

26 Pilgrim's Lane, Hampstead NW3 1SN
Replacement of rear additions to lower ground floor



Design and Access Statement
(incorporating Heritage Statement and photographs)
By Malcolm Fryer Architects
September 2020

Malcolm Fryer Architects
Unit LG05, Screenworks
22 Highbury Grove, London N5 2EF
www.mfryer-architects.com
+44 (0)20 73547370

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Malcolm Fryer Architects to support the Planning Application for the replacement of the existing poor-quality rear additions at the lower ground floor level of no. 26 Pilgrim's Lane with an enlarged single level addition to align with the neighbouring properties. It is proposed that the property will maintain its use as a single residential dwelling.

The attached townhouse dates from circa. 1890 and was built as a speculative row on land which once formed the grounds of Carlisle House (demolished 1875). It sits in the centre of a terraced row of 7 (22 – 34 Pilgrim's Lane) and mirrors its neighbours, sharing chimney stacks with number 24 to the main range and number 28 to the rear outshot. Pilgrim's Lane sits within the Hampstead Conservation Area and is characterized for its range of building types, ages and styles. The original red brickwork to the neighbouring properties at 24 and 28 Pilgrim's Lane has been painted to the front and rear but the applicant property retains its original face brickwork with remnants of dark tuck pointing.

The proposed development includes the removal of 2 existing poor quality additions and a small ground floor terrace to the rear of the property, and replacement with an enlarged single level rear addition aligned with those of the neighbouring properties with a terrace over to mirror that of the conjoined property at 24 Pilgrim's Lane. It is also proposed to replace the modern rear casement window at raised ground floor level with new traditional timber French doors to provide access to the proposed rear terrace. Following consultation with the neighbouring properties it is proposed to raise the party wall between the rear terraces of 24 and 26 Pilgrim's Lane at low level to the depth of the proposed addition to balance privacy and outlook amenity for both properties and to rectify an existing poor quality party wall condition.

This report incorporates a Heritage Statement that assesses the impact of the proposals on the character and setting of the Conservation Area. Malcolm Fryer Architects specialise in working with historic buildings and are accredited in historic building conservation (AABC).



View of the terraced row from Pilgrim's Lane (left) and from the rear garden of No. 26 (right). Number 26 stands out in that it retains its original red face brickwork and most of the original windows.



The location plan of No. 26 Pilgrim's Lane, Hampstead

2.0 HAMPSTEAD CONSERVATION AREA

Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) on 29 January 1968. Pilgrim's Lane lies within Sub Area 3: Willoughby Road / Downshire Hill and its history and character is described in the Conservation Area Appraisal as:

*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. At the curve of the road Nos.12-20 are two storey houses with pitched roofs of various periods. No.11 on the west side is a prominent two storey detached house at the corner with Kemplay Road. Built in the inter-war period it has a hipped tiled roof and is now rendered a terracotta colour. As the road turns towards Rosslyn Hill a group of contrasting properties sit well together. No.10 is a 1960s building redesigned by SHH Architects in stucco and wood. No.8 is an interesting Arts and Crafts influenced house. It has a gable with decorative brickwork and distinct chimneys. On the ground floor front elevation there is the unusual feature of a ships figurehead. Nos.2-6 is a terrace of red brick two storey houses with double height bays. Pilgrim's Lane was originally a short lane off Rosslyn Hill and the western end of the road shows this history with its fine late 18th and early 19th century houses; Nos.7, 9 and Rosslyn House (2a) are listed. Rosslyn House is the sole survivor of a terrace that ran down Rosslyn Hill.*

3.0 DESCRIPTION OF THE PROPERTY AND NEIGHBOURS

No.26 is a late Victorian four-storey terraced property that is not listed and dates from circa. 1890. The house is constructed in traditional solid brickwork of various thicknesses and features a three-storey rear outshot in matching red brick with a terrace at high level. An additional single-storey outshot extends into the garden and features a small terrace with a ladder to the garden. The side return is infilled with a conservatory formed by timber and glazed partitions with a door to the garden and a polycarbonate roof.

The upper floors of the house were repaired and refurbished by the current owners in 2018, including extensive conservative repairs to the masonry and much of the original door and window joinery, renewal of the welsh slate roof and the formation of a new dormer to the rear elevation to serve a new loft room (Planning ref 2018/1150/P).

The rear of the property at lower ground floor level is in generally poor state of repair, particularly in terms of rising damp, building services, finishes, fixtures and fittings. The rear conservatory addition is poorly designed and is now in a largely dilapidated state. The small rear addition and terrace to the existing outshot is also of poor quality with a modern casement window and a bituminous roof finish.

The neighbouring properties have been extensively refurbished and altered in recent years. Number 24 has a lower ground floor rear addition with a terrace over, accessed from the ground floor via large doors in 3 locations. The rear terrace has a substantial parapet upstand with concrete copings and painted iron railings over to 3 sides. Number 28 Pilgrim's Lane has a rear addition with terrace over on the boundary with Number 26 which is closely aligned with that of number 24. An existing brick party fence wall with splayed coping detail provides privacy between the existing ground floor terraces of numbers 26 and 28.

4.0 PHOTOGRAPHS AS EXISTING



Rear (South-East) elevation of existing conservatory.



Rear (South-East) elevation at garden level.

