

# STUDIO41

CONSULTING  
ENGINEERS



## DESIGN AND ACCESS STATEMENT

**Project Number:** 24015

**Date:** 03/12/2024

**Revision:** P01

Revision	Date	Notes
P01	03/12/2024	Preliminary Issue

## 1. Introduction

This Design and Access Statement accompanies the planning application for the replacement of the existing rear wall of the 2004 extension at 5 Talacre Road with a new sliding door. The proposal aims to enhance the functionality and aesthetic appeal of the property while respecting the character and significance of the conservation area in Camden, London.

## 2. Site and Context

### Location:

The property is situated in a designated conservation area in Camden, on Talacre Road opposite Talacre Gardens. The surrounding buildings feature a mix of Victorian and Edwardian facades, with characteristics such as sash windows, decorative brickwork, and traditional detailing.

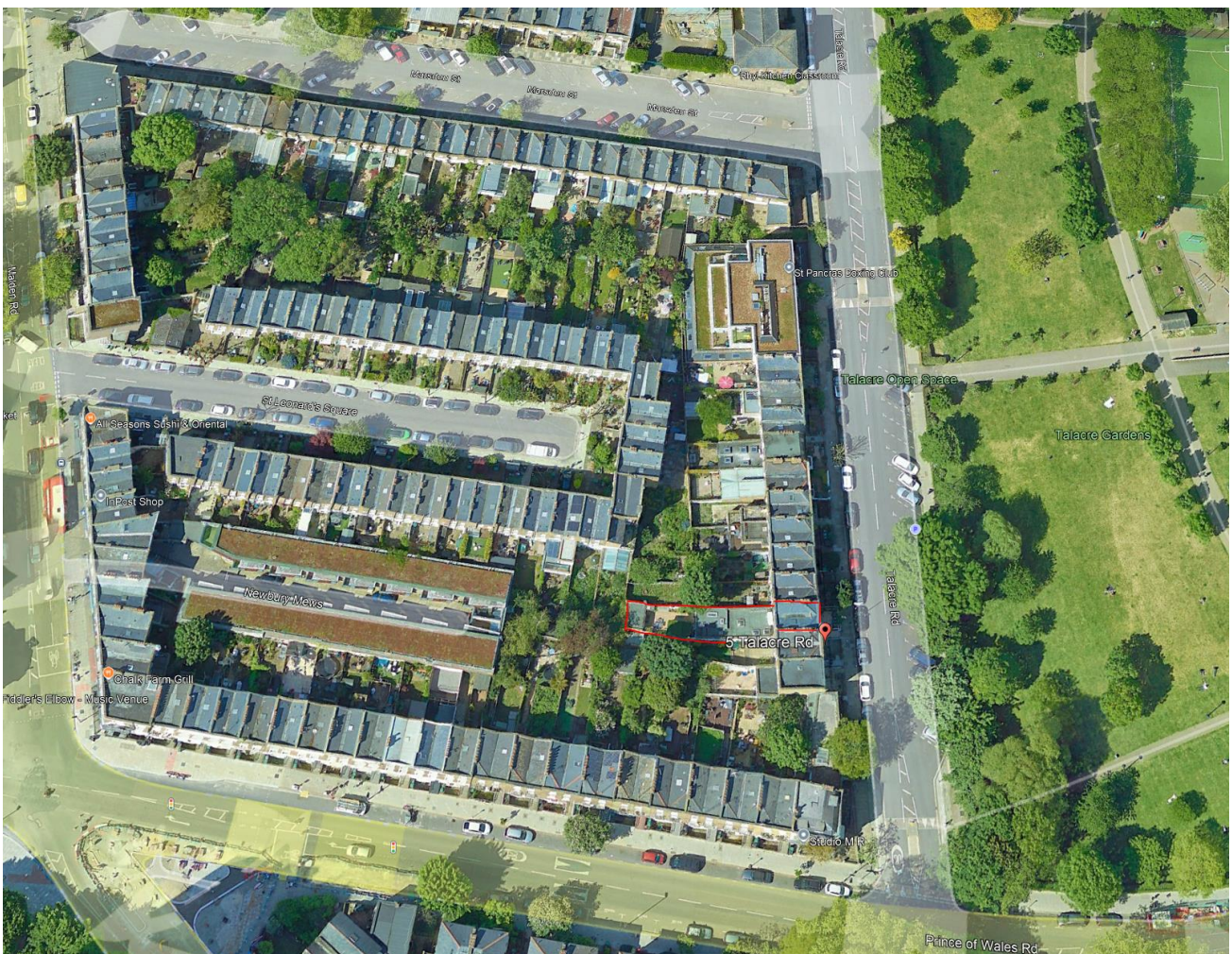


Figure 1 - Aerial Photo Of 5 Talacre Road as of 10/2024 - Google Earth

### Conservation Area Considerations:

Camden's conservation area status necessitates any alterations to preserve its architectural integrity and heritage. The proposed design aligns with these requirements by maintaining harmonious proportions, using appropriate materials, and ensuring that changes are sympathetic to the existing built environment.

## Previous Planning Submission:

2004/1170/P – Received planning approval on the 17<sup>th</sup> May 2004.

A single-storey extension was approved to increase the length of a previous extension. The works received planning approval and were carried out before 2006.



Figure 2 - Aerial Photo Of 5 Talacre Road After Extension Dated 12/2006 - Google Earth

## 3. Existing Conditions

### Extension Overview:

The increased extension, constructed after 2004, comprises a rear addition to the original property. It features a rendered cavity wall construction with uPVC double glazed windows. The flat roof of the extension was finished with asphalt weathering.

### Limitations of Current Design:

While functional, the existing rear wall limits access to the garden and natural light ingress. Introducing a sliding door will significantly improve these aspects, creating a seamless indoor-outdoor living experience.



Figure 3 Existing View of 2004 Extension

## 4. Design Proposals

### Replacement with Sliding Door:

The proposed sliding door will replace the current rear wall, spanning the full width of the extension to create a prominent feature that enhances connectivity between the interior spaces and the garden.

