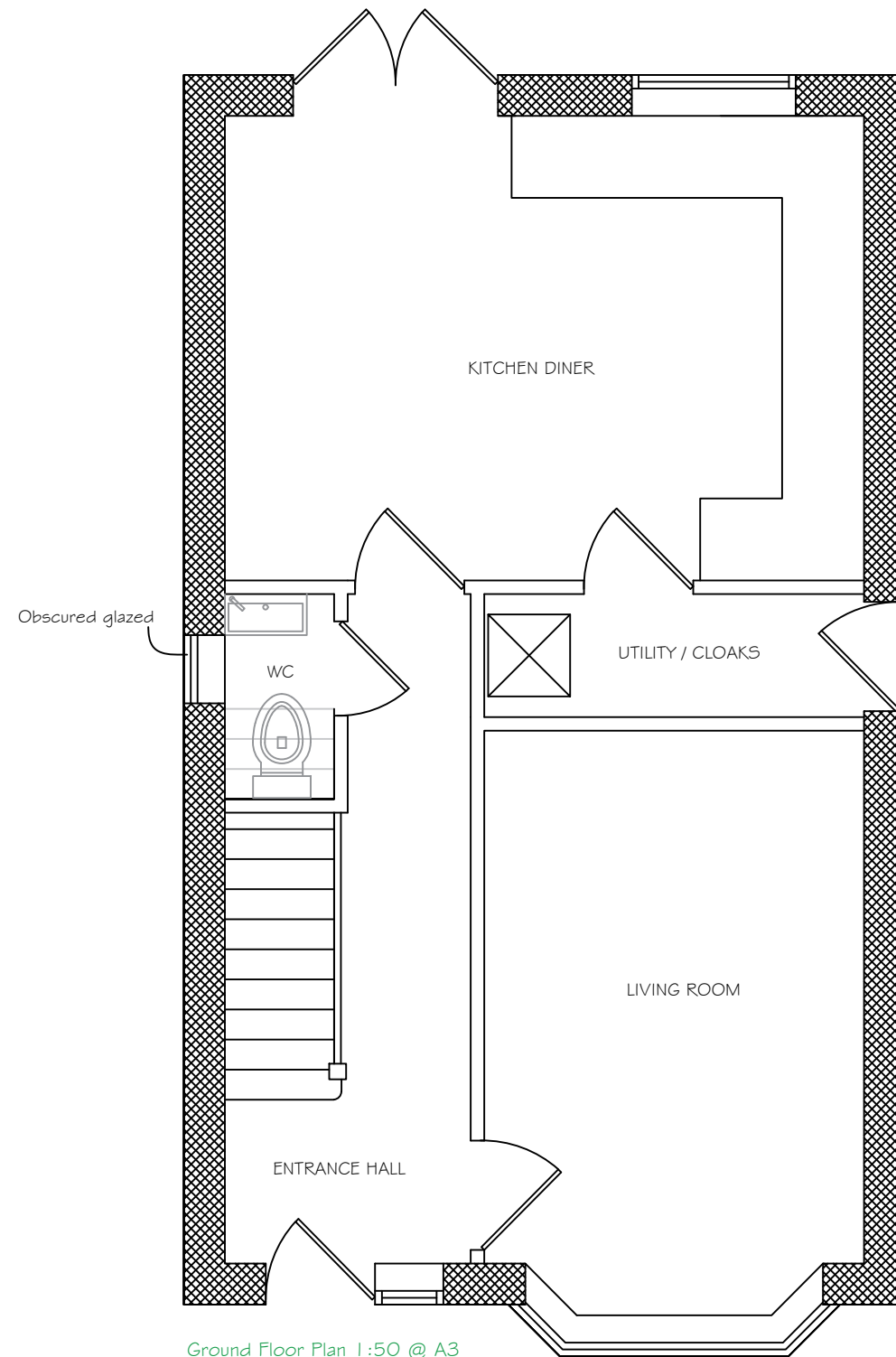
