



DESIGN AND ACCESS STATEMENT

IN SUPPORT OF

A HOUSEHOLDER PLANNING APPLICATION

AT

NORTH COTTAGE, MINETY, MALMESBURY SN16 9PL

Date: 18 December 2025

Our Ref: 250960v1ds

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1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by Gateley Smithers Purslow in support of a householder planning application for the rebuilding of a detached double garage with first floor storage at North Cottage, Minety, Malmesbury. The existing similar garage/storage suffered major fire damage.
- 1.2 On closer inspection it has been decided that, due to the extent of the fire damage, the remaining structure will need to be demolished and rebuilt in order to comply with the latest building regulations requirements.
- 1.3 Gateley Smithers Purslow are a national multi-disciplinary consultancy consisting of Architectural, Planning, Heritage, Engineering and Surveying Professionals.
- 1.4 This statement should be read together with all existing and proposed drawings and supplemental building reports. From here on the term “the building” will refer to the existing building and the term “the site” to refer to the site subject to this application. This statement follows the guidance of the Design Council and the CABE publication ‘Design and Access Statements – How to write, read and use them’. Where required it also takes guidance from Historic England advice Note 12 ‘Statements of Heritage Significance in Heritage Assets’.

2.0 PLANNING HISTORY

- 2.1 Previous application: N/03/00964/FUL – Erection of a Detached Garage/Store and Insertion of First Floor Window in East elevation of Dwelling. Approved 18/06/03.

3.0 HERITAGE AND SETTING

- 3.1 This detached property is set within a sparsely populated area to the West of the village of Minety, itself located to the North East of Malmesbury in the county of Wiltshire.

4.0 USE

- 4.1 Residential use only



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5.0 LAYOUT

5.1 There will be no change to the layout of the building – the application is for a replacement building on a like-for-like basis.

6.0 AMOUNTS

6.1 No change to amount.

7.0 SCALE

7.1 Scale will not be changed.

8.0 LANDSCAPING

8.1 Landscaping will not be impacted.

9.0 APPEARANCE

9.1 The reinstatement will be like for like.

10.0 ACCESS

10.1 No change.

11.0 PHOTOS

11.1 The following images show the existing building following fire damage.



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Photo 1 – South (Front) Elevation – Post Fire



Photo 2 – West Side Elevation - Post Fire



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Photo 3 – South (Rear) Elevation – Post Fire



Photo 4 – East Side Elevation – Post Fire