



Charlton
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Architects

Design and Access Statement and Heritage Statement

15 Wilmot Place, London, NW1 9PJ

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1.0 Introduction

This Design and Access Statement and Heritage Statement forms part of a planning application that seeks to amalgamate the existing flat and maisonette back into a single dwellinghouse and extend at the rear.



Aerial photograph showing street context

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Aerial photograph showing side elevation

2.0 History

- 2.1 The site sits within the Rochester Conservation Area designated in December 2001. The area is described in detail in the Rochester Conservation Area Statement.

“Rochester is a cohesive and compact Conservation Area that has at its centre the park Rochester Terrace Gardens, giving it a strong focus and sense of place. Built in the 1840s and 1850s it has an architectural integrity and charm that survives overall with some minor changes.”

- 2.2 Nos. 4 – 5 and 6 – 15 Wilmot Place form the earliest development in the Conservation Area which began in 1846.

3.0 Context

- 3.1 The Townscape Map shows that all of the houses in the Rochester Conservation Area on Wilmot Place are positive contributors. It also shows that none of the houses on Wilmot Place are listed.
- 3.2 The Conservation Area Appraisal describes Nos. 6 – 15 Wilmot Place, the group of houses to which the application building belongs, as “five pairs of semi-detached houses with pediments over central bays”.
- 3.3 No. 15 is one of a pair of semi-detached houses. It has a flush façade, recessed front entrance and central tripartite windows on three levels with a decorative iron detail at first floor level.



Front view of No. 15 Wilmot Place

4.0 Planning history

- 4.1 No. 15 was built as a single dwellinghouse before being converted into a ground floor flat and an upper maisonette in 1968.
- 4.2 Planning Permission (Ref: 2013/4246/P) was granted in 2013 for a single-storey rear infill extension including installation of rear bathroom window, roof light and glazed doors to existing flat.

5.0 Proposal – an overview

- 5.1 The proposal involves the following:
 - a. The amalgamation of the flat and maisonette back into a single dwellinghouse, and;
 - b. The addition of a single storey rear extension.

6.0 Proposal – detailed description

6.1 The amalgamation of the flat and maisonette back into a house

The amalgamation is in line with Camden's policy: LDF policy DP2f (unchanged from the superseded UDP policy H3). Policy DP2f seeks to minimize the loss of housing in the borough by protecting

residential uses from development that would involve the net loss of two or more homes. As this proposal would only result in the net loss of one residential unit it is considered acceptable in the context of adopted policy.

As all of the buildings on Wilmot Place, including No. 15, were built as single dwellinghouses, the proposed amalgamation back into a house is also more in character with the Conservation Area than the current configuration.

6.2 The addition of a single storey rear extension

The proposed addition of a single storey rear extension is a modest one that fills in the enclosed-feeling space that is left between the existing closet wings. Neighbouring buildings already have similar extensions. The proposed extension is of brick to match the existing and is in keeping with the style of the building.

Its purpose is to create a new kitchen and eating area that faces onto the garden. Its size and external appearance are the same as the previously consented rear extension (ref: 2013/4246/P) but its side entrance is omitted (this was the entrance to the ground floor flat) and the rooflight is modified.

The proposed single storey extension will have no impact on the amenity of the neighbouring property.



Rear view of No. 15 Wilmot Place

7.0 Materials

- 7.1 The proposed facing material is traditional brick to match the existing in keeping with the building and the Conservation Area.

8.0 Access

- 8.1 The proposal has no effect on the existing original main entrance to the property.
- 8.2 The property is served by numerous bus routes and the Northern Line tube line at Camden Town. The property lies within a Controlled Parking Zone and by car the A1 and A406 (the North Circular) are easily accessible. It is well served in terms of schools, local shops and supermarkets (Camden Town Sainsbury's).

9.0 Conclusion

- 9.1 The proposal seeks to reinstate 15 Wilmot Place as a single dwellinghouse and to improve the property through minor extensions, alterations and repair, without any impact on the amenity of neighbouring properties, and both enhances and preserves the Conservation Area. On this basis it is considered that the proposal should be granted planning permission.