



**Osborne Wolf Ltd**  
Architectural Design

# Design and Access Statement

**Development Address:** No.36 & No.38 Rose Street, Wokingham, RG40 1XU

**Ref:** P003.10-DA01

**Date:** 01.11.2024

**Listed Building Application Reference Number:** To be confirmed (application to be submitted)



## Proposal Summary

A light touch refurbishment of two listed terrace properties to refresh the finishes and repair some legacy water damage to internal plaster walls. No structural alterations are proposed. The removal and making good of a shared non-structural lean-to glazed conservatory roof and enclosure is proposed to reinstate separate access into private garden spaces at the rear of the properties.

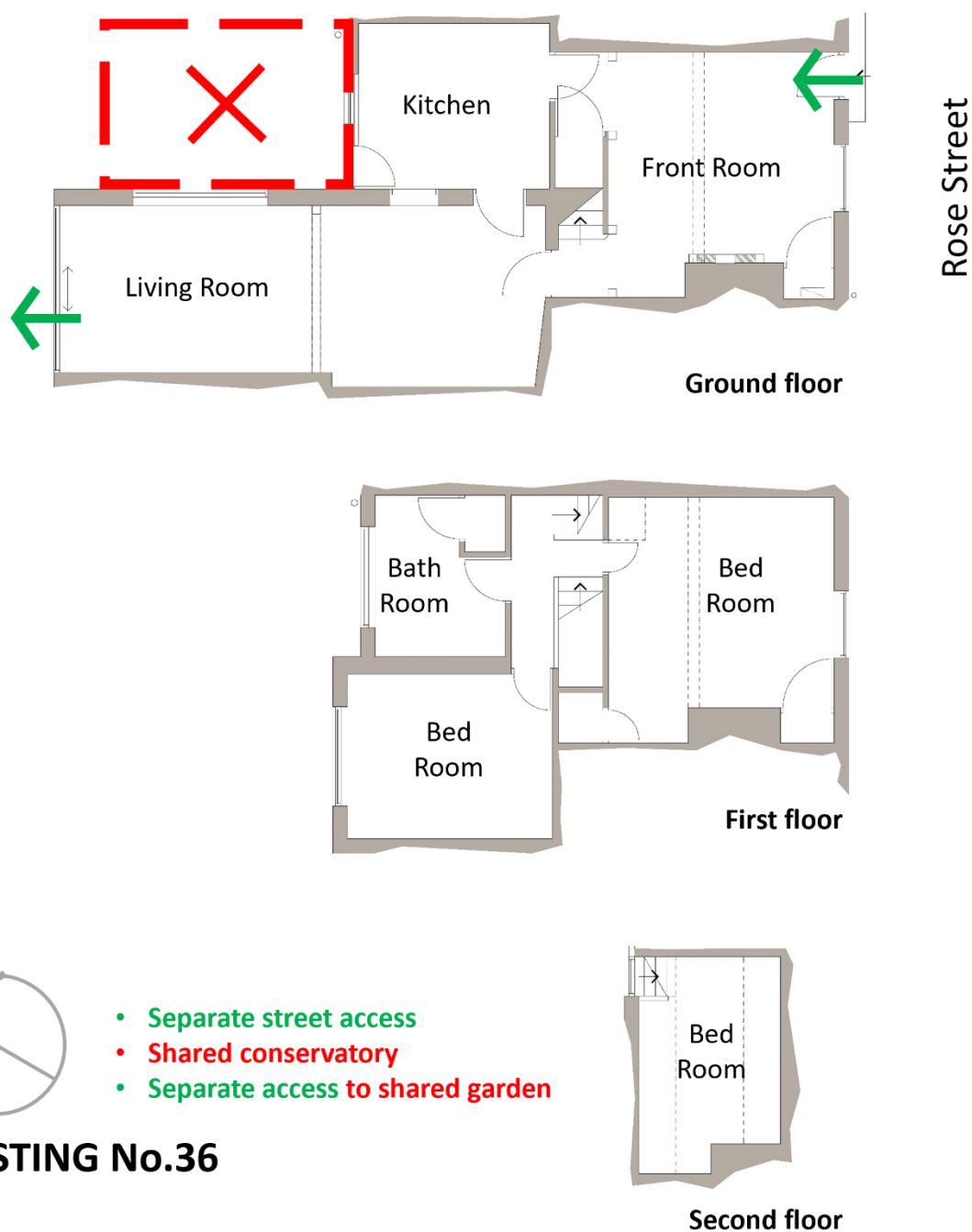
The proposed development preserves the heritage features of both properties and rectifies the modern access issues at the rear to enable the buildings to continue to provide separate dwelling occupation within the unchanged historic structure.