PHOTOGRAPHS AS EXISTING (CONT'D)



The existing rear additions / terraces and rear gardens of 28-24 Pilgrim's Lane as viewed from the upper terrace



The existing rear additions / terraces and rear gardens of 24-28 Pilgrim's Lane as viewed from the garden of no. 26

PHOTOGRAPHS AS EXISTING (CONT'D)



The existing rear additions / terrace of 24 Pilgrim's Lane as viewed from the upper terrace of no. 26



The existing rear conservatory of no. 26 and with rear addition / terrace to no. 24 beyond illustrating the problematic existing party wall condition between the properties



The existing modern casement window and opening To the ground floor rear of no. 26

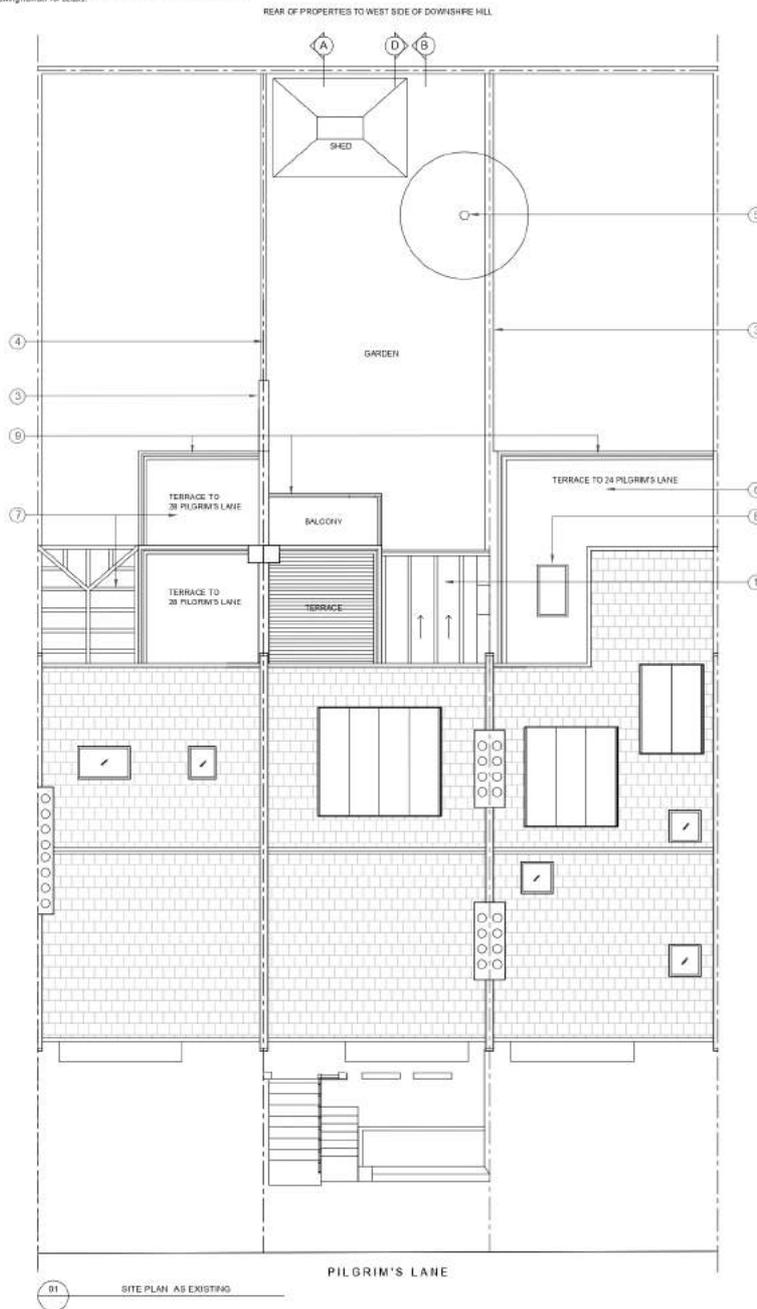


The rear elevation of the addition to 24 Pilgrim's Lane

5.0 DRAWINGS AS EXISTING

General Notes

Do not scale from drawings.
 All dimensions must be checked on site and discrepancies verified with the Architect.
 Unless shown otherwise, all dimensions are to be to structural surfaces and are in mm.
 Lines shown refer to internal door schedule for door sizes. Door openings to be set out to give 60 specified architrave either side.
 To be read in conjunction with all relevant Architect, Services and Structural Engineers' drawings. For all structural details and information refer to Structural Engineers drawings.
 For all mechanical and electrical information refer to M&E consultants drawings and information unless shown otherwise.
 Any discrepancies between drawings to be reported immediately to the Architect.
 Refer to drawing number for details.



KEY

1. Disipated modern timber framed conservatory with polycarbonate sheet roofing, built to boundary over party wall
2. Floor quality modern brick addition with modern timber casement windows and terrace over with metal balustrade and ladder access to garden
3. Traditional brick party fence wall
4. Timber paling party fence wall
5. Existing mature tree
6. Existing modern rear addition with terrace over to 24 Pilgrim's Lane
7. Existing modern rear addition with terrace over to 28 Pilgrim's Lane
8. Timber deck finish with flush rooflights to floor
9. Modern metal railings to terraces
10. Modern concrete copings to masonry upstand to terrace edge
11. Traditional slate roofing with decorative fascias ridge tiles
12. Modern opening and timber casement windows with over-light
13. White painted brickwork
14. Original faceted brickwork
15. Timber trellis and planting over party fence wall
16. Modern window opening to return elevation of outshot to 24 Pilgrim's Lane
17. UPVC window goods to neighbouring property