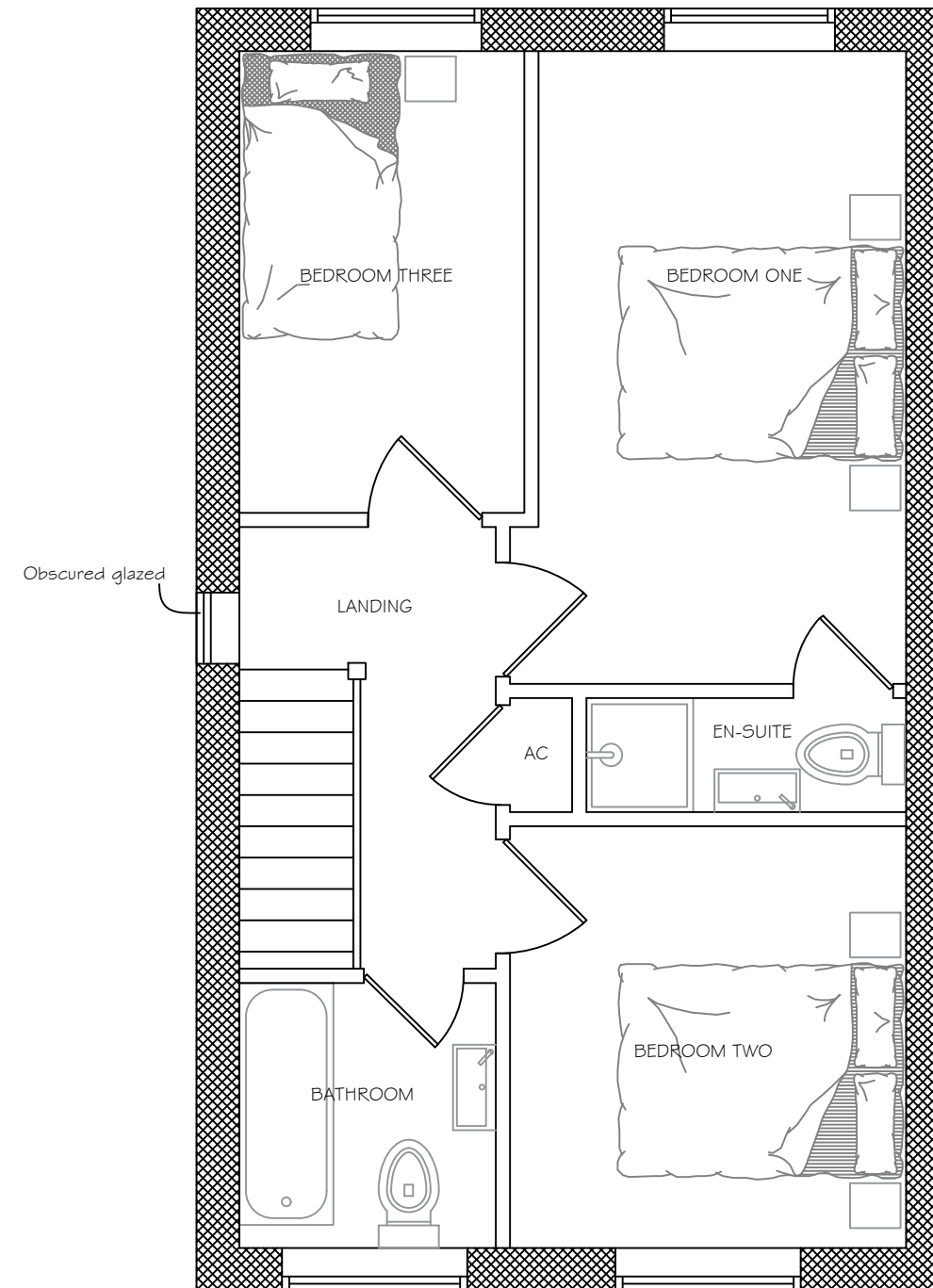




