

Design and Access Statement

Extension to 37 Pickwick, Corsham, SN130JE

37 Pickwick is a semi detached dwelling constructed around 1745, altered and extended around 1990, it is listed grade 2 , positioned in Pickwick near the A4 and accessed from Middlewick Lane, it is in an area of mixed terraced, semi detached and detached houses, some of which are modern.

The property sits back in its plot with off street parking at the front and a small garden to the rear.

The application site is in a conservation area.

Proposed development

Full planning permission and listed consent is sought for a single storey pitched roof extension at the rear of the property, this would be attached to the 1990's extension and replacing a modern style conservatory.

Materials

Natural stone to walls to match the main house with salvaged clay double roman roof tiles to the roof slopes, natural stone window surrounds to match existing and timber windows.

Justification of the proposal

We do not consider the proposal detracts from the charm of the property being situated at the rear, it would we feel enhance the property in removing the modern conservatory.

Highways and Access

The house has off street parking and is within walking distance of a convenience shop and pub. On a local and national bus route.

Access is a level path to the front door with a low step, access is also available on a level path at the side, the property is open plan on the ground floor but has no ground floor toilet, this will be provided in the extension.

Flooding

The property is not in a flood zone and is less than 1 hectare in area

Ecology

No ecology assessment has been undertaken

Summary

Planning and Listed Consent is sought for the extension, this will provide a ground floor toilet, a utility area and a small room overlooking the courtyard rear garden

The scheme has been carefully designed to be visually attractive and be in keeping with the host dwelling and its surroundings, it being attached to the 1990's extension it will not impact the older part of the dwelling, we can also source material for the structure to blend with the existing

Chris Hyde

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