

51 High Street
Ramsbury
Wiltshire
SN8 QN

Design & Access Statement

Present Dwelling:

A two storey, terraced cottage located in the High Street, Ramsbury.

The existing layout provides:

Two bedrooms and a bathroom on the first floor, accessed by a staircase from the ground floor lounge.

The ground floor comprises an open lounge, accessed directly from the front door, off the High Street pavement.

The lounge leads to a cottage type kitchen, leading to a garden room / 3rd bedroom, with adjacent en-suite shower room and toilet.

A rear door opens onto a patio and attached, external store on the left. The store is wooden construction on a concrete base, with a tiled roof. The condition of the wood, particularly at the base is poor, with a number of timbers showing signs of significant decay.

Since purchasing in June 2024, the owner / applicant has undertaken refurbishment across the entire property, addressing the findings of the surveyor's report obtained as part of the purchase. Consequently, the property is now far more sound and more resilient as well as aesthetically pleasing to the eye and home for the owner and family.

In 2025, the owner / applicant established a sole-trader garden design business, based from home. The garden room is thus used as an office / design studio, with drawing board, desk, printer and scanner.

Client Requirements:

To replace the existing storeroom with an office / relocated potential 3rd bedroom – see plan MAF-016/26.

Enlarge the storeroom and create an internal entrance from the current ground floor shower room. Raising slightly the roof ridge height in order to match the gutter level to that of the garden room.

The current style and appearance of the storeroom would be carried across to the proposed construction i.e. wooden clad walls under a clay tile roof.

The present shower room will be adapted to provide a utility area for laundry, whilst retaining the downstairs cloakroom.

All work undertaken will be completed in compliance to Building Regulation Standards and certified accordingly.

In demolishing the existing storeroom, it is proposed that a small wooden garden shed is erected at the far end of the garden to store garden tools etc – type: Hartwood Life Time 6' x 4' double door, windowless pressure treated pent shed.

Summary:

The proposal made under this application addresses the poor state of the current store room whilst improving the utilisation of the available space and providing adequate space for an office / studio for the foreseeable future.

Design Considerations:

To be sympathetic to the existing design and character of the property, whilst providing much needed additional internal living / working space, with a minimal impact to the plot and adjacent properties.

To align the proposal to the local area policy remit.

To address the current condition of the store room whilst making such adaptations as needed to provide improved utilisation of the internal and external space available.

The proposal is located entirely at the rear of the property, with no change in appearance to the front view from the High Street.

The current window and separate rear door to the garden from the garden room would be replaced with aluminium framed bifold doors to increase the natural light to the rear of the property.

The footprint i.e. length / width of the proposal is slightly increased from the existing in order to provide the internal space needed and catering for the additional thermal insulation as required under current Building Regulations. The proposal would not protrude in length beyond the rear extension of the adjacent property - #53.

The entire construction would not unduly impede or interfere with properties on either side.

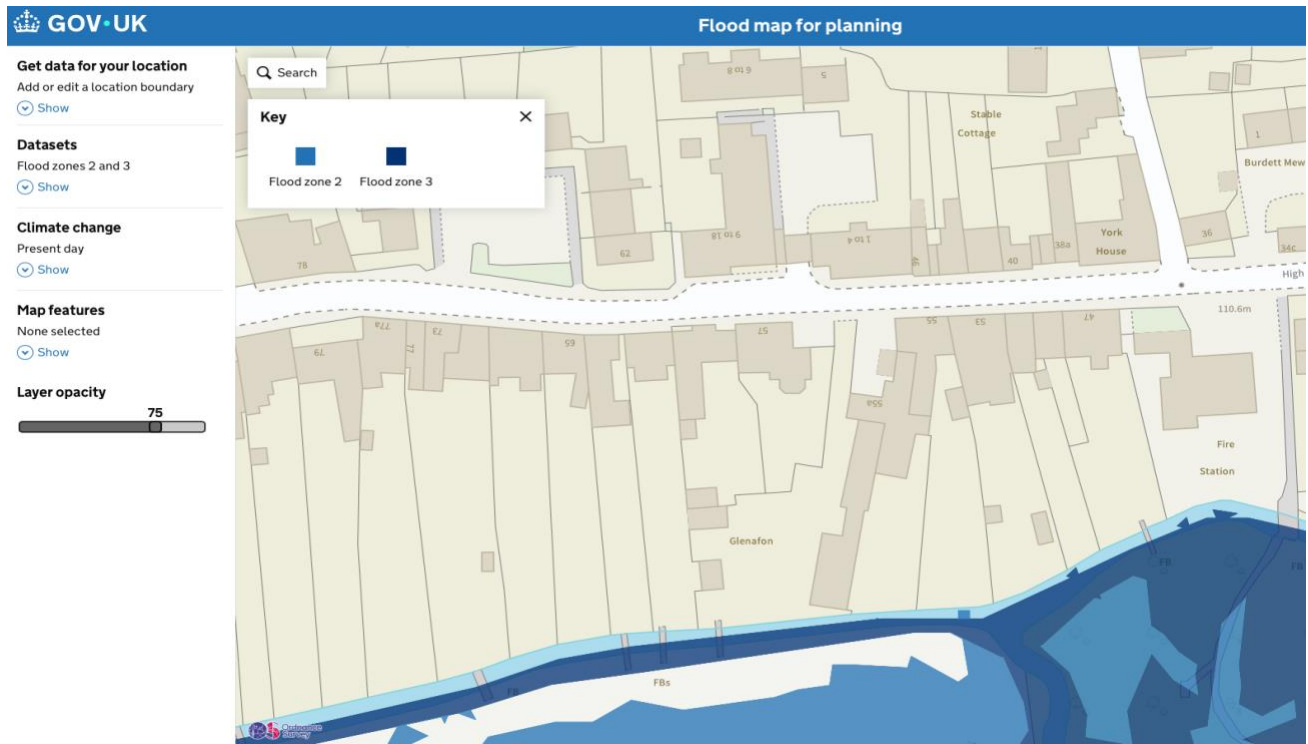
A party wall agreement with #49 will be in place in accordance with The Party Wall etc. Act 1996.