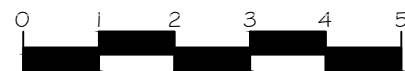
Ground Floor Plan 1:50 @ A3



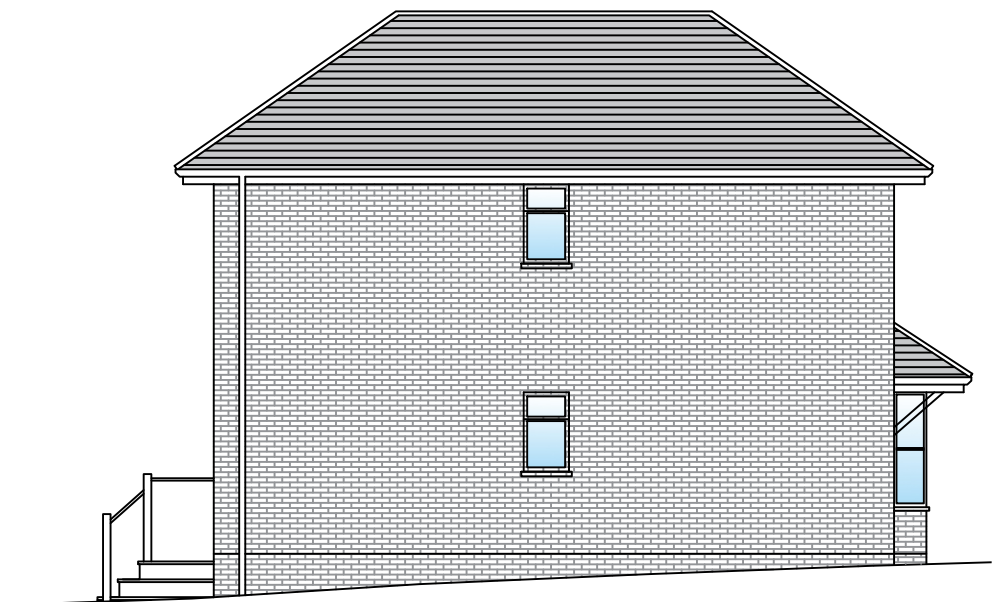
First Floor Plan 1:50 @ A3



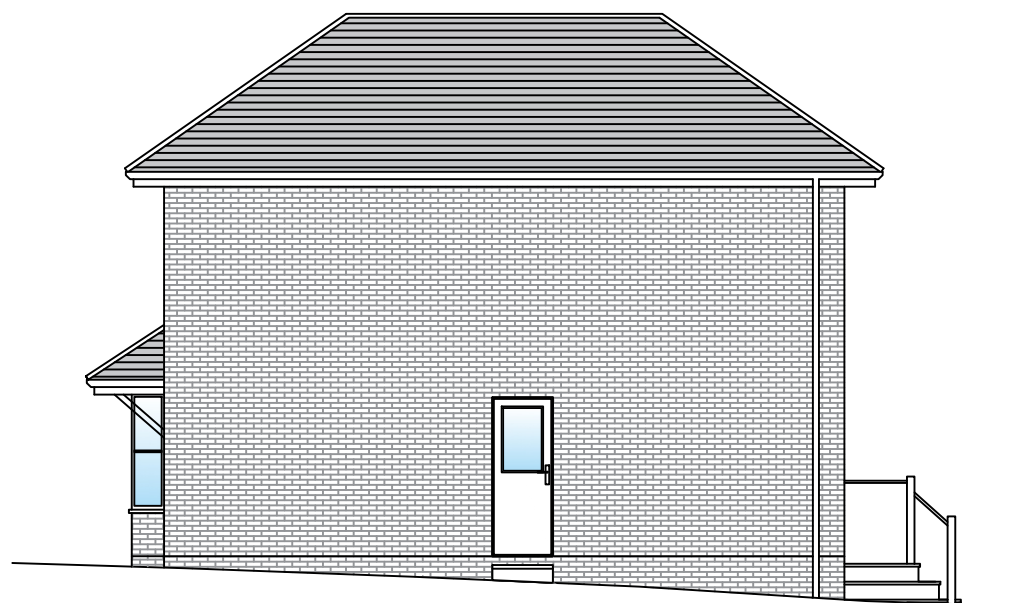
Proposed front elevation 1:100@ A3



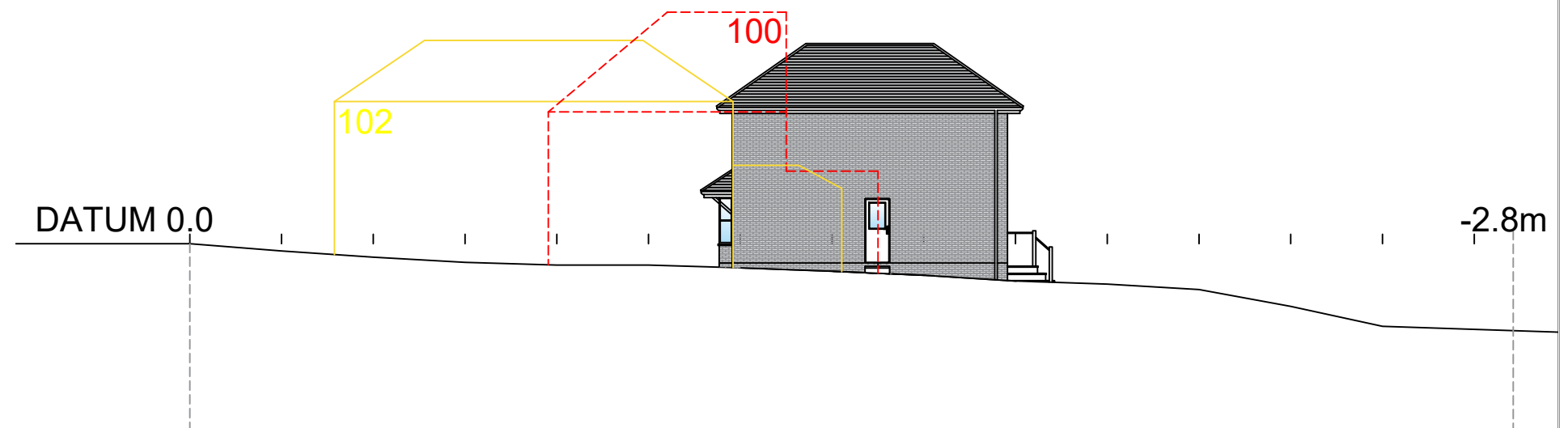
Proposed rear elevation 1:100@ A3



Proposed side elevation 1:100@ A3



Proposed side elevation 1:100@ A3



Proposed side elevation (showing site levels and neighbour positions) 1:200@ A3



OFFICE ADDRESS:

Apple Tree Architectural Design Consultants
25 Crows Nest Lane
Botley
Southampton
Hants

CLIENT & SITE ADDRESS:

