

Application for Prior Approval
Design And Access Statement

5 Conybeare,
London, NW3 3SD



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Introduction



Front Elevation at 5 Conybeare

This Design and Access statement is submitted in support of an application for prior approval of a proposed roof extension under Class AA 'enlargement of a dwellinghouse by construction of additional storeys' of the amended General Permitted Development Order (GPDO) 2020, which came into force on 31st August 2020

It is proposed to construct an additional storey on the existing dwelling at 5 Conybeare, NW3 3SD, in line with the standards set out within Class AA, Schedule 2, Part 1 of the GPDO. The proposed additional storey will be constructed above the L shaped plan form of the existing dwelling.

The proposal will accommodate two bedrooms, a bathroom, and a shower room. No windows will be located on the proposed flank elevation opposite 4 Conybeare. New Fenestration is proposed to the front and rear elevations, of similar proportions, material, and rhythm to the existing. The total height of the additional storey is in line with datums set by all surrounding approved roof extensions.

Aerial Location Plan



— Approximate outline of site
5 Conybeare, London NW3 3SD

Not to Scale 

Application for Prior Approval
5 Conybeare, London, NW3 3SD

Site Context, Building and Brief



- 1. Approved extra storey
4 Conybeare
Application ref: 2021/1510/P
- 2. Approved extra storey
12 Quickwood
Application ref: 2022/2286/P

Front Elevation at 5 Conybeare

Not to Scale

The application site is located within a planned residential estate known as the Chalcots Estate, designed by Dennis Lennon and Partners, built between 1965-1970. The estate is between King Henry's and Adelaide Road NW3, The majority of houses on the estate are a mix of terrace and courtyard dwellings, and two detached dwellings at 4 and 6 Conybeare. Conybeare is linked to Quickwood, a similar carriageway within the estate. The surrounding area is residential in character. The application site is not within a conservation area and the host building is not listed.

5 Conybeare is an attached courtyard dwelling, part of a group of 4, of two storey white painted brick construction, on the Western side of the Conybeare carriageway. The dwelling is L-shaped and benefits from a private courtyard to the rear. The property fronts onto Conybeare of which the main two storey flat roofed elevation is visible.

Within the block of 4 connected dwellings, two properties, 10 Quickwood NW3 3SJ, 2022/0438/P and 12 Quickwood NW3 3SE 2022/0434/P have added an extra level, and form a backdrop and context to the application site.

Immediately opposite the application site, at 6 Conybeare NW3 3SD, planning reference 2020/4216/P and 2022/2870/P, approval has been granted for a third level.

Immediately adjacent the application site at 4 Conybeare NW3 3SD, 2020/1510/P and 2021/1668/P, approval has been granted for a third level across the frontage and second level to the flank rear elevation.

It is proposed to construct an additional storey on the existing dwelling at 5 Conybeare, NW3 3SD, in line with the standards set out within Class AA, Schedule 2, Part 1 of the GPDO. The proposed additional storey will be constructed above the L shaped plan form of the existing dwelling.



Site Location Plan
Not to Scale



Design Proposal

- 1. Approved extra storey
10 Quickwood
Application ref: 2022/0438/P
- 2. Approved extra storey
12 Quickwood
Application ref: 2022/2286/P



The proposal will accommodate two bedrooms, a bathroom, and a shower room. No windows will be located on the proposed flank elevation opposite 4 Conybeare. New Fenestration is proposed to the front and rear elevations, of similar proportions, material, and rhythm to the existing. The total height of the additional storey is in line with datums set by all surrounding approved roof extensions.

The proportions and materials for the additional storey; brickwork, render, coping and fenestration have been designed to match and continue those of the existing dwelling, to ensure that the additional storey is seen as a natural extension of the existing dwellinghouse and not as a separate element, in compliance with the criteria set out in Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020.

Side elevation at 5 Conybeare

Not to Scale

Material Palette



Proposed palette in context similar to 6 Conybeare



Proposed palette in context similar to 6 Conybeare

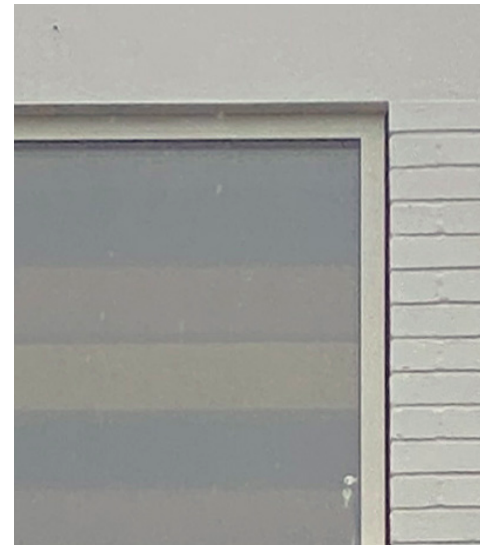
The proposed additional storey will use the same building material and detail palette as existing, including white painted render, horizontally emphasised white painted brickwork, timber cladding and aluminium fenestration. New fenestration will match the proportions of the existing, and all will be located to align with existing windows. The scheme continues and improves upon the existing considered design principles already established at the estate, in the same manner as the recently completed works at no. 6 Conybeare, and nos. 10 and 12 Quickswood.



Textured white render to match existing



White painted brickwork with raked out horizontal joints and flush perpend to match existing.



White powdercoated Velfac or Ideal Combi aluminium and timber fenestration.

Credits

Design team

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