

DESIGN STATEMENT
PROPOSAL FOR BALCONY
DENNY COTTAGE
DENNY WOOD
NEAR LYNDHURST
SO43 7FZ

AS WILL BE NOTED FROM THE ATTACHED GENERAL AREA PLAN, THIS ESTABLISHED FOUR BEDROOM PROPERTY IS LOCATED IN THE EXTENSIVE WOODLAND AREA, SOUTH OF THE B3056 BEAULIEU ROAD, IN A SECLUDED ENVIRONMENT, WITH CONTROLLED PUBLIC ACCESS. THE NEAREST AND ONLY ADJOINING PROPERTY, DENNY LODGE, IS SOME 100 METRES ACROSS OPEN GROUND TO THE NORTH.

THE OWNER/OCCUPANTS, TO WHOM THIS IS THEIR MAIN RESIDENCE, LAST CARRIED OUT ALTERATIONS TO THE PROPERTY IN 1994, AND REMAIN COMMITTED TO ITS MAINTENANCE AND RESPECTING THE FEATURES OF THE NEW FOREST.

THE PROPERTY IS ENCLOSED BY HEDGE MARGINS AND FOREST SURROUND, WITH AN OPEN BOUNDARY ON THE NORTH SIDE. A FOREST TRACK RUNS NORTH/SOUTH ON THE WEST BOUNDARY.

THE HOUSE ACCOMMODATION IS ON THE GROUND FLOOR, WITH A STUDY WITHIN THE ROOF STRUCTURE, WHICH, AS A RESULT OF THE ENCLOSED NATURE OF THE SITE, IS THE ONLY VANTAGE POINT FOR A MORE EXPANSIVE VIEW OF THE FOREST. THE ATTACHED PLAN RECORDS THE CURRENT HOUSE LAYOUT.

AGAINST THAT BACKGROUND AND THE ENVIRONMENT OF THE PROPERTY, THE OWNERS ARE SEEKING TO CREATE A BALCONY AREA ADJOINING THE FIRST FLOOR STUDY, WITH TWO PAIRS OF DOUBLE DOORS SET IN THE EXISTING WINDOW OPENINGS, WITH A GLASS BALUSTRADE SURROUND, LEADING TO A SPIRAL STAIRCASE.

THE ATTACHED DRAWINGS AND PHOTOGRAPHS RECORD THE FORM AND MATERIALS FOR THE BALCONY, SUCH THAT IT WILL INTEGRATE WITH THE EXISTING STRUCTURE OF THE ROOF.