

# 13 Wilmot Place

London, W6 7RL

Design and Access Statement

January 2026

Project ref: 0138

Stage: 32

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## Contents

1	Introduction
2	Property Information
3	Planning Constraints
4	Existing Massing
5	Proposed Massing
6	External Materials
7	Landscaping
8	Other Proposals
9	Sustainability & SUDs
10	Fire Strategy

## 1 Introduction

This Design and Access statement has been prepared to support a Householder submission to the London Borough of Camden.

The information documents the proposals for a new outbuilding to the rear garden of the property, to be used ancillary to the house and constructed on screw piles with a sedum roof.

The building is a (Class C3) dwellinghouse.

Please note, a separate planning application has been submitted for a new extension to the rear of the property.

### Site Data

Site area	96sqm
Current use	Residential
PTAL Rating	4b

### Proposals

Proposed additional C3 Space	28sqm outbuilding
Car Parking Spaces	As existing
Cycle spaces	As existing

## 2 Property Information

13 Wilmot Place is a semi-detached single dwellinghouse, built in the 1840s and set on a tree-lined road.

The property, is located within the Rochester Conservation Area. It however is not listed.

The property is constructed from stock/ gault brickwork with stucco and mouldings to the ground floor level, and around the windows.

The detailing is fairly elaborate to the front, with this elevation further enhanced by a mature Magnolia tree to the frontage.

Unlike the front elevations, the rear and side elevations are simple brick with little detailing. This difference in style has clearly established a front and back elevation that is prevalent across London. There has been repair works carried out historically in an unsympathetic manner. This has created a patchwork of tones to the rear in particular. The side has suffered from water damage historically due to the absence of a sill to the blind window at second floor level.

The rear of the property has been extended and altered in various forms historically. There is less consistency in to this elevation, both to 13 Wilmot Place and the wider street.

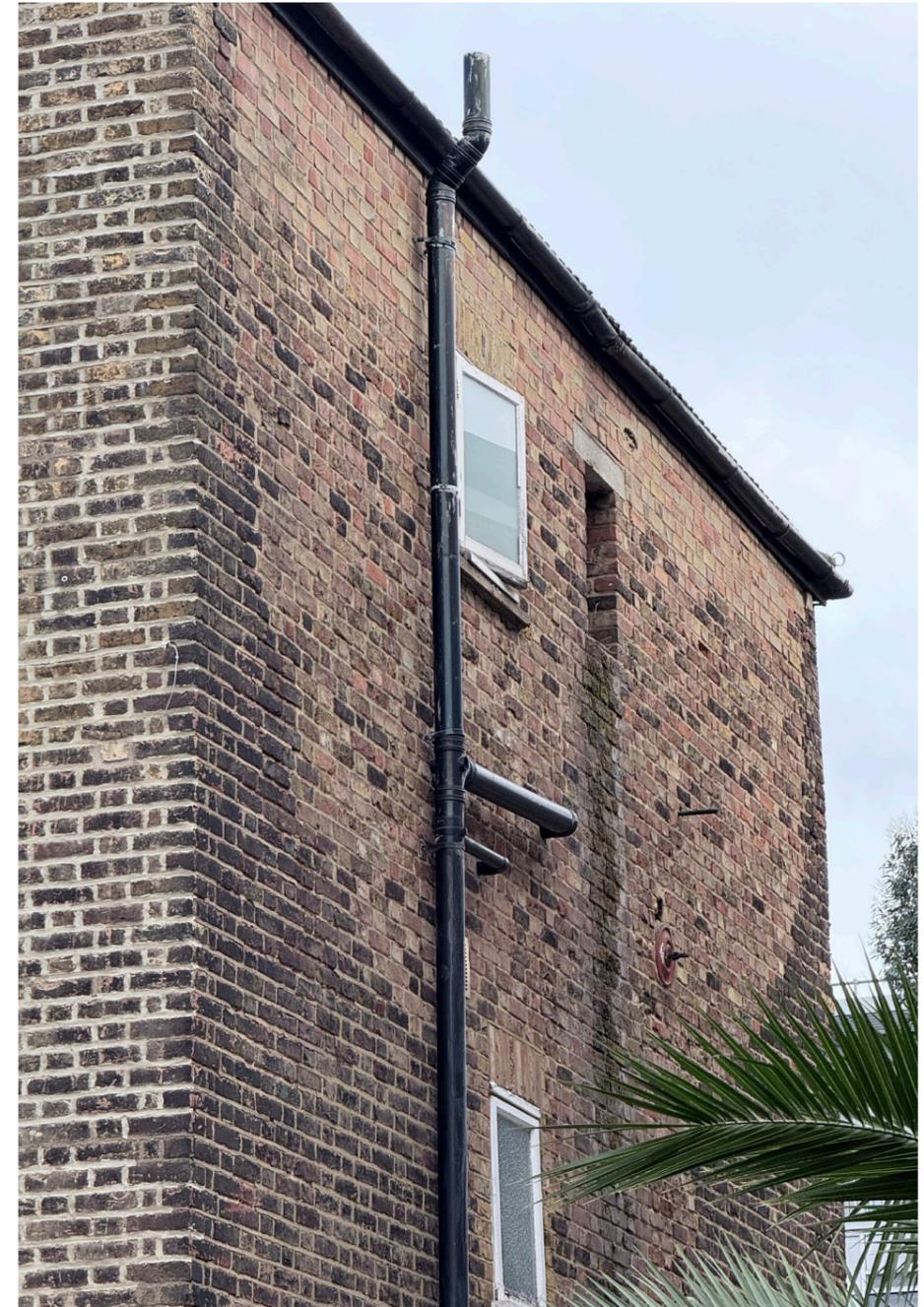
There is a mature eucalyptus tree to the garden. The proposed outbuilding has been developed to not affect this and the root protection area, through construction on screw piles and with a maximum soil scrape of 100mm.