Access to the property will be maintained as is, as the proposed extension is at the rear of the property.

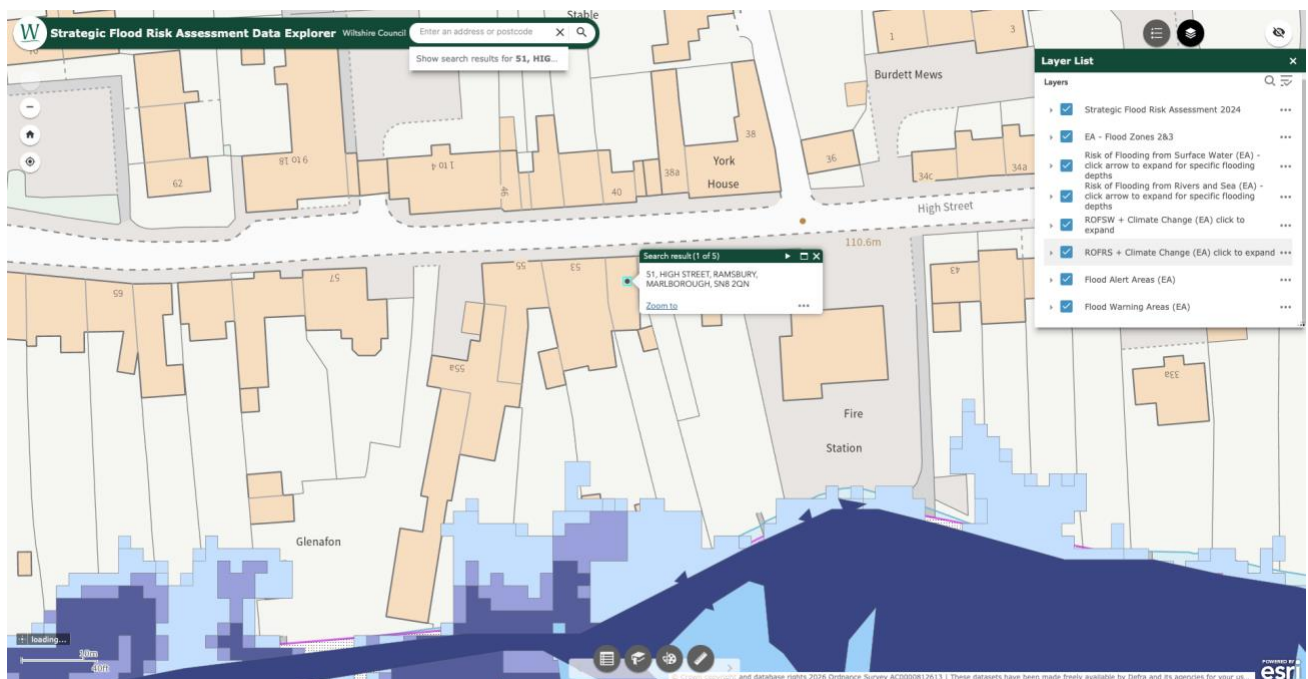
Parking for the property remains on the High Street.

In terms of Flood Risk Assessment, according to the government website (appendix 1) the property is not within a zone 2 or 3 area. According to the Wiltshire SFRA (appendix 2) the far end of the garden has a low risk of groundwater flooding under ROFRS + climate change. However, the proposed extension is not within the highlighted area and in replacing an existing room attached to the property, in being rebuilt, the floor level would be ca. 150mm higher than present.

Appendix 1:



Appendix 2:



Summary:

The proposed change from store room to office / design studio would be undertaken in such a way so as to maintain the current cottage and enhance the host property, whilst having minimal or no impact on the adjacent properties.

Internally, within the property, the proposed changes would facilitate the needed space for the applicant's business enabling the space currently being used to return to be used for living / dining.
