

DARLING ASSOCIATES
ARCHITECTS

Design and Access Statement

4 Conybeare
Primrose Hill

April 2020
Revision A

1 Introduction

1.1 Project Introduction

4 Conybeare
Primrose Hill
London NW3 3SD

Project Introduction

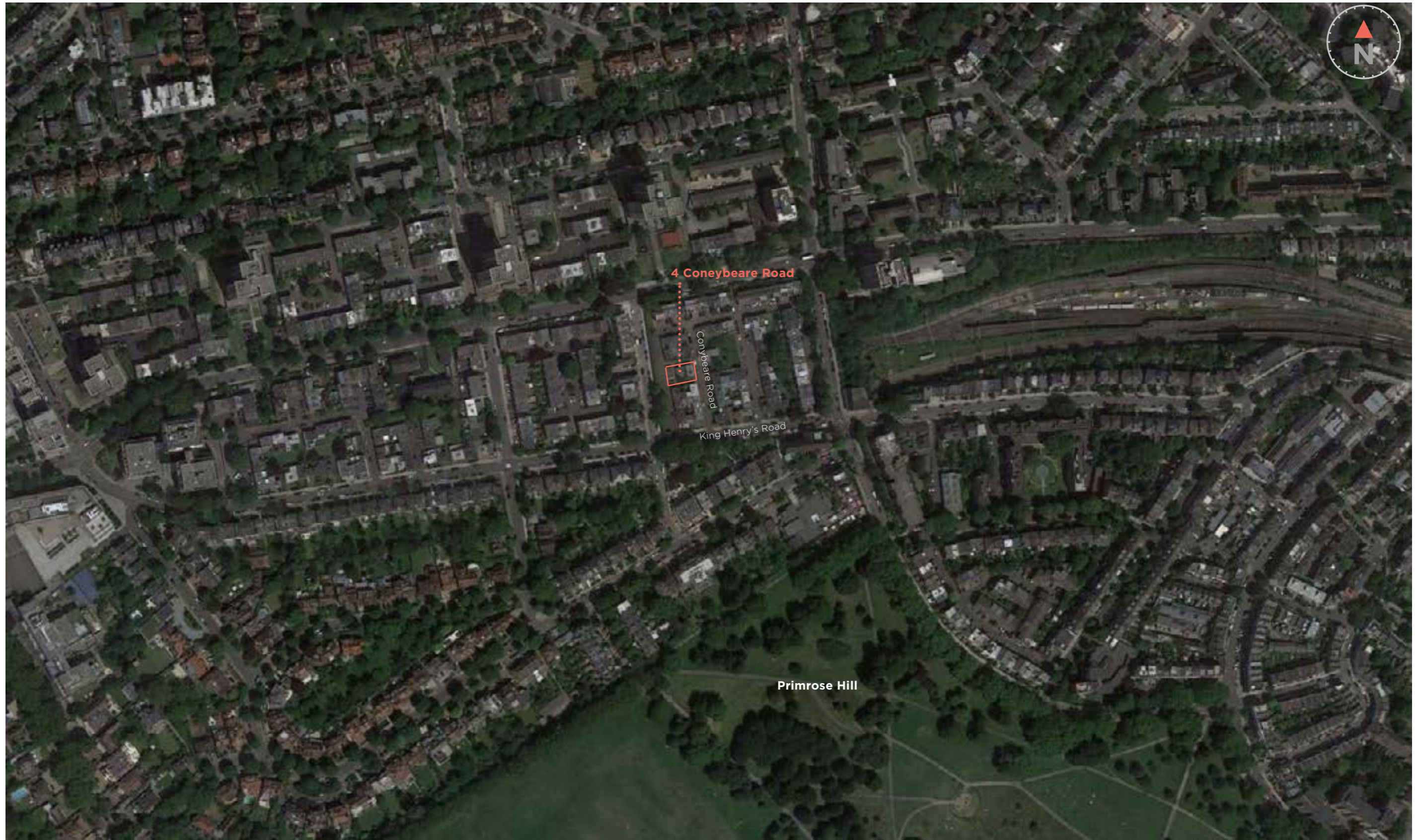
4 Conybeare is a detached 2 storey, 2 bedroom house with communal gardens to both side elevations.

The property is not listed and is not within a conservation area.

The estate trust has been informed and they are in the process of accepting the proposal.

2 Existing Building

2.1 Aerial View



Existing Site

Existing Building
2.2 Existing Context



Existing Site



Existing Building

2.3 Site Analysis



Existing Building - Aerial View North



Existing Building - Aerial View West

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Site Analysis

The Site

The site is located between Conybeare and Quickswood.

The property is a detached 2 storey single dwelling with an enclosed courtyard garden.

Either side of the existing property are landscaped communal gardens.

2.4 Existing Building - Photographs



3 Proposal

Proposed

3.1 Proposal

Proposed Works

We are proposing a first floor extension above an existing single story section of the property to the rear to match the existing footprint.

In preparing this application, we have consulted with the CAF design guide and our proposals are based on the guide recommendations.

The proposed extension does not adversely affect properties to either side with the semi-detached proximity. There are also no overlooking issues due to the communal gardens either side.

Similar additions to buildings of the same type and nature on the same estate have been completed over the past few years.

The proposed design matches both scale and materials of the existing building. All changes do not affect the overall look and feel of the building and will compliment the existing design.

Areas

Site

Site Area.	189m ²
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Existing

Ground Floor GIA	89m ²
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First Floor GIA	51m ²
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Total Existing GIA	140m ²
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Proposed

Ground Floor GIA	89m ²
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First Floor GIA	89m ²
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Total Proposed GIA	178m ²
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Increase in area	38m ²
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