DESIGN AND ACCESS STATEMENT

There are two elements to the design.

A two-storey section that 'wraps around' the existing building. This section, visible only slightly from the road, will reflect the character of the main dwelling. The front elevation, though only 1.4 m wide, will be constructed from Bath stone to replicate the original building's front façade. The remainder of the two-storey element will be constructed from reconstituted stone concrete blocks, matching the front façade as closely as possible in size, colour and texture.

The roof of the two-storey element containing the bedroom will be hipped in dark grey slate/tiles to echo both the original building and the two-storey extension at No. 88. The roof of the side extension will be flat with a parapet and stone coping. Fascia and soffit heights will align throughout the extension and the main building.

The rear single-storey element containing the kitchen, dining and seating areas will be contemporary in character. It will contain substantial areas of glazing to exploit views to the south, with an appropriate overhang to temper the excesses of the summer sun. A timber-clad wall combined with timber-framed bifold doors will contribute to a sustainable, well-lit and well-insulated space.

IMPACT

Two-storey elements:
From Pickwick Road:
The front elevation of the side extension is set back from the main façade by 3.8 m, and as such will have only a small impact from the neighbouring road; constructed on the front elevation from Bath stone, this should look like an appropriate addition. Further back, the hipped roof extension echoes that of the main roof.

From adjoining rear gardens: see model photos
The hipped roof of the two-storey extension echoes that of the neighbours at no.88. The forms, materials and fenestration of the two extensions will present a harmonious perspective from the rear gardens.

One-storey element:
From adjoining rear gardens: The one-storey element will barely be visible from any of the adjacent gardens and, as such, would have minimal impact.

AMENITY

The projection of the two-storey element by two metres passes the 45-degree rule from all of the neighbours' windows – see adjacent plans. Neighbours have been consulted and have no concerns in this respect.
The rear elevations of no. 88 and no. 90 are south-facing. The location of the proposed two-storey element to the west of no.88, ensures shading and reduced light/sunlight is minimal.
With the construction of the rear side extension, the dwellings at no.88 and 90 will be 3.45 metres apart; the integrity of the separate semi-detached pairs will be maintained, and the space between the dwellings should not seem claustrophobic.
The windows in the side extension will contain obscured glazing.

ACCESS

There are no changes to access to the property. Dwg 49/1 shows how parking for three cars might be achieved.

NOTE
The following publications have been of guidance in the formulation of this proposal:
Wiltshire Design Guide, Corsham Design Guide, section 13 of the neighbourhood plan.

Project: **A two-storey side and rear extension will provide an additional bedroom on the 1st floor, and utilities, bathroom and a reception room on the ground floor. A single-storey rear extension will provide kitchen and dining facilities. All front windows will be replaced. A garden room will be installed.** **Address: 90 Pickwick Road, Corsham. SN13 9DB**	
Clients: Hannah Lewis and Luke Stuart-Smith	
Title: **Design and Access Statement**	
Scale: N/A	Drawn by: David Scott
Date: 18.11.26	**Drawing No. 49/5**