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
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DESIGN AND ACCESS STATEMENT FOR PROPOSED EXTENSION AND ALTERATIONS AT SOUTHMEAD, UPPER MINETY, MALMESBURY, WILTSHIRE, SN16 9PR

Introduction
Southmead is a 4 bedroom bungalow sitting on a larger than average plot that has previously had a part loft conversion to create a master bedroom in the roof space. The development of the property is rather muddled and we are now proposing to remove the roof and create a more practical first floor living accommodation with all bedrooms on the first floor.

Proposed works
The proposed works involve the removing of the existing roof and raising up the external walls based on the same footprint. This will provide a five bedroom property with three bathrooms and excellent living accommodation for a family on the ground floor. The roof is raised and to create additional headroom it is proposed that three gables are formed on the front (South) elevation otherwise the existing gable on the North elevation is taken up and raised with the creation of a small gable to the left hand side which serves bedroom two. There are no proposed windows on the East elevation at first floor level and only one bathroom window on the West elevation at first floor level.

Amount
In terms of additional first floor space, taking into account the existing first floor bedroom that will be re-worked, an additional 87 square metres is provided at first floor level.

Layout
The layout of the proposals can be seen from the submitted floor plans and elevations.

Appearance
It is proposed to provide a modern through coloured roughcast render and matching double roman roof tiles to the roof. There will be reconstructed stone lintels and cills over the windows as indicated with reconstructed stone cills.

New windows will be balanced UPVC casements with aluminium bi-fold doors to the North elevation.