Front Elevation



Rear elevation



Side elevation



Rear Garden



Existing Eucalyptus Tree



Rear Garden from second floor



Magnolia tree in front garden



Existing flue to rear addition flat roof



Rear elevation



Boundary treatment

3.1 Camden Home Improvements Planning Guidance

5.5 Outbuildings

Outbuildings are structures within a property's garden which offer a reasonably low-cost alternative to an extension, whilst providing usable space away from the main building for various functions such as storage, home office, studio, gym, children's playroom etc. They can free up space in the main dwellinghouse to allow for an extra bedroom, kitchen or living area, without the need for an extension. The outbuilding could be in the form of a shed, greenhouse, or others.

As they occupy space in the garden, the size and design of outbuildings must consider their impact on the amenity of neighbouring occupiers, biodiversity and character of the wider area, so they do not detract from the generally 'soft' and green nature of gardens and other open spaces.

Large garden buildings may affect the amenity value of neighbours' gardens, and if used for purposes other than storage or other domestic uses, may intensify the use of garden spaces and cause loss of amenity through overlooking, overshadowing, lightspill and noise nuisance. To result in an acceptable scheme, development in rear gardens should:

- Ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within, the host garden;
- In Conservation Areas, check the Conservation Area Appraisal in relation to outbuildings, to know what you should consider. The works should preserve or enhance the existing qualities and context of the site, and character of the Conservation Area;
- Not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area;
- Retain space around the building for suitable soft landscaping;
- Ensure the height will retain visibility over garden walls and fences;
- Ensure the size will maximise retention of garden and amenity space;

- Ensure the position will not harm existing trees and their roots;
- The construction method should minimise any impact on trees, mature vegetation (see CPG Trees) or adjacent structures;
- Use materials which complement the host property and the overall character of the surrounding garden area;
- Consider installation of green roof and/or solar panels;
- Address any impacts upon water run-off and groundwater flows, and demonstrate that the impact of the new development will be negated by the measures proposed. Reference should be made to CPG Water and Flooding.
- Consider installation of water butts;
- Consider installation of bird and bat boxes on the structure or in vicinity.

3.2 Principle of development and permitted development rights

At national level, the Town and Country Planning General Permitted Development Order 1995 (as amended) defines a series of works to domestic properties that comprise development to be generally acceptable (subject to certain restrictions and limitations) and thus are normally able to be brought forward as "permitted development" not requiring planning permission.

