

Our ref: 14336JPR

Planning Department
Waverley Borough Council
Council Offices
The Burys
Godalming
GU7 1HR

14th April 2014

Dear Sir/Madam,

**34 St Catherines Road
Hayling Island
Hampshire
PO11 0HF**

Design and Access Statement:

This letter accompanies the Planning Application for a bespoke 3 bay oak framed garage.

As agents for the owners Mr Walton, we would ask you to consider the following:

The existing property has an existing single garage which has insufficient space for our clients needs.

The proposed building will enhance the appearance of the site being an oak framed garage with a footprint of 9300mm x 600mm and a ridge height of approximately 6230mm. The building is of traditional oak frame construction using traditional joinery techniques including mortice and tenon joints and hand cut curved braces. The outside of the garage is clad in heavy duty (nominally 200mm X 47mm) natural finish feathered softwood cladding mounted horizontally – samples of which will be provided. The roof covering is to match existing house.

The roof space is being floored over with access provided by an internal staircase. Natural light to this roof space is provided by:

- Three Velux windows (550mm X 980mm) set in the front roof pitch, it is impossible to view any surrounding properties from these windows

The decision to floor over the roof space has been taken to provide much needed additional storage space for household and leisure equipment. In addition the upper floor may be used as a hobby room/play room/occasional use but will not be used as residential accommodation. The nature of construction, with the roof struck directly off the eaves beams, makes the upper floor unsuitable for any other purpose than storage and occasional use. There is no application to put in foul water drainage

The location of the building is approximately 28m from the existing property.

With the majority of the oak joinery work being carried off site at an oak wood 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.

Design Statement:

The design features of the patented jointing system developed by Oakcraft at Holmsley Mill allows the overall height of the building to be kept to a minimum, whilst providing adequate roof space for storage and occasional use.

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

Yours sincerely

Steve How