

Design and Access Statement and Heritage Statement

Property

**Lyncies
Salterns Lane
Bursledon
SO31 8DH**

Proposals

**Extension to Detached Summer House
and Extension to Detached Garage**

Client:	Mr B Couchman
Date of Survey:	10th June 2024
Prepared by:	BPS Design Consultants Ltd Seafields Dodwell Lane Bursledon Southampton SO31 1DJ

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1.0 Introduction

Instructions were received from Mr B Couchman to prepare a planning application for extending the detached summer house and to extend the detached garage at Lyncies, Salterns Lane, Bursledon, SO31 8DH.

This Design and Access Statement is to be read in conjunction with the proposed drawings PL02, PL03 and PL04

2.0 Proposals

Detached Summer House – Provide a rear flat roof extension for internal storage area, side pitched roof extension to house a changing area for the hydro pool and a side pitched roof open porch to house hydro pool cleaning products.

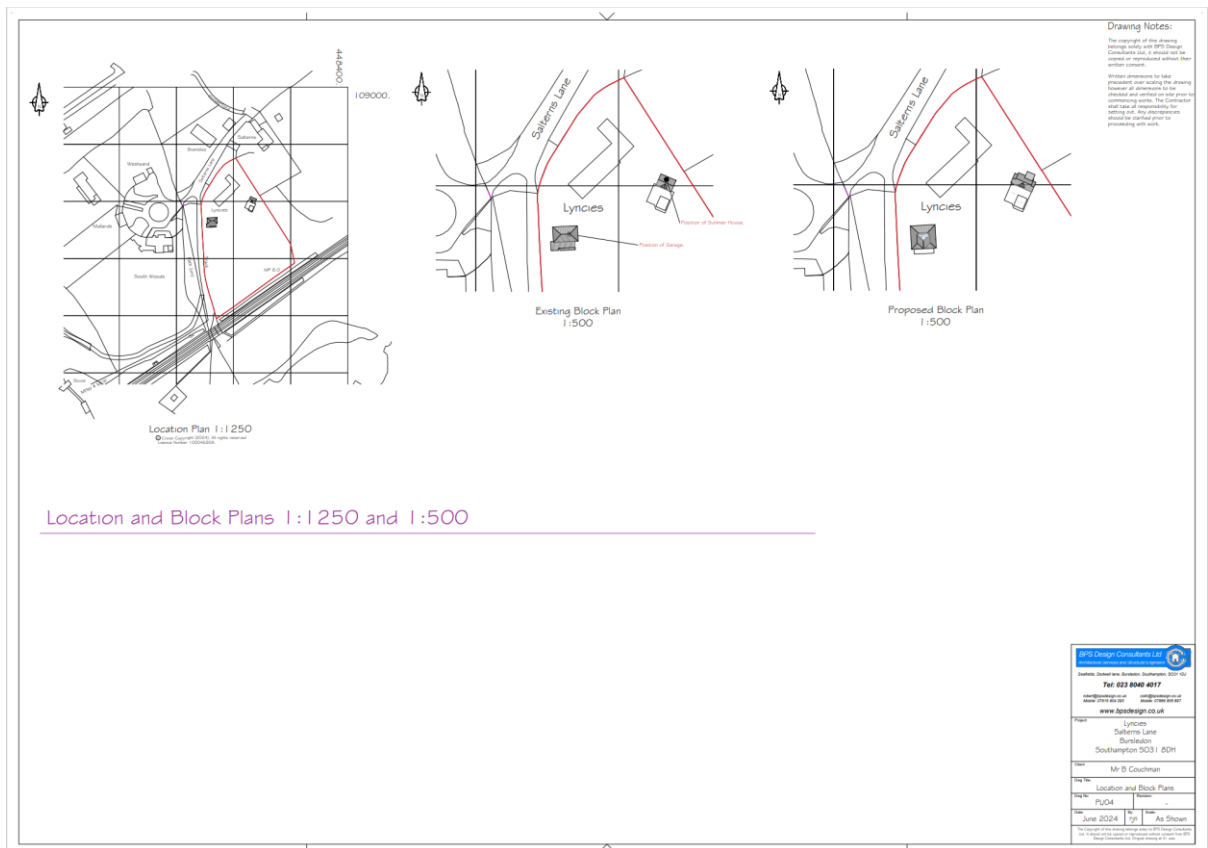
Detached Garage – Remove the lean-to extensions and provide a dual pitched roof extension to the rear of the garage to house tractors.

All new materials to match the existing materials where applicable.

Lyncies is a 1950's built brick construction, with red clay cladding tiles and white render. It is located to the end of Salterns Lane that terminates with entrances to Lyncies, Bridge House, Southwood's cul de sac, a public footpath which leads down to the marshes, an auxiliary access lane to Salterns and an access opening into Lyncies.

Lyncies ownership changed hands in April 2021 and the existing owners inherited the summer house and garage as they are in the current form.





3.0 Heritage Statement

The property lies within a conservation area. The property is not listed.

The changes to the detached summer house and the detached garage would not affect the character of the area and affect the main dwelling.

The proposals are therefore considered to be acceptable and not affect and heritage assets within the local area.

4.0

Summary

The changes proposed are not of a major nature and are sensible alterations and additions for the location and local context.

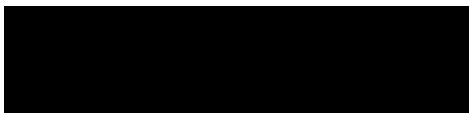
The summer house extensions would make the building more usable for the current owner and provide additional storage and important and change area for use with the hydro pool.

The garage extension would remove the lean-to extensions and replace with a more in keeping extension and allow the tractors to be stored in individual bays which means they can be taken out individually.

All of the new materials would match the existing materials, which would allow the new extensions to blend in.

The area has no real set development type or style, and we would consider these changes/additions to be acceptable and in keeping with all other local developments/building forms in the area.

Authorised for BPS Design Consultants Ltd, 10th June 2024



Robert Narramore IEng MICE
Managing Director