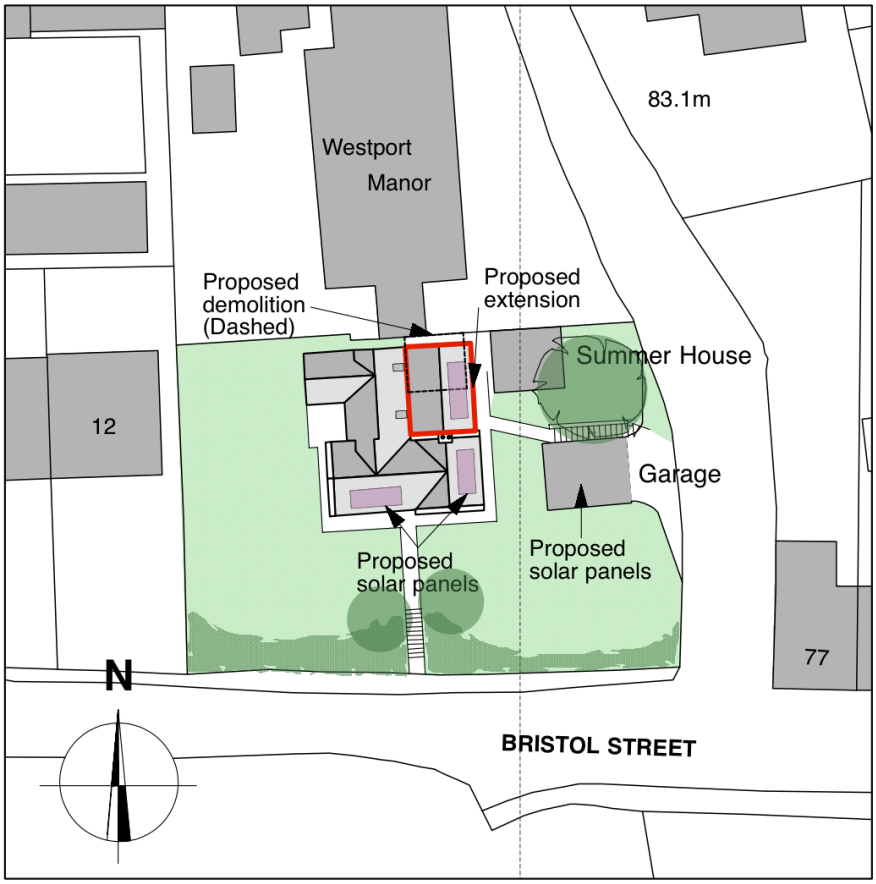
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Design & Access Statement
& Flood Risk Assessment

Demolition of existing utility and proposed two storey rear extension and new solar panels
Old School House, 79 Bristol Street, Malmesbury, SN16 0DU

General.
The Old School House is a detached 3 bedroom family home on an elevated plot near the centre of Malmesbury. It faces Bristol Street presenting a handsome natural stone frontage with stone mullioned windows and central front door. To the rear is a two storey wing, also in natural stone, to which a modest reconstructed stone extension has been added to the west and a more recent timber framed lean-to roofed utility to the east. It is roofed in natural slate with attractive tabling details to the original gables. The house sits on the edge of the Conservation Area and is dwarfed by Westport Manor (now flats) to the north.



Picture: Block Plan




Picture: Front (South) Elevation.
South East corner with Westport Manor behind.




Picture: East Elevation and timber Utility to be demolished
Garage roof behind parapet, proposed siting for flat PV panels.

Proposals

The proposals involve the demolition of the single storey painted timber clad utility on the east elevation, visible in the picture above.

The utility is of very poor construction and does not enhance the conservation area or respect the materials and style of the original house. It also uses part of the old boundary wall and is adjoined to the neighbouring property above the wall – all of which is undesirable.

The proposed extension will extend behind the main house rear gable, with the ridges aligned. The extension is proposed to be subservient to the main house by having a lower ridge line and recessed back from the east face and is to be similar in scale to the existing rear wing on the west face. The separating gap between the Old School House and Westport Manor will be reintroduced to make the properties truly detached.

The proposed East elevation of the extension is designed to echo the natural stone detailing of the front (South) with stone mullioned windows at first floor, natural stone lintel to the new doors, natural stone walling generally and a slate roof. The extension is not visible from the west or south and largely obscured by Westport Manor to the North.

Solar panels are proposed for the main house south and east pitches as well as the extension east roof. The panels are to be inset and flush with the main roof finish and will be a dark grey

similar to the surrounding slate. We also propose an array to sit on the existing garage roof. These are to be a laid ‘flat’ panel which will sit below the height of the existing garage parapet and therefore invisible to most residents of Malmesbury.

Note that there is a window overlooking the Old School House garden on the Westport South elevation. The window serves the first floor landing of the building’s stairs. This window will look over the new valley between the two rear extensions of the property and the impact on the daylight through the window is insignificant or nil. There is an added benefit in that the new extension roof will effectively block any view down into the garden and thereby protect the Old School House owners amenity.

2 new doors are proposed for the West elevation which fall under PD rights.

Use
The extended property remains a single family dwelling.

Amount
The ground floor of the house is 81sqm with a further 69sqm at first floor level to make a total of 150sqm. The proposals add a modest 46sqm to make 196sqm.

Scale
The new extension has been designed at the same roof pitch and proportions as the existing building, stepped down in height and width to remain subservient. The new windows will match the existing style. The new gable extension matches the scale and width of the existing rear extension.

Materials
Materials proposed will generally match the existing.

Access

Parking:
Currently there is parking for a minimum of 1 car plus another 2 within the garage. The proposals do not impact parking.

Disabled and Wheelchair user Access:
Due to the historic nature of the property, and large flights of steps from the front and side, the property is not wheelchair user friendly. However, ambulant disabled access is unchanged by the proposals.

Flood Risk Assessment

The extension floor levels are no lower than the existing floor levels. The property is not in a Flood Risk Zone.

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