Schedule 2, Part 1, Class E of the GPDO (Buildings etc incidental to the enjoyment of a dwellinghouse) normally allows for buildings and enclosures for a purpose incidental to the enjoyment of the dwellinghouse to be constructed without the need for planning permission, subject to these buildings/enclosures:

- not exceeding 50% of the total area of the curtilage,
- not being situated on land forward of a wall forming the principal elevation of the original dwellinghouse,
- not extending to more than a single storey,
- not exceeding 2.5 metres in height if within 2 metres of the boundary of the curtilage of the dwellinghouse,
- eaves heights not exceeding 2.5m,
- not being situated within the curtilage of a listed building;
- not including include the construction or provision of a verandah, balcony or raised platform;
- as the site is within a conservation area) not being situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse;
- not relating to a dwelling or a microwave antenna;
- having a capacity exceeding 3,500 litres.
- being for a dwellinghouse built under Part 20 of this Schedule (construction of new dwellinghouses)

### 3.2 Rochester Conservation Area Appraisal

The area was designated a conservation area by the London Borough of Camden in 2001, to protect and enhance its special architectural and historic interest.

A summary of Wilmot Place and the conservation area ins included below:

*Facing Rochester Terrace Gardens at its northern end this street has a group of distinctive properties seen across the park. Nos. 4-5 & 6-15 form the earliest development in the Conservation Area which began in Wilmot Place in 1846. Nos. 6-15 are five pairs of semi-detached houses with pediments over central bays. Nos. 6 & 7 have a pair of tripartite windows with hooded cornices and console supports on a central projecting façade. The ground floor has a rusticated stuccoed effect and recessed front entrance. Nos 8-11 have a slightly recessed central façade and projecting side entrances. The central bays have pediments and decorative iron detail. Nos.12-15 have a flush façade, recessed front entrance and central tripartite windows on three levels, the first floor level has decorative iron detail. Nos. 4-5 situated to the west of Wilmot Place are more modest properties built during the same period and have one central bay on each level with pediments and decorative iron detail on first floor level. The ground floor also has a rusticated stuccoed effect and a small recessed front entrance to the side of the central bays. The building is set behind low stuccoed walls surmounted by black iron railings and punctuated by tall stuccoed gate piers. The small front gardens in all of the properties contain a variety of shrubs and plants.*

Relevant policy areas are noted below:

#### *REAR EXTENSIONS/CONSERVATORIES*

*R19 Planning permission is usually required for the erection of a rear extension or conservatory. However, modest single storey extensions to a single-family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height. It is advisable to consult the Planning Service to confirm if this is the case.*

*R20 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached, that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general affect on neighbouring properties and Conservation Area will be the basis of its suitability. Rochester 25*

*R21 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.*

*R22 Rear extensions will not be acceptable where they would spoil an uniformed rear elevation of an unspoilt terrace or group of buildings; or would encroach significantly on the rear garden space; or harm public views of rear garden/spaces.*

*R23 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of the original building. Conservatories at high level will not be permitted.*



42 Rochester Place

A modern mews house positively included in the Conservation Area Statement for skillful handling of different planes.

### 3.3 Tree Protection

There is a 'Category B' Eucalyptus tree to the rear garden, as furthered in Marcus Foster's Tree Survey and Arboricultural Impact Assessment.

This is shown as T2 on the submitted drawings. 'Category B' trees are trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

The tree is positioned to the southern boundary, and has a RPZ of 8m, which covers most of the garden and the patio.

