



160 Brook Drive

Corsham

Wiltshire

SN13 9AZ

Design & Access Statement



160 Brook Drive, Corsham, Wiltshire, SN13 9AZ

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1. Site

1.1. The application site contains a detached property and is located within the area of Corsham, Wiltshire.



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2. Site & Planning History

2.1. Wiltshire district council shows there has been no planning applications made upon the property.

3. Site Assessment

3.1 The Proposed site is located on Brook Drive in a quiet cul-de-sac area of the town of Corsham. The property has private entrance/parking. This is a detached ground, first and second floor property.

Please see site plan below:



4. Proposal

Garage Conversion

Upgrading existing garage to building regulation standards, garage is internal to house so plan to knock through from hallway into the garage to create additional room to provide additional space for snug area, it will not be used as a bedroom.

The change doesn't affect car parking arrangements as there is already two remaining spaces on driveway, alongside visitor spaces upon family/friends visiting the property. The garage is currently only used for storage whilst the proposed will **not be** used for any commercial venture nor business entity.

Within this intention is to remove the garage door and create a window to give natural light & trickle ventilation into the area. The proposed window will match the size (or similar) of existing that are located at the front of the property.

The footprint of the floor plan will remain the same.

External Windows & Doors

As part of the minor works involved the householder wishes to change all existing external windows & doors. These will be replaced with higher efficiency glass to improve the U-values on the property yet the external finish within anthracite (or similar) finish, including proposed new window on the garage front.

Air Conditioning

Within this proposal the householder wishes to submit as part of the application to install a Air Source Heat Pump system which will be externally mounted on the side of the property.

Location of this has been carefully considered so it is easily accessible for the householders yet is far enough from a safety point of view from neighbouring properties. Within the process of location the householders were especially considerate with the noise impact however the data sheets provided alongside neighbouring property whom has the same/similar unit indicates noise will not be a concern, even working at full speed.

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APPENDIX A

Front view of property



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APPENDIX B



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APPENDIX C



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APPENDIX D



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APPENDIX E



Location of condenser

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APPENDIX F

Location of condenser



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APPENDIX G



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5. Access & Approach

5.1 Access indicated per attached site plan.



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6. Flood risk assessment

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
[► Why surface water flooding is a problem](#)

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Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

▶ [Why flood defences cannot completely prevent flooding](#)

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Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

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Reservoirs

[More about your reservoir flood risk](#)

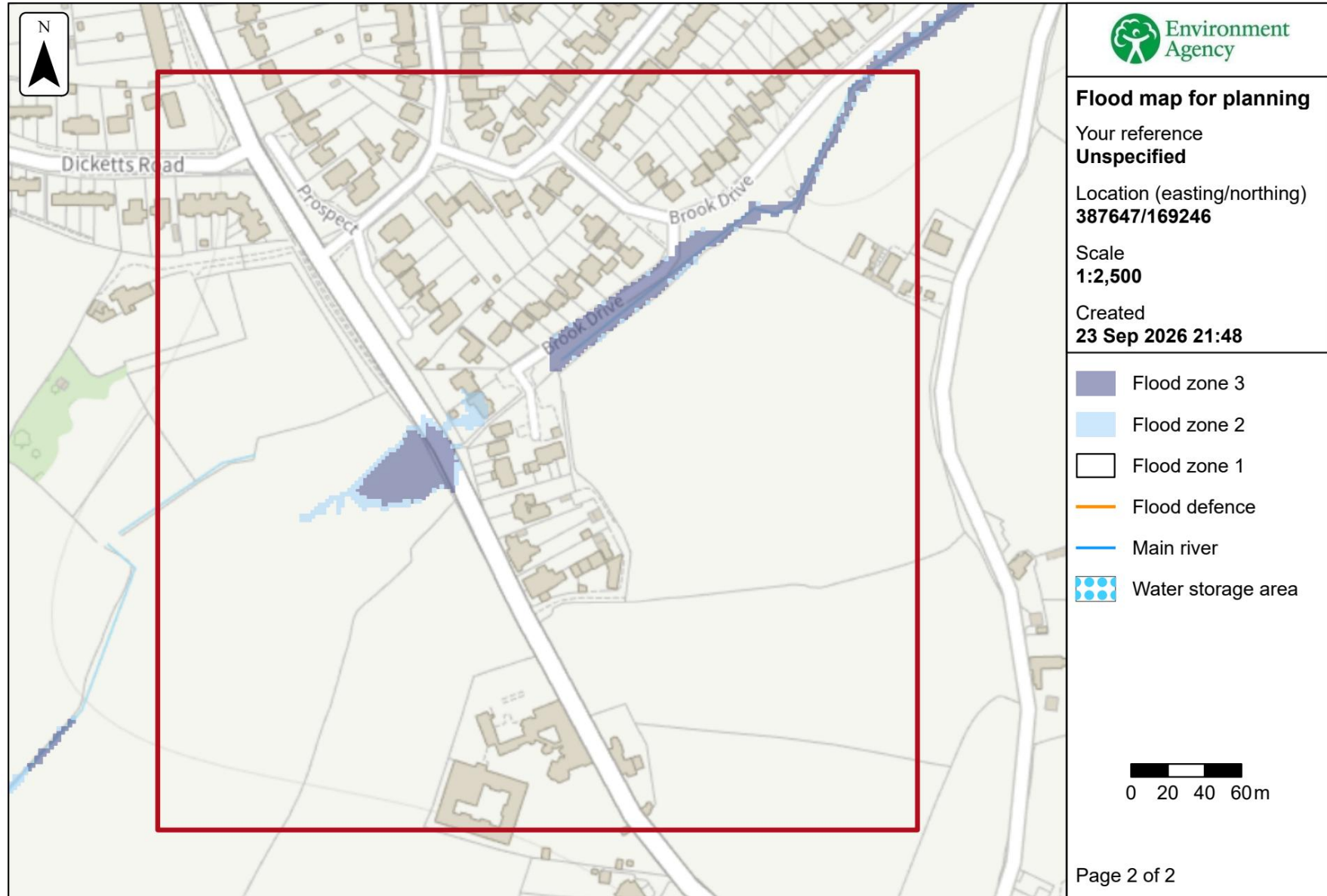
Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

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7. Conclusion

The proposed garage conversion represents a modest, sympathetic enhancement to this detached dwelling. By replacing the existing garage door with a high-quality brick and windows the conversion will seamlessly integrate with the property's aesthetic.

On replacing the windows & doors for a different finish/colour will feel this has no impact on the surrounding properties whom have undertaken similar works to theirs.

The new family room /living space improves the internal layout and flow of the home, utilizing the existing footprint without encroaching on neighbouring land.

Access arrangements remain unaffected, and the local parking capacity remains sufficient. The works will have no adverse impact on the residential amenity or privacy.

In providing an eco-efficient solution such as an air source heat pump for the property we feel this would encourage other neighbouring properties to consider this solution. We feel the location is in a very secure position for all yet has little/no affect with regards to noise for the community and immediate neighbours.

Overall, the proposal delivers vital, modern living space while fully respecting the character of the surrounding street scene and would therefor like for this application to be granted Permitted Development application approval.



***Indicative Render
Not to scale or final outlook***