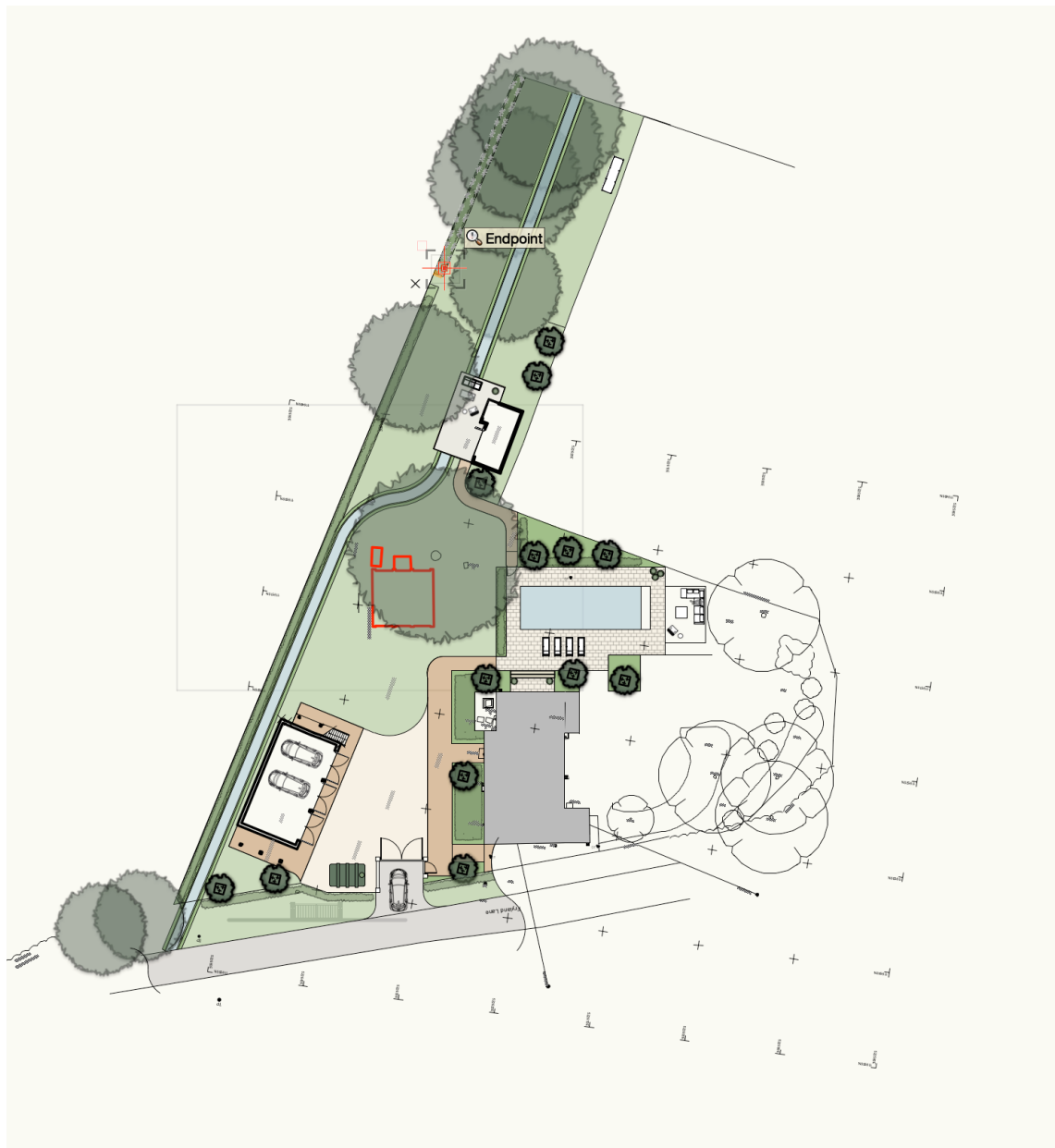


DESIGN AND ACCESS STATEMENT

Tall Oaks, Frylands Lane, Wineham, BN5 9BP



DESIGN AND ACCESS STATEMENT

Project: Erection of a detached 3 bay garage, fitness studio and ancillary accommodation

Date: 04th April 2026

PROJECT INTRODUCTION

This statement accompanies an application for planning for the Project: Erection of a detached 3 bay garage, fitness studio and ancillary accommodation

at

Tall Oaks, Frylands Lane, Wineham BN5 9BP

Design Principles

The design principles are derived from preserving the setting and charm of the existing house. The proposed detached garage and fitness studio adopts a rural architectural typology and materiality to complement its setting adjacent to the countryside.