Due to this, the root zone must be protected and excavations greater than 100mm cannot be carried out. Helical piles will be used to ensure this, as outlined in Marcus Foster's Tree Survey and Arboricultural Impact Assessment:

*Limited RPA incursion for retained tree T2 - 17% for crown reduced tree with diminished form. The incursion shall be for an area subject to selective groundworks via structural engineering methodology of helical screw piles (or similar tree protection methodology) which shall not impact the tree's root plate*

This therefore requires the majority of new build construction to be above garden level, the result of which means following a Permitted Development route is not feasible, whilst achieving the desired internal head heights. As furthered below:

- Under Permitted Development the proposed outbuilding height would be limited to 2500mm where within 2000mm of the boundary, which the outbuilding is within.
- There is a maximum soil scrape allowance of 100mm.
- The outbuilding needs to be constructed on helical piles so as not to affect the tree. The floor buildup will be approx. 350mm - 450mm.
- The roof buildup will also be approx. 350mm.
- When considering these buildups, and a maximum soil scrape of 100mm, the finished outbuilding floor to ceiling height would be 1800mm ((2500mm + 100mm) - (450mm + 350mm)).

This has resulted in the proposals being submitted via

a householder planning submission, with the heights kept to a minimum whilst achieving the raised floor level to protect the tree. The additional 500mm allows for a finished outbuilding floor to ceiling height of circa 2400mm - which corresponds with the London Plan for new build finished heights.

On the basis that a planning application is required, the applicant is proposing to provide a sedum roof to reduce surface water run off and maintain a "green" surface and further visually integrate the building into the garden



Eucalyptus Tree to garden

### 3.4 Local Planning Precedents

Below are a list of relevant planning precedents for outbuildings to the surrounding area.

Ground Floor Flat 9 Wilmot Place London NW1 9JP  
2023/0358/P  
Erection of an outbuilding in rear garden.

Flat A, 83 St Augustine's Road London NW1 9RR  
2024/0863/P  
Erection of an outbuilding to rear garden.

7 Stratford Villas London NW1 9SJ  
2022/0172/P  
Erection of single storey rear extension at lower ground floor; installation of replacement sash windows throughout, new lower ground floor side windows and entrance door and new side boundary gate; demolition of existing double garage and erection of single storey outbuilding in garden.

64 St Augustine's Road London NW1 9RP  
2020/5378/P  
Amalgamation of 2x 1-bedroom flats into 1x 4-bedroom maisonette at lower ground and ground floor level, erection of a three-storey rear extension, installation of terrace and balustrade at ground and first floor level and external staircase to rear garden at ground floor level, addition of 2x rooflights on rear roof, erection of an outbuilding in rear garden and associated works and removal of 6x trees.