26 Pilgrim's Lane, Hampstead NW3 1SN

Dwg No: FL3101 - SITE PLAN AS EXISTING

SCALE: 1:100@A3

DATE: 15/09/2020

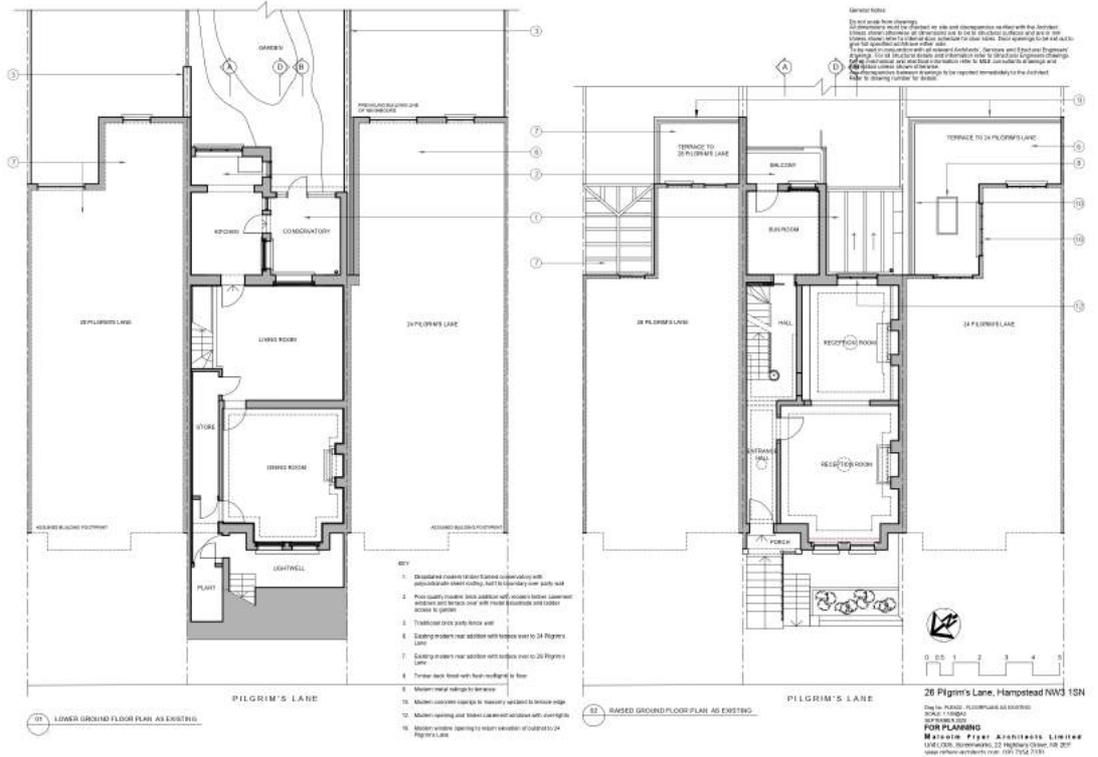
FOR PLANNING

Malcolm Fryer Architects Limited

Unit 16/15, Screenworks, 22 Highbury Grove, N5 2EF

www.mfayr-architects.com 020 7354 7370

Site / roof plan as existing



Lower ground and raised ground floorplans as existing



Rear elevation as existing

6.0 KEY PLANNING POLICIES

Camden Planning Guidance (CPG): Altering and extending your home (2019)

Extensions: rear and side – Good practice principles

3.1 *The following considerations should be reflected in an extension to ensure it is not insensitively or inappropriately designed and to ensure it does not spoil the appearance of the property or group of properties or harm the amenity of neighbouring properties. Proposals should:*

- *be secondary to the building being extended, in relation to its location, form, scale, proportions, dimensions and detailing;*
- *be built from materials that are sympathetic to the existing building wherever possible;*
- *respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;*
- *respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *not cause a loss of amenity to adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, privacy [...]*
- *allow for the retention of a reasonably sized garden;*
- *retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;*
- *allow for the retention of wildlife corridors, in particular at the end of streets.*

Height and depth of a rear extension

3.3 *In order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist. As such, the following is advised:*

- *A single storey ground floor extension is generally preferable to those proposed at higher levels/floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity. In cases where a higher extension is found to be appropriate, a smaller footprint will generally be required in order to mitigate any increase in visual mass and bulk, overshadowing and sense of enclosure that would be caused by the additional height of the extension.*
- *Extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged. This is because such extensions no longer appear subordinate to the building.*

Width of a rear extension

3.4 *The width of a rear extension should be designed so that it is not visible from the street and should respect the rhythm of existing rear extensions in neighbouring sites.*

- 3.5 *Sometimes the rear of a building may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. Where architectural merit exists, the Council will seek to preserve it where it is considered appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.*

Balconies and roof terraces

- 4.12 *Balconies and terraces should complement the elevation upon which they are to be located. Consideration should therefore be given to the following:*
- *detailed design to reduce the impact on the existing elevation;*
 - *careful choice of materials and colour to match the existing elevation;*
 - *possible use of setbacks to minimise overlooking – a roof terrace need not necessarily cover the entire available roof space;*
 - *possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook;*
 - *preference for screens to be 1.7m high, made of timber, and not be visually permeable and;*
 - *need to avoid creating climbing opportunities for burglars.*

Camden Local Plan 2017

7. Design

Local context and character

- 7.2 *The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*
- *character, setting, context and the form and scale of neighbouring buildings;*
 - *the character and proportions of the existing building, where alterations and extensions are proposed;*
 - *the prevailing pattern, density and scale of surrounding development;*
 - *the impact on existing rhythms, symmetries and uniformities in the townscape;*
 - *the composition of elevations;*
 - *the suitability of the proposed design to its intended use;*
 - *inclusive design and accessibility;*
 - *its contribution to public realm and its impact on views and vistas; and*
 - *the wider historic environment and buildings, spaces and features of local historic value.*

Amenity space

- 7.23 *Private outdoor amenity space including gardens, balconies and roof terraces can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Please refer to Policy A2 Open space for the Council's approach to ensuring the new open space is provided in development. The Council also requires that the residential amenity of neighbours be considered in accordance with Policy A1 Managing the impact of development.*

Hampstead Neighbourhood Plan 2018-2033

Policy DH1: Design

- 1. Development proposals should demonstrate how they respond and contribute positively to the distinctiveness and history of the character areas identified in Map 2 and Appendix 2 through their design and landscaping.*
- 2. Development proposals should demonstrate how they respect and enhance the character and local context of the relevant character area(s) by:*
 - a. Ensuring that design is sympathetic to established building lines and arrangements of front gardens, walls, railings or hedges.*
 - b. Incorporating and enhancing permeability in and around new developments to secure safe and convenient access for pedestrians and cyclists, and avoiding lockable gates and fencing that restricts through access.*
 - c. Responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings.*
 - d. Protecting the amenity and privacy of neighbouring properties.*
 - e. Demonstrating how the proposal protects and enhances the views as shown on Map 4.*
- 3. All development proposals which are required to produce a design and access statement will need to produce additional information on how the proposal conserves and / or enhances the relevant character area(s) relating to that proposal.*
- 4. Development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported.*

