

# PROJECT SUMMARY

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The project is to make alterations to three adjoining garages, to facilitate their use as studio spaces for the occupants of the flats. Two new gates are also proposed, one located between the garages and the southern apartment building, and one between existing brick piers on the site boundary facing onto Lyndhurst Gardens.

The garages are situated in the grounds of 15 Lyndhurst Gardens. They front onto Lyndhurst Gardens, and to the rear is a garden with two established trees.

The garages are an ancillary building for the main house. Each garage is demised to one of the flats and this will remain unchanged.

The project makes a number of alterations and amendments to three adjoining garages:

- 1) The roof will be raised to create an acceptable internal ceiling height and to allow for insulation. The previous parapet height will be reinstated;
- 2) The garage doors will be replaced with opaque glazed screens and recessed timber doors;
- 3) A toilet and small kitchenette will be added to each garage;
- 4) The existing windows on the rear elevation will be replaced with operable windows;
- 5) The building will be insulated.

Owing to changes in car sizes since construction, the garages are currently only used for storage, and the forecourt provides parking spaces for three cars. This level of parking will remain unchanged.



EXTERNAL VIEW OF GARAGES FROM LYNDHURST GARDENS



SITE LOCATION PLAN 1:1250