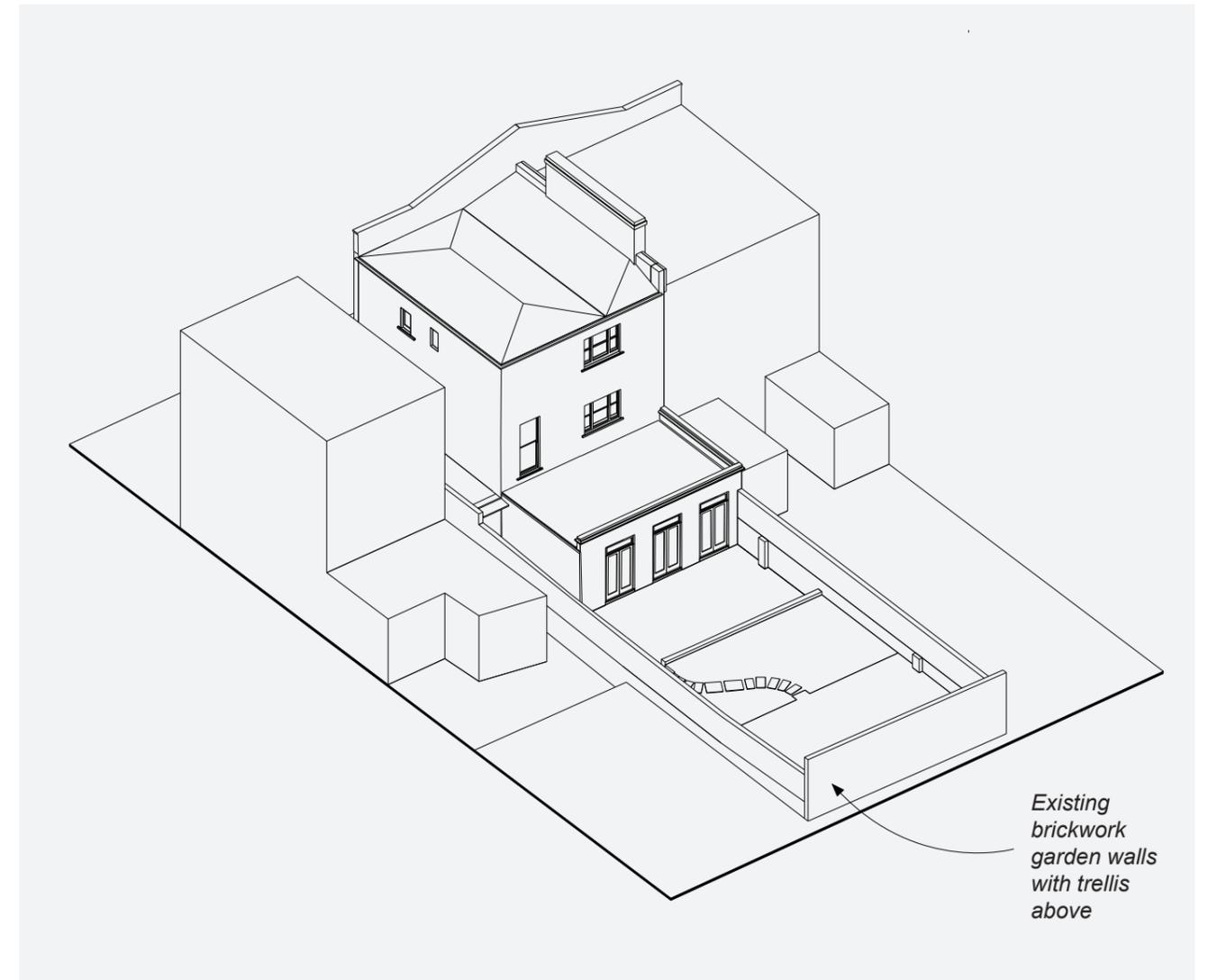
#### 4 Existing Massing

The axonometric drawing overleaf displays a study of the building as existing.

Evident is the variation across the back of the properties between the property and the direct neighbours.

This, along with the earlier context review, has been used to inform an appraisal of potential areas for extension.

There is a large tree to the garden, which will have root protection areas and will need to be protected, or works to them approved, due to the location of the property in a Conservation Area. The ground conditions are also high plasticity. Due to this, proposals will be built using piled foundations to protect both the property and trees.



