

18 Perrins Lane
Heritage Statement

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1 Significance

18 Perrins Lane is located in the London Borough of Camden within the Hampstead Conservation area.

The property is a Grade II listed Georgian terrace cottage, arranged over three floors, on the north west side of the lane.

Ground Floor comprises two interconnected reception rooms, kitchen / pantry with access to a courtyard garden.

First and Second Floors contain three bedrooms and one communal bathroom.

The terrace is of early 19th century cottages, in yellow / brown brick stock with slated mansard roofs with dormers and tall brick chimney-stacks.

The immediate surroundings are residential, with access to the shopping facilities of Hampstead within easy walking distance. There are a number of local schools nearby.

Formed in brown brick stock, in keeping with the existing materiality, design features have been integrated thoughtfully to compliment the existing property.

The modest extension would be built using quality materials. The proposed timber panelling, brick detailing and Georgian style timber sash windows are sympathetic to the original historic fabric of the property whilst adding quality and flair to the property.

The proposal is in line with Camden Council's guidelines and therefore is considered to preserve the amenities of the occupiers of the neighbouring properties and to enhance the character of the Conservation Area.

2 Principles

The proposed works include:

- New Ground Floor rear extension with internal modifications to accommodate new bathroom, pantry space and new timber sash windows.
- Internal cosmetic redecoration and maintenance to Ground, First and Second Floor.

The purpose of this proposal is to enhance the integrity, comfort and organisation of the property, whilst maintaining the character of the building and surrounding area.

3 Impact

The proportion of the proposed extension has been mindful of historic development in the area and the importance of an appropriate balance of exterior garden space / courtyard.

The design is in keeping with the local context and datum heights of neighbouring property's.

The proposed extension is subservient to the main house and respects the scale and proportion of the existing and nearby property's.

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