

DESIGN & ACCESS

INTRODUCTION

This Design and Access Statement has been prepared by CMS Architects Ltd on behalf of the client as supportive information to a Planning Application in a Conservation Area for a proposed garage to serve the Grade II listed dwelling at 22 Church Walk. The proposal comprises a single storey garage built to Wiltshire Parking Standards and follows on from a previously approved planning and listed building application 18/05193/FUL for the proposed demolition of the existing garage and erection of a new garage. Demolition of the former garage building has been undertaken.

SITE LOCATION

The site is located at 22 Church Walk, Melksham, and sits within a conservation area.

EXISTING CHARACTER

The main house's facade is a white render to the front and rear of the building with a garden that leads up to the site in question.

The current parking provision for the residence consists of an existing concrete slab on one side of the site and gravel to the other side. Existing fencing wraps the space which sits adjacent to a garage at the rear of 18 Church Walk.

LISTING

22 Church Walk is a Grade II listed building - listed under 1364166, Historic England.



SITE LOCATION PLAN

SURROUNDINGS

The surrounding area includes a Sainsbury's to the North West and a large car park to the immediate East of the site.

The site falls outside of the flood risk zone and has no documented history of flooding.



AERIAL PLAN

SITE PHOTOS

The Existing Site



View from adjacent Car Park



View from on site toward the main property

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PROPOSAL

The proposal takes precedent from the previously approved scheme ref: 18/05193/FUL which has since expired. The proposal seeks to improve on the former by providing a garage that meets Wiltshire parking standards to future proof its functional use for generations to come.

ACCESS

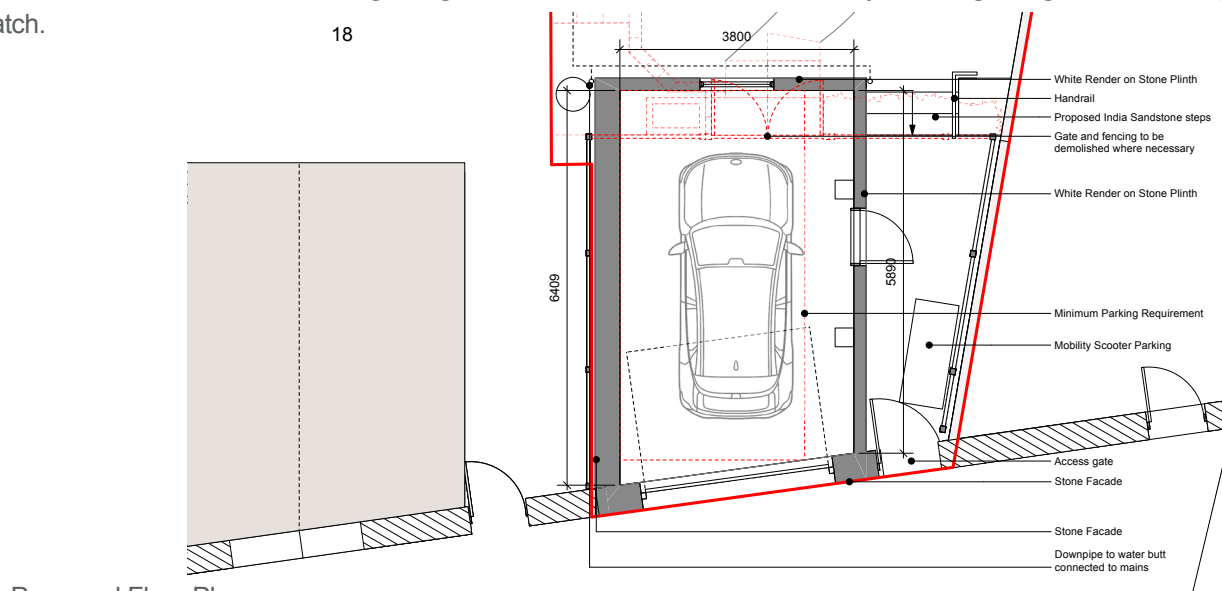
The design provides level access to the garage and a rear pedestrian access point via a secure gate into the garden with steps down into the lower garden, similar to the existing layout. The arrangement retains privacy for the residents while providing easier access to all areas of the garden.

DRAINAGE

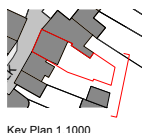
Surface water will use the existing water course. Water will be collected from the roof at eaves-level gutters and directed into a water butt. Additionally, a soakaway will mitigate any overflow from the water butt.

MATERIALITY

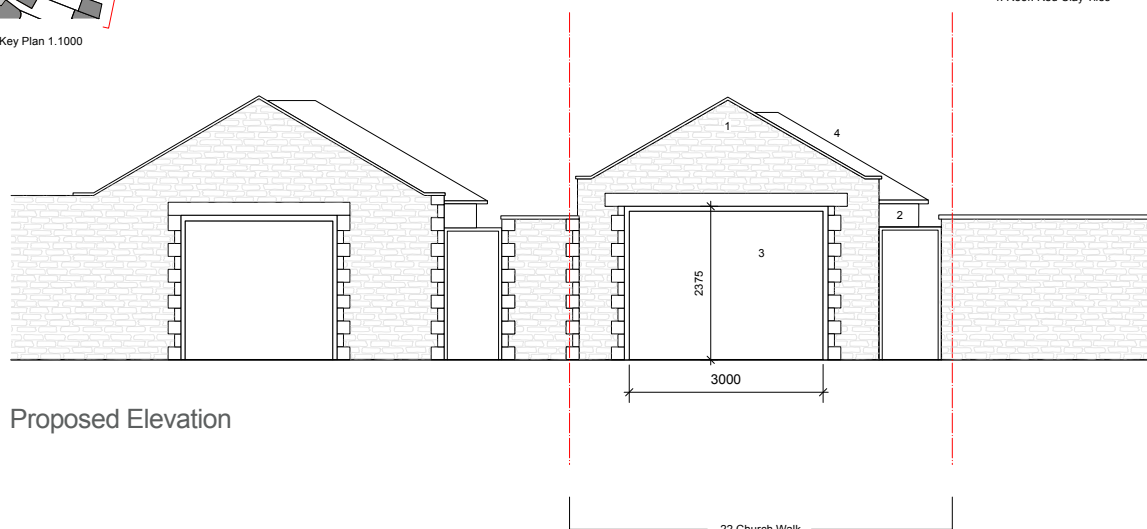
Materials have been selected to compliment the existing character of the site with a stone facing facade and quoin detailing to two sides, and white render sitting on a stone plinth to the others, white panelled and painted metal garage door and red clay roof tiles to match adjacent building, painted metal gutters and downpipe and a secured partially glazed panelled pedestrian access door. In addition, the ridge height has been set to not exceed the adjacent ridge height, with red clay roof tiles to match.



Proposed Floor Plan



- Materials:
1. Proposed Stone to Rear and Side Elevation
 2. Proposed Render sitting on Stone with Quoin Detailing to Side and Front Elevation
 3. Garage Door Colour TBC
 4. Roof: Red Clay Tiles



Proposed Elevation

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CONCLUSIONS:

The proposed garage ties into the existing materiality of its surroundings, minimising the impact of the building whilst providing parking and security to the property. The design completes the stone facing wall and allows for greater privacy for the residence. Additionally, the design enables the site to become more integrated with the garden that is currently divided from the space by the fencing.