

A0794-PDS-001a-Marley Wood – Proposals
Planning, Design, Access & Sustainability Statements



Photo viewing Front of Property from Drive
(Camera Facing North)



Photo viewing Rear of Property from Back Garden
(Camera Facing South)



Photo viewing Pool area
(Camera Facing South West)



Photo viewing Garden including pool area & out buildings
(Camera Facing North West)



Brief History and Surroundings

Marley Wood is a well proportioned, good sized family property thought to have originally been built in the late 1970's early 1980's the property sits on a large plot (approx. 2.3 Acres in size) with the house itself sited towards the Southern end of the plot, the house is finished with a mixture of red clay multi brick walls and brown hung tiles to some upper sections of the house. The roof to the house and garage are pitched construction and finished using red / brown plain clay tiles. The fenestration around the property comprises of white aluminium and UPVC casement windows with glazing bars and a black outer frame, whilst the Barge boards, fascia's & soffits are brown / black painted timber. All rainwater goods are black. Aesthetically Marley wood is an attractive property although a number of key features and elements are becoming tired and dated. There is significant separation between Marley Wood and its surrounding neighbours, and the property is well screened on the side and rear boundaries thanks to a combination of mature hedges, trees and close board timber fencing, whilst the front boundary wall provides privacy from the highway due to the existing 2.5m high brick wall and timber entrance gates etc.

Many of the properties within close proximity of Marley Wood include large Executive and (or) Family properties, as would be expected in an affluent area such as Chilworth, many of these properties have been extensively refurbished, extended or added to in recent years, with many of these enjoying recreational facilities and outbuildings such as in door swimming pools, tennis courts, Annex accommodation, games rooms & gyms etc often with a combination of a number of the above uses. When searching the TVBC planning portal a number of examples of recently approved pool houses and recreational facilities and outbuildings can easily be referenced.

Marley Wood is located fairly centrally within Chilworth parish, part way along Botley Road (A27) approx. 250m East of the Chilworth Arms pub and Chilworth village hall. The house is in fact directly opposite The Orchard (road) located on the North side of the A27. Chilworth Parish is a pleasant and leafy, semi-rural, semi suburban village with a largely affluent and semi affluent community. Chilworth is located well North of the Port city of Southampton, approx. 8km from the Southampton City Centre as the crow flies.

Planning Statement - Proposed Design

My clients and their family are looking to make better use of their existing outdoor pool area, adding an adjoining multi use building which would accommodate much needed facilities including Changing rooms, showers and toilets (immediately adjacent to the pool itself) this part of the proposed building will also include a recreational family gym. Beyond the gym and changing rooms the proposed new building includes a self contained annex, to accommodate family members. The proposed building has been carefully designed to harmonise and nestle in to the natural surroundings of the site, incorporating natural timber cladding to the outer walls, and a green / Sedum roof finish covering the full extent of the flat roof over (with the exception of the roof lights / lanterns), the flat roof design obviously ensures a reduced height building, further reducing any potential visual impact. As mentioned above the overall plot surrounding Marley wood is a significant size, approx. 2.3 Acres overall, whilst the location of the new building clearly fits the location of the existing swimming pool. The location of the proposal is a significant distance from any of the neighbouring boundaries,



and as mentioned above the site is well screened, mainly by mature bushes and trees, and so there is little opportunity of being viewed from the neighbours properties, and absolutely no potential of overlooking or overshadow, and thus absolutely no potential of adversely affecting any neighbours amenity. Further more there will be no potential of this part of the proposal being viewed by the general public with it being completely hidden from view from the highway.

The proposals also include some minor aesthetic changes and upgrading to the front of the main house, with many of the existing features being tired and dated, whilst the existing front entrance / porch presently being at odds with the design and scale of the house, i.e. the main entrance is not presently obvious or attractive. The existing dated windows and doors (presently aluminium which are hugely inefficient and unattractive) are proposed to be replaced with more traditional style flush casement windows and doors with Georgian configuration Astragal bars all finished as antique cream to harmonise with the finishes of the house. The new upgraded entrance and balcony have been designed to create an obvious entrance feature which will be far more in keeping with the aesthetics of the property, drastically improving the overall aesthetic of the front elevation.

Careful and extensive consideration has been given to ensure the surrounding environment would not become adversely affected once the proposals have been implemented. The Arboricultural report & Method statements clearly outline how the works will be carried out without impacting the important trees. Drainage around the site will include soakaways and attenuation within the terraced areas which will manage any rainwater and thus ensure no additional run off will arise as a result of the proposals. The swimming pool will not be connected to an external drainage system but will instead be pumped in to a bowser to be taken off site for safe disposal.

A low Carbon heating system / air source heat pump and solar panels could also be incorporated to ensure the lowest possible carbon emissions will be achieved (see below).

The proposals have been carefully designed to ensure a cohesive aesthetic is achieved, there will be no potential of adverse impacts to any of the neighbouring properties, with no perceived overshadowing or loss of light suffered and thus no loss of amenity, thanks to proximity, design, scale especially when considering building orientation and the suns path.

(TVBC) Policy COM-1 - 5.31 Housing Requirement, Policy Con 11 (extensions) Com 12 (Replacement) – Scale and design appropriate within the setting and plot. TVBC Policy E1 High quality design 7.11 – 7.13 – 7.14 Policy E2 Conserve enhance landscape character. Policy E5 Biodiversity. LHW4 Neighbouring Amenity. - Sustainability and reduction of carbon emissions.

Sustainability & environmental impact Statement

(TVBC) POLICY SD1 - 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 (possibly airsource) will replace the existing 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. (TVBC) Policy E7 Water management)

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 6 No cars within the private drive at the front of the house, with a further 2 parking spaces within the existing detached double garage. 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... (TVBC) Policy - T1-9.11 – T2 Parking Standards)

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. (TVBC) Policy E7)

Proposed Tree protection & arboricultural report & method Statement

Please refer to existing and proposed site plans which show all relevant trees labelled as required, please also refer to the Arboricultural Report and method Statement from Trevor Heaps regarding the proposals

Bat Habitat Statement

The existing property would not likely be deemed as providing a suitable habitat for Bats due to the condition of the existing finishes including the wall hung tiles which are tightly fitted with little to no gaps at the abutments and joints, the roof and eaves also provide little to no access or roosting potential for bats with the fascias and soffits well sealed. The rest of the property's general construction is of a similar condition. The above info is based on observations from non-ecologists, we are unable to provide conclusive confirmation regarding the above.