

110 Regent's Park Road NW1 8UG

Design Statement in support of an Application for Re roofing
in the Primrose Hill Conservation Area

The Conservation Context -

110 Regent's Park Road lies within a 5 storey Victorian terrace between
Chalcot Crescent and Rothwell Street opposite Primrose Hill

It is located within sub area 3 (Regent's Park Road North) in the Primrose Hill
Conservation Area. The property is not listed but noted in the Conservation Area
statement as making a positive contribution to the special character and appearance
of the conservation area.

The terrace is in two parts; nos 112-116 closer to the village and taller and nos
104-110 which form a group; nos 104 and 110 with full facades and parapets
concealing hipped shallow pitch roofs behind with the mansards of nos 106 and
108 between. To the rear, all 4 houses are mansarded.

The Existing Roof -

The existing roof and mansard has an artificial slate covering, probably dating from
the 1970s, with concrete ridge and hip tiles and asphalt parapet gutters. It has little
insulation. The rainwater drainage is to a gutter below the mansard and a single rear
downpipe. Roof access is provided via a hatch in the side pitch.

The roof is leaking and in urgent need of repair

The Proposal -

The proposal is to remove all the coverings, upgrade the insulation and re cover in
natural slates with new concrete ridge and hip tiles.

The rainwater drainage will be improved and upgraded by adding an additional pipe
to the rear and one to the front within the recess over the front entrance porch. All
rainwater goods to be replaced in cast aluminium with an ogee gutter to the
mansard.

Roof access will be provided via a roof window in the side pitch.

Two additional roof windows will be provided; one to the side pitch to light the stair
and one to the rear pitch to improve ventilation to the back bedroom

Summary -

The proposed alterations are minor. The refurbishment is proposed in good quality
natural materials that will be a significant improvement and appropriate to the
character and appearance of the conservation area.