Osborne Wolf Ltd.  
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Registered office: Osborne House, High Street, Stoke Ferry, Kings Lynn, PE33 9SF

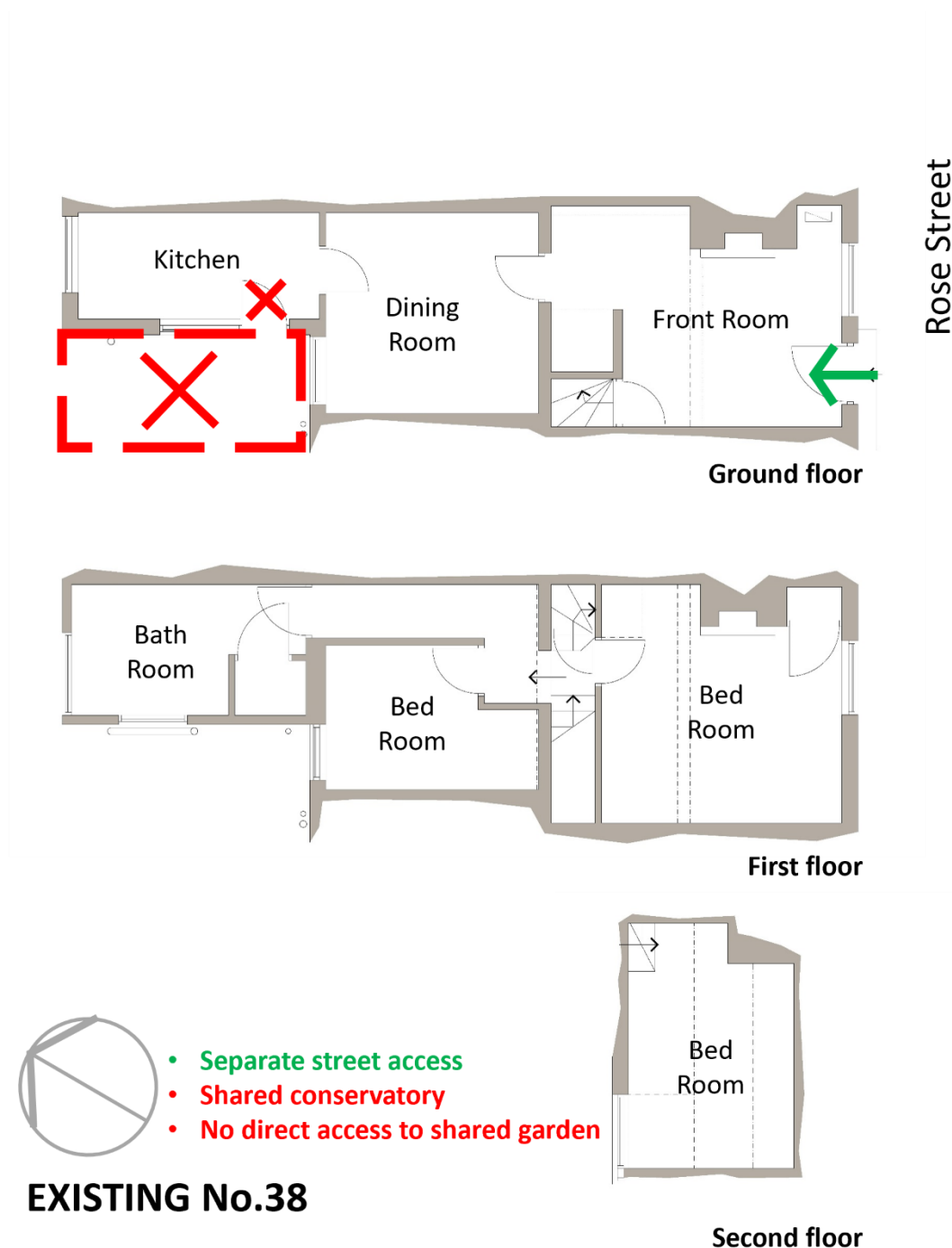


## Existing Scheme Plans



Both properties are three storeys with ground, first and a second floor attic bed room. Access is via internal staircases from a central core. No change to the layout is proposed but a review of fire rated door provision will be undertaken with the local authority building control department.