Policy DH2: Conservation areas and listed buildings

- 1. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies (Hampstead Conservation Area Statement <https://www.camden.gov.uk/hampstead-conservation-area>)*
- 2. In reference to NPPF paragraphs 131 to 136, the Plan provides further guidance on the application of these policies below.*
- 3. New development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas.*
- 4. Development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation Area, as identified in the relevant Conservation Area Appraisals and Management Strategies (see Appendix 3).*

7.0 PLANNING HISTORY OF THE ROW

A summary of comparative recent planning consents for the row 22-36 Pilgrim's Lane include:

26 Pilgrim's Lane

Erection of dormer window to rear roof slope and replacement of artificial slate to rear roof slope with traditional welsh slate.

Ref: 2018/1150/P

Date: 06-06-2018

Decision: Granted

26 Pilgrim's Lane

Replacement of front stairs; 4no. windows to rear elevation; 2 no. rear doors; Reconfiguration to fenestration to upper rear elevation and decking to existing rear terrace.

Ref: 2017/6112/P

Date: 27-12-2017

Decision: Granted

24 Pilgrim's Lane

The retention of 1 x dormer window and 1 x rooflight in the rear roofslope and 3 x rooflights in the front roof-slope, as a loft conversion for an existing single dwelling house.

Ref: 2004/4755/P

Date: 20-12-2004

Decision: Granted

22 Pilgrim's Lane

Erection of part two, part four storey rear extension with garden access stair, loft conversion with rear dormers and front roof lights; in connection with the conversion of two flats into a single dwelling.

Ref: 2017/6990/P

Date: 20-12-2017

Decision: Granted

34 Pilgrim's Lane

The erection of a two-storey rear extension (garden and upper ground floor level) including a balcony and staircase to the garden.

Ref: 2003/1040/P

Date: 09-07-2003

Decision: Granted

8.0 THE PROPOSALS

The proposals seek to remove existing detracting additions from the rear elevation and replace them with a new single level rear addition to the full width of the property which respects the prevailing building line and rhythms of the adjoining properties and the rhythms along the conjoined row. No. 22 Pilgrim's Lane has most recently received planning permission for a similar depth full width addition at lower ground floor level (2017/6990/P). It is proposed that the new rear addition is clad in rusted Corten steel which would be highly sympathetic to the tones of the historic brickwork while being a distinctive contemporary addition. New large openings of minimally metal framed glazing at garden level seek to reflect the

alignment, form and simplicity of the existing openings above, and to provide a much stronger relationship between the house and garden.

The proposed rear ground floor terrace above the addition would mirror that of the conjoined property at 24 Pilgrim's Lane, though the terrace level and edge balustrade treatment would be significantly lower to align with the existing ground floor level of the property. The terrace would be accessed via the existing door opening to the outshot and via proposed new traditional painted timber French doors, formed from the existing modern window opening to the rear elevation at ground floor level. The glazing bar configuration of these doors would match that to the front windows of these principal reception rooms and slim-lite double glazed units would provide enhanced thermal performance to this altered opening. Additional lighting to the lower ground floor addition would be provided by flush walk-on triple glazed roof-lights set within the timber decked terrace, closely matching the adjacent property (no. 24).

Following consultation with the neighbouring properties it is proposed to raise the party wall between the rear terraces of 24 and 26 Pilgrim's Lane to the depth of the proposed addition to balance privacy and outlook amenity for both properties and to rectify an existing poor quality party wall condition. It is proposed that the new raised section of party wall would be terminated by a series of traditional swooping swan-neck copings in matching red brickwork similar to those found elsewhere on the existing party fence walls and in the immediate vicinity of the Conservation Area. This new raised party fence wall between the properties at ground floor level would effectively fall away to the rear of the properties to balance privacy and outlook amenity between the neighbouring terraces.

The rear elevation has been carefully composed to reflect and align with the bi-partite nature of the original rear elevation and outshot. The proposed parapet upstand height has been carefully considered to be well proportioned in relation to the overall elevation whilst maintaining rear views across the garden and minimising the amount of balustrading required above. It is proposed that a short section of frameless low reflectivity glazed balustrading be set flush with the inner face of the rear parapet to provide protection from falling whilst enabling uncluttered views to and from the rear of the property.

