

# Design & Access Statement

ref: BCR/D1

**Site Address: 102, Church Road, Barnes, SW13 0DH.**

**Date: 20th June 2013**

Applicant: Ladbrokes Betting & Gaming Ltd, Imperial House, Imperial Drive, Rayners Lane, Harrow, Middx HA2 7JW  
(for the attention of Patrick Hogan, tel: 07855 275573 email:patrick.hogan@ladbrokes.co.uk)

## **Background:**

No. 102 is currently a vacant ex-bank. It is at the end of terrace in Church Road and occupies a prominent position on the circus fronting Castelnau/Rocks Lane, together with the Red Lion public house and the Carphone Warehouse. There are two storeys of residential accommodation above. The bank currently has air conditioning condensers by the gated side entrance to the flat and in the rear yard.

No. 102 falls within the Barnes Green Conservation Area, and is a traditional period style bank building in brick with stone detailing, with faceted lower frontage and obscured windows (see photo BCR/P1).

## **Proposals:**

**To install a new entrance door, to install new business signs, to replace the air conditioning condensers.**

To replace the existing narrow solid timber door & side panels with a full width clear glazed timber framed door to improve access on entry. The new door & existing ground floor sash windows to be decorated neutral RAL 9002 grey white. The door would be manual & powered by pushbutton assist as is the existing door, and grab rails retained due to the sloping street.

The door glazing as well as allowing views in & out assisting entry, will be laminated safety glass and have safety manifestations at 900mm & 1500mm heights.

The existing white metal panel sign fascia which fits in a defined horizontal signing band to be replaced with a new fascia with a red RAL 3020 finished aluminium panel sign with graded vignette & externally LED halo lit individual letters on spacers, together with an externally lit traditional style projecting sign to Church Road. Signs are timeclocked to be lit during opening hours. Halo lit lettering has been selected as lower output and less intrusive than troughs (eg Carphone Warehouse photo BCR/P2) or swan-necks respecting the existing architecture.

The shop will be heated/cooled by energy efficient inverter heat pumps, with quiet running condensers sited to the ground floor rear yard, replacing the existing condenser there. The other existing condenser close to the residential accommodation to be removed.

## **Informative:**

Application under the Building Regulations via an accredited inspector is being made in addition to this planning & advertisement application.