

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION:

36b Rosedale Road, Richmond

TW9 2SX

May 2024

Architect:

Trevor Horne Architects

EG2 Norway Wharf

24 Hertford Road

London, N1 5QT

T: 020 7253 0600

E: info@trevorhorne.com

Client:

Timberlake Planning Limited

2B Blake Mews

Kew Gardens

TW9 3GA

Planning Consultant:

Alistair Grills Associates

4 Chisholm Road

Richmond

Surrey

TW10 6JH

Introduction

This Design & Access statement has been prepared to accompany the proposed planning application for 36b Rosedale Road, Richmond, TW9 2SX.

The building is presently vacant. Its use class is E- offices.



Use

The renovation is to provide extra light to ground floor and basement.

Proposed Changes

External

- New patent double-glazed roof, with dark-tinted glazing and aluminium mullions, to replace a section of slate roof, allowing daylight to reach the ground floor and basement
- New roof light
- Replacing the aluminium sliding refuse door with oak timber louvered doors

Internal

- Relocate existing staircase to allow removal of a section of the ground floor slab, creating a new lightwell to the basement floor

GIA

Floor	Existing	Proposed
Basement	47.16	45.13
Ground Floor	43.87	39.26
Mezzanine	30.50	29.80
Total GIA (sqm)	121.53	114.19
Total GIA (sqft)	1308	1229

Layout

The proposed new rooflight and lightwell improves on the quality of light for office use.

Scale

The form of the building is unchanged.

Access

The existing access arrangements are unchanged. Level access from Rosedale Road.

Appearance

The new glazed roof follows the existing roof profile and the use of patent glazing, a product introduced in the late 19th century, is in keeping with the age and use of the building.

Specification

- New patent-glazed roof– Grey tinted double-glazing within dark-grey aluminium mullions
- New roof light— Clear glazing within dark-grey aluminium frame (in-keeping with existing roof lights)
- New refuse doors -- Oak timber, louvered

Privacy

- There is an internal wall on the mezzanine level, running the length of the patent-glazed roof— which restricts any potential overlooking from neighbours to the mezzanine level.
- The positioning of the lightwell on the ground floor runs the length of the patent-glazed roof. As this is a void area, the risk of overlooking users of 36b Rosedale Road is reduced.
- The dark-grey tinted glazing will assist in obscuring potential overlooking.