

**APPLICATION FOR Planning Permission - 19 Wootton Rivers, Marlborough,
SN8 4NH**

PL / 2025 / 09212

Planning Permission is requested for a downstairs cloakroom in Pheasant Cottage, 19 Wootton Rivers, Marlborough, SN8 4NH

Reason:

The staircase is very steep and access to the first floor bathroom takes time which is difficult for elderly residents.

Position:

There is an existing small lobby, (once an entrance to the cottage or an historic separate cottage.)

The proposal is to make this lobby into a downstairs cloakroom with a toilet and basin.

Proposed Plumbing Schedule:

1. The boiler is in the breakfast room. Four pipes exit the top of the boiler and rise up to the upper floor. The two right hand pipes are heating pipes.

The two left hand pipes hot and cold go through the bedroom 3 to the en-suite shower room on the upper floor and then on through the main bedroom 1 , continuing via bedroom 2 to the main bathroom.

2. The hot and cold water pipes will be picked up where they enter into the main bedroom branched off and will be placed with the other pipes in the existing boxing cross the bedroom and drop down through the floor into the small lobby below. It will only be necessary to lift two short floorboards in the corner of the main bedroom 1 (These have been lifted some time in the past and have been fixed back with brass screws.)

3. A white porcelain toilet and small basin will be fitted in the lobby/cloakroom. The toilet is a Saniflow masher which will be positioned behind the toilet. All pipe work will be boxed in the proposed cloakroom.

The waste pipe which is 32 mm diameter will exit the lobby through the boarded up historic doorway on the outside of the cottage.

4. The waste pipe will be laid in a trench at a depth of 375 mm deep on a bed of sand of 100mm and will be insulated.

The ditch for the waste pipe will be graded downwards all the way across the back of the cottage and along the north elevation to the existing drain from the main bathroom. The ditch will then be backfilled with soil.

NB. The only visible change to the outside of the cottage will be where the waste pipe exits the cottage before descending into the ground. This pipe will exit discretely just above ground and will be painted the same as the boarding.

We respectfully suggest that a downstairs cloakroom will be a good practical addition to the cottage and with very little disturbance to the fabric of the building and its historic importance.



