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DESIGN AND ACCESS STATEMENT FOR PROPOSED CAR GARAGE AND CHANGE OF USE OF LAND TO RESIDENTIAL AT THE OLD SMITHY, HOLLOWAY, MALMESBURY, WILTSHIRE, SN16 9HX

1. Property Description

The Old Smithy is a detached property situated in the town of Malmesbury and situated within the Malmesbury conservation area.

2. Proposed Works

The proposed works are to demolish an old outbuilding which is in a bad state of falling down and looks unsightly. It is proposed to construct a garage in place of the outbuilding.

This will benefit the existing property which currently doesn't have use of a garage which will allow additional car parking spaces and allow a storage area. The middle bay of the proposed garage is slightly larger to allow for a campervan. The proposed garage will be open at the front, have three rooflights to the rear elevation as well as solar panels to the rear (south) elevation.

Our client since purchasing the house has purchased some additional land which includes the existing outbuilding and as part of this application we are proposing the area within the red line as per the drawings for a change of use to residential.

A Flood Risk Assessment, Tree Quality Survey, Arboricultural Method Statement and a Preliminary Ecological Appraisal all accompany the application.

3. Amount and Scale

The proposed garage footprint is some 74 square metres.

4. Layout

The layout can be seen from the submitted drawings.

5. Materials and Appearance

The garage will be an oak frame building finished in timber cladding, please see below a photo of a typical example. The roof will be slate to match the house.

