

TANGRAM

Sandhill, Sandhill Lane, Crawley Down, West
Sussex RH10 4LE

Design & Access Statement

11-13 High Street | Tunbridge Wells | Kent | TN11UL
October 2025

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1.0 Introduction

This document has been on behalf of our clients with regard to proposals for the conversion of the existing garage into ancillary accommodation that will include a play room, pool changing room and storage room in the roof space.



2.0 Site Location

The site is located outside of the built-up area of Crawley Down. The site is accessed from Sandhill Lane, a single-track road, that serves a number of properties.

The application site lies outside of any settlement confines within the countryside, as defined in the Mid-Sussex District Plan and the Neighbourhood Plan.

The house and the barn are Grade II Listed buildings.

The Listing for Sandhill Farmhouse (Listed on 11 May 1983) is as follows:

WORTH SANDHILL LANE, 1. 5405 Crawley Down Sandhill Farmhouse TQ 33 NE 3/557



2. C17 or earlier timber-framed building with red brick infilling partly refaced in brick. The first floor of the north end of the west front is jettied. Horsham slate roof with pentice to north. Casement windows. Two storeys. Four windows.

Listing NGR: TQ3496536865

The Listing for Sandhill Barn (Listed on 11 May 1983) is as follows:

WORTH SANDHILL LANE, 1. 5405 Crawley Down Sandhill Barn TQ 33 NE 3/558 II

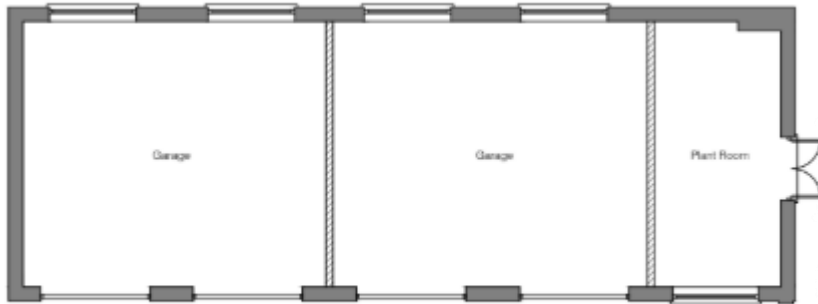
2. Originally an outbuilding of Sandhill Farmhouse, but now converted into a separate dwelling. Restored C16 timber-framed building with red brick infilling. Hipped tiled roof. Modern casement windows. Two storeys. Three windows.

Listing NGR: TQ3496536865

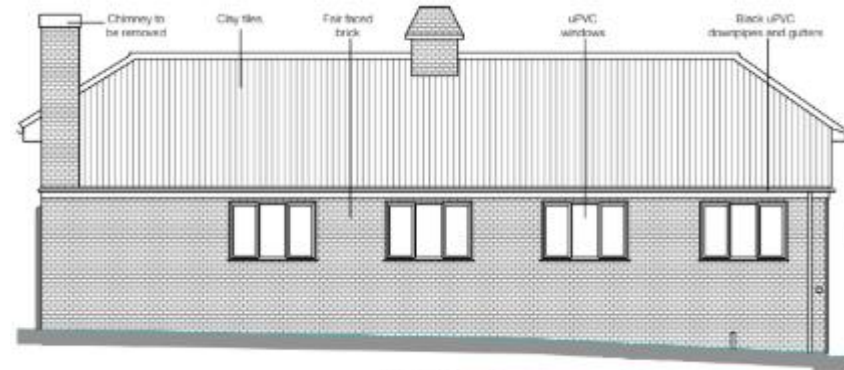


3.0 Existing Building

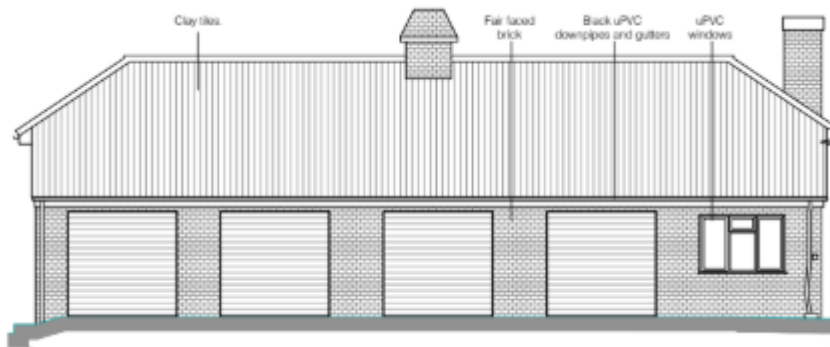
The existing garage consists of four bays and a plant room. It sits to the east of the existing farm building and forms part of a complex of outbuildings to the rear of the main dwelling. It has a half-hipped roof of tile and brick walls.