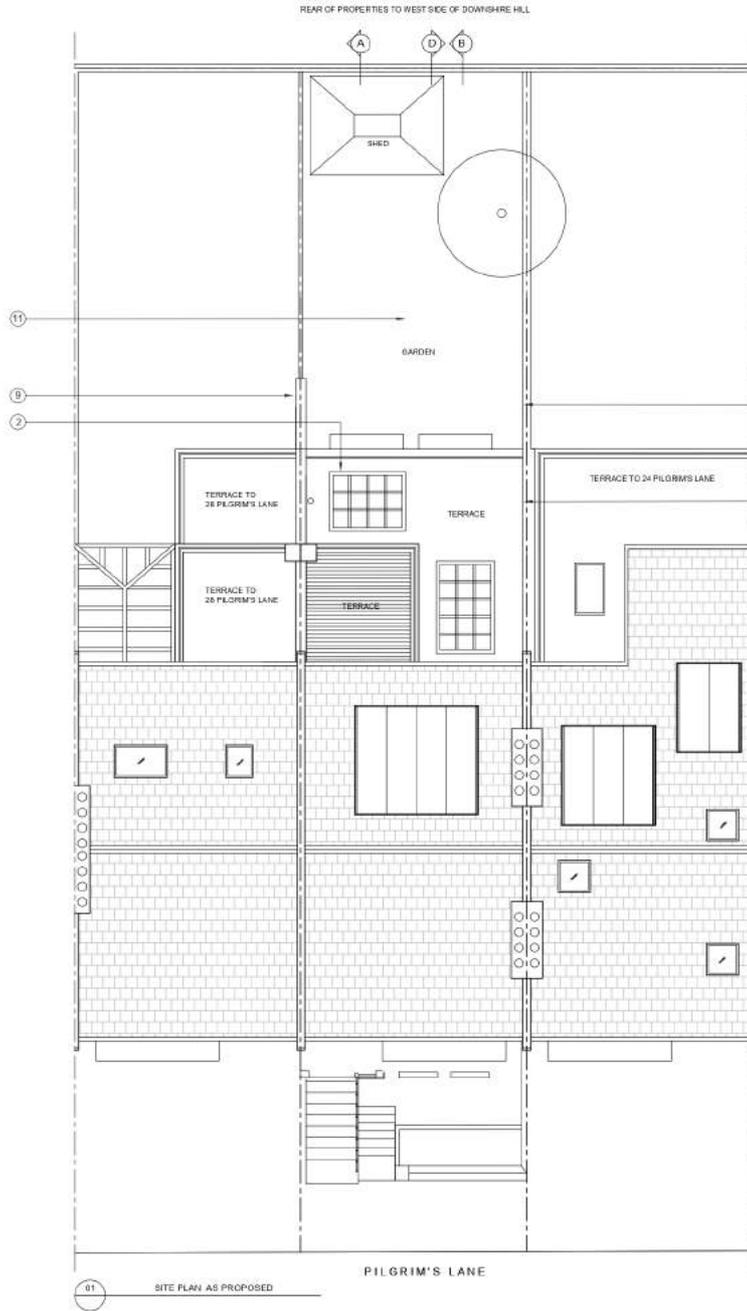
Minor adjustment of the rear garden levels is proposed adjacent to the proposed rear addition to provide level access to the existing lower ground floor of the property (currently two steps down). The majority of the existing rear garden levels and landscape will remain unaffected, including the mature Prunus Tree to the side boundary with Number 24, that will form a strong focal point to the view from the new living room addition. Investigations of the existing party fence wall foundations have confirmed that the localised lowering of levels adjacent to the proposed addition will not impact upon the existing brick garden walls, which will be subject to a party wall agreement. Existing dilapidated timber trellis to these party fence walls is to be replaced with new to match.

As with the neighbouring properties, the proposals maintain a well-proportioned garden and do not impact upon the wildlife corridor across the rear of the site.

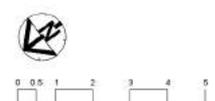
9.0 PROPOSED DRAWINGS

General Notes

Do not scale from drawings.
 All dimensions must be checked on site and discrepancies verified with the Architect.
 Unless shown otherwise all dimensions are to be to structural surfaces and are in mm.
 Unless shown refer to internal door schedule for door sizes. Door openings to be set out in line with specified conditions on other side.
 To be read in conjunction with all relevant Architect, Services and Structural Engineer drawings. For all structural details and information refer to Structural Engineer drawings.
 For all mechanical and electrical information refer to M&E consultants drawings and information unless shown otherwise.
 Any discrepancies between drawings to be reported immediately to the Architect.
 Refer to drawing number for details.

