

An aerial photograph of a residential street in London. The street is lined with multi-story terraced houses. A central house is highlighted with a red rectangular overlay. The surrounding area includes trees, parked cars, and other buildings. The image is in grayscale, except for the red highlight.

Application for Prior Approval
Design And Access Statement

5 Conybeare,
London, NW3 3SD
1st May 2024

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Introduction



View of Front Elevation at 5 Conybeare

This Design and Access Statement is submitted in support of a householder application at 5 Conybeare, NW3 3SD for infilling an existing level 1 balcony and extending the level above to the same alignment and upgrading of existing fenestration.

This application follows the previously granted Prior Approval application (Ref: 2023/1873/P) to add an additional storey to 5 Conybeare, in accordance with legislation under Class AA 'enlargement of a dwellinghouse by construction of additional storeys' of the amended General Permitted Development Order (GPDO) 2020.

The proposals in this householder application will consolidate and improve the form and elevations of the application site, in a similar way to recent successful applications at 6 Conybeare and 22 Quickswood, proximate to this application site. The provision of new fenestration to the front and rear of the property will ensure that all elevations are of consistent proportions, material, and rhythm in keeping with the host property and original design intent of the Chalcot estate.



Site Location Plan
Not to Scale

Aerial Location Plan

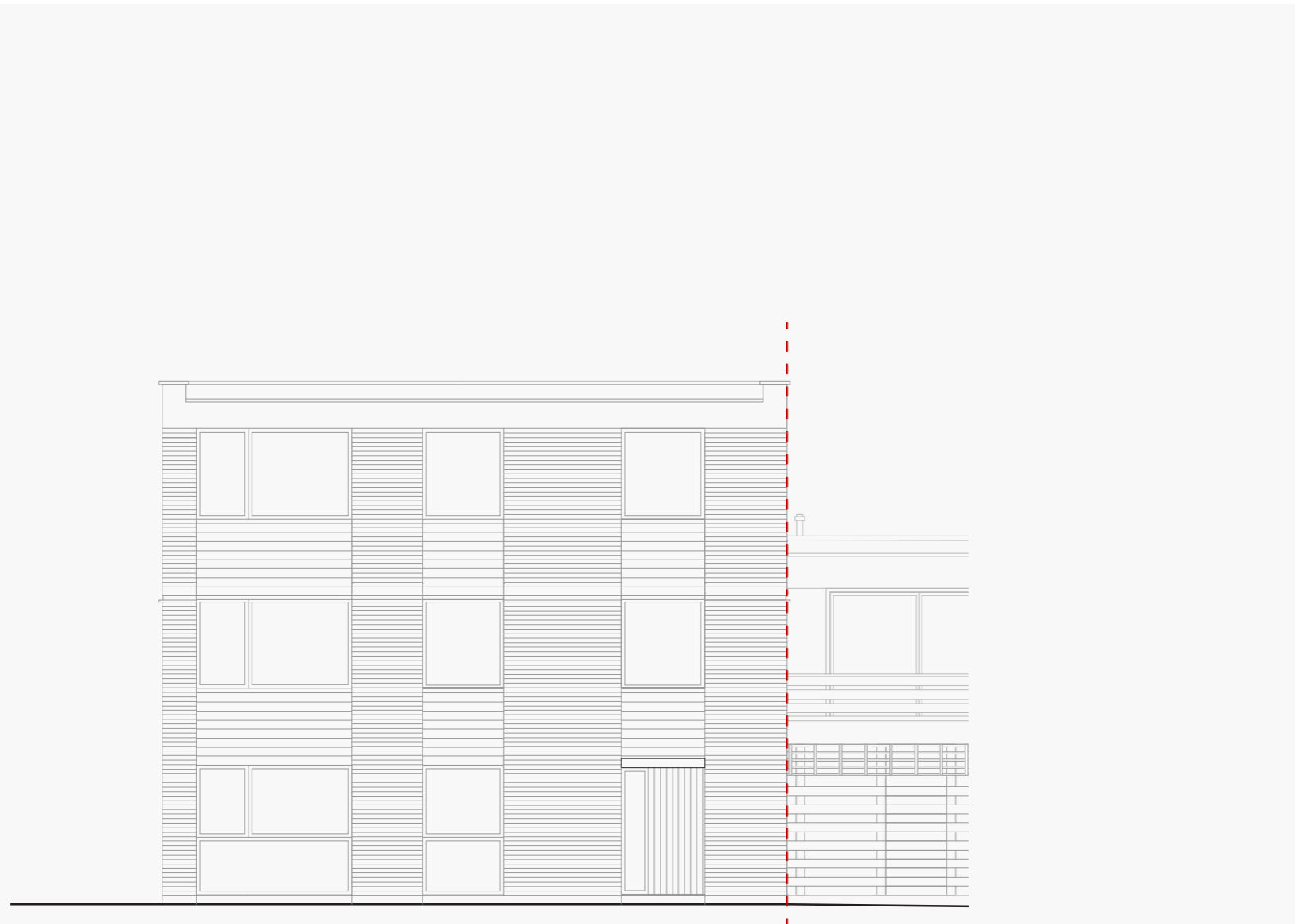


— Approximate outline of site
5 Conybeare, London NW3 3SD

Not to Scale 

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

Site Context, Building and Brief



Proposed East Elevation
Replacement fenestration

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 Quickswood, 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.

