



# Design and Access Statement

*21 TALACRE ROAD  
LONDON  
NW5 3PH*

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## 1. CONTEXT

Talacre Road is one of a cluster of Georgian terraces in the local area. The house is situated in a predominantly residential area. The street faces directly onto the Talacre Gardens which is both a public park and home to Talacre Sports Center. This is one of a number of community facilities in the local area. No. 21 sits next door but one to the recently redeveloped site of St Pancras Amateur Boxing club which is now housed on the ground floor of the mixed use development. The houses along the street have been extended upwards and outwards to the rear. There is a variety of sizes and scales and the only unifying factor is the use of brick. The original rhythm of the rear elevation has been lost but it is compensated in some way by presenting a contrasting array of forms not uncommon in London.

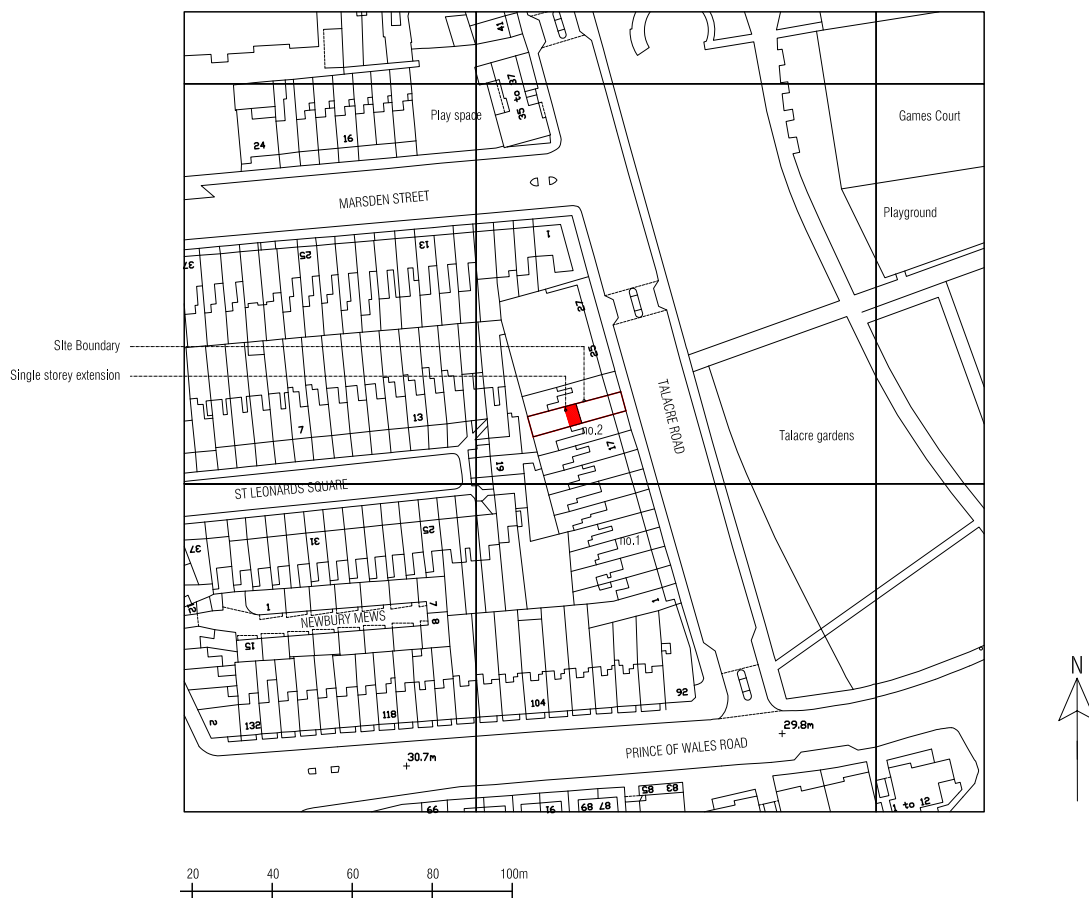


fig 1. OS location map with site boundary marked in red (not to scale)

## 2. SITE

Talacre Road is composed of a row of typical Georgian residential buildings which step up in height in three sections along the street. The front facades are mixture of predominantly London stock brick with stucco detailing and painted brick portions. The rear facades are a more varied composition of fenestration and extensions with the development on the site of the old St Pancras Amateur Boxing Club being the most extensive to the rear, completely breaking the rhythm and line of the existing housing stock.



*fig 2. Photomontage of existing rear elevation*

## PROPOSED REAR EXTENSION

### 3. DESIGN

The proposed design is for a three meter deep single story extension to the rear of the property. Extending out at ground floor by 3 meters will improve both circulation and habitable space on the ground floor to suit the needs of a growing family. The use of a rooflight within the new extension brings natural daylight deeper into the living spaces reducing the energy requirements associated with artificial lighting solutions. The proposed design for the rear facade has large glazed surfaces including a large timber framed sliding door.



#### 4. AMENITY

The proposed enclosure only extends 3 meters in order to preserve the outdoor amenity space to the rear. The proposed design will leave the property with more than adequate front and rear amenity space. In addition to this private amenity space the property benefits from its adjacency to the public park space over the road.

#### 5. MATERIALS

We have proposed to build the extension using a limited palette of high quality, robust materials that will not detract from the character and appearance of the existing building.

The proposed white painted render finish to the extension is typical of the existing building and is a feature of the rear of other houses on the terrace.

## 6. SUSTAINABILITY

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulate the new extension
- Use glazing (to newly glazed areas) with high thermal performance whilst maximising daylight within the ground floor.
- Utilise grey water collection to water the garden
- Use low energy lighting solutions
- Use energy efficient appliances

## 8. ACCESSIBILITY

Access to the renovated home is unchanged from the existing. The proposed design achieves greater daylight factors within the plan, providing a more even distribution of natural light throughout the ground floor of the property.

Access to the rear garden space is greatly improved with the large sliding door replacing the single door. The threshold between the dining room and the rear external space is level to ease the transition between the two.

The addition of a W.C at ground floor level will improve conditions for occupants and visitors who are less able to ascend and descend stairs.

## 9. HERITAGE STATEMENT

21 Talacre is part of West Kentish Town conservation area. Talacre road was built as Weedington Street in 1849. 20th Century clearances resulted in the loss of most buildings along the eastern side which is now Talacre Open Space. Nos. 11-23 are taller with stucco embellishments with Nos. 19 and 21 retaining their original cast iron balcony railings.

The '*West Kentish Town Conservation Area Statement*' acknowledges the desire for residents to extend their properties, stating "There is pressure for extensions to the existing buildings, but where these are positioned to the rear there is little or no impact on the Conservation Area as the gardens are relatively private and screened from the public viewpoint because of the blocks of terraced properties."<sup>1</sup>

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1 '*West Kentish Town Conservation Area Statement*', pg 19 Conservation Area Designated & Conservation Area Statement Adopted: September 20th 2005.