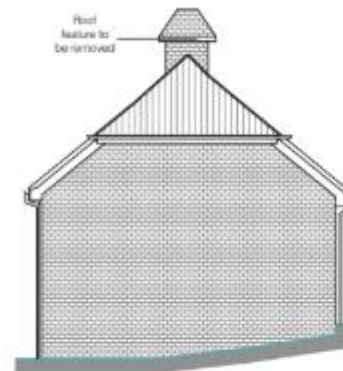
EXISTING GROUND FLOOR PLAN



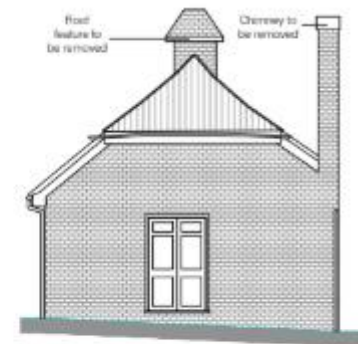
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING LEFT SIDE ELEVATION

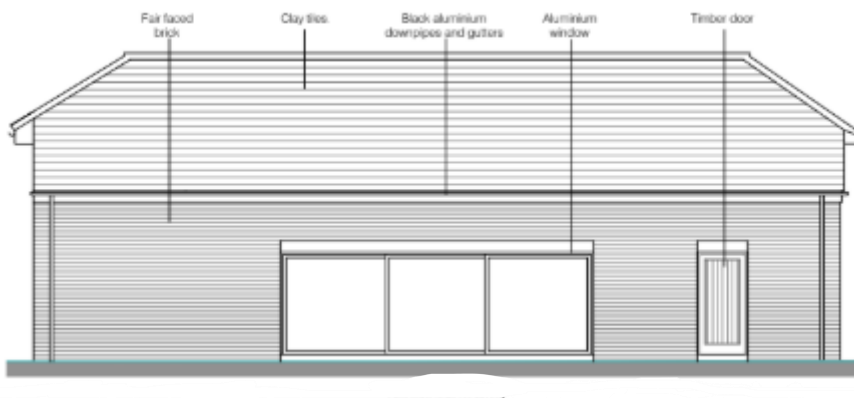
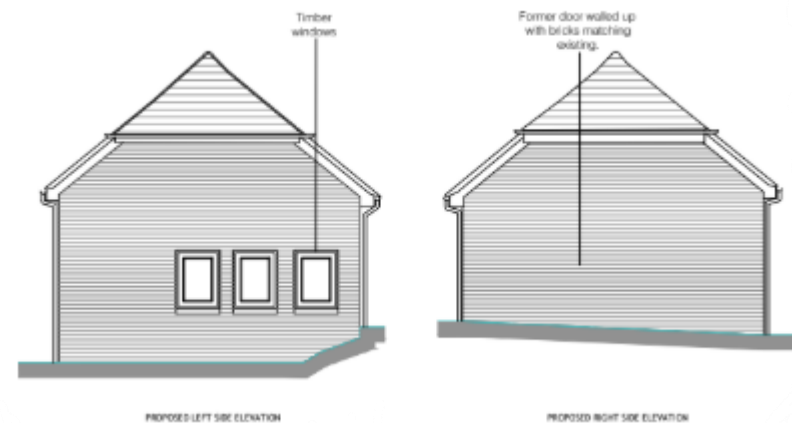
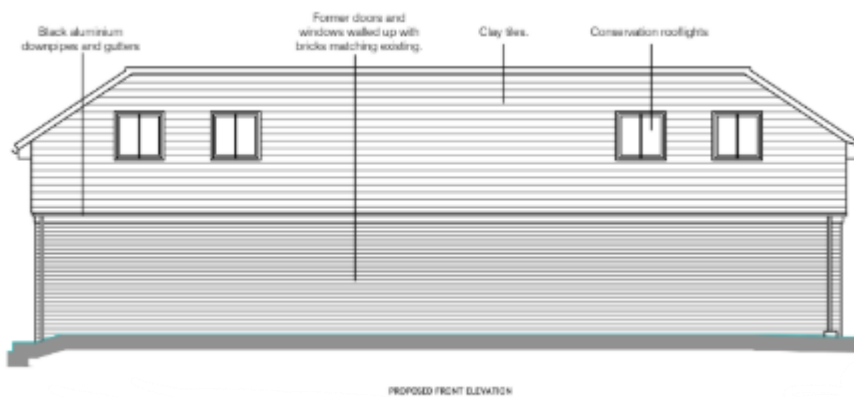