Mr Paul West
Land adjacent to 102 Oak Tree Road
Southampton
Hants
SO18 1PH

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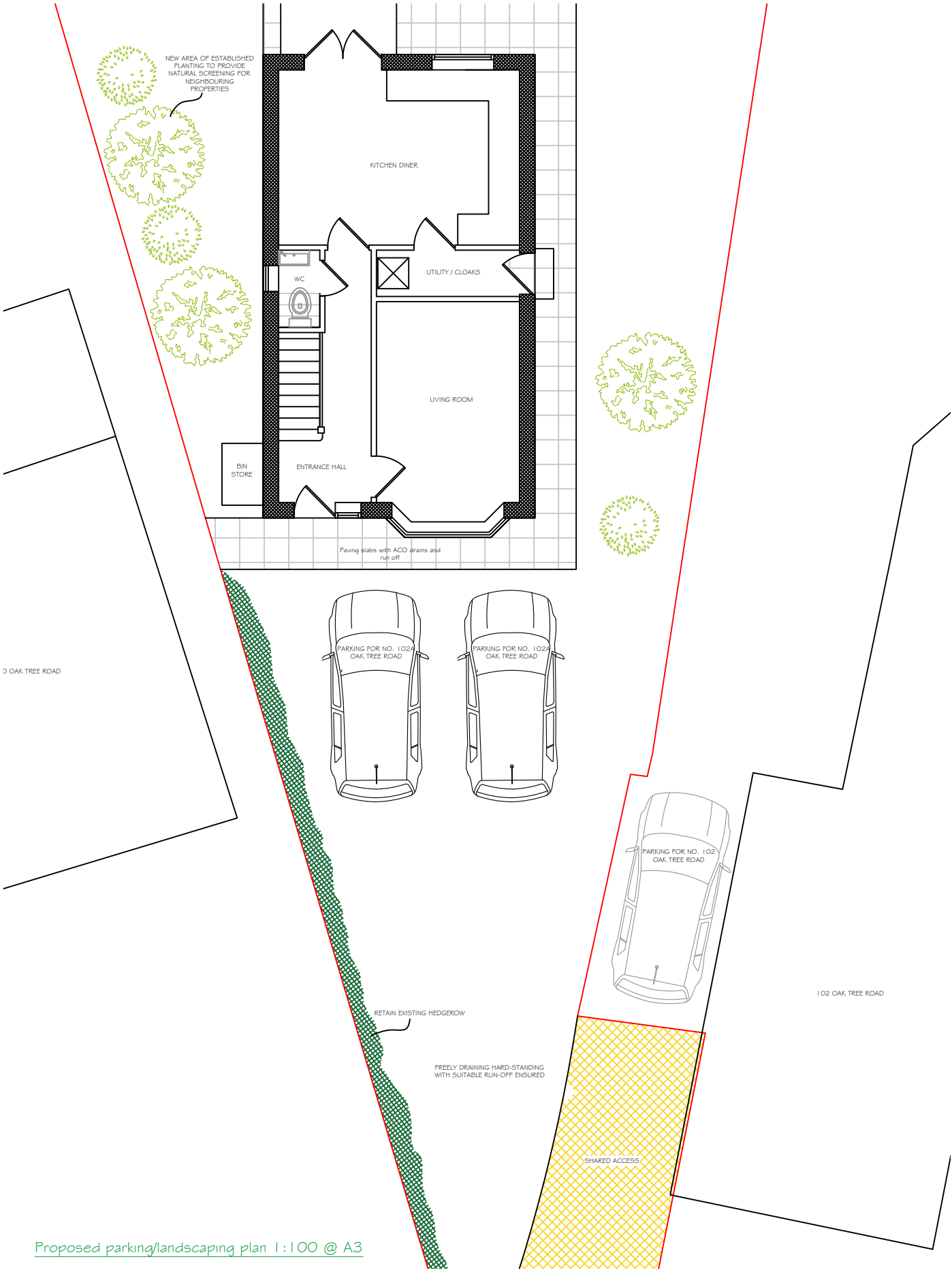
REVISION:

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PROJECT NUMBER: 468

DATE: February 2025

SCALE: As noted @ A3



PLANNING STATEMENT:

THE SITE:
The site relating to this application is located between 100 & 102 Oaktree Road in Bitterne Park (postal code SO18 1PH). The site is located on the North Western side of Oaktree Road, within the Southampton suburb of Bitterne Park. There is 3.1m of road frontage, with a site depth of 43m and a total site area of approximately 538m² (0.13 acres & 0.054 hectares). Historically, the site has been part of the garden and driveway for number 102 and currently accommodates a detached garage/workshop. There is a slope of approximately 2.8m from the front to back of the site currently and it is largely overgrown with scrub, weeds and grass. There is one notable tree towards the rear of the site, an Oak tree, located approximately 6m from the rear boundary. Special care and attention will be given during site clearance (carried out by hand in the first instance) to ensure no nesting birds/native reptiles are found/disturbed. Should any be discovered, this will be reported to the relevant body. The street has a mix of detached and attached domestic houses of Victorian/Edwardian and 1930s styles) predominantly in red brick, with red or grey roof tiles and vehicular parking to the front. Another characteristic of many of the properties in the street (and surrounding roads) are bay windows, usually ground floor only.