Existing axonometric

## 5 Proposed Massing

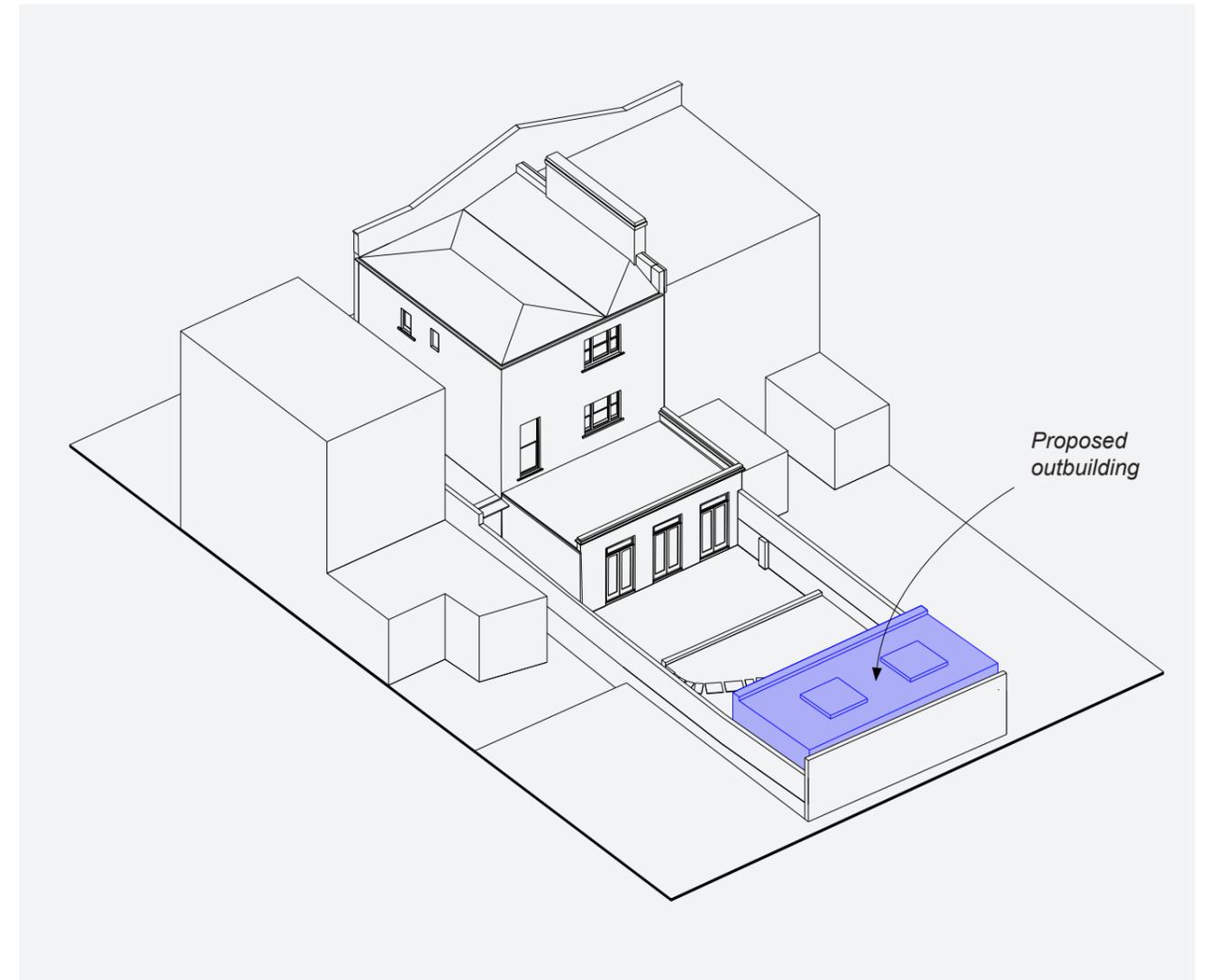
The axonometric drawing overleaf displays a study of the building as proposed. The proposed outbuilding provides an additional 28sqm.

The proposal is sited to the end of the rear garden, and is constructed within the boundary walls. It will have a flat roof with sedum roof covering, and a maximum height of 3 metres. This height is required to raise the floor to allow use of screw pile foundations, and the buildup of the green roof above.

Areas of the proposal as shown below, displaying that over 50% of the original garden will remain following both this application and the proposed extension applied for separately:

Original Garden (1948): 220.5sqm

Proposed Garden Remaining: 139.5sqm (calculation includes proposed extension applied for separately)



Proposed axonometric

The adjacent images shows material references to give an idea of the different materials and textures proposed.

As submitted via a separate application, the house and extension will be treated to become more cohesive. As displayed in the earlier property review, the rear elevation features a mishmash of brickwork, with poorly done repairs and damage due to subsidence and cracking.

The outbuilding garden elevation will be predominantly glazed to the rear, to bring as much light into the internal spaces as possible. The detailing will be minimal, with metal framed doors and windows, and a sleek parapet detail above. A canopy will provide solar shade.

