

28th May 2019

6 Conybeare Design Statement

Part 1: Application details

Planning Application at:
6 Conybeare, NW3 3SD

Planning Application sought:
Householder Planning Consent

Description of the Proposal:

Erection of a 2 storey rear extension with consequential alterations to elevations to an existing 4 bed dwelling.

Part 2: Executive summary

The below summary should be read in conjunction with AFL drawings and The Planning Policy Analysis by Anthony Keen, both submitted as part of the application Ref PP-07889746.

In accordance with the above, due to the small scale nature of the proposal (a 7sqm extension over two stories totalling 14sqm of additional area to an existing two storey dwelling) the following statement provides a succinct qualitative list of the proposed design and sustainability imperatives.

Part 3: Design

The design seeks to deploy high quality detailing and materials in terms of brickwork matching and retoothing of the new and existing brickwork. Existing bricks will be taken from site and any stamps or markings researched to ensure a good match in size, finish and texture.

In terms of scale and proportion, the proposed extension is considered to be true and sympathetic to the host building. Parapet detailing at roof level in the form of a continuous coping ensures a regular profile to the elevation and respects the architecture of the existing building.

In terms of mass, the extension footprint is considered a modest addition and a simple extrusion in plan. The space generated significantly improves the plan across both floors to improve the standards of modern day family life. The footprint of the extension measures just over 1.5m in depth x 4.5m wide. The existing rear garden measures approximately 7.5m x 4.5m wide. The loss of private rear garden is considered reasonable given the quality of space afforded to the house.

In terms of privacy, there is no net impact to existing privacy. No new windows are proposed to the flank elevation and existing windows are to be reconfigured in the same orientation. The relocated windows would still be in excess of 45m from the nearest neighbour in direct view.

Part 4: Sustainability

Extension to the Existing Dwelling

For the extension to the existing dwelling the requirements are set out within Approved Document L1B “Conservation of fuel and power in existing dwellings”. This requires minimum u-values for new thermal elements and controlled fittings as follows: Walls 0.28, Flat Roofs 0.18, Floors 0.22, Windows 1.6, and Doors 1.8.

Be Lean

ENV6 Objective 1 & 3

Passive measures proposed to use less energy:

- Ensuring that new extensions, individual fabric elements and fittings exceed the minimum energy thermal efficiency requirements of Building Regulations
- Ensuring that the amount and location of new windows achieves a good balance between the requirements of adequate daylighting and adequate insulation

Active measures proposed to use less energy:

- Energy efficient lighting throughout
- Energy efficient white goods (e.g. fridges, washing machines) and electrical appliances
- Building user manual so users know how to use the building in an energy-efficient way

ENV6 Objective 4

Measures proposed to limit the carbon consumed through the implementation and construction processes:

- Refurbishing existing building (rather than demolishing and rebuilding)
- Retention of existing building as far as reasonably practical
- Reusing/repairing existing on-site materials
- Recycling building waste into aggregate for use in foundations
- Use low-carbon supply chains for construction materials, e.g. by using local sourced materials.

Be Clean

ENV6 Objective 5 & ENV7

Improvements proposed to increase efficiencies of energy supply:

- Upgrading existing heating system to existing dwelling
- New modern building services controls
- Smart energy metering

The proposed dwelling is not within a DEN priority area, and there are no DEN's known to be planned or proposed in the immediate area. Due to the locations and small scale nature of the development it is proposed that other renewable and low carbon technologies are preferable and would bring immediate benefit.

Be Green

ENV6 Objective 2

Proposals to use energy from renewable and low carbon sources:

- Energy will be sourced from an energy supplier using renewable and low carbon sources to exceed the 10% recommended by CBC (rather than other technologies e.g. photovoltaics due to heat pump noise.)

Part 5. Climate change adaptation measures

Tackling water stress

ENV6 Objective 6 & ENV9

Measures proposed to tackle water stress in the borough:

- Aim for efficient fittings and equipment to new dwelling to reduce water use to meet 110 litres/person/day water efficiency to meet the Building Regulations optional

requirement for tighter water efficiency. (Rather than the standard 125 litres/person/day)

- Rainwater harvesting to be explored for garden irrigation
- Water meters to allow better monitoring and management of consumption

Coping with future temperature extremes

ENV6 Objective 7

Measures proposed to enable the development to cope with temperature extremes, and to ensure it does not unduly increase the impact of heatwave events:

- Limiting the penetration of heat into buildings through high standards of insulation and air-tightness
- Dual aspect open plan ground floor plan to enable good cross ventilation
- Insulating internal heating and hot water pipework to reduce heat gains
- Use of energy-efficient lighting and other electrical equipment to minimise unwanted heat gains
- High thermal mass ground floor



Adam Draper

Senior Architect

Architecture for London