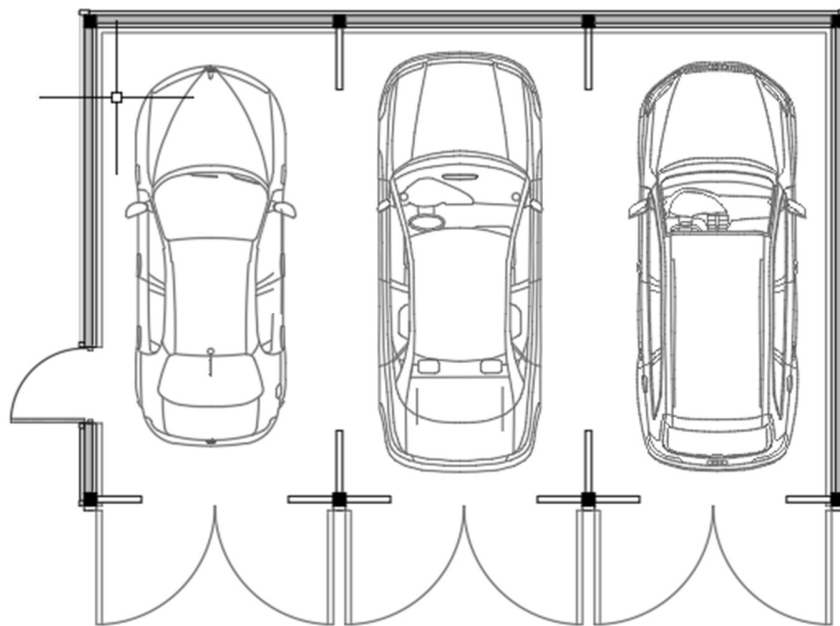


DESIGN AND ACCESS STATEMENT

Proposed *detached oak framed garage* at:

**Mill Lane Cottage, Mill Lane,
Riseley, Hampshire, RG7 1XY**



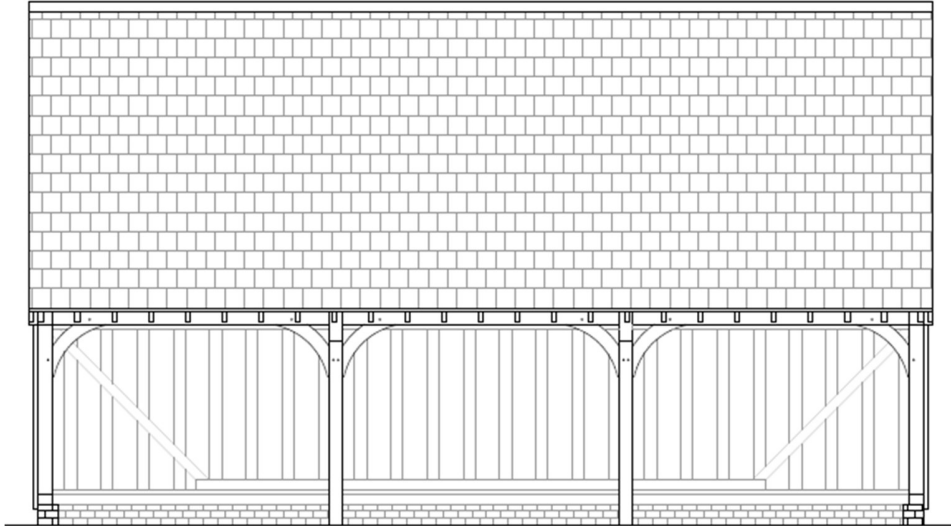
Introduction

We are submitting this planning application for the construction of a detached oak framed garage at Mill Lane Cottage, a 6-bedroom, 2-storey detached house located at Mill Lane, Riseley, Hampshire, RG7 1XY.

The proposed garage aims to address the need for additional covered parking for the residents' vehicles while minimizing disruption to the existing environment.

Design:

The proposed garage will feature an oak framed structure with a gable roof, tiled with Redland Rosemary Craftsman Albury tiles to match the existing property.



Exterior walls will be clad in feather edge softwood cladding, weathering to a silvery-grey colour to blend harmoniously with the surrounding trees.

A block plan (PLA003), provided with the application, illustrates the garage's positioning relative to the existing property and nearby vegetation, ensuring minimal impact on the site.

Access:

No alterations to pedestrian or vehicle access routes are proposed. The garage's location has been carefully selected to avoid obstruction while providing convenient parking facilities for residents.

Tree Mitigation Measures:

Given the woodland surroundings, measures have been taken to ensure minimal impact on existing trees. The proposed location, currently grass, will undergo minimal disturbance, preserving the surrounding vegetation.

Advantages of oak framing:

The use of oak framing offers numerous benefits, including reduced construction time and associated noise pollution. Additionally, oak framing aligns with the traditional character of the existing property and contributes to its aesthetic appeal. Furthermore, oak is a sustainable material choice, reflecting our commitment to environmental responsibility.

We welcome any feedback or questions regarding the proposal and are available to provide further details or material samples upon request.

Yours sincerely,

Jason Smith
My Oak Frame LTD