

# Design and Access Statement

## Garage Amendments

### Burlington House, Lyndhurst

Rev -



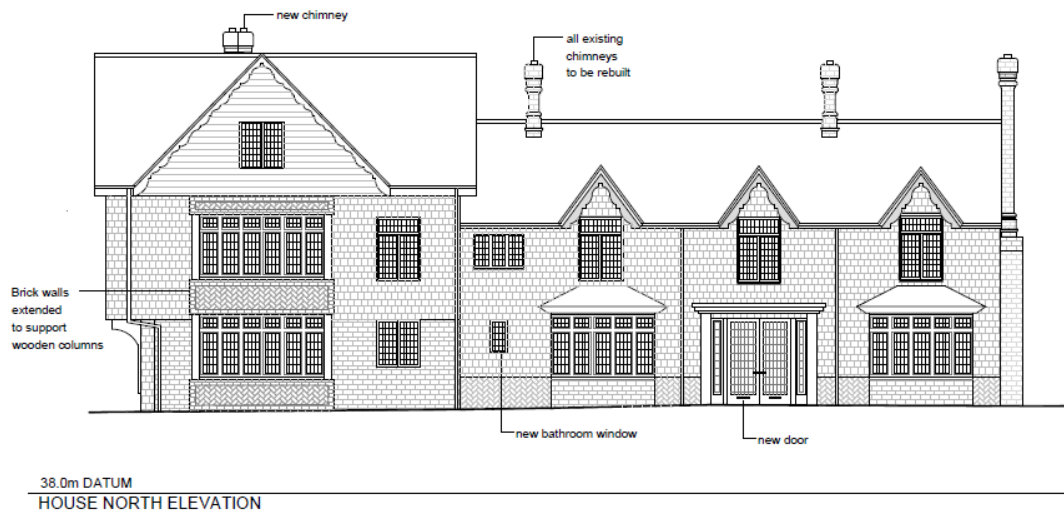
May 2022

## Context

The detached new build brick-built garage to the East side of the plot of Burlington House. The house itself is accessed from a gravel track running parallel to and set back from Beaulieu Road, a short distance from the junction with the Lyndhurst- Southampton Road. It is within the New Forest National Park and Lyndhurst conservation area.

## Historic Statement

The main house is not listed and was built in phases from the late C18 to the C20. No works are proposed to the main house as part of this application.



## Previous Applications

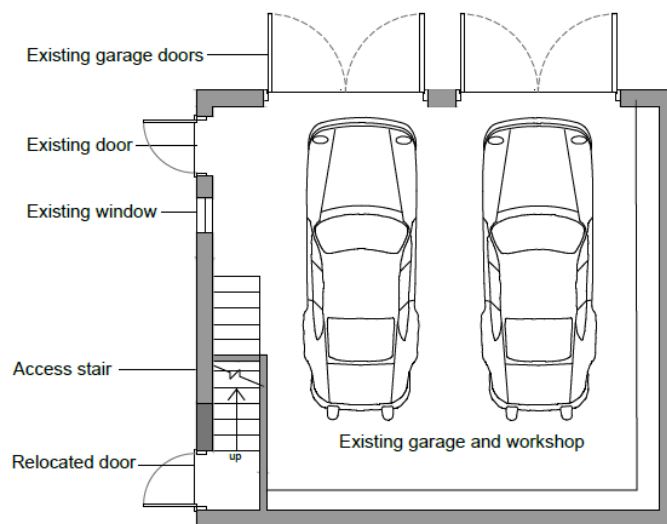
Two applications were previously approved in relation to the garage block (refs. 13/98985 and 14/00315). These planning consents covered works to the house and coach house along with the erection of the new garage block. The main body of this work is completed and garage block has been constructed under this consent.

## Garage

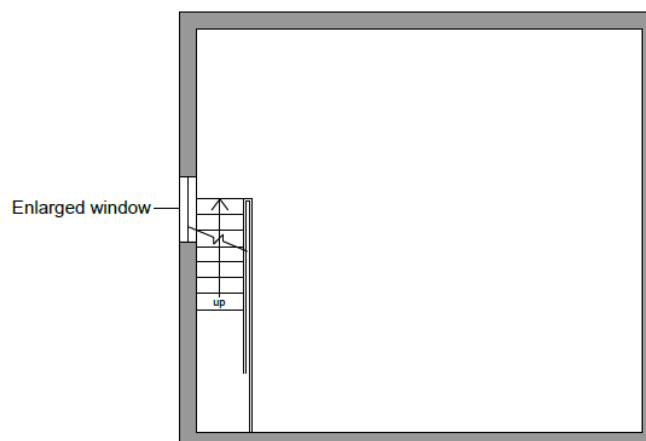
### Design Principles

The new garage originally replaced a number of ramshackle out buildings in this area of the site. The new double garage is in excellent quality brickwork with a tiled roof. The existing will be retained.

The owner would like to retain the garage with two spaces at ground floor as is but with a separated and improved access to the first floor space allowing a small home office to be inserted into the roof space. To do this a new stair will be introduced to replace the step consented stair and the side door moved to allow for this. At first floor the existing thin window in the gable end will be widened to allow more light in and to improve ventilation. The widened window only looks out into the client's own property.



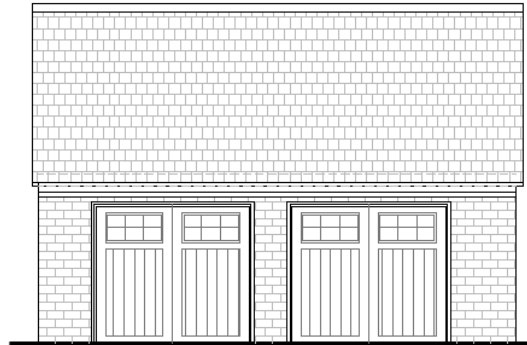
### Proposed ground floor plan



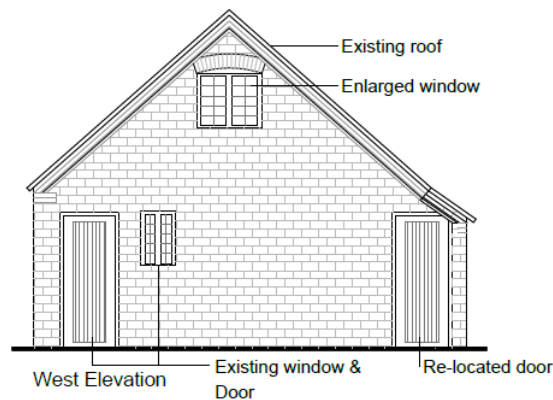
### Proposed first floor plan

## Appearance and Materials

The replacement windows and door will be timber to match the existing and the brick work will be altered to match as required.



Proposed North Elevation



Proposed West Elevation

## Landscaping

No works to the landscaping are proposed.

## Environment and Sustainability

No substantive works are proposed to the shell, better use of the existing building is a highly sustainable strategy. Energy efficient windows, doors and wall fabric will be used to improve the thermal efficiency of the property where these are to be changed.

## **Access**

Means of access will remain unchanged.

## **Conclusion**

The proposals here are very minor in nature and only to an elevation that looks into the centre of the site its self, the changes will therefore have no detrimental impact on other neighbours or the wider area. The scheme will allow the owner to make better use of an existing building and provide them with a much needed home office with some degree of separation from a busy family house.