

HERITAGE & DESIGN STATEMENT

Nov 2025

DURSTONS

LODGE LANE | BOLNEY RH17 5RR



THE SITE

Durstons is a Grade II listed 17th century timber framed building situated in a semi-rural position to the west of the northern end of Bolney village.

It is located outside of the built up area of Bolney and is therefore within the countryside. Neighbouring dwellings are situated to the east of the site, the highway is to the north and fields surround the south and west of the property. The dwelling is set back from the highway by a front garden and there is a vehicular access to the west, adjoining the garage.

The listed building was a worker's cottage that has been added to over time, most recently with a 20th century wing added to the eastern side of the property. The older part of the property is part tile-hung, part weather-boarded, timber framed building with painted brick infill. The newer addition is brick built, and tile hung.

The listed building lies near the front of the property boundary on Lodge Lane and the garden extends to approx. 0.67 acre to the rear.

PREVIOUS PLANNING PERMISSION

DM/25/1605 - permission

The garden is mature and currently contains post-1948 buildings in a state of disrepair. Planning permission has been sought and provided for their removal and replacement. Works has not yet commenced as conditions 3 & 4 need to be discharged. Application for discharge made 8 November 2025.

DM/16/5377 - permission

The meadow that was part of the property until 2022 was subject to planning application and is now no longer part of the property.

12/01657/FUL - permission

Permission was granted to demolish the existing outbuildings and garage and erect a three-bay garage with a dormer window and external staircase. This work was not carried out by the previous owners and permission has lapsed. It should be noted that the current proposed garage is very similar but is smaller than the building for which permission was previously granted.

PROPOSED DEVELOPMENT

The proposal is for the creation of wildlife pond to the rear of the garden.



The site for the proposed wildlife pond

The proposed site is located approximately 30m to the south of the house, and is approx. 1.2m below the level of the house; so it is not fully visible from the house.

It is currently set to lawn, old bedding plants and a disused patio and greenhouse. The existing lawn area of the pond site is boggy and mossy. Permission has already been granted to replace the existing greenhouse with an oak framed, clay roof tiled gazebo. This is shown in grey in the design above.

Impact on the site

The proposed works involve the creation of a naturalistic wildlife pond measuring approximately 11 metres by 8 metres, with a depth of around 1.2 metres. The pond will be located within the existing garden area and designed to sit naturally within the surrounding landscape.

Excavated material is to be retained on site and used to raise the level of the adjacent lawn where it is currently sunken (marked as “sunken lawn area” on the above plan). This will ensure minimal removal of material from the site and help to improve the overall topography of the area by bringing the sunken lawn area up to the level of the lawn immediately in front of the house. The existing “sunken lawn area” is currently boggy and mossy and prone to surface flooding in periods of rainfall.

The pond will be organically shaped and have varying level shelves between 40-60 cms or less to create different planting depths suitable for a range of native aquatic plants. Pond to be lined with a high-quality EPDM liner, laid over a protective geotextile underlay and blinding layer of building sand to prevent damage from stones or roots. The liner will then be trimmed and carefully finished around the edges, which will be concealed with turf, stone, or planting to maintain a natural appearance.

The intention is to create a pond that sits in harmony with the landscape and the listed building, adds to the amenity of the garden and resolves the challenges of a site with poor drainage.

Example of proposed planting style



PLANNING POLICY CONSIDERATIONS

The proposal has been developed considering the following planning requirements:

DISTRICT PLAN POLICY DP34: LISTED BUILDINGS & OTHER HERITAGE ASSETS

Requires that development should preserve listed buildings and their settings.

The proposal has been designed with regard to DP34 which states “*Special regard is given to protecting the setting of a listed building*”. The pond is to be set to the rear of the property and is discretely placed, below the level of the house. The design brief from the applicants was for it to look as if it always been there and for it to be planted with native plants to encourage wildlife and biodiversity.

BOLNEY NEIGHBOURHOOD PLAN – BOLD1

Design of New Development and Conservation - not to have unacceptable impacts on the setting of any heritage assets.

PLANNING OBJECTIVES FOR DEVELOPMENT

- The proposal will not affect the amenity of the neighbouring properties.

- The proposal is sensitive to the setting of the listed building and respectful of its wider rural setting.
- The materials are appropriate to the local area and sensitive to the historic nature of the listed building.