



JANUARY 2025

DESIGN AND ACCESS STATEMENT

**THE PRIMROSE DAIRY, 75 REGENT'S PARK ROAD
PRIMROSE HILL, LONDON, NW1 8UY**

1. INTRODUCTION

- 1.1 This Statement has been prepared in support of a planning application for the re-roofing of existing roofs, the replacement (and in some cases enlargement) of existing rooflights and provision of a new rooflight, the provision of an increased door opening to the internal courtyard, the provision of plant, the like-for-like replacement of external windows and doors, and associated works, at 75 Regent's Park Road, Primrose Hill, NW1 8UY.
- 1.2 This document is structured as follows:
- The Site and its Surrounding Context
 - The Proposals

2. THE SITE AND ITS SURROUNDING CONTEXT

- 2.1 The site is located on the northwest side of Regent's Park Road, opposite its junction with Sharples Hall Street.
- 2.2 The Site comprises a three-storey property with the front ground and basement floors providing Class E commercial use, and the rear part of the ground to second floor levels providing a three-bedroom single family dwelling (with some ad hoc single and double storey extensions provided along the north and east boundary walls).
- 2.3 It is the residential element of the property that is the subject of this planning application.
- 2.4 The residential floorspace is accessed from the street via an existing gate and passageway from Regent's Park Road.
- 2.5 The property is not listed but is located within the Primrose Hill Conservation Area.

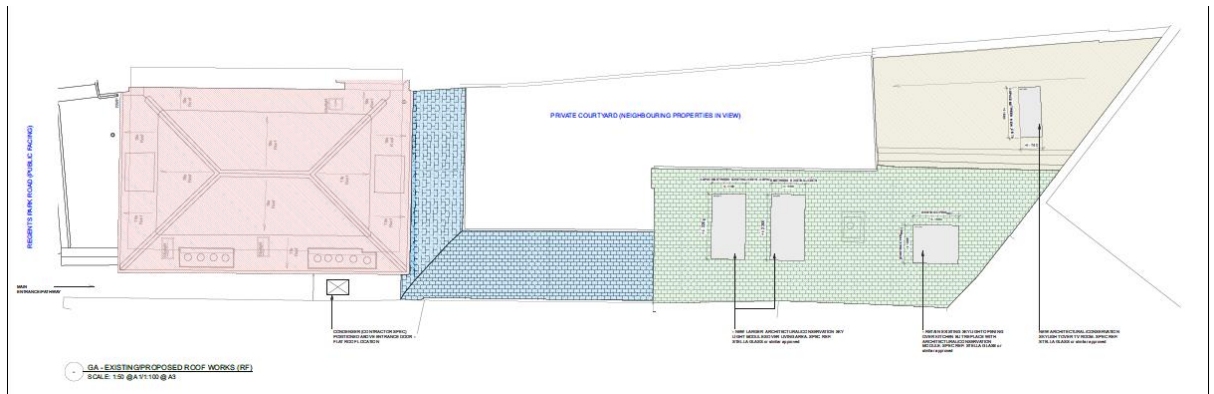
- 2.6 The nearest listed buildings are located to the south of the Site comprising the Grade II listed terrace of Nos.9-14 Chamberlain Street. The rear gardens of these properties abut the southern boundary of the property.
- 2.7 The immediate surrounding area is characterised by a mix of other residential properties and commercial uses (predominantly at ground floor level).

3. THE PROPOSED DEVELOPMENT

- 3.1 The proposals are for the following:
- a. Replacement of existing roof over main building fronting Regents Park Road and the provision of new skylights in existing locations
 - b. New roof construction over existing joists and remedial works to the existing single storey extension
 - c. Replacement of roof over existing living and kitchen area and the provision of new skylights
 - d. New warm deck roof construction to the flat roof over the existing kitchen and utility area
 - e. The provision of plant on the flat roof above the existing entrance door to the Property
 - f. The provision of an increased structural opening from the existing kitchen area (proposed dining) onto the internal courtyard area
 - g. Replacement of all doors fronting the internal courtyard on a like-for-like basis
 - h. Replacement of all external windows to main building fronting Regents Park Road on a like-for-like basis
 - i. Resurfacing of existing courtyard with a mixture of reclaimed flagstones and cobble setts, turf and planted beds.

Roof Proposals

- 3.2 The below plan identifies the extent and location of the roof proposals.



