96 New Road, Netley Abbey, Southampton, SO31 5BS
Replacement Garage / Workshop - Design and Access Statement

When we purchased 96 New Road recently, the existing garage / workshop at the bottom of the garden was described in the survey as 'at the end of it's useful life'. The rear wall and eaves of the garage were damaged by fire several years ago. The garage has an asbestos roof that now leaks in several places, a cracked and unsound floor slab, ivy growing through gaps in the walls and rotten doors and windows with broken glass. We intend to demolish the existing unsightly garage and blue shed, in order to replace them with a more practical double garage / workshop for storage of garden tools and equipment, as well as our trailer-tent and small sailing dinghy.

We have carefully designed the new garage / workshop to closely mimic the scale and height of the existing building in order to minimise the impact on neighbouring properties and the adjacent public footpath. We have positioned the proposed garage over the footprint of the existing garage, well away from the roots of the magnificent beech tree adjacent. We have had to reduce the footprint from a double garage to a single after consulting with Southern Water who confirmed that the building must be at least three meters away from their main sewer, which runs under the public footpath.

We have chosen a low mono-pitch roof and fair-faced blockwork walls to match the existing boundary wall, which will remain attractive with minimal maintenance and will resist fire in accordance with the building regulations. Similarly, we have chosen brown-brick with timber or timber-style garage doors for the front facade to minimise impact and blend in with the vegetation.

The garage / workshop is incidental to the enjoyment of the dwelling-house and is not for constant use. It will function mainly as a store and only be accessed occasionally by vehicles via the existing grassed garden, as is the case with the existing garage / workshop.

Chris and Carrie Lowe, 96 New Road



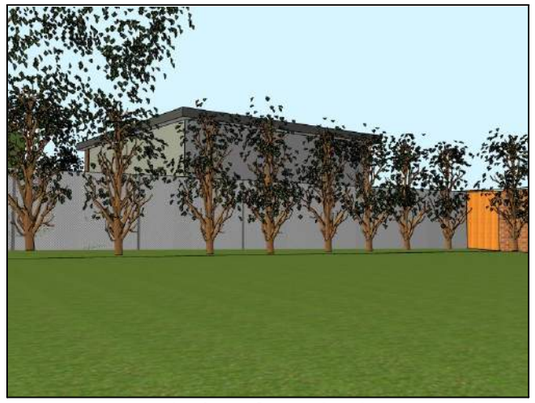
Existing Dilapidated Garage / Workshop



Existing Dilapidated Garage / Workshop



Existing View from Sedgemead



Proposed View from Sedgemead



Existing View from Footpath



Proposed View from Footpath

Drawn by:	Date:		Checked by:	Date:	Revision:	Items Revised:	Date:
C Gillians	16.07.14		C Gillians	16.07.14	A	Double garage changed to single to avoid Southern Water's sewer.	29.07.14

Drawing Status: PROPOSED

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Drawing: PROPOSED: Garage Design Statement	Scale: at A3	Drawing No: 13-001-S242	Revision: A

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