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Date

5880/IMM

08 April 2026

DESIGN AND ACCESS STATEMENT FOR PROPOSED SINGLE STOREY EXTENSION AND ALTERATIONS TO THE FRONT OF THE PROPERTY, ADDITION OF A LIVING ROOM WINDOW AND THE ADDITION OF A SMALL OPEN PORCH TO GARAGE CONVERSION AT BRAMLEY HOUSE, CRUDWELL, MALMESBURY, WILTSHIRE, SN16 9EH

Introduction

Bramley House is a property situated in the village of Crudwell and is within the Crudwell Conservation area.

Planning History

PL/2025/06858 - 1. Flowering Cherry tree - Reduce height and spread by 2.5m and thin and shape; 2. Three Apple trees - Reduce crowns to previous position and thin as required; 3. Bramley tree - Reduce to previous positions (remove 2.5m) and thin and tidy 4. Rowan tree - Reduce height by 1m and thin and tidy

N/12/01161/TCA - Reduce One Cherry Tree

18/10984/TCA - 2.5 Metre Crown Reduction and Crown Clean to Flowering Cherry

16/10002/TCA - 2.5 Metre Crown Reduction and 15% Thin to Flowering Cherry and Bramley Apple Tree, Fell 1 Apple Tree, and 3 Metre Crown Reduction, Removal of 2 Limbs and 15% Thin to 2 Apple Trees.

13/06693/FUL – Single Storey extension

N/11/03833/TCA - Tree Surgery and Felling

A small part of the site falls into Flood Zone 2. The original flood report which was submitted with the application 13/06693/FUL has been resubmitted with an addendum completed in April 2026.

Proposed works

The proposed works to the property is to add a single storey flat roof extension to the front of the property to form a garden room off the existing kitchen which has also been extended to the current porch to extend out in line to allow the flat roof to extend all the way across.

The existing garage has already been converted into an office, it is now proposed this will become ancillary accommodation to the property for family and friends to stay. As part of the proposals a small open porch has been added to the front.

A new opening for a lounge window to the West elevation is also part of this application.

Materials

The proposed materials for the extension are to be constructed in natural stone to match the existing property. The roof proposed will be an edpm flat roof with a parapet and the proposed windows will match the existing timber windows.

Amount and scale

The additional floor area created for the garden room and porch extension is 12.5 square metres.

Layout

The layout of the ancillary accommodation and extension and alterations can be viewed on the proposed scheme drawings.