

5 Wilmot Place London NW1 9JS

Design and Access Statement



Front elevation Wilmot Place



Rea Elevation from garden

Summary of Proposals

The subject property is one half of a pair of mid nineteenth century flat fronted villas. The site lies within the Rochester Square conservation area. The building is not listed.

The application is for the construction of a single storey rear and side extension to provide additional ground floor accommodation for the single family dwelling house.

Use

The existing use is residential. The building is a single family dwelling house. The proposals would provide for a kitchen/family room opening onto the garden.

Scale

The proposed extension would be single storey in height and would have a footprint of 23.6 m².

This is in keeping in scale and height of many extensions to similar houses in the Rochester Square conservation area.

Appearance

The party garden wall with number 4 would be built up in second hand yellow stock bricks and the space between the existing rear off shoot and the party garden wall glazed over with a glass roof.

The new rear wall facing the garden would be constructed in second hand yellow stock bricks with aluminium sliding patio doors and a painted timber sliding sash window in the more solid part of the brickwork.

The rear garden of number 5 is well concealed by adjoining buildings and trees and it is hard to see where the extension could be seen from adjoining properties let alone the public realm. The effect of the extension on the conservation area would therefore be negligible.

Landscaping

The rear garden amenity space would be reduced in area by 12m² from 37m² to 25m². However this is still considered adequate amenity space for town centre courtyard garden.

There is one tree which would need to be removed to facilitate the development, however this is a false acacia the stem diameter of which is less than 100mm and the applicant states that this is self-seeded.

The mature sycamore tree to the end of the garden would be protected with ply hoarding at 3m distance from the base of the stem and the foundations for the extension designed so as not to damage the tree.

Access

Access both into and within the dwelling will not be affected by the proposals.

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