

Design and Access Statement

30 November 2006

**Roof Alterations at
18 Regents Park Road, Primrose Hill, London, NW1 3AG**

**Application Ref: 2006/5188
Associated Ref: 2006/3076/P**

1. Proposal

Removal of inner wings of main butterfly roof to form recessed flat roofed area and installation of rooflights, access hatch, solar panels and associated equipment within the recess void and below the ridge line.

This single house has been and will continue to be for the use of one family unit.
The property is also to be extended to the rear at lower ground floor level in accordance with separate planning approval reference 2006/2287/P

2. The Site

The site is located on the north side of Regents Park Road within the Primrose Hill Conservation Area.

Site area - 192 sm
Existing house 280 sm
Proposed additional floor space approx 0 sm

Access and Parking:

The house fronts onto the street where there is residents only parking.

Existing pedestrian access to the front door is stepped via three steps.

These aspects are unaffected by the proposals

3. Character of the property and surroundings

Regents Park Road is wide, reasonably busy road within the Primrose Hill Conservation Area.

The property forms part of a terrace of Regency style houses set out in a symmetrical pattern with the neighbouring house, no. 20 as the largest at its focal centre.

The houses are stucco finished with feature bands and mostly with a rusticated render finish to the ground floor and below. There is a clear hierarchy of elevation, with large upper ground floor windows lighting high ceiling reception rooms and similarly large first floor windows embellished to appear even larger using a language of pediments and pilasters. The second floor windows are smaller and in combination with the feature band below and the overhanging bracketed eaves above, give the effect of a frieze. The houses have been painted in differing pastel colours.

The roofs would have originally have been slate, but there are a number of variants now including the interlocking concrete tiles on the application property. Generally the roofing finishes are barely visible from street level.



4. Design Proposals

The roofing finishes of the property need upgrading to improve insulation, light penetration and to resist leakage as part of general maintenance. This creates an opportunity to construct a useful external recess space on the roof for rooflighting solar heating panels and equipment without protruding above the existing ridge line.

The proposal retains the front and rear roof slopes which will be re-tiled using the existing re-claimed concrete roof tiles subject to condition, or if replaced, will utilise slates. The existing ridge lines are therefore not altered.

The recessed area will not be visible from the surrounding properties and will therefore not have a detrimental impact on the conservation area.

Access to the roof area will be via suitable maintenance access ladder or stairs to accord with the building regulations.