

March 2016
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DESIGN AND ACCESS STATEMENT

15a Wilmot Place Camden NW1 9JP

15 Wilmot Place is in the Rochester Conservation Area.

The property is divided into a ground floor/garden flat (A) with an entrance on Rochester Place, and a first and second floor maisonette (B) accessed by the main front door on Wilmot Place.

The proposed alteration is solely to the two existing single storey rear extensions, believed to have been built in the 1960s when the house was divided. Presently these extensions contain the entrance to 15 A, a bathroom and a kitchen.

Both flat roofed extensions have high parapet walls on two sides with the rain water falling to the small central area between. The party wall neighbours have similar rear extensions.

The proposed works will enlarge the kitchen by infilling the small area between the two extensions. The footprint of the new extension will not extend further than existing into the garden. The roof will be realigned to fall to the rear, with a new roof light providing light to the inner room. The bathroom and entrance lobby remain as existing. The parapet walls on Rochester Place and the party wall will remain. All new development will take place behind and below the existing parapet walls.

New materials, including windows and roof and any work to existing brickwork will match those removed.