DESCRIPTION OF PROPOSAL:
The proposal relating to this application is for the erection of a detached 2 storey, 3 bedroom house, with off-street parking provided for two cars (min.), with an access provided to the parking space for 102 Oak Tree Road. The property has an external footprint of 5.3m wide x 9m deep (approx. 47m²) and provides internal accommodation of 79m². The house will be finished in red brick, which will be carefully sourced in order to match the style of the surrounding properties. Grey slate tiles will be used on the roof. Black rainwater goods have been specified. Surrounding properties have a mix of black and white. The windows will be white UPVC double glazed units, again to match neighbouring properties. Windows facing the road will be fitted with stone sills to further enhance the character of the properties. It will have a bay window to the front elevation, to aid the appearance of symmetry/balance and also to once again ensure that this property compliments its local surrounding. There are a mix of hip and gable roofs in the street; our proposed houses are designed with hip roofs to soften the appearance and reduce the impact on neighbours. Any side facing windows above ground floor will be obscured glazing.

SITE SAFETY:
This site is fronted by a pedestrian footpath, and as such special measures will be put in place to ensure the safety of the public at all times during construction. Work on-site will be carried out during the hours of 8am and 6pm weekdays as per the guidelines set out in the 1974 Pollution Control Act, work on weekends would be limited between 8am and 1pm on Saturdays, unless where no other viable alternative is available. At all times, care and consideration will be given to neighbouring properties, pedestrians and vehicular traffic in relation to noise pollution, air pollution and general convenience. Site access, including deliveries, will be accessed solely from the front of the site (Oaktree Road) and care will be taken at times of access and egress to check for pedestrians and vehicular traffic. There is also a pedestrian walkway to the west of Oaktree Road (directly across the road) so that pedestrians will be able safely pass the site at any time of sustained work that may block the pavement (eg. pouring of concrete foundations). At these times, clear signage/warnings will be made visible to alert the public of any potential danger. Throughout the build, Herras fencing or solid boarding will be erected on the site once the brick wall along the front of the site has been removed. General best practice for site safety will be observed, eg. the wearing of hi-vis sitewear, appropriate footwear and hard hats (this includes any visitors to site ((inspectors etc.)).

ACCESS AND INFRASTRUCTURE:
As outlined in 'The Site' section and the Transport Statement, off-road parking will be made available for 2 cars (as shown on the block plan - left) as well as lockable cycle storage in the back gardens. Vehicular access will be required to cross the pedestrian walkway (as with most other properties in the road) and an extended drop kerb will also be required the width of the site. It is proposed that the properties will connect to the waste sewer system already in service within the road, appropriate approval will be sought from the drain owners, believed at this stage to be Southern Water. Appropriate surface water/storm drainage will be provided for the driveways/ any addition surface water that could be caused by developing the land.

SUSTAINABILITY AND ENERGY EFFICIENCY:
This property has been designed to be constructed of brick and blockwork, with cavity wall insulation in order to meet U-values as set out in Building Regulations Approved Doc. L for new dwellings (0.18w/m²k). The roof will be of timber construction (sourced from a sustainable supplier) with insulation to meet the same document requirements (0.11 w/m²k). The floors will be of solid concrete construction, insulated to meet 0.13 w/m²k). All insulation will be specified in separate documents to Building Control following the planning process. The double glazing elements will be SAP calculated to ensure these meet the requirements for energy efficiency. Materials and construction processes will be considered in order to ensure the air permeability of the properties meets requirements as set out in Approved Doc. L. During the construction process, efforts will be made to reduce the environmental impact of the project; this will include reducing duplicate trips to site from suppliers/manufacturers by ordering materials in bulk and using the same suppliers for multiple materials wherever possible. Where machinery/vehicles are not in use, they should be turned off.

SUMMARY:
These planning documents have been prepared by Apple Tree Architecture, 25 Crows Nest Lane, Botley, SO32 2DD in support of an application on behalf of Mr Paul West, for a new dwelling (C3) to be constructed at 'land adjacent to' 102 Oaktree Road, Bitterne Park. This house will provide a good quality building to a residential suburb of Southampton. We have read the Local Design Guide and believe that we have put together a proposal that is complimentary to the design and layout of the street, in keeping with local character



OFFICE ADDRESS:
Apple Tree Architectural Design Consultants
25 Crows Nest Lane
Botley
Southampton
Hants

