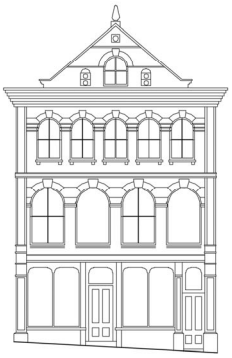
CIAT
CHARTERED PRACTICE



CLARK & MASLIN

Unit 5
Charlton Business Park
Crudwell Road
Malmesbury
Wiltshire
SN16 9RU

T 01666 822911 E enquiries@clarkandmaslin.co.uk

Planning Architecture Conservation

Your Ref	Our Ref	Date
	5479/JR	08 August 2023

DESIGN AND ACCESS STATEMENT FOR PROPOSED SINGLE STOREY REAR EXTENSION, THREE STOREY SIDE EXTENSION AND EXTENSION OF EXISTING PORCH AT JOLLY COTTAGE, 68 FOUNDRY ROAD, MALMESBURY, WILTSHIRE, SN16 0AW

1. Property Description

Jolly Cottage is an end terraced property situated at the end of Foundry Road, Malmesbury. The current accommodation spans over three floors. The cottage appears to have been extended previously to the side (West elevation) single storey and at the same time, to the rear three storeys (South elevation).

2. Proposed Works

We are proposing to construct a single storey flat roof extension with a lantern to the South elevation extending into the garden by approximately 2.5 metres. This will be set back from the party wall to allow for current access to the neighbours' rear garden. A set of bi-fold doors will be sited in the South elevation to take advantage of the Southernly aspect and direct access to the rear garden. As part of the work to this area we also propose to extend the existing porch to be the same width as the previous extension to the West.

At first floor it is proposed to extend the current master bedroom to create an en-suite bedroom and at the same time enlarging the current bedroom one window to take advantage of views to the garden and installing two narrow full height windows in the South elevation.

On the second floor we plan to extend current bedroom two above the proposed bathroom below and install a rooflight to the North (street elevation) and a dormer window to the rear South elevation.

3. Amount and Scale

The floor area of the proposed single storey rear extension is some 14 square metres, the extension of the porch is only 1 square metre. The additional bathroom and bedroom extension at first and second floors respectively is some 6.3 square metres on each floor.

4. Layout

The layout of the proposals can be seen on the submitted floor plans, elevations and site plan drawings.

5. Materials and Appearance

It is proposed to render the external extension in a through coloured modern roughcast render and also render over the existing exposed brickwork extension. Roof tiles will be double roman to match those of the existing property.