

A0797-PDS-001 2 Wilton Cottages
Planning, Design, Access & Sustainability Statements



Photo viewing Rear / Side of Property from Garden
(Camera Facing North East)



Photo viewing Front of Property from Road
(Camera Facing West)



Brief History and Surroundings

Wilton Cottages are 2 Semi-detached dwellings with a masonry party wall between, we don't have much information in terms of the history of the building(s) and so we have assumed both Cottages were built at the same time, possibly with the original element being built around the turn of the Century / Circa early 1900's, clearly a number of additions have been introduced to the properties over the years, with number 2 Wilton Cottages being the Southern-most of the two dwellings. Number 2 Wilton Cottages is finished externally in brick which has been painted over with an Off-white wash (to the upper walls) and black paint to the lower walls (Below DPC). The roof of the property is pitched – hipped construction over the main house with a “Cat slide roof at the rear, the roof is finished with grey natural slate throughout. The fenestration around the property comprises of dark grey UPVC storm casement windows with leaded lights, whilst the Barge boards, fascia's & soffits appear to be timber painted black. most of the rainwater goods appear to be black UPVC. Aesthetically Wilton Cottages has elements of charm although the fenestration is slightly at odds with the character of the property. With the exception of the adjoining Neighbour (1 Wilton Cottages) There is good separation between the property and the other surrounding neighbours.

2 Wilton Cottages is located towards the Northern end of Fletchwood Road, (just South of the A336 – Ringwood Road) and which in turn is located towards the Western edge of West Totton. Totton and Ealing (both fall under the same Parish) lie on the West side of the River Test, just West of port city of Southampton. Totton itself falls just outside the New Forest National Park which again is to the West. The properties along Fletchwood Road and Ringwood Road vary in size, age and style, although it would be fair to note that a good number of these properties, including some of the older cottages have been substantially extended and or renovated in more recent times, whilst replacement dwellings and bungalow conversions have also been implemented in the area, a housing development surrounds the property South / East and West which is relatively recent (if compared to the age of Wilton Cottages).

Planning Statement - Proposed Design

My clients now find it necessary to increase the size of their home and make sense of the currently very dysfunctional floor layouts, whilst also resolving the Dangerously steep staircase which contravenes the Build regulations. The proposals include a new obvious and welcoming entrance and traditional Oak framed entrance porch, (the current entrance is hidden at the rear of the main house) Changes such as this and the replacement of the out dated and out of character upvc storm casements will drastically improve the aesthetics whilst ensuring the overall design is in-keeping with the age and character of the original property. A new side / rear infill extension (not visible from the front of the property) has been carefully designed to ensure balance and harmony, On the ground floor the new extension will accommodate additional space enabling my clients to support a modern, comfortable lifestyle their property is currently unable to provide, and will form an open plan Kitchen / Diner and family area with a holistic and direct connection to the garden. On the first floor a smaller addition will accommodate a slight increase to the master bedroom, and allow for an ensuite / bathroom. The proposed designs ensures the overall property and therefore street scene will be vastly improved, whilst maintaining and improving the historic character of the building. There will be no adverse impact to the neighbouring properties with no overlooking, and no overshadowing or loss of light suffered and therefore no negative impact on amenity of the Neighbours. The finished proposal will provide a warm, attractive and traditional family home with vastly improved aesthetics which will lift the street scene and prove to be an asset to the local area.



Housing Requirement, Policy (extensions) – Scale and design appropriate within the setting and plot.- High quality design - Conserve enhance landscape character. - Biodiversity. - Neighbouring Amenity - Historic Environment - Sustainability and reduction of carbon emissions.

Sustainability & environmental impact Statement

Reduction in Carbon Emissions - New windows & external doors will incorporate new high end double or triple glazed systems with min. 16mm cavities of argon gas and low emissivity coated glass, highly efficient insulation to the walls, floors and roof coupled with high performance construction materials with a low lambda value, along with the modern fabric of the building and modern airtight methods of construction will help to ensure low carbon emissions. Where the existing fabric is to remain, additional insulation will be installed/ retrofitted where possible to improve the thermal integrity of the existing building envelope.

Energy consumption - New low energy highly efficient LED lighting will be installed throughout the property, and a new low Carbon heating system will replace the existing old inefficient boiler / heating system. As part of the proposals, works will be carried out to enhance the thermal integrity of the existing building envelope.

Sustainable soakaway(s) and rainwater attenuation will be installed as required to ensure no additional burden is added to local infrastructure and will be designed to ensure no knock effects resulting in increased potential of flooding etc. (Also see “flood risk”)

Access

There are no plans to change the current access to the site as the current access is more than adequate. There is currently space to park at least 2 No cars within the private drive, at the front of the house, and garage. No additional bedrooms are being added and so no additional parking is required. With regard to the proposed works, there is plenty of parking available for the applicant and contractor’s vehicle(s) within the site throughout the project duration, whilst the site gardens are ample enough that temporary space could be made available for further parking, material storage and skips etc.

Flood Risk

When studying the Environment Agencies flood map, it appears that there are currently no flood risk categories in place to the property itself due to its topography. In light of the site’s geographical location there is minimum flood risk, furthermore I believe the proposed works should not in any way affect or be affected by flooding, and as such will not create any further risk of flooding. Any works carried out including surface and foul water drainage would be in line with the latest Building regs requirements.