Context

This application looks to seek approval for the erection of a detached 3 bay garage, fitness studio and ancillary accommodation.

Tall Oaks is a charming detached single-family dwelling located on the southside of Wineham Lane. The existing house sits within a setting which is well screened from the lane. An existing garage building provides equipment and plant storage but unusable for garaging.

Proposed Design

The proposed detached garage adopts a rural narrative complimenting its sighting adjacent to surrounding fields. The use of natural slate and old coach house bricks ensures the building remains subservient to the main house. The natural materials will weather and patina overtime, sitting harmoniously within its context. The location of the garage creates a wonderful entrance courtyard, ensuring vehicles and parking are located adjacent to Wineham Lane and screened from the adjacent field.

Garage - Ground & first floor as proposed.

The ground floor consists of 3no. parking bays. The first floor provides ancillary accommodation compensating for the loss of 1no. bedroom from the main house.

Fitness Pod – Ground floor as proposed

The ground floor consists of an open plan layout to accommodate gym and Pilates equipment to support both fitness and wellness. The scale and materiality has been carefully considered to ensure it remain subservient to the main house. The mounting of the pod will be via ground screws to avoid the need for extensive civils works. The rainwater from the roof will be harvested to support adjacent planting. Further information for the design and specification for the fitness pod has been included below.

Energy Efficiency / Sustainable Construction

The new dwellings will include/use the following:

- Locally sourced materials where possible
- Local contractors and trades people where possible
- Use of FSC timber
- Improved insulation specification
- Minimised thermal bridging
- Low-energy light fittings
- Means to encourage thermal stacking and natural ventilation
- Water efficient WCs
- Low-flow aerated taps
- Implement of waste management scheme during construction, including the re-use and recycling of materials
- Provision of a home user guide

Conclusion

Great care has been taken with regards to the architectural typology, detailing, materiality and overall sizing of the proposed detached garage and fitness studio. The proposed buildings has been designed to ensure the character and charm of the existing house is maintained. The location and orientation of the proposed garage ensure vehicles are contiguous to Wineham Lane and views from surrounding fields are protected.

Foundations	Light impact groundscrew foundations.	
Structure	Structural Insulated Panel (SIP) construction, 96mm floor, 96mm walls, 150mm roof, wrapped in water resistant breathable membrane.	
	Did you know? Our SIPs are constructed from PU foam, injection bonded between two sheets of external-grade OSB3 timber sheets. Incredibly strong and thermally efficient, SIPs are the gold-standard for garden room construction.	
Roof	Continuous single-sheet EPDM rubber roofing membrane.	
Doors	air 900 slimline aluminium bifold doors, 3-panels, double-glazed.	
	Did you know? Our high specification 2.85m slimline doors enjoy some of the slimmest profiles available, with 107mm sightlines.	
Cladding	Thermo Ash hardwood cladding with Gusterton Copper finish, unequal width, fixed with Grad invisible fixing system. Rear elevation finished with Thermo Pine with Gusterton Copper finish, equal width, decorative screw face fix.	
Electrics	1 st & 2 nd fix electrics to accommodate standard electrical package, of: - Consumer unit - 5x double sockets - 12x downlights & 2x light switches - 1x ethernet port - External double socket Premium screwless fixtures, matt black or white finish.	
Flooring	Choice of 14mm real wood engineered flooring, finished with a contemporary 70mm skirting board.	
Plastering	Internal plasterboard with professionally plastered finish.	
Heating	Smart glass-fronted panel heater, 1x 1000w, 1x 1500w - Choice of gloss black / gloss white. - Wall or floor mounted. Smart Wi-Fi control.	

Perspectives

