions by 2025, with boroughs required to develop detailed policies that promote the strategic carbon dioxide emissions reduction target for London.
- 5.8 Policy 7.8 requires development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials, and architectural detail.

Camden Local Plan 2017

- 5.9 Policy A1 relates to managing the impact of new development. It states that the Council will seek to protect the quality of life of occupiers and neighbours, and will grant permission for development unless it causes unacceptable harm to amenity. This covers a wide range of matters including visual privacy, outlook, noise and vibration levels, and sunlight, daylight, and overshadowing.
- 5.10 Policy D1 seeks to ensure high quality design in all development and requires development to respect local character and the historic environment.
- 5.11 Policy D2 refers to heritage and states that the Council will preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.
- 5.12 Policy CC1 requires all developments to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards. The policy states that the Council will support and encourage sensitive energy efficiency improvements to existing buildings.

Hampstead Conservation Area Statement 2001

- 5.13 The site is located within the Hampstead Conservation Area, located within sub area 3 (Willoughby Road/Downshire Hill).
- 5.14 It describes No.8 Pilgrims Lane as an interesting Arts and Crafts influenced house, comprising a gable with decorative brickwork and distinct chimneys, and on the ground floor with the unusual feature of a ships figure head.
- 5.15 The existing property is identified as making a positive contribution to the character and appearance of the Conservation Area.

Camden Planning Guidance Documents

- 5.16 Camden Planning Guidance (CPG) provides advice and information on how the Council will apply planning policies. The documents are largely linked to policies in the Local Plan and the following are relevant to the consideration of this application:
 - Altering and extending your home
 - Amenity
 - Design

Hampstead Neighbourhood Plan 2018

- 5.17 Policy DH1 requires development proposals to demonstrate how they respect and enhance the character and local context of the relevant character area they are located in, including responding positively and

sympathetically to their surroundings and protecting the amenity and privacy of neighbouring properties.

- 5.18 Policy DH2 requires applications to have regard to the guidelines in the relevant Conservation Area Appraisals and Management Strategies, and overall, seek to protect or enhance the Character of Conservation Areas and/or buildings which make a positive contribution.

6. Planning Assessment

Visual impact

- 6.1 The proposed development includes the replacement of the existing single glazed timber casement windows with timber framed double glazed windows. The replacement windows will be like for like, replicating the type, glazing patterns, proportions (including the shape, size, and placement of glazing bars), materials and finishes, detailing and overall size of the window opening. Accordingly, the proposed replacement windows will respect and preserve the character and appearance of the property.
- 6.2 Having regard to the poor state of condition of some of the existing windows, the proposed replacement windows would, at some parts of the property, improve the existing appearance of the property and its overall contribution to the character of the area.
- 6.3 Whilst it is acknowledged that the window frames will be slightly thicker than existing, the proposed replacement windows are to be finished with slim profile glazing bars and it is considered the differences to the glazing bars will have no discernible visual impact.
- 6.4 Given that the proposal will replicate the existing fenestration detailing and will significantly improve the thermal efficiency of the building while retaining attractive original features,, the proposed works would have an overall positive impact on the character and appearance of the property and the Hampstead Conservation Area. Similarly, the sympathetic nature of the works proposed will result in no adverse impact on the setting of the nearby listed properties opposite and adjacent to the site.
- 6.5 The proposal will therefore have an acceptable visual impact in accordance with Policies D1 and D2 of the Camden Local Plan, the 'Altering and extending your home' CPG, Policies DH1 and DH2 of the Hampstead Neighbourhood Plan, and the guidance within the Hampstead Conservation Area Statement.

Residential amenity

- 6.6 Policy A1 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours, with specific regard to privacy. Further guidance is provided in CPG Amenity which sets specific standards of development.
- 6.7 In this instance, the proposed development is related to the refurbishment of the existing property, to replace existing windows rather than for the installation of any new windows. As such, the proposed works will not introduce any new windows which would overlook neighbours or result in a loss of privacy.
- 6.8 The proposal will have an acceptable impact on residential amenity and complies with Policy A1 of the Camden Local Plan and the guidance contained within the 'Amenity' CPG.

7. Conclusion

- 7.1 The proposed replacement of the existing single glazed timber windows with double glazed timber windows at 8 Pilgrim's Lane will have an acceptable visual impact on the character and appearance of the property, the Conservation Area and the setting of the neighbouring listed buildings. Furthermore, the replacement windows will improve the thermal efficiency of the property and will have no adverse impact on neighbouring amenity. The proposal is therefore compliant with all relevant national and local planning policies and the Council are respectfully requested to grant planning permission.