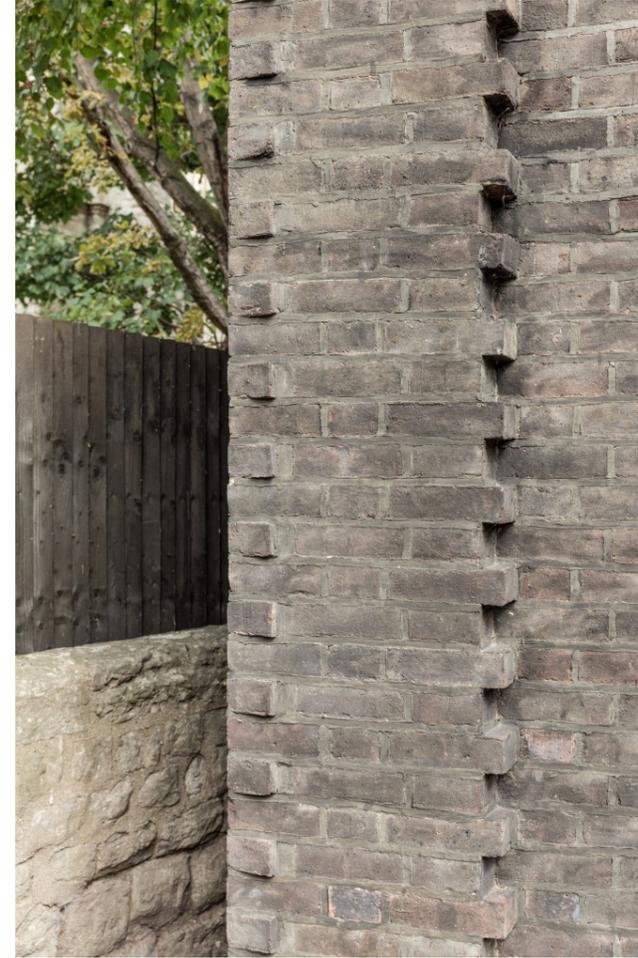
The glazing will be bordered by brickwork on either side. This minimal detailing will compliment the host building and extensions. The roof will be finished with a sedum roof, with a two rooflights bringing light into the centre of the building.

The proposed material palette ties it in to both the existing house and proposed additions.

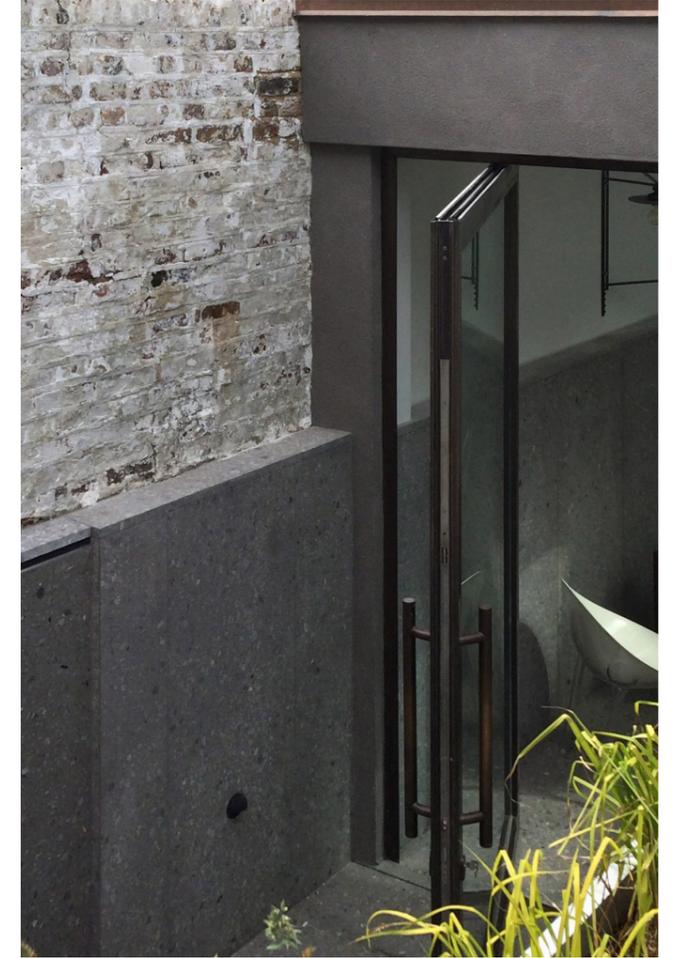
The proposed materials are:

Outbuilding

- Walls: Rendered. Rendered walls are proposed to ensure the building is non-combustable. This is required due to the size to conform with Building Regulations. It also mimics the proposed materiality of the extension applied for separately, and the stucco treatment of the house.
- Roof: Sedum roof
- Glazing: Triple glazed metal framed units



Brick stain applied to a new build extension in North London to create an aged appearance more consistent with the host property



Render, stone and dark-framed glazing

## 8 Other Proposals

### Parking

No change to existing parking condition. Due to the proximity to public transport and access across London, the property has a good PTAL rating, and will remain car free.