- 3.3 At the front of the property (shown in red on the above plan) it is proposed to replace the existing roof in full.
- 3.4 New rafters, tiles and joists will be provided. The new roof finish will match existing. New architectural / conservation sky light modules will be installed in the same location as the existing sky lights.
- 3.5 The proposed roof works to the main part of the building have been driven by input from a structural engineer who has advised that replacement and remedial works are necessary for the following reasons:
 - a. Several primary structural timber elements are significantly deteriorated and decayed
 - b. The majority of the low-level load-bearing rafters show considerable reduction in the cross-sectional dimensions due to decay, water ingress, and potentially inadequate ventilation.
 - c. 'Sole' timber plate missing with the rafters sitting directly on the perimeter load-bearing masonry walls.
- 3.6 A new roof construction will be provided over the existing joists to the single storey rear extension element (shown in blue on the above plan). The existing roof tiles will be retained and reused as far as is possible. New tile finishes may be required to areas where remedial works are necessary. These would match existing.
- 3.7 A new tile finish is proposed over the existing living and kitchen area (shown in green on the above plan). The new finish will match the single storey proposals (shown in blue). All new works to be provided over existing joists where possible.
- 3.8 New larger architectural / conservation sky light modules are proposed over the existing living area. The existing sky lights over the kitchen will be replaced with new architectural / conservation style modules.
- 3.9 Full Replacement and upgrade of the current roof over the proposed dining room and media room for a warm deck roof (shown in brown on the plan). This is in order to improve the thermal efficiency of the modern back

extension of the Property. In proposing to replace the roof, it is proposed to replace the roof finish to a high quality zinc material, complementing the slate tiles covering the roof on the adjoining wing of the building. The new roof will also incorporate a roof light into the deeper area of the plan, enhancing the natural light levels within the space.

- 3.10 Like for like replacement of lead flashing and slate roof tiles over proposed entrance hall and study is in response to the discovery of prominent water ingress happening where roof materials have degraded over time and due to lack of sufficient ventilation within the existing build-up, as well as exposure to the elements.

Courtyard Proposals

- 3.11 It is proposed to enlarge the existing opening from the existing kitchen (proposed dining) area fronting onto the internal courtyard. The enlargement of the opening will require minor structural works to be undertaken. The proposals will deliver an enhanced outlook from the internal space.
- 3.12 The existing doors facing into the internal courtyard are proposed to be replaced on a like-for-like basis to improve their thermal performance. The new doors to the enlarged opening will match the design and materials of the replacement courtyard doors.
- 3.13 The existing hard standing of the courtyard area will be replaced with a mixture of reclaimed flagstones and cobble setts, turf and planting beds.
- 3.14 The proposed courtyard alterations will provide an improved private amenity space and enhance biodiversity provision in the centre of the property.

Replacement windows

- 3.15 It is proposed to replace all existing windows to the main building fronting Regents Park Road. All existing openings will be utilised and the windows will be replaced with high quality bespoke timber constructed windows of similar style and glazing proportions to the existing.

Plant

- 3.16 New plant is proposed to be provide on the existing flat roof area above the entrance of the Property (to serve the residential property).
- 3.17 An acoustic enclosure will be placed around the plant which has been tested and considered appropriate by a noise consultant. It is proposed that these details would be provided by way of an appropriately worded condition.

USE

- 3.18 The existing use of the site will remain unchanged as a single residential property.

AMOUNT / SCALE

- 3.19 The proposals will not add any additional residential floorspace above the existing situation.

LAYOUT

- 3.20 The proposals are for external alterations to the property, including the undertaking of necessary works to the existing roofs. Any internal changes to the layout of the existing floorspace do not require planning permission.

APPEARANCE

- 3.21 The roof proposals will match the existing situation as far as is possible and do not propose to amend the profile of the existing roofs. A new zinc roof is proposed to replace the rubber of the existing flat roof. The new / replacement sky lights will be provided of an architectural / conservation style, in keeping with the surrounding context.
- 3.22 The proposed replacement external windows and doors will match the existing situation on a like-for-like basis and will therefore not change the visual appearance or character of the property.
- 3.23 The design of the proposals, largely being like-for-like with the existing situation, would be wholly appropriate to the local context and would not have a negative impact on the character of the surrounding area.

MATERIALS

- 3.24 High quality materials will be utilised throughout to improve the thermal performance and efficiency of the property.
- 3.25 Roof to front (2 storey section of the property) to be replaced with new steel structure with timber rafters and cross battens beneath high quality Spanish slate tiles. Insulation to be between and beneath rafters.
- 3.26 New ground floor flat roof construction to back of the property to be warm deck construction with standing seam Zinc cladding system.
- 3.27 Existing roof over ground floor, single storey wrap extension to have new construction over the existing timber joists. Existing slate tiles will be reused as much as possible, new infill tiles to match existing.
- 3.28 Existing roof over ground floor double storey central volume (living area) to have bitumen felt covering removed, repairs made to structure and tiles beneath, and new slate tiles installed as required
- 3.29 All roof lights will be flush conservation style. SPEC
REF: STELLA GLASS or similar. Colour - RAL 7016 Anthracite Grey (TBC)

- 3.30 New windows and doors throughout will be traditional timber construction with heritage, slimline double glazing.

ACCESS

- 3.31 Access to the property will remain as per the existing situation and will be unchanged by the proposals.
- 3.32 The proposals are located wholly on private land and will therefore have no impact on highway safety.

SUSTAINABILITY

- 3.33 The energy efficiency and thermal performance of the property will be greatly improved by the proposed materials, including new doors, windows and skylights.
- 3.34 The necessary roof works will significantly improve the energy efficiency.

WASTE AND REFUSE

- 3.35 The storage and collection of waste and recycling will remain as per the existing situation.