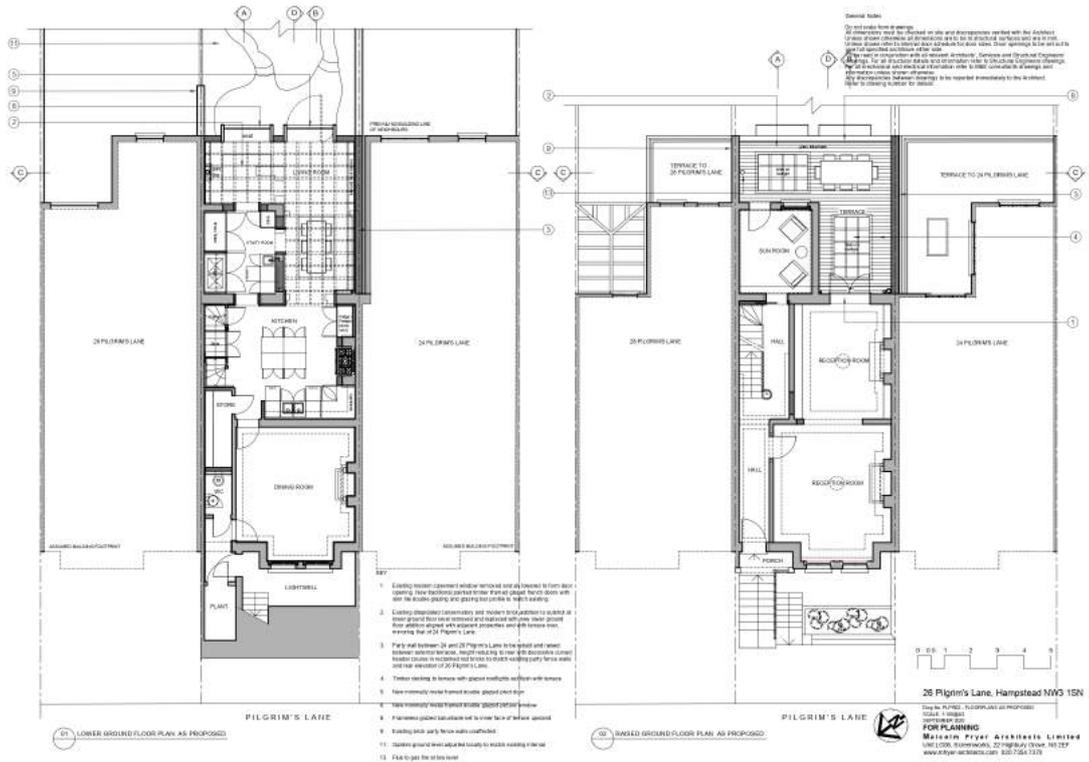


- KEY**
1. Existing modern casement window removed and all lowered to form door opening. New traditional painted timber framed glazed french doors with slim line double glazing and glazing bar profile to match existing.
 2. Existing dilapidated conservatory and modern brick addition to be demolished. New ground floor addition aligned with adjacent properties and with terrace over, mirroring that of 24 Pilgrim's Lane.
 3. Party wall between 24 and 26 Pilgrim's Lane to be rebuilt and raised between external bracing, height reducing to that with decorative turned header course in reclaimed red brick to match existing party terrace walls and new elevation of 26 Pilgrim's Lane.
 4. Timber decking to terrace with glazed rooflights set flush with terrace.
 5. New minimally metal framed double glazed pivot door.
 6. New minimally metal framed double glazed picture window.
 7. Corten metal cladding to lower ground floor addition.
 8. Frameless glazed balustrade set to inner face of terrace upstand.
 9. Existing brick party fence walls unaffected.
 10. Existing dilapidated timber walls replaced with new matching.
 11. Garden ground level adjusted locally to match existing internal.
 12. Existing mature tree unaffected.
 13. Plot to gas fire at the level.



26 Pilgrim's Lane, Hampstead NW3 1SN
 Day No. PLP01 - SITE PLAN AS PROPOSED
 SCALE: 1:1000
 SEPTEMBER 2020
FOR PLANNING
 Malcolm Fryer Architects Limited
 UNIT 1003, SCREENWORKS, 22 Highbury Grove, HC 2EF
 www.mfya-architects.com 020 7354 7370

Site / roof plan as proposed



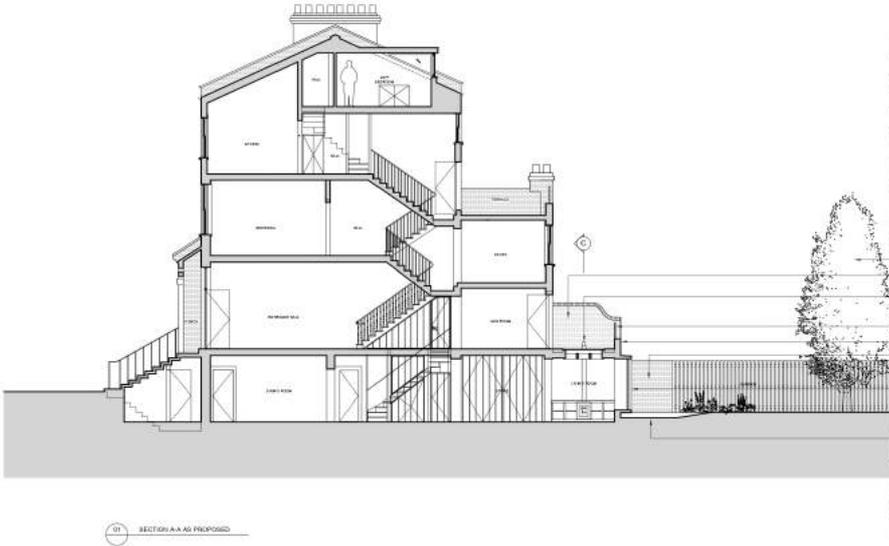
Lower ground and raised ground floor plans as proposed



Rear elevation as proposed

General Notes

Do not build from information shown on this drawing unless it is accompanied by a written instruction from the architect. The architect is not responsible for the construction of any part of the building shown on this drawing unless it is accompanied by a written instruction from the architect. The architect is not responsible for the construction of any part of the building shown on this drawing unless it is accompanied by a written instruction from the architect. The architect is not responsible for the construction of any part of the building shown on this drawing unless it is accompanied by a written instruction from the architect.



01 SECTION A-A AS PROPOSED

KEY

1. Existing masonry chimney stacks removed and cut down to their base opening. New traditional patterned terracotta glazed brick chimneys with iron flue collars placed and pointing for weathering.
2. Existing disused conservatory and modern brick addition to existing corner ground floor removed and replaced with new lower ground floor addition aligned with existing proportions and with terrace level matching that of 2A Pilgrim's Lane.
3. First floor between 2A and 2B Pilgrim's Lane to be rebuilt and level between existing terraces. Right hand side to have an elevated carport (under stairs) to match existing and to allow existing earth floor with new elevation of 2A Pilgrim's Lane.
4. Terrace existing to remain with glazed rooflights and finish with terrazzo.
5. New externally made, finished double glazed front door.
6. New externally made, finished double glazed picture window.
7. Existing window existing to remain ground floor addition.
8. Existing ground level to be set to lower level of terrace adjacent.
9. Existing brick party fence walls unaffected.
10. Existing disused brick fire brick replaced with new existing masonry.
11. Existing ground level adjacent to be raised existing masonry.
12. Existing masonry unaffected.
13. Floor to go five at low level.

10
9
8
7
6
5
4
3
2
1

02 SECTION B-B AS PROPOSED

26 Pilgrim's Lane, Hampstead NW3 1SN
 DRAWN BY: MALCOLM FRYER ARCHITECTS
 SCALE: 1/50 (VERTICAL)
 20/09/2020
FOR PLANNING
 MALCOLM FRYER ARCHITECTS LIMITED
 UNIT 104B, SCHWENKERS, 22 HIGHWAY COACH, HATFIELD
 www.mfpa-architects.com 020-7554-7170

General Notes

Do not build from information shown on this drawing unless it is accompanied by a written instruction from the architect. The architect is not responsible for the construction of any part of the building shown on this drawing unless it is accompanied by a written instruction from the architect. The architect is not responsible for the construction of any part of the building shown on this drawing unless it is accompanied by a written instruction from the architect. The architect is not responsible for the construction of any part of the building shown on this drawing unless it is accompanied by a written instruction from the architect.



