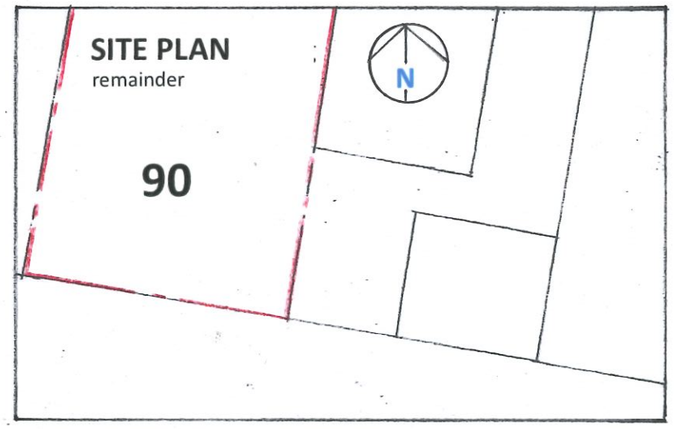
Context

LOCATION PLAN Scale 1:1250

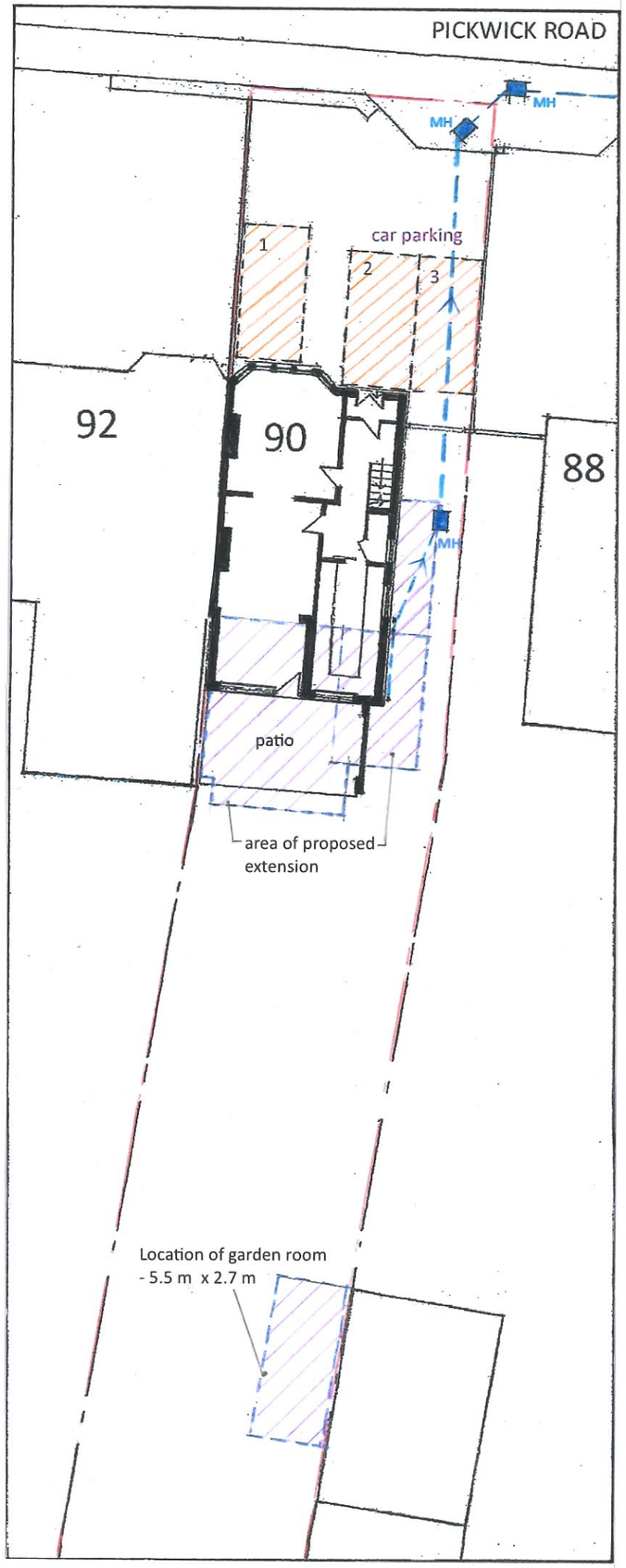




View of Pickwick Road toward the town centre



SITE PLAN
Scale 1:200





Pairs of semi-detached houses



Pickwick Road leaving the town centre



Nos. 88, 90 and 92 Pickwick Road



View of rear gardens



View from the end of the site

The Locality

Pickwick Road is a major route into Corsham; at its western end, it joins the A4 from Bath and runs directly east into the town centre and the historic High Street. It is essentially a residential area, comprising a mix of detached and semi-detached dwellings with the occasional run of terraces or bungalows. Most buildings comprise two storeys, interspersed by a few formal three-storey townhouses.

Towards the eastern end of Pickwick Road, Victorian houses predominate, adorned with bay windows, small front gardens and lined with low stone walls; front elevations are built of local limestone. Towards the western end of the road, the consistency of the 18th and 19th century dwellings is diluted by 20th century developments.

90 Pickwick Road is part of a homogeneous group of several pairs of semi-detached dwellings, dating from the 1930s. Distinctive in character, the houses are set back from the road, enabling front gardens, varying from 8 to 12 metres in length, to combine parking requirements with well-landscaped trees and shrubs. The front boundary walls of dry stone and mature planting create an element of seclusion and privacy.

The semi-detached houses share hipped roofs in dark grey concrete tiles or slate. The two-storey front elevations are constructed of Bath stone and incorporate a two-storey bay window. The six slim windows of the bay, at both ground and first-floor level, create an elegant look. Most of the properties have been extended to the side in a manner that suitably reflects the original façade to create quite substantial, expansive elevations.

REVISIONS:

SCALE BAR (m) @ A3

1:200

0 2 4 6 8 10 12

1:1250

0 10 20 30 40 50 60 70 80

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: **Location and Site Plans**

Scale: 1.1250, 1:200	Drawn by: David Scott
Date: 18.11.26	**Drawing No. 49/1**