

DESIGN STATEMENT

CABIN 8, BAILEYS HARD, BEAULIEU, SO42 7YF

PROPOSED ALTERATIONS & EXTENSION

acmarchitects ltd.

The Studio, 3 Ash Road,
Ashurst,
Southampton
Hants
SO40 7AT

Report No: 2126-DA01A

General Description of Site and Surroundings

Cabin 8, Baileys Hard, Beaulieu, is one of eight yachtsman's cabins built within a wooded landscape off Baileys Hard Lane, on the shore of the Beaulieu River. The original design of the cabins was as a raised first floor building supported off steel frame supports, leaving the space below open with minimal infill. Over the years almost all the Cabins have been altered and extended by the infilling of the ground storey, the expansion of the first-floor decking areas and other sundry alterations, extensions and upgrading.

The site is heavily wooded with access to the cabins being via an unmade track which runs around giving vehicular access to the properties.

Position and Description of the Existing Dwelling

Cabin 8 is in the southern part of the site, furthest inland from the river with Cabin 7 as its immediate neighbour to the Southeast. It is accessed off the looping track to the north and is well concealed by the substantial tree cover.

The ground floor footprint of the original cabin has been completely infilled to provide bedroom and bathroom accommodation. The ground floor external walls are constructed in light painted brickwork and dark stained timber cladding with light coloured timber framed windows and a dark coloured recessed front door.

At First floor the walls are clad externally with black painted narrow plank tongued and grooved timber cladding. There are matching shutters on three elevations. The fourth façade, facing Southeast, is a heavily glazed gable with central doors and angular windows up to the pitched roof line. This opens onto a substantial balcony accessed by stairs from the rear garden area.



Front view showing the existing entrance and balcony to the side

Proposed Alterations to the Cabin

Having refurbished the property internally, the owners are keen to upgrade the exterior of the property and to this end we have prepared a scheme which includes the following works

Addition of a small Porch area to the front door

The formation of a Log store and Store adjacent to the new Front Porch.

Replacement of all windows and external doors with modern thermally efficient units.

Replacement of external wall cladding including shutters.

Extension of the existing first floor balcony area to the front of the building and above the new entrance porch.

Refurbishment of the balcony to include new decking and balustrades and renewal of the external stair to the rear.

Addition of a platform lift to the rear corner of the property to give access from Ground to First floor.

Partially enclosing the existing boiler situated externally on the Ground storey.

ACM Architects Limited
September 2021