### Design Considerations:

- **Materials:**  
The sliding door frames will be constructed from high-quality Ultra Slim-Line Aluminium Sliding Door System, selected for durability and aesthetic compatibility with the existing brickwork. Comprising of double-glazed sealed units, toughened and low-E coated glass, argon filled cavity and warm edge spacer.
- **Aesthetic Integration:**  
The design will complement and enhance the architectural style of the 2004 extension and the surrounding conservation area. Finishes and colours will be chosen to match or subtly contrast with existing elements, ensuring visual harmony. The finishes will comprise of a powder coated finish.
- **Proportions and Scale:**  
The sliding door's dimensions will respect the scale of the property and neighbouring buildings. By covering the entire rear façade of the extension, the design creates a balanced and unobtrusive transition between the interior and exterior.
- **Functional Features:**  
The sliding system will allow for flexible opening options, enabling full or partial access to the garden. Smooth operation mechanisms will ensure ease of use, while robust security features will maintain the property's safety.

### Planning Compliance:

- **Building Regulations:**  
The proposal complies with all relevant building regulations, including those related to structural integrity, fire safety, and energy efficiency.
- **Conservation Area Guidelines:**  
In accordance with Camden's conservation area guidelines, the design minimizes visual impact by maintaining the existing rear façade's character.

## **5. Access**

### **Improved Accessibility:**

The installation of a sliding door enhances access to the garden, facilitating ease of movement for all users, including those with mobility impairments. The works do not affect the existing access to the house from Talacre road.

### **Safety Considerations:**

Safety glass will be utilised in the sliding doors to prevent injury in case of breakage. Additionally, the design of the sliding doors is to include all the relevant security certifications including PAS24.

## **7. Conclusion**

The proposed replacement of the rear wall with a sliding door at 5 Talacre Road is a thoughtfully designed intervention that respects the conservation area's character while providing modern functionality and improved accessibility. The design harmonises with the existing extension and surrounding architecture, ensuring that the enhancement is both aesthetically pleasing and compliant with all relevant guidelines and regulations.