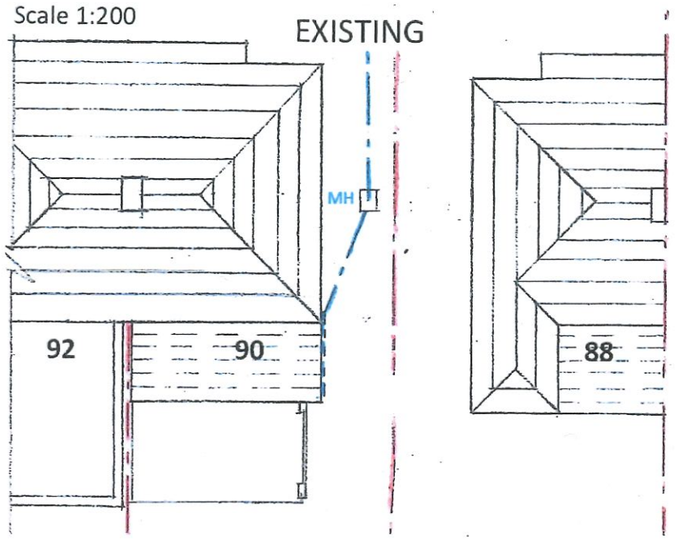
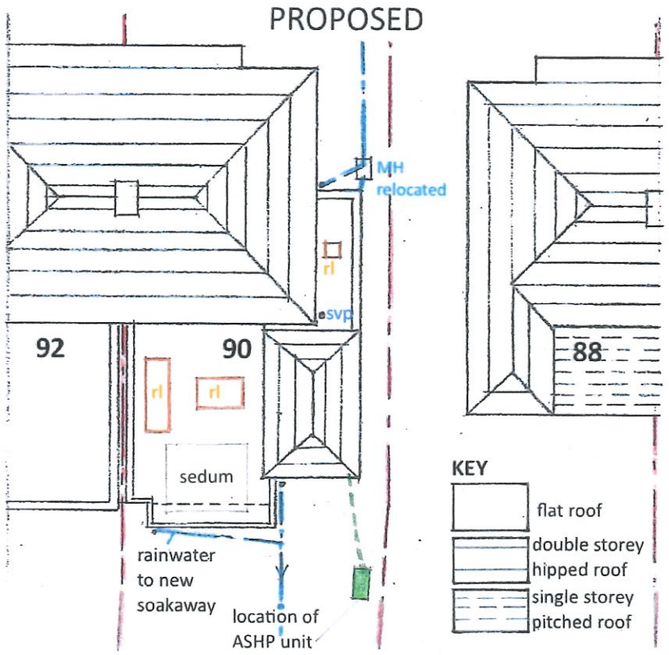
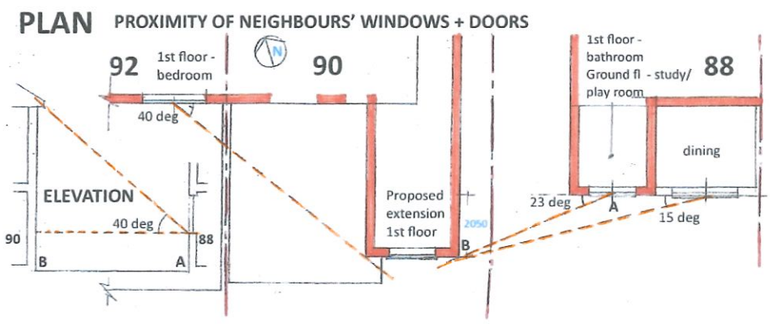
Roof plans

Scale 1:200





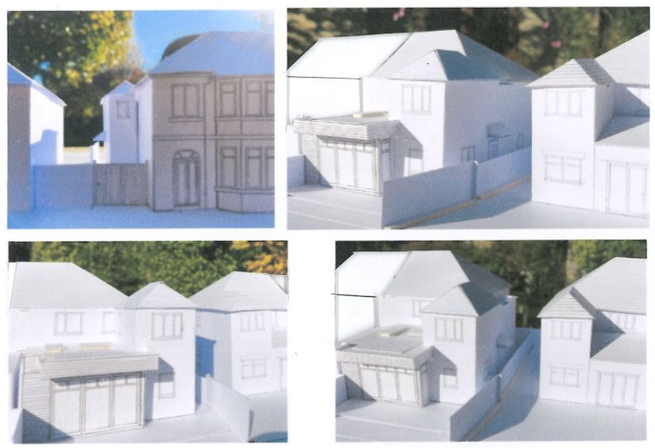


Model photos

EXISTING



PROPOSED



ADDITIONAL INFORMATION

Flood risk and surface water drainage

90 Pickwick Road sits in Flood Zone 1 and shows a very low risk of surface water flooding. (Wiltshire/Gov UK screenshots are attached.)

The property currently uses a combined drainage system, and 74 sqm of surface water enters the public sewer system. Under the proposal, this quantity is reduced to 39 sqm. Surface water from the south-facing hip roof of the original dwelling, the rear flat roof, and the bedroom hipped roofs totals 61 sqm and is discharged into a new soakaway.

Batscape

There are no known features of importance for Bechstein's or horseshoe bat species in this area. (Corsham Guide – Section 13.)

ASHP

The ASHP unit will be installed approx. 3 metres from the external wall of the utilities room and 0.5 metres from the boundary fence, which is 1.8 metres in height. (Ref. dwg 49-4.)

Garden room

A bespoke garden room, 5.5m x 2.7m in area and < 2.5m in height, will be constructed adjacent to the neighbour's existing outbuilding. A WC and wash basin will be included; there will be no kitchen facilities.

Windows

New front windows will be installed in uPVC, replicating the original ones. The colour will be either RAL 6011 Reseda Green or 6021 Pale Green.

Boundary

A Land Registry plan, accompanying the sale of the property, confirms the position of the boundary adjacent to the public highway. This document can be submitted if required.

The Proposal

The original building:

At ground floor:

- The rear single-storey building will be removed, back to the rear wall of the original building.
- The rear section of the existing kitchen will provide a music room
- The window in the existing WC will form an opening into a new bathroom.

At 1st floor:

- The window at the top of the stairs will form an opening into a new bedroom.

The extension:

At ground floor:

- A side extension - 4.40 x 1.40 m - will form a new bathroom
- A rear extension (1) – 5.00 x 3.05 m – will provide a rear door, a lobby area, utilities and access to the ASHP cylinder and controls.
- A rear extension (2) - 4.55 x 5.75 m – will provide a kitchen, dining and seating area. This single-storey section will incorporate a sedum roof.

At 1st floor:

- A side extension – 4.40 x 1.4 m provides a storage area and access to the bedroom. This two-storey section will incorporate a flat warm roof.
- A rear extension (1) – 5.00 x 3.05 m – will provide a bedroom and WC. This two-storey section will incorporate a hipped roof.

The proposal has been discussed with neighbours at no. 88, and no concerns have been expressed.

REVISIONS:

SCALE BAR (m) @ A3

1:200

0 2 4 6 8 10 12

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: **Existing and proposed photos and roof plans. Amenity considerations, additional information.**

Scale: 1:200	Drawn by: David Scott
Date: 18.11.26	**Drawing No. 49/4**