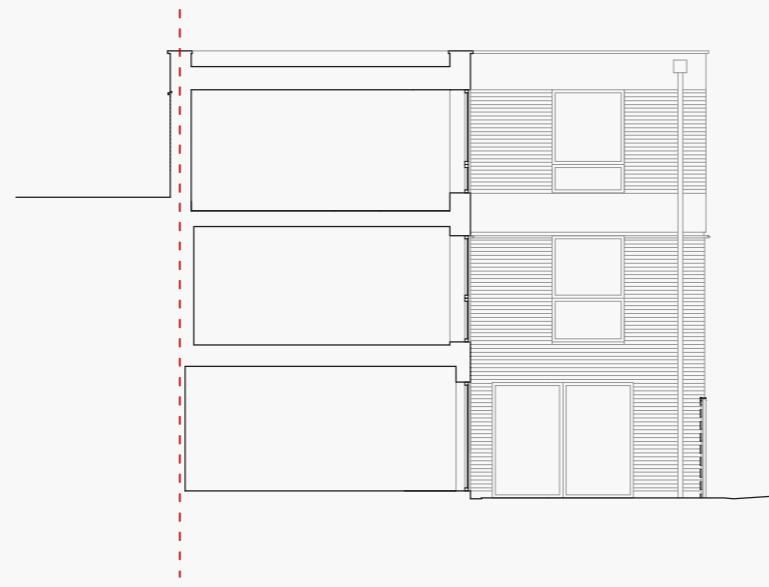
5 Conybeare is an attached courtyard dwelling, part of a group of 4, of two storey white painted brick construction, on the Western side of the Conybeare carriageway. The dwelling is L-shaped and benefits from a private courtyard to the rear. The property fronts onto Conybeare of which the main two storey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

Two related properties within the estate, via a series of applications, achieved similar results to the two-stage application approach at 5 Conybeare, namely 6 Conybeare NW3 3SD, Planning reference 2020/4216/P and 2022/2870/P and 22 Quickswood NW3 3RS, Planning reference 2021/0756/P and 2022/2259/P, which both successfully resulted in a consolidation of form and fenestration to each of the dwellings. It is the intention of this application to achieve a similar result to these nearby properties.

Design Proposal



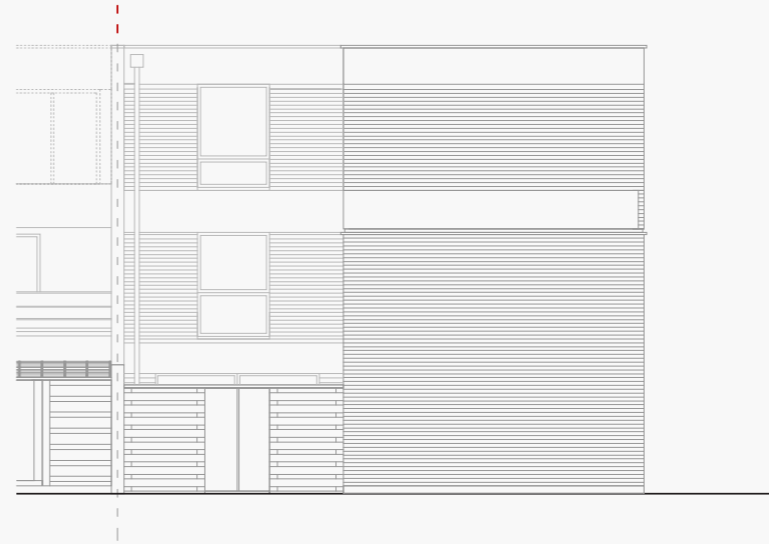
Approved Section CC
(Ref: 2023/1873/P)



Proposed Section CC



Approved South Elevation
(Ref: 2023/1873/P)



Proposed South Elevation

Not to Scale

The proposal outlined in this application will extend the external wall of the first-floor master bedroom and level above so that the overall form at the rear is flush and in line with the exterior of the living room at ground level. This 'completion' of form, already established at 6 Conybeare and 22 Quickswood, adjusts, consolidates, and balances the overall form of the dwelling.

The extension will be constructed from brickwork, render, coping and fenestration that will match and continue the materiality of the existing dwelling. This will ensure that the additional storey is seen as a natural extension of the existing dwellinghouse and not as a separate element.

New fenestration will be of similar proportions, material and rhythm to match the existing and other elevations. The proposal does not introduce any new lines of sight or exacerbate overlooking.

