



Design and Access Statement

**Lyncies
Salterns Lane
Bursledon
SO31 8DH**

**Proposal – Replacement Entrance
Gates and Brick Pillars**

Client:	Mr B Couchman
Date of Survey:	19th January 2023
Prepared by:	BPS Design Consultants Ltd Seafields Dodwell Lane Bursledon Southampton SO31 1DJ



Table of Contents

1.0	Introduction	3
2.0	Proposals	3

1.0 Introduction

Instructions were received from Mr B Couchman to prepare a planning application for replacement gates and associated pillars at Lyncies, Salterns Lane, Bursledon, SO31 8DH.

This Design and Access Statement is to be read in conjunction with the proposed drawings PL01.

2.0 Proposals

It is proposed to replace and repair the east side fencing with similar and to replace the existing gate posts with brick piers. There will be three brick piers to accommodate the 5m opening which will support a new double vehicle and single pedestrian wrought iron gate.

Lyncies is a 1950's built brick construction, with red clay cladding tiles and white render. It is located to the end of Salterns Lane that terminates with entrances to Lyncies, Bridge House, Southwood's cul de sac, a public footpath which leads down to the marshes, an auxiliary access lane to Salterns and an access opening into Lyncies.

Lyncies ownership changed hands in April 2021 and the existing owners inherited the existing gate opening consisting only two original oak posts with no gate. Both posts have been damaged and loosened by vehicles turning at the end of the lane and are supported only off the adjacent fencing. Fencing on the east side now requires replacement as the fence posts are rotting at the feet. The east gate post is only supported off the leaning over fence. There is an imminent risk of collapse of both the east fence and gate post and require urgent attention.

Entrance to Southwood's cul de sac consists of wrought iron double gates with brick piers. Bridge House's access lane entrance has gates consisting of solid grey composite material with brick piers. The public footpath pedestrian entrance has a wooden style swing gate. Salterns auxiliary entrance is just chained off.

The entrance into Lyncies is offset between 9 to 10 meters off Salterns Lane. The ownership of this land is unknown, but is believed to be owed by the Church Commission for England. This piece of land allows access to Lyncies, Bridge House and Salterns. Properties have all taken out insurance indemnities to waiver against loss of access over this piece of land.

The proposed brick piers will be of similar shape, size, height and style as the neighbouring adjacent piers to Bridge House and Southwood's cul de sac.

The piers will be made of brick stocks to match Lyncies house exterior bricks and capped with grey engineering bricks to match the neighbouring gate piers. The piers will be steel reinforced and sit on mass concrete foundations.

The proposed gates will be made of black wrought iron in a similar design to Southwood's cul de sac gates, albeit of less mass and height to suit the height of piers.

The gate location is offset back between 9 and 10 meters back from the main highway, Salterns Lane.

Because of its location not directly next to a highway, it could be considered that it is not necessary to obtain Planning Permission. However, the brick piers proposed will be higher than the existing defunct oak post and the gates will be higher to suit the piers. There are no records of the original gate showing its details, but because of its extreme width of 5 meters it would probably have had cantilevered upright supports, so the proposed gate would be similar, if not smaller than the original.

The proposed brick piers are to complement the existing gates of Southwood's cul de sac and Bridge House piers and are considered will provide greater strength, longevity and will be more environmentally friendly than replacing with oak.

The proposed black wrought iron gates will also complement the existing gates of Southwood's cul de sac and are considered will provide longevity, will be more sustainable, easier to maintain and more environmentally friendly than replacing with oak. Wrought iron gates will continue to provide a much

appreciated “see through” effect for the public who will continue to view the scenic grounds, marshes and river from the highway.

To give a sympathetic appearance, the vehicle gate width is to be reduced, with the addition of a pedestrian gate to accommodate the existing opening. By breaking up the existing 5 meter span, the gates will be lighter, require less obtrusive support and allow a reduction in the pier foundation size and depth. Pedestrian access will take priority over vehicle access use. The vehicle access will be far less used and generally kept closed and locked, whereas the pedestrian gate will be continually in use, requiring minimal effort to open, close and lock and thus overall will provide increased security and ease of use.

It is requested that Eastleigh Borough Planning consider whether Planning Application and approval is required. Due to the imminent collapse of both the adjacent east fence and post there is an urgency to carry out the proposed works rather than to carry out temporary support works with associated additional expense and resources.

Pictures:

1. View from inside Lyncies house looking west into Salterns Lane and Southwood's cul de sac wrought iron gates and brick piers. Existing west oak post (RHS facing into house).
2. Existing east post loose and supporting collapsed eastern fence.
3. Facing north out of Lyncies showing both existing oak posts and area between Salterns Lane and Lyncies property.
4. View looking east up Salterns Lane from Southwood's ul de sac entrance. Showing Salterns Lane and Lyncies gate entrance set back off the lane which is private land
5. Showing existing and fence between the post and Bridge House gate pier.
6. Existing Lyncies gate opening and neighbours existing gate to Bridge House. Note land in front of gates is not Salterns Lane, but private land.
7. Existing Lyncies west oak post, Bridge House gate pier and fence in-between.
8. Existing neighbour Bridge House gates. Pier gate heights proposed for Lyncies of similar size (width, depth and height) Proposed gate piers to be

similar red sock bricks to match Lyncies external brickwork with grey capped engineering bricks in similar style.

9. View of neighbours gate entrances to Bridge House and Southwood's cul de sac, Both entrances have similar size brick piers as proposed for Lyncies.
10. Neighbour's cul de sac entrance showing existing brick piers and wrought iron gates to similar design as proposed for Lyncies. Facing west from Salterns Lane.
11. Existing Lyncies gate opening and neighbours existing gate to Bridge House. Note land in front of gates is not Salterns Lane, but private land.
12. Salterns Lane facing east showing private land between the lane and Lyncies entrance.
13. Existing Lyncies west oak post, Bridge House gate pier and fence in between.
14. View from private land of style gate to public footpath and marshes, between Bridge House and Southwood's cul de sac entrances.
15. Bridge House gates.
16. LH post (Broken) to be replaced with brick pier. Bricks to be used to match Lyncies House (red stocks) with grey capping engineering bricks.
17. RH post (existing to be replaced by similar brick pier to Bridge house. Same heights.

Pictures



1



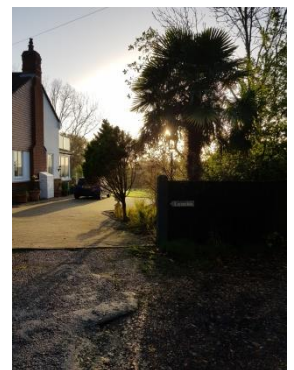
2



3



4



5



6



7



8



9



10



11



12



13



14



15



16



17