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Design & Heritage Statement

34 Pickwick, Corsham, SN13 0HY

26-1079

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Contents

Introduction..... 3

Listing 3

Proposed Works..... 3

Planning History 3

Heritage Statement..... 5

Design & Access Statement..... 6

Conclusion 6

Introduction

Funlab have been appointed by the homeowners of 34 Pickwick to submit a Listed Building application to replace an existing roof light to a rear outrigger extension.

Listing

The details are as follows:

List Entry Number: 1283840

Date first listed: 20 December 1960

Description:

"CORSHAM PICKWICK ST 86 70 (south side) 4/308 No. 34 (Pickwick Stores) (Formerly listed as No 34) 20.12.60 GV II

House, early C18, painted roughcast on rubble stone with stone tiled roof, coped gables and end-wall stacks. Two and a half storeys. Double-fronted with 2 coped dormer gables, recessed cyma- moulded mullion windows, 2-light to gables, 3-light to first floor and dripcourse over first floor windows. Ground floor altered in C19, originally with dripcourse, now with plate-glass shop window to right with C19 hoodmould, C19 Tudor-arched off-centre door with hoodmould and projecting timber shop window to right. At west end, projecting range, painted with stone tiled roof, dormer gable to front with 3-light recessed ovolo-moulded window, large double doors below."

From Historic England

Proposed Works

The rear of 34 Pickwick is a range of outrigger extensions. The existing rooflight is in the south facing plane of the southern most addition.

Currently the roof light is not of a conservation style and sits above the plane of the roof tiles.

It is proposed to replace the rooflight with a new conservation style unit from Fakro. The works will also include minor adaptations to the roof structure, internal finishes and the appropriate flashings.

Planning History

Below is a list of relevant planning application found on the Wiltshire Planning Council website, other applications may be archived.

Application Reference: PL/2025/04857

Application Type: Householder Planning Permission

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Installation of oak framed screen, Closing up of existing doorways in house and outbuilding to create windows, Installation of rooflights, Roof insulation added, Creation of porch on southeast elevation, Replacement doors, Installation of bathrooms, Replacement of asbestos roof on outhouse, New internal walls, Replacement floor and addition of underfloor heating

Valid Date: 13/06/2025

Application Status: Approved - 28/07/2025

Application Reference: PL/2025/05175

Application Type: Listed Building Consent

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Installation of oak framed screen, Closing up of existing doorways in house and outbuilding to create windows, Installation of rooflights, Roof insulation added, Creation of porch on southeast elevation, Replacement doors, Installation of bathrooms, Replacement of asbestos roof on outhouse, New internal walls, Replacement floor and addition of underfloor heating

Valid Date: 13/06/2025

Application Status: Approved - 28/07/2025

Application Reference: 19/03968/LBC

Application Type: Listed Building Consent

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Installation of wall ties to the rear elevation; Repoint the rear elevation in lime mortar; Replacement stone mullions at first floor using Bath stone and lime mortar.

Valid Date: 20/05/2019

Application Status: Approved - 26/07/2022

Application Reference: N/02/01633/LBC

Application Type: Listed Building Consent

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Alterations to front windows

Valid Date: 15/07/2002

Application Status: Approved - 29/11/2002

Application Reference: N/01/01412/COU

Application Type: Full Planning

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Change of use to residential

Valid Date: 03/07/2001

Application Status: Approved - 27/08/2001

Application Reference: N/01/01413/LBC

Application Type: Listed Building Consent

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Internal/External Alterations Associated Change of Use

Valid Date: 03/07/2001

Application Status: Approved - 10/08/2001

Application Reference: N/01/00707/LBC

Application Type: Listed Building Consent

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Alterations-Replacement Windows

Valid Date: 22/03/2001

Application Status: Approved - 15/06/2001

Application Reference: N/97/01426/FUL

Application Type: Full Planning Permission

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Change of use of shop with ancillary A3 use to use for hot food

Valid Date: 03/07/1997

Application Status: Decided- 01/09/1997

Application Reference: N/95/00251/LBC

Application Type: Listed Building Consent

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Alterations to ground floor windows

Valid Date: 09/02/1995

Application Status: Decided - 22/03/1995

Application Reference: N/95/00210/LBC

Application Type: Listed Building Consent

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Alterations to front elevation alterations to front elevation

Valid Date: 06/02/1995

Application Status: Decided - 09/03/1995

Application Reference: N/94/01975/ADC

Application Type: Consent to display an advertisement

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Display of projecting sign and fascia signwriting projecting sign/signwriting

Valid Date: 12/10/1994

Application Status: Decided - 17/11/1994

Application Reference: N/94/01288/FUL

Application Type: Full planning permission

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: New window and door openings new window/door openings

Valid Date: 29/06/1994

Application Status: Approved - 13/10/1994

Application Reference: N/94/01289/LBC

Application Type: Listed Building Consent

Application Address: 34 Pickwick, Corsham, SN13 0HY

Proposal: Refurbishment of shop and dwelling including new window and door openings/alterations to roof and chimneys and internal alterations refurbishment/alterations

Valid Date: 29/06/1994

Application Status: Approved - 13/10/1994

Heritage Statement

Since the Listing statement was written the building returned to domestic use in the early 21st century, the shop windows have been replaced and the roughcast render removed.

The modern iteration of the house can be deemed to have four volumes the front 2.5 storeys, dining room/snug, utility room and kitchen.

The dining room and the utility spaces appear to be later additions, added during the 20th century.

Design & Access Statement

Use

The building is a C3 dwelling, this will not change as part of this application.

Amount

This application does not add any mass to the building.

Layout

The proposed application does not change the layout

Scale

No change

Landscape

There are no landscape works as part of this application.

Appearance

This application only seeks to change the existing roof light to a modern Fakro conservation style rooflight.

Access

This application has no impact on the access to 34 Pickwick.

Conclusion

This application is minor in nature and if 34 Pickwick were not Listed would be considered permitted development.

We therefore seek the support of Wiltshire Council to approve this Listed Building Consent application