The living conditions of all neighbouring properties will be preserved as outlined in council Policy A1 that seeks to protect the quality of life of occupiers and neighbours.

Reference Projects

6 Conybeare NW3 3SD, Planning reference 2020/4216/P



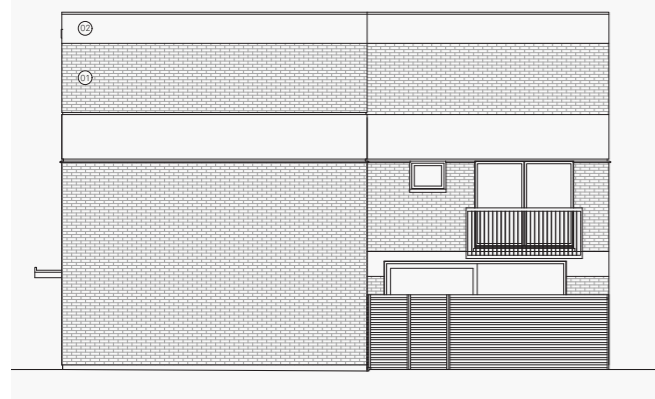
22 Quickwood NW3 3RS, Planning reference 2021/0756/P and 2022/2259/P



Proposal - 5 Conybeare



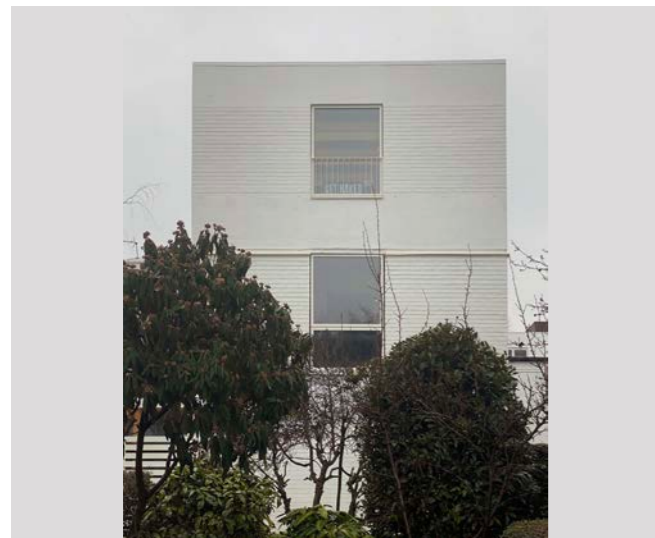
South Elevation



North Elevation



South Elevation



Not to Scale

Material Palette



Proposed palette in context similar to 6 Conybeare

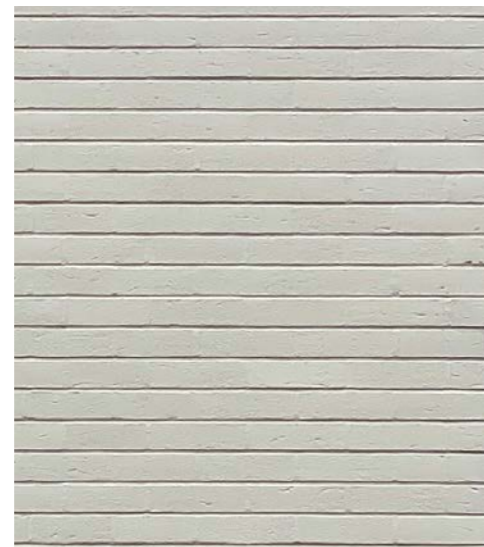


Proposed palette in context similar to 6 Conybeare

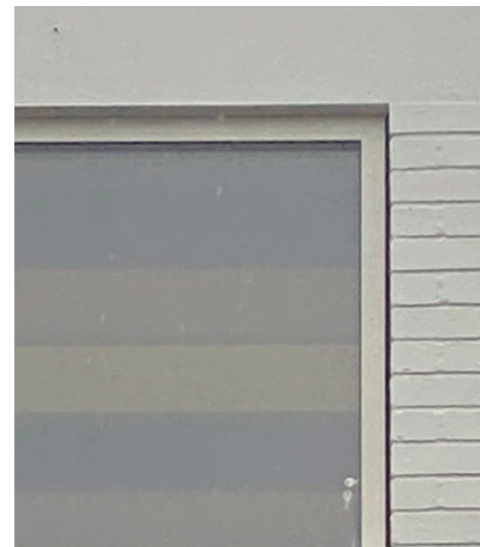
The proposal will use the same building material palette and detail as existing and recently approved, including white painted render, horizontally emphasized white painted brickwork and white powder coated fenestration. New fenestration will match the proportions of the existing, and all will be located to align with existing window openings. 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 perpendes to match existing.



White powdercoated Velfac or Ideal Combi aluminium and timber fenestration.

Credits

Design team

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