

**17 Gladstone Avenue
Twickenham
TW2 7PX**

17th May 2020

DESIGN & ACCESS STATEMENT :

Single-storey Rear Detached Garden office

INTRODUCTION

My clients, both interpreters, are now working from home and find that they require separate spaces to carry out their work in a comfortable and quiet environment. Currently it has meant one working on the dining table and the other from the bedroom. Going forward this is likely to be the regular place of work.

Mr P T Khonsay has health issues and is registered disabled. He needs an ergonomically designed workstation which gives him comfort throughout the day.

They would like to build a single storey building in their garden which would accommodate two offices and an en-suite shower room with utility area

This report is to support the Householder Planning application to demolish the garage and shed to create a site for the new building. The increase in gross internal area will be 8.9m².

The completion of these proposals will allow my clients to work in a safe, comfortable and healthy environment for the foreseeable future.

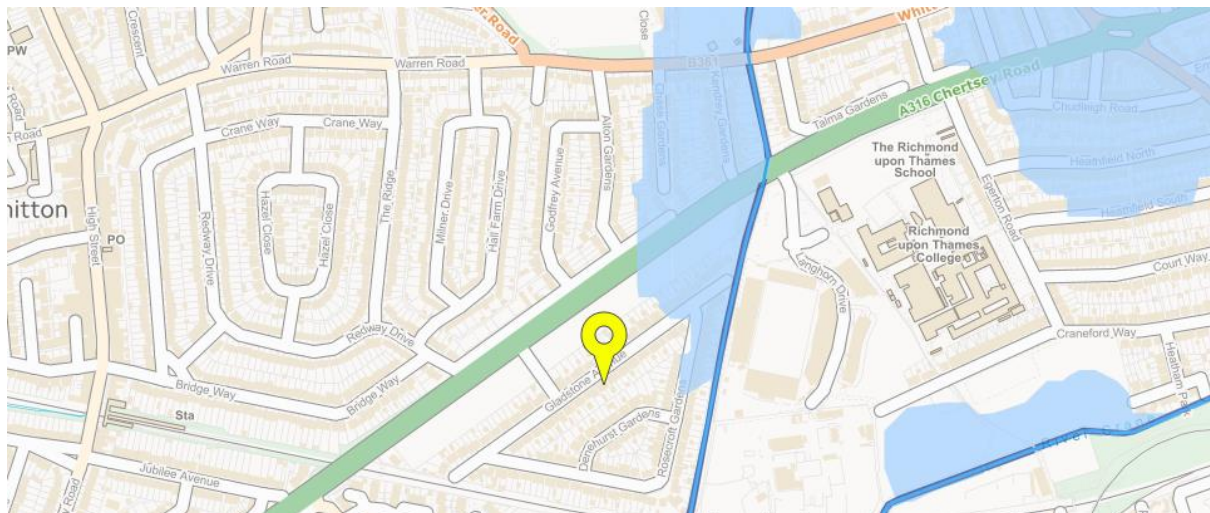
SITE ANALYSIS

The property is located on Gladstone Avenue, part of the Dene Estate and within the designated area of the Rosecroft Gardens Conservation area 46 and within an Article 4 zone (refer to separate Heritage Report).



Conservation area: Extract from https://www.richmond.gov.uk/media/13292/conarea46_a3_rgb.pdf

The site is outside of the Duke of Northumberland River flood zone.



Extract from: <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=514905&northing=173602&placeOrPostcode=tw2%207ps>

The existing house has not been extended and is as the original layout from the 1930's.

There has been a recent similar project for 35 Gladstone Avenue (Planning application number: 20/3520/HOT) which has recently been given approval for a single storey contemporary building in their garden

DESIGN CONSIDERATIONS

The siting of the new building is on the footprint of the two demolished out buildings and at the front, is in line with the neighbours garage at 15 Gladstone Avenue and below the ridge height. There are two metres between the back of the new building to the rear boundary to maintain the planting border and provide distance to the neighbour at 2 Rosecroft Gardens boundary.

The overall design reflects the character of the main 1930's house. Generally, external walls will be cavity blockwork with a smooth, white painted render reflecting the original detailing of the bungalows. The proposed flat roof keeps the height of the building on the boundary to below three metres and is finished in a single-ply membrane such as Sarna-Fils. We have introduced a slight projection of 600mm for the rear office. The reason for this is two-fold:

1. To give a return wall for the Bi-fold doors to open against without sticking out into the garden and,
2. The roof overhangs Bi-fold doors to give shade in the summer whilst allowing the sun to penetrate warmth in the winter.

The accommodation has been carefully arranged to enable my client, who has mobility constraints, to have easy access to the space. The Bi-fold doors have a flush threshold to avoid a trip hazard and the large opening allows for easy access and ample natural daylight and ventilation.

There are two offices proposed with a dividing Bi-fold door between. This allows for visual connection whilst maintaining audible separation giving my clients the accommodation required to carry out their work in a safe but private environment. The office at the end of the building will benefit from having a window overlooking the flower bed to facilitate a sense of wellbeing.

The inclusion of the WC is to provide local facilities to the office for my client so that he does not need to go back to the house (which is up four steps from the garden). The WC enclosure has been oversized to allow additional manoeuvring space to enable my client easy access and a shower/wet-room gives improved bathing facilities as the main house only has a bath.

In reviewing the site opportunities during the design of this proposal we would like to improve the boundary fencing in the driveway. The existing fence between the garden and driveway is in poor condition, unstable, and it inhibits access to the rear door. We are proposing to remove the old fence and gate and replace it with a new timber fence and gate.