

Our reference: 240113

Eastleigh Borough Council,

Eastleigh House,

Upper Market Street,

Eastleigh,

SO50 9YN

**Mr Andrew Montgomery
96 Satchell Lane,
Hamble-Le-Rice,
Southampton,
SO31 4HP**



96 Satchell Lane when viewed from the road



Design and Access Statement:

This statement accompanies the Planning Application for the demolition of an existing detached garage and for the construction of a detached replacement oak framed garage.

The property is not listed and is outside of the Solent & Southampton Water (SPA), the Lee-on-the-Solent to Itchen Estuary (SSSI), The Solent & Southampton Water (Ramsar), and the Solent Maritime (SAC) which is to the east of the property.

As agents for the applicant Mr Montgomery, we would ask you to consider the following:

The Existing concrete garage is in a dilapidated state with an asbestos roof which is far beyond economical repair. The approximate footprint of the existing garage is 3000mm x 5000mm. The size of the existing garage is unsuitable for modern vehicles and therefore needs to be replaced with a slightly larger structure to provide secure undercover parking.

The proposed location for the proposal is in place of the existing concrete garage. The proposed new structure is to be used for secure undercover parking for one vehicle.

The proposed building will enhance the appearance of the site being an oak framed garage with a footprint of 4500mm wide, 7000mm deep with a ridge height of approximately 3820mm.

The proposal will be of traditional oak frame construction using traditional joinery techniques including mortice and tenon joints and hand cut curved braces. The outside of the proposed garage will be clad in heavy duty natural finish feathered softwood cladding mounted horizontally – samples of which can be provided.

The proposed roof covering is slate to match the main house.

The proposed oak framed garage will not harm any neighbouring amenity or have an adverse effect on neighboring properties or diminish privacy or natural light.

With the majority of the oak joinery work being carried out off site at our mill in the New Forest the time for site related construction is a minimum, usually not exceeding 6 weeks from start of groundworks to tiling completion. This includes a period of inactivity on site following the groundwork completion and measurement whilst the oak is being cut.

No changes are proposed to the access points from the property to the highway for pedestrians or vehicles.

Photographs:

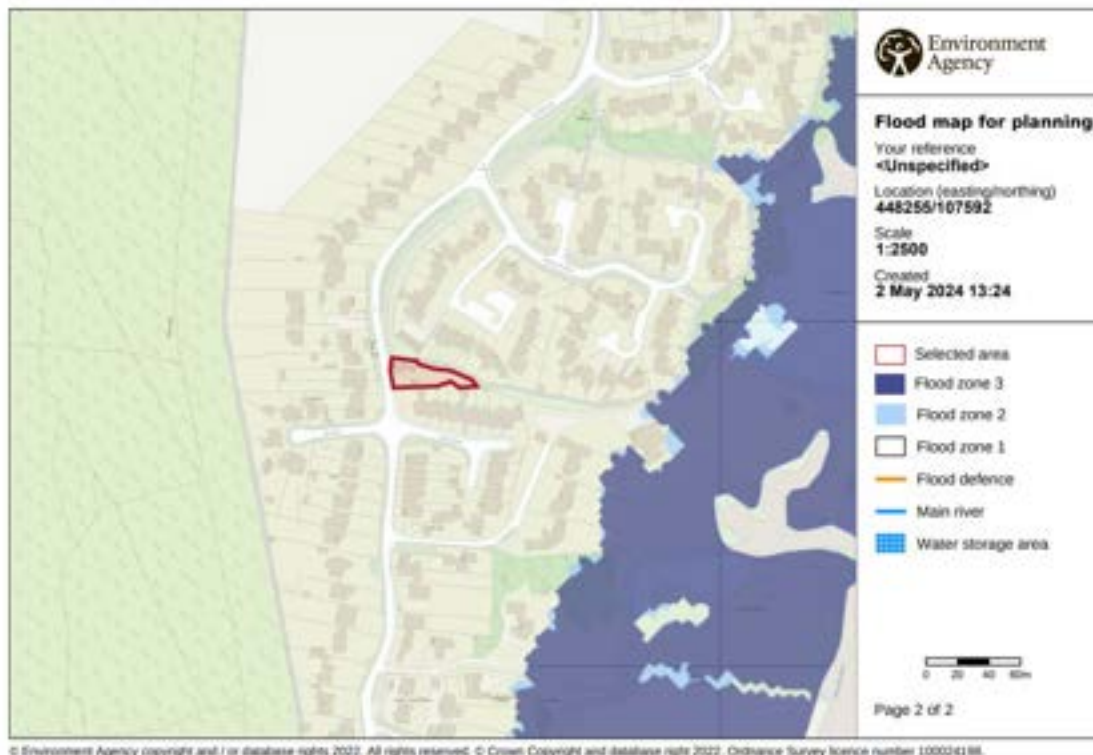


Existing garage to be demolished



Google Maps with outline detail of proposed Oak Framed Garage location

Flood Risk Assessment – Flood Zone 1



Design Statement:

The design features of the patented jointing system developed by Oakcraft allows the overall height of the building to be kept to a minimum.

The choice of traditional oak framed construction was decided upon because of:

- the natural beauty of the traditional oak
- the maximising of the bay width possible with an oak frame
- the lack of maintenance required for oak compared with other methods of construction
- The oak used by Oakcraft at Holmsley Mill is part of the sustainable forestry scheme. As such the choice of this form of construction is more in harmony with the environment than the more common forms of brick and cement construction

If we can provide any further details or material samples please do not hesitate to contact us



The planning documents that have been submitted are designed demonstrate the proposal using a suitable and proportionate level of information.

Yours sincerely

Susan Mulford

Oakcraft