CLIENT & SITE ADDRESS:
Mr Paul West
Land adjacent to 102 Oak Tree Road
Southampton
Hants
SO18 1PH

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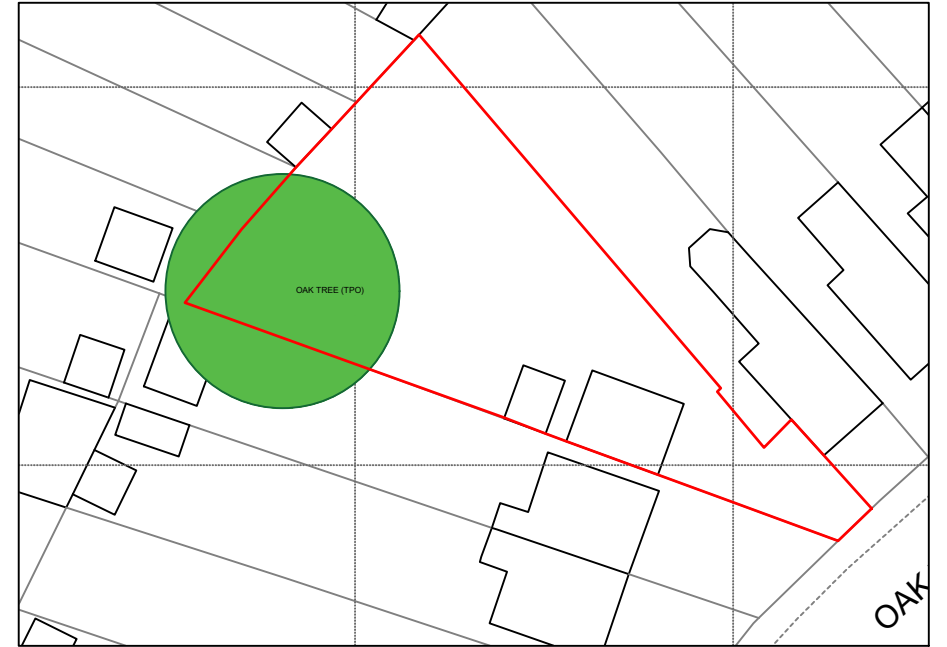
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SCALE: 1:100 @ A3

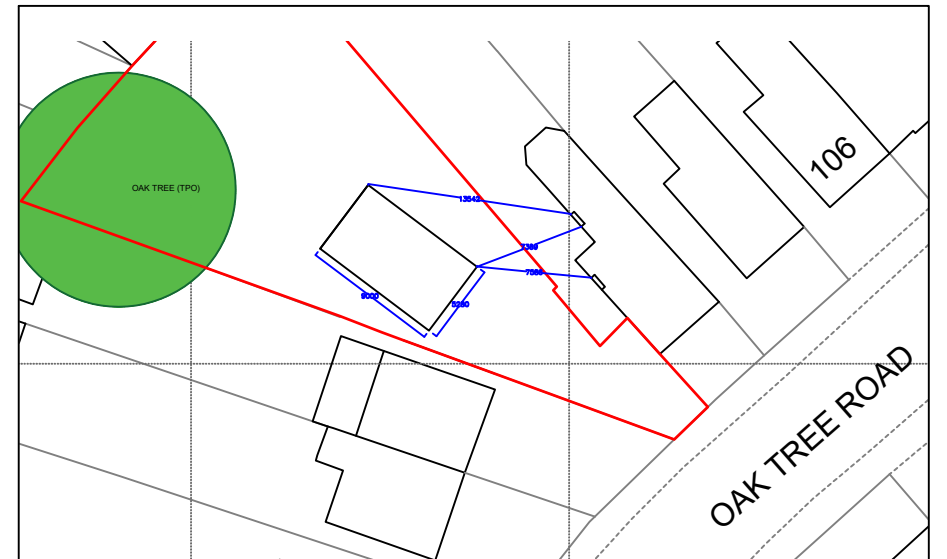


Site Location Plan 1:500 @ A3

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TPO Plan 1:500 @ A3



Indicative Proposed Plan 1:500 @ A3



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