

Design and Access Statement

106 The Close, Salisbury

Subdivision of Existing Garage to Form a Garden Store and Garden Room

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1.0 Design

The proposal is to convert the existing single garage into two separate spaces: a garden store and a garden room. The works comprise an internal subdivision of the building together with alterations to the fenestration on the south-east elevation.

The garage was constructed in the early 1950s but has not been used for vehicle parking for many years, as its restricted dimensions are unsuitable for most modern cars.

The applicants propose to subdivide the interior to provide a garden store for gardening equipment and a larger garden room incidental to the use of the main dwelling. The garden room would principally serve as a sitting room during the summer and as storage for garden furniture during the winter.

The proposal would not alter the building's appearance when viewed from public vantage points, as all fenestration changes are confined to the garden-facing elevation. The existing side door, which is in poor condition, would be replaced with a new timber-framed, ledged-and-braced door. An existing window would be replaced by powder-coated metal, double-glazed French doors to provide access to the garden room; these would match the windows recently installed as part of the extension to the main house. The existing conservation-style rooflight would be replaced by a slightly larger, electronically operated rooflight. The deteriorated uPVC guttering would be replaced with metal guttering and a downpipe to match those installed on the main house. The existing garage door would be retained and fixed shut to enable the formation of the garden store. Internally, the walls and open ceilings would be framed and lined to provide suitable finishes to both spaces.

Although the proposal would technically result in the loss of one parking space, the garage has not been used for parking for many years. The property retains space for one vehicle on its driveway, with additional parking available in the private Sarum St Michael car park adjacent to the garage. The site is also in a sustainable location with excellent access to public transport.

2.0 Trees

Trees within the site and on neighbouring land that are within falling distance of the property are identified on the submitted plans. The proposal involves no new foundations or floor-slab works and is limited to internal alterations and changes to existing openings. Accordingly, the works would not adversely affect nearby trees.

3.0 Flood Risk

The property lies within Flood Risk Zone 2. The alterations would not lower the existing floor level and would not create principal habitable accommodation. The proposal is therefore consistent with the Environment Agency's standing advice for householder development in Flood Risk Zones 2 and 3.

4.0 Heritage

The property lies within the conservation area and The Cathedral Close. The proposed alterations to the outbuilding would not be visible in the wider street scene, and the limited external changes would preserve the significance and setting of these heritage assets.

5.0 Access

The development would not alter the existing access arrangements to the property.

End.