

106-108 Regent's Park Road NW1 8UG

**Design and Access Statement**

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*Document compiled by Greenway Architects*

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## 1.0 Introduction

This planning statement supports an application for full planning permission submitted on behalf of Alexander Klimt in relation to 106-108 Regent's Park Road

Specifically the application proposes the addition of:

No. 1 roof light to the existing garage roof

No. 2 roof lights to the front façade main roof.

## 2.0 Proposal

The application proposes to add:

- 2.1 1 no electronically controlled hinged roof light to the existing garage roof to provide light and ventilation to the garage.  
The proposed roof light matches the dimensions and the aesthetic of the existing roof light to the adjacent property, 101 Chalcot Crescent, and will not be directly visible from Chalcot Crescent ( see photograph C).



A. Existing garage roof



B. Proposed roof light CGI

- 2.2 2 no electronically controlled hinged roof lights to 106 -108 Regent's Park Road front façade main roof.  
The roof lights will be Velux roof lights from the Conservation Range with black external profiles and glazing bars as shown in the photograph E below. The roof windows will rotate 180 degrees for easy cleaning of the outer pane.  
The roof lights proposed are very small size and will be inserted at the top part of the mansard roof not directly visible from Regent's Park Road and from the adjacent properties (see photograph D).



*C. Chalcot Crescent Existing garage – Rear Elevation*



*D. 106-108 Regent's Park Road - Front Elevation*





*E. Example of Velux Roof window from the Conservation Range*

The work proposed in this application would be undertaken in conjunction with the approved development as part of the restoration and sympathetic modernisation of the properties. The proposed works have been carefully considered in order to ensure they don't affect the character and appearance of the Primrose Hill Conservation Area and the architectural integrity of the buildings.

### 3.0 Planning Application Drawing List

Please refer to the following drawings in support of the Planning application.

1939 E – 001 - 01	Existing Location and Site Plan
1939 E – 102 - 01	Existing Ground Floor Plan
1939 P – 202 - 01	Proposed Ground Floor Plan
1939 E – 104 - 01	Existing Third Floor and Roof Plan
1939 P – 204 – 01	Planning Approved Third Floor and Roof Plan
1939 P – 204 - 02	Proposed Third Floor and Roof Plan
1939 P – 111 - 01	Existing Elevations
1939 P – 221 - 01	Proposed Elevations