

DESIGN AND ACCESS STATEMENT

PROPOSAL: Conversion of existing detached double garage into a small-scale skin-specialist salon (Use Class E).

SITE: Jays Farmhouse, London Road, Chippenham.

1. Introduction

This statement accompanies the planning application for the conversion of an existing domestic garage into a professional clinical space. The objective is to provide a high-quality, sustainable environment for a skin-specialist business while maintaining the aesthetic integrity of the residential site.

2. Design Component

Use

The current use of the building is C3 (Residential) ancillary garage and storage. The proposed use is Class E (Commercial, Business, and Service), specifically tailored for a one-to-one clinical skin treatment facility. This use is compatible with the residential character of London Road due to its low-intensity nature.

Amount

The proposal involves the conversion of approximately **27.8m²** (the internal area of the existing double garage). No additional floor space is being created; the development is strictly contained within the existing building envelope.

Layout

The internal layout has been designed for clinical efficiency and privacy:

- **Entrance/Reception:** A small waiting area for one client.

- **Treatment Room:** A private, sterile environment for skin consultations and procedures.
- **Sanitary Facilities:** A WC and washbasin compliant with modern hygiene standards.
- **Storage:** Integrated cabinetry for clinical supplies.

Scale

The scale of the building remains unchanged. By maintaining the original height, massing, and footprint, the converted garage remains a subordinate "outbuilding" in relation to the primary farmhouse, ensuring no overbearing impact on neighbouring properties.

Appearance

The design intent is to "domesticate" the garage rather than give it a commercial "shopfront" appearance:

- **Walls:** Infill masonry where the garage doors currently sit will be finished in materials matching the existing farmhouse (e.g., matching stone or render).
- **Openings:** The new windows and door will feature high-quality frames (e.g., anthracite or timber-effect) to provide a modern, professional finish that remains sympathetic to the farmhouse aesthetic.
- **Landscaping:** No changes to the existing soft landscaping are required, as the building is already bordered by established hardstanding and boundary treatments.
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2. Access Component

Vehicular Access and Parking

- **Access:** The site is accessed via the existing entrance on London Road. The visibility splays are established and safe for the current volume of traffic.
- **Parking:** The large private driveway provides ample space for up to four vehicles without obstructing the main house. One dedicated parking space will be allocated for the salon client, ensuring no displacement of vehicles onto the public highway.

Inclusive Access

The proposal is committed to being inclusive:

- **Level Access:** *The transition from the driveway to the salon will be level or provided with a shallow-gradient threshold to ensure ease of access for clients with mobility impairments.*
- **Internal Circulation:** *The internal layout provides sufficient turning circles for wheelchair users within the consultation and treatment areas.*

4. Conclusion

The design approach is one of "minimal intervention." By reusing an existing structure and employing a matching materials, the proposal provides a functional business space without altering the visual or social character of the neighbourhood. The access arrangements are safe, sustainable, and inclusive.
