



New Outbuilding / Summer House

at

**Middle House
Lanehurst Twineham Lane
Albourne Hassocks
West Sussex BN6 9JP**

Design and Access Statement In Support of a Householder Planning Application

August 2025

1.0 Introduction and Background

Middle House is a four-bedroom terraced dwelling forming the central section of Old Lanehurst House, a 19th-century property of notable architectural character. Recently acquired by the applicants as their primary residence, the property benefits from a substantial rear garden. The applicants propose to install a Bonni summerhouse, sourced from Bonni Outbuildings, to enhance the usability and enjoyment of their outdoor space.

2.0 The Bonni

The Bonni is a prefabricated, architecturally distinctive outbuilding designed by Bonni Outbuildings—a family-run business known for blending traditional rural aesthetics with modern functionality. The structure features a pitched roof, a ground floor, and a mezzanine level, offering a versatile internal layout suitable for use as a summerhouse or home office.

Its pitched roof form is sympathetic to the character of the existing dwelling and surrounding area, offering a more harmonious alternative to flat-roofed structures. Access is provided via a garden path extending from the West elevation of the house.

The Bonni has been carefully sited to ensure minimal visual impact. Its placement within the garden ensures it remains largely obscured from neighbouring properties, preserving residential amenity and visual privacy.

2.1 Layout and Scale

External dimensions: 7400mm x4900mm,
Ridge height: 4400mm

GIA Ground floor: 30.8 m2

GIA Mezzanine: 9.7 m2

TOTAL GIA: 40.5 m2

2.2 Appearance and Materials

ROOF	Powder- coated corrugated steel
EXTERNAL WALLS	Powder- coated corrugated steel
WINDOWS	Painted hardwood and double glazing
DOORS	Painted hardwood and double glazing

Figure 1: Schedule of Proposed Materials

The materials have been selected for their durability, low maintenance, and compatibility with the rural character of the site.



Image 1: A similar Bonni in a similar setting (from <https://www.bonnioutbuildings.com/>)

3.0 Landscaping

The proposed Bonni will be integrated sensitively into the existing garden landscape. All mature trees and planting will be protected throughout the construction process, ensuring the ecological and aesthetic value of the garden is preserved.

4.0 Conclusion

The proposed Bonni summerhouse represents a well-designed enhancement to Middle House. Its modest scale, high-quality materials, and sympathetic siting ensure it will sit unobtrusively within the garden, preserving the character of the property and the amenity of neighbouring residents.

In light of its design quality, minimal impact, and alignment with planning principles, we respectfully request that planning permission be granted.

Victoria Holland RIBA
August 2025