The shared garden is approximately 72m<sup>2</sup>

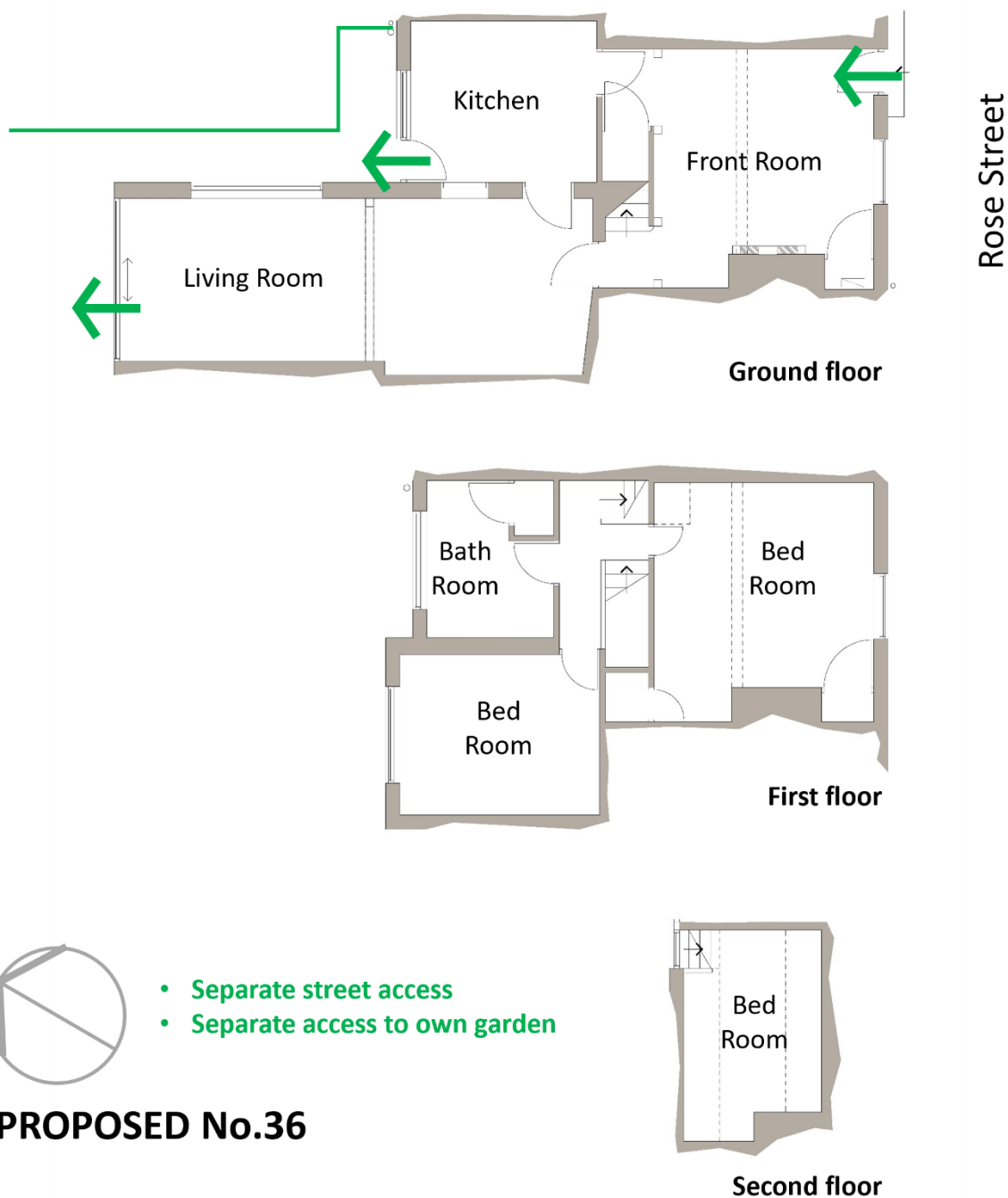


A modern (20<sup>th</sup> Century) lean-to conservatory joins both properties at the rear preventing separate access into the garden spaces. The rear kitchen doors from both properties access this shared space. Removal of this conservatory will reinstate separate access into a private garden space.

**No.36** benefits from a patio door giving direct access into the shared garden. While **No.38** only has access via the shared conservatory to the garden space. The conservatory has access from both properties via the existing kitchen doors and has two separate glazed doors into the garden.

