**Design and Access Statement for Replacement of Wooden Bifold Doors with Aluminium Bifold Doors**

**Site Address:**
18 Chalcot Road

London

NW1 8LL

**Applicant:**
Mark Deniston

**Introduction:** This Design and Access Statement accompanies the planning application for the replacement of the existing wooden bifolding doors with new aluminium bifolding doors on the top floor balcony at the front of the property. The replacement doors will retain the same dimensions, specifications, number of panels, and overall appearance to maintain the visual consistency of the property and the surrounding area.

**Design Justification:**

1. **Context and Setting:** The property is located in a residential area within Camden, London. The building features a top-floor balcony that currently has white wood-framed bifolding glass doors. The balcony and its doors are visible from the street, but due to their position on the third floor, they do not dominate the streetscape.
2. **Proposed Development:** The proposal is to replace the existing white wood-framed bifolding doors with new white aluminium-framed bifolding doors. The new doors will match the existing doors in terms of size, panel number, and overall design. The key aim is to ensure the new doors blend seamlessly with the current aesthetic of the property and the terrace as a whole.
3. **Design Details:**
	* **Dimensions and Appearance:** The new aluminium doors will replicate the existing wooden doors' dimensions and number of panels, ensuring no alteration to the visual aspect from the street view.
	* **Color and Finish:** The new doors will have a white finish, including white seals and gaskets, to match the traditional look of the existing doors.
	* **Material:** Aluminium has been chosen for its durability and resistance to weathering, addressing the issues of water damage experienced with the wooden doors.
4. **Precedent and Harmonization:** There is existing precedent for aluminium bifold doors on the terrace. Number 22 features grey powder-coated aluminium doors, and number 16 also has aluminium bifold doors. The proposed white aluminium doors aim to maintain a more traditional look that aligns with the original aesthetic of the building while providing enhanced durability.
5. **Installation:** The installation is proposed to be completed by JJS Construction Limited. Fensa registration: 18413

**Access Considerations:**

1. **Accessibility:** The proposed development will not affect the accessibility of the property. The new bifolding doors will maintain the same operational functionality as the existing ones, ensuring ease of use for all prospective users.
2. **Impact on Surroundings:** The replacement of the doors will not alter the current access arrangements to the balcony or within the property. The continuity in design and appearance ensures that the development will have no adverse impact on the visual harmony of the terrace or the streetscape.

**Conclusion:** The proposed replacement of the wooden bifolding doors with aluminium bifolding doors is a necessary improvement to address the significant weather-related deterioration of the existing doors. By maintaining the same dimensions, design, and color, the new doors will preserve the aesthetic integrity of the property and its surroundings. The choice of aluminium as a material ensures longevity and resilience against the elements, preventing future damage and maintaining the property's condition.

We trust that this application meets the requirements and will be considered favorably. Thank you for your attention to this matter.

**Attachments:**

* Photographs of existing doors
* Drawings of proposed doors
* Evidence of precedent (photographs of doors at numbers 22 and 16)