01 SECTION B-B AS PROPOSED

KEY

1. Existing masonry chimney stacks removed and cut down to their base opening. New traditional patterned terracotta glazed brick chimneys with iron flue collars placed and pointing for weathering.
2. Existing disused conservatory and modern brick addition to existing corner ground floor removed and replaced with new lower ground floor addition aligned with existing proportions and with terrace level matching that of 2A Pilgrim's Lane.
3. First floor between 2A and 2B Pilgrim's Lane to be rebuilt and level between existing terraces. Right hand side to have an elevated carport (under stairs) to match existing and to allow existing earth floor with new elevation of 2A Pilgrim's Lane.
4. Terrace existing to remain with glazed rooflights and finish with terrazzo.
5. New externally made, finished double glazed front door.
6. New externally made, finished double glazed picture window.
7. Existing window existing to remain ground floor addition.
8. Existing ground level to be set to lower level of terrace adjacent.
9. Existing brick party fence walls unaffected.
10. Existing disused brick fire brick replaced with new existing masonry.
11. Existing ground level adjacent to be raised existing masonry.
12. Existing masonry unaffected.
13. Floor to go five at low level.

10
9
8
7
6
5
4
3
2
1

02 SECTION B-B AS PROPOSED

26 Pilgrim's Lane, Hampstead NW3 1SN
 DRAWN BY: MALCOLM FRYER ARCHITECTS
 SCALE: 1/50 (VERTICAL)
 20/09/2020
FOR PLANNING
 MALCOLM FRYER ARCHITECTS LIMITED
 UNIT 104B, SCHWENKERS, 22 HIGHWAY COACH, HATFIELD
 www.mfpa-architects.com 020-7554-7170

North-South sections as proposed

10.0 DETAILS, MATERIALS, FINISHES

As described and illustrated above, the single level rear addition at lower ground floor / garden level has been carefully designed to relate to the proportions and alignment of the existing outshot and openings to the rear elevation. The two new openings have been carefully spaced and are centralised symmetrically across the elevation. The subtle projection of these two openings seeks to enhance the threshold experience between the house and garden and provide depth to the elevation whilst respecting the prevailing building line of the row. The parapet height of the addition has been designed to align with the existing parapet copings of the adjacent property to 24 Pilgrim's Lane. The short section of glazed balustrade above it would be set flush with the back of the parapet and will be low reflectivity to maintain clear views and an uncluttered appearance to the elevation whilst providing essential protection from falling. Its height will be substantially lower than the adjacent metal balustrade to No. 24 as it is set unusually high off the terrace level, most likely for building control reasons.

The proposed use of Corten cladding to the rear elevation seeks to relate sensitively to the strong colouring of the existing red brickwork to the rear of the property whilst remaining distinctive and contemporary. New large openings of minimally metal framed glazing at garden level seek to reflect the alignment, form and simplicity of the existing openings above, and to provide a much stronger relationship between the house and garden.

The proposed alterations to the brick party fence walls will utilise matching traditional red brickwork and lime mortar closely to match the existing work. The swooping swan neck brick copings to the wall head will reflect the traditional details found elsewhere on the existing party fence walls and in the immediate vicinity of the Conservation Area.

The proposed new traditional timber framed French doors to the rear elevation at raised ground floor level will provide essential access to the terrace from the principal reception rooms. The new French doors have been designed closely to match the profiles found on the original timber casement windows to the front of the property at raised ground level to provide an internal consistency. The new French doors will replace a modern casement window and will provide a more unified language of door and window joinery to the rear elevation.

Precedent images of these proposed finishes and details can be found overleaf.

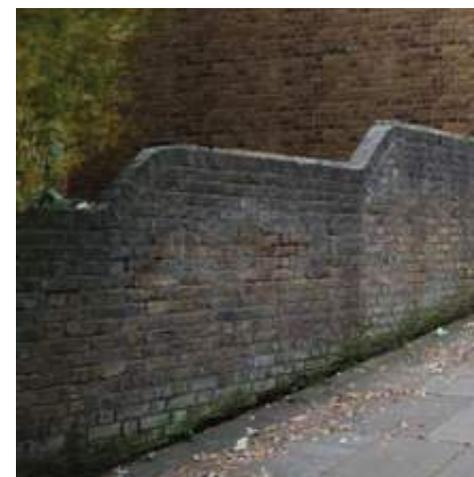
11.0 MATERIALS AND FINISHES PRECEDENT IMAGES



Precedent images of Corten cladding and minimally framed glazing adjacent to traditional brickwork / openings



Precedent images of minimally metal framed pivot door



Precedent image of a swooping swan neck wall head

12.0 ACCESS

Existing access to the property from Pilgrim's Lane will be maintained.

13.0 REFUSE

Bin are stored within the front well, concealed from view from the street, a configuration which is proposed to be retained.

14.0 SUSTAINABILITY STATEMENT

The proposals will seek to improve the environmental performance of the building wherever possible if it can be carried out without impacting on the character and setting of the heritage asset. Proposals include:

- Structures of poor thermal performance at lower ground floor level are to be replaced with a new energy efficient and well-insulated addition which will exceed the requirements of the Building Regulations.
- The new primary structure of the proposed rear addition is to be full structural timber between the masonry party walls, utilising low embodied energy.
- Natural daylighting will be enhanced through high performance roof lighting.
- The replacement rear ground floor opening will have a greatly improved thermal performance than the modern single glazed existing doors.

15.0 HERITAGE STATEMENT

The primary significance of no.26 Pilgrim's Lane lies in its group value as part of the late Victorian residential terrace on Pilgrim's Lane and as part of the surrounding Hampstead Conservation Area. It stands out from its neighbours in the row as it retains its original face brickwork and much of the original door and window joinery.