EXISTING RIGHT SIDE ELEVATION



4.0 Proposals

It is proposed to convert the existing garage into habitable accommodation, for use ancillary to the main dwelling. It is proposed to create a pool changing area, storage and a play room. It is proposed to remove the garage doors on the front elevation and replace the windows on the rear elevation with a sliding aluminium-framed window as well as add a timber door. Windows will be added to the left side elevation and conservation rooflights will be added to the front roof elevations.



5.0 Use

The proposals are in connection with the existing residential use of the building

6.0 Quantity

The proposal relates to the conversion of an existing garage building to an ancillary playroom, changing room and storage area. No additional footprint or volume will be added to the existing building.



7.0 Layout

The existing garage is located to the east of the main dwelling.

8.0 Access

The site has an existing access on to Sandhill Lane, which will be maintained. It is proposed to install a door in the rear of the building to access provide access from the garden.



9.0 Scale

The size and scale of the outbuilding will not be altered.

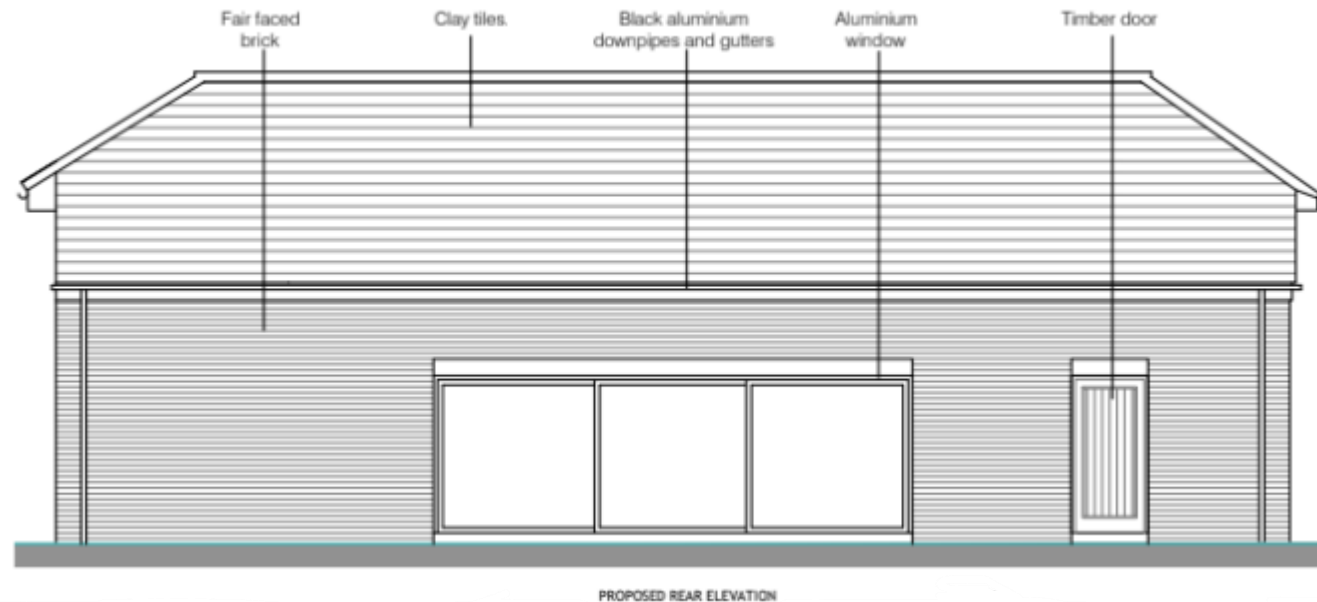
10.0 Landscaping

The existing mature landscaping on the site will be maintained.



11.0 Appearance

The alterations proposed to the external appearance of the building will be cosmetic and will be in keeping with the design of the existing building. Proposed brick and roof tiles will match those on the existing building and additional windows will be heritage rooflights or have aluminium frames. This will improve appearance of the building and be sympathetic to the setting of the existing listed buildings.



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