Architecture
For London
82—84
Clerkenwell Rd
London
EC1M 5RF
020 3637 4236
architecture
forlondon.com

Introduction

This document is a supporting design statement for the prior approval application for a single storey roof top extension to a detached 2 storey family dwelling at 6 Conybeare, NW3 3SD. The dwelling is within the Chalcot Estate, which is not within a Conservation Area

It should be read in conjunction with the following documents

- Scaled set of drawings
- Planning statement
- Daylight impact assessment

Site context

The site is within the Chalcot Estate, sited on land above the Primrose Hill Tunnels which serve mainline railway lines to and from Euston Station. The estate covers an approximately 1km stretch from Chalk Farm to the east and Swiss Cottage to the west and is defined by Adelaide Road to the north and King Henry's Road to the south. The residential portion covers over 3/4 of the tunnel length and is book ended by the Marriot Hotel to the west.

The housing types vary in height and articulation but are generally characterised by low lying clusters of buildings up to four storeys. The material palette is simple painted brick, matching painted timber with matching painted articulated glazing to generous window openings.

The Existing Building

The existing dwelling is a 3 bedroom detached house on Conybeare within the Chalcot Estate. It is surrounded on 3 sides by communal gardens. There are existing windows on all four facades.

Planning has been granted for a 2 storey rear extension, with a Certificate of Lawfulness granted for increasing and reconfiguring the courtyard facade fenestration. Work to carry out these works has commenced.

Planning History

There have been a number of applications for the property in question all with a view to improve the existing building for habitation from a layout and fabric performance point of view.

The reasons for previous refusals for a rooftop extension have been taken into account in the current proposal as well as satisfying the requirements of the new permitted development rights for upward extension.

2019/1296/P — Refused May 31, 2019
Single storey rooftop extension to provide additional living accommodation; installation of railings on the roof; enlargement of windows facing onto courtyard at rear

2019/2775/P — Granted Aug 8, 2019
Erection of two-storey rear extension, associated alterations to fenestration

2019/2776/P — Part Granted Aug 7, 2019
Certificate of Lawfulness
i) Insertion of new window; ii) Insertion of

5x rooflights; iii) Erection of roof railings and iv) Replacement garden fence

2019/5108/P — Refused Dec 23, 2019
Single storey roof extension to rear part of building; installation of raised parapet wall to front of building; alterations to fenestration

2019/5109/P — Refused Dec 23, 2019
Single storey roof extension to middle part of building; installation of raised parapet wall to front and rear of building; alterations to fenestration

The Proposal

Introduction

This application seeks prior approval for a roof top extension of approximately 26 sqm (NIA) to the rear of the property. The design of the rooftop extension is informed by the existing materiality and detailing.

The extension is set-back from the principle elevation, with limited visibility from the street front.

Massing and Scale

The proposal seeks to extend the north-east corner of the home by one storey to allow for a separate study space. The massing is set back so as not to have an adverse effect on the principal elevation. The proposed floor to ceiling height matches that of the existing 1st floor

Structural considerations

The proposal would not require the provision of visible support structures on or attached to the exterior of the dwelling upon completion of the development. The would also be no requirement for any engineering operations other than works within the curtilage of the dwelling to strengthen its existing walls or existing foundations.

Materiality

The proposal would match the existing building material pallet and detailing. Resulting in an extension that blends into the existing fabric and the surrounding context, as per the opinion in the report issued for the **2019/510(8-9)/P** application.

Impact on neighbours

A daylight assessment has been carried out, and included as part of this application, to demonstrate the proposal would have no impact on the surrounding properties.

A Construction Management Plan has also been put together to illustrate how the impact on the neighbouring properties during construction is proposed to be controlled and minimised

Windows are only proposed on the east and west elevations, avoiding overlooking of the properties to the south and north. Furthermore the window facing west is substantially set back from the principle facade avoiding any overlooking of No4 & No5 Conybeare, across the street, from the proposed extension.

Use

The property is a single family dwelling, use class C3. No use class change is proposed.

Above:
View north along Conybeare with artist impression of proposal in place

Access

The proposal does not seek to change existing access to the building from Conybeare and secondary access from the communal gardens.

Sustainability

The inner leaf of the proposals exterior walls and roof are proposed to be constructed out of pre-fabricated insulated elements, reducing construction time and construction wastage while achieving a high performance envelope that reduced the operational carbon impact of the house.

Conclusion

The proposed design seeks to create space for the current occupants to work from home by forming a modest extension set back from view. The extension is designed to compliment the architecture of the existing building, employing the same material pallet and reinforcing the rhythm of the buildings horizontal banding, forming a sympathetic addition to the estate.