The proposals remove a number of elements from the rear elevation which detract from the character and setting of the Conservation Area and replace it with a positively contributing element.

The proposals generally seek to optimise the sustainability of the property as a long term family home for the current owners by providing increased amenity and improvements in environmental performance. The proposals are entirely consistent with the policies and guidance of the CPG for altering and extending homes (2019), the Local Plan and the Hampstead Neighbourhood Plan in relation to rear extensions and terraces. The proposals align with and reflect the existing additions of the neighbouring properties, creating a sense of uniformity across the rear of the row which enhances the character of the Conservation Area in accordance with the guidance and policies. The proposals provide a sensitively scaled addition which is subordinate and sensitive to the host building yet is distinctive and contemporary through the careful use of massing and materials.

While the garden level addition will remain largely invisible from the surrounding properties, the raised party walls which may be visible at ground floor level utilise traditional materials and details to match the existing property in accordance with the local policy guidance. The raising of the party wall between 24 and 26 Pilgrim's Lane with a traditional swooping swan-neck detail to the wall head will remove an unattractive and problematic party wall condition and reinstate a clarity of separation between the properties closely to match that seen on the boundary between 26 and 28, enhancing the character of the Conservation Area.

The single level rear addition at lower ground floor / garden level has been carefully designed to relate to the proportions and alignment of the existing outshot and openings to the rear elevation. The two new openings have been carefully spaced and are centralised symmetrically across the elevation. The parapet height of the addition has been designed to align with the existing parapet copings of the adjacent property at 24 Pilgrim's Lane. The short section of glazed balustrade above it is set at the back of the parapet and will be low reflectivity to maintain an uncluttered appearance. Its height will be substantially lower than the adjacent metal balustrade to No. 24. This carefully considered design will collectively greatly enhance the character and setting of the Conservation Area.

The proposed use of Corten cladding to the rear elevation seeks to relate sensitively to the strong colouring of the existing red brickwork to the rear of the property whilst remaining distinctive and contemporary in accordance with best conservation practice. New large openings of minimally metal framed glazing at garden level seek to reflect the alignment, form and simplicity of the existing openings above.

The proposed new traditional timber framed French doors to the rear elevation at raised ground floor level will provide essential access to the terrace from the principal reception rooms. The new French doors have been designed closely to match the profiles found on the original timber casement windows to the front of the property at raised ground level to provide an internal consistency. The new French doors will replace a modern casement window and will provide a more unified language of door and window joinery to the rear elevation, enhancing the character and setting of the Conservation Area.

The proposed addition is modest in size and maintains a well sized rear garden. The mature Prunus tree to the rear of the site will not be affected under the proposals, maintaining the character and setting of the Conservation Area. The brick garden party fence walls will remain unaffected under the proposals, preserving the character of the Conservation Area. The provision of a terrace at ground floor level will enable the existing and dense soft landscaping to the garden to be fully retained, preserving the character of the Conservation Area whilst also aiding rainwater run-off and biodiversity.

16.0 NEIGHBOURING AMENITY

The proposals for no.26 Pilgrim's Lane have sought to consider carefully the existing and future amenity of neighbouring properties, particularly in terms of privacy and outlook. Information on the proposed development has been shared with the neighbours at 24 Pilgrim's Lane and 28 Pilgrim's Lane, who raised no objections to the proposals.

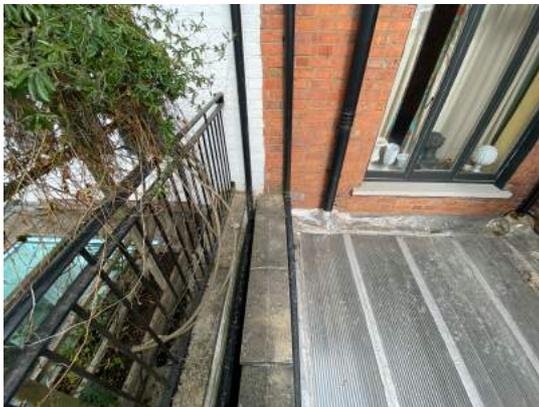
Based on initial investigations, the garden walls to both sides will not be affected by the minor adjustments on the garden levels.

The proposed development effectively seeks to mirror the rear addition and ground floor rear terrace of 24 Pilgrim's Lane to the west, so achieving the right balance between privacy and views for both properties has been a high priority from the outset. It is not proposed to create any new openings on the side of the existing rear outshot of number 26 in consideration of the neighbours' privacy levels.

The existing conservatory to number 26 has been built to the boundary line which is the centre line of the party wall, and the rear addition to number 24 has been built inbound. There is subsequently a gap between these two additions which has created a poor quality party wall conditions which is contributing to damp issues to both properties.



Party wall and existing foundations



Top view of the gap between the two extensions

The proposals seek to raise the party wall on the historic line and to extend it up in traditional brickwork to become a characterful low-level garden wall between the two raised ground floor level rear terraces. It is also proposed to increase the height of the wall between the existing out-shots to optimise privacy levels between the properties. The adjoining owners have supported this approach in principle.

The proposed development will not impact on the privacy or outlook amenity of number 28 to the east, because of the existing high brick party wall between the existing rear terraces to the properties that is to be maintained at raised ground floor level along with the existing trellis and dense planting to the garden walls. As with no. 24, the proposed enlarged terrace will align with the terrace to no. 28.



Party wall and rear elevation of 28 Pilgrim's Lane.



View of the party wall with no.28 between existing terraces

Existing



Proposed



Existing



Proposed



Existing



Proposed



3D modelling of the proposed addition as existing and as proposed conditions used for consultations with adjoining owners regarding the party wall conditions

17.0 CONCLUSION

The development proposals for no. 26 Pilgrim's Lane are in accordance with Camden policies and guidance and will serve to preserve and enhance the character and setting of the wider Conservation Area while providing a more sustainable family home for the owners and protecting and improving the amenity of adjoining owners.