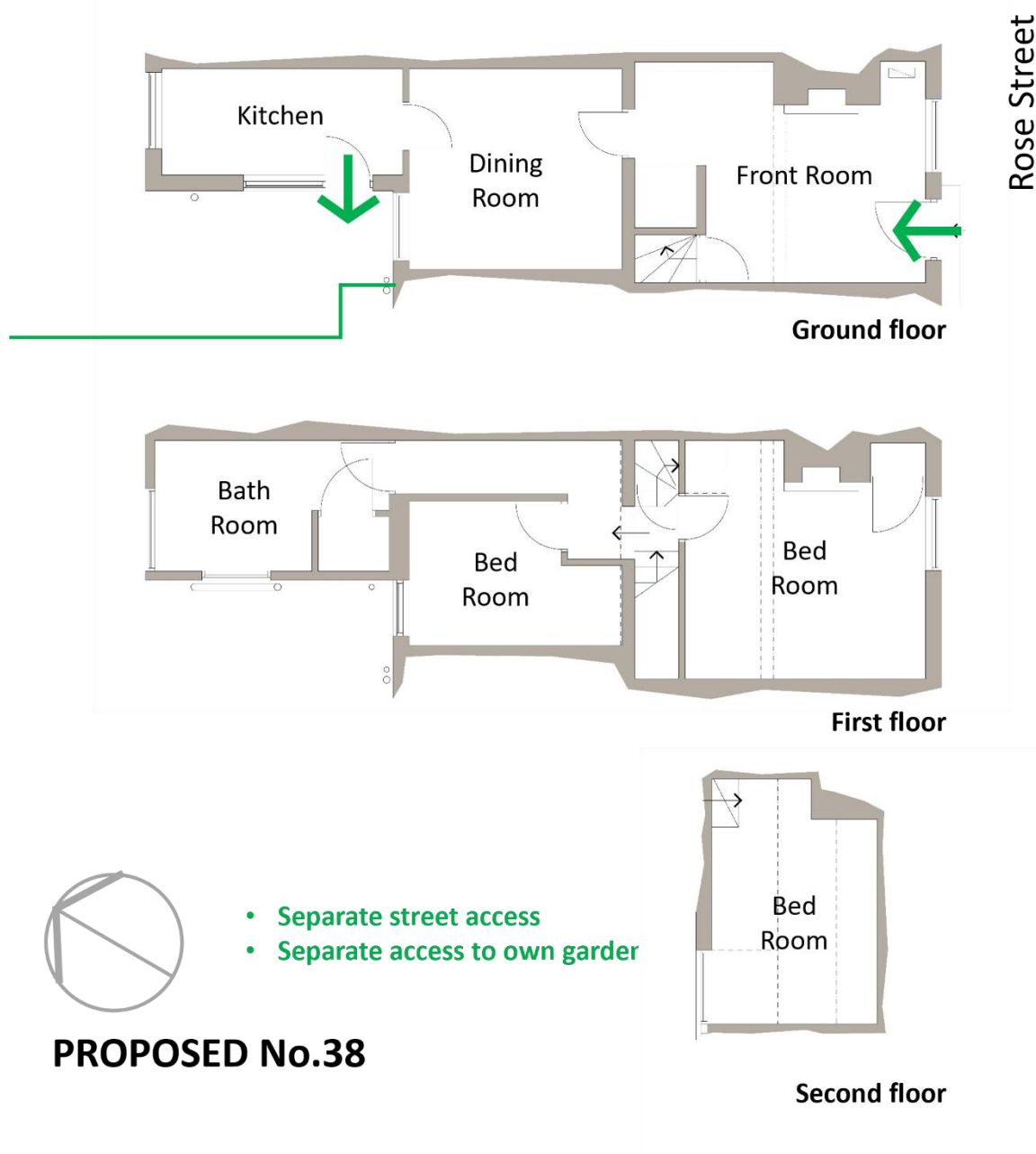


## Proposed Development



With the conservatory removed, new garden demarcation fencing is proposed to separate the private gardens and improve the private amenity space for the two properties. No change to the adjacent neighbouring gardens is proposed. The conversion of the conservatory repurposes 17m<sup>2</sup> of space into outdoor space.

**No.36** will benefit from a proposed garden space of 66m<sup>2</sup>



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**No.38** will benefit from a proposed garden space of 21m<sup>2</sup>



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## **Reference Documents**

P003.10-001 Existing Floor Plans No.36 All Levels

P003.10-002 Existing Floor Plans No.38 All Levels

P003.10-031 Existing Elevation – Street View

P003.10-032 Existing Elevation – Garden View

P003.10-131 Proposed Elevation – Street View-Rev01

P003.10-132 Proposed Elevation – Garden View-Rev01

Approved Document part M

Approved Document part B

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