### Cycle Parking

Bicycle storage to remain as existing.

### Trees

The protected tree to the rear garden will be retained but pruned, to continue general maintenance. A tree survey and arboricultural impact assessment is submitted alongside this planning submission, which confirms that the proposals will not adversely impact the large eucalyptus tree in the rear garden.

### Windows, Doors & Glazing & Light Pollution

All glazing to the outbuilding will be triple glazed metal framed units.

In order to protect against light pollution/ spill, as well as provide solar control, the glazed rooflights will be fitted with electric blinds. In addition to this, the glazing will be lower transmission glass to reduce the Visible Light Transmission.

## 9 Sustainability & SUDs

Sustainability is integral to our studio's culture and design approach. Where possible we look to produce designs which are efficient in its use of local and renewable materials, in the energy required to build them, and the energy generated while in use.

All carbon emissions will be reduced through a combination of passive design and energy efficiency. Efficient services will be implemented throughout, which will at a minimum meet the minimum standards required by current Building Regulations for a new build element to an existing dwelling.

Insulation will be specified to meet or surpass Building Regulations, limit the requirement to heat the property, and to reduce future service bills.

Recycled and sustainably and locally sourced materials will be used where possible, ensuring low embodied energy. For example, material removed from the house will be re-used where appropriate.

Central heating will be installed and will comply with Building Regulations Part L1A/B.

All timber used in the build will be FSC certified.

All new glazing to the outbuilding will be triple glazed, exceeding the thermal requirements outlined within Building Regulations.

Reasonable proportions of glazing limit the use of artificial lighting as well as increasing the user's well-being through visual apertures to the garden. Blinds will be provided to limit overheating.

### SUDs

A sedum roof is proposed to the outbuilding, with this implemented as opposed to a biodiverse roof due to the limited increase in heights possible without adversely impacting the neighbouring properties. This will however provided retain green space and reduce run-off from the roof.

A Bauder XF 301 is an all-in-one blanket system is proposed, which includes an integrated moisture mat and a 20mm substrate layer. The moisture mat alone is designed to retain up to 5 litres of water per square meter (Ltr/m<sup>2</sup>). The XF 301 provides a lightweight, effective solution for passive run-off reduction, improving the building's environmental performance and easing the burden on the surrounding drainage infrastructure.

Green roofs naturally, as part of their multi-layer design function, soak up water for the plants to use, retain it, and delay its run-off. There will be no increase in run-off compared to existing, with the combined retention of 90 litres from the roof and the water butt as mentioned below.

A water butt is also proposed to attenuate rainfall - with soakaway crates not possible due to the root protection zone of tree T2.

## 10 Fire Strategy

This statement is provided to outline the Fire Strategy for the property. development:

### Planning Fire Safety Strategy

The purpose of this planning fire safety strategy is to show how the proposed development achieves fire safety that is proportionate to the size and nature of the development. It will be furthered by a subsequent full plans submission to ensure compliance with current Building Regulations.

### Author Competence

This document has been written by a qualified Architect with extensive experience of domestic projects.

### **London Plan Policy D12(A)**

1. Identify suitably positioned unobstructed outside space for:

a) Fire appliances to be positioned on:

- No changes to current firefighting equipment / provisions proposed.

b) Appropriate for use as an evacuation assembly point:

- Assembly point on existing street to front street, via garden and side passage.

2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures:

- New fire alarm & smoke detection throughout outbuilding.

3) Are constructed in an appropriate way to minimise the risk of fire spread:

- Fire resisting construction to all new floor and walls (30 mins private, 60 mins to boundary).

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users:

- Occupants to exit building through garden to front street in event of fire.

5) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the

- No changes to current firefighting equipment / provisions proposed.