

Design and Access Statement

13 Alma Place, Marlborough, SN8 1AF

Proposal for the existing garage to be converted into a home office, new kitchen window and internal alterations.

November 2025

Reference: 2509 / 03_601

Revision: -

This statement accompanies an application for detailed planning consent and is to be read in conjunction with the following drawings;

2306/ 03_001	Location plan
03_002	Existing site/roof plan
03_003	Existing ground floor plan and elevations
03_004	Proposed site/roof plan
03_005	Proposed ground floor plan and elevations



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1 Introduction

The proposal is for the conversion of an existing garage to a home office, new kitchen window, roof light and internal alterations to a detached dwelling in the town centre of Marlborough.

2 Site

The building is not listed but is in the Marlborough Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty.

The property is located on Alma Place, off the High Street and central in the Town. The 3-bedroom house, with an integral garage, was built in the 1990s. The house and garden are surrounded by residential properties.

3 Affected Parts

The parts of the property that are pertinent to this application are the garage and the front elevation.

4 Proposals

The proposal aims to provide a home office at ground floor in place of the garage. The garage is not used for parking but is currently used for storage. Within the curtilage of the site the house has one parking space at the front of the property. The ground floor is to be altered internally to allow a larger kitchen layout open to the sitting room. We are proposing to add a new kitchen window and rooflight to this area.

5 Materials and Scale

The new window and roof light will complement the existing building and improve the quality of accommodation to 13 Alma Place. The proposals respect the character of its surroundings and will have no detrimental impact on neighbouring properties in the Conservation Area.

6 Access

Pedestrian and vehicular access to the property is unaltered by the proposals.