

DESIGN & ACCESS STATEMENT

June 2025

DURSTONS

LODGE LANE | BOLNEY RH17 5RR



DESIGN & ACCESS

This is a design and access statement prepared to accompany a householder planning application in respect of Durstons, a grade II listed detached building in Bolney.

PROPOSED DEVELOPMENT

The application seeks planning permission for the following:

▪ **Demolish existing garden buildings**

The demolition of existing garden buildings that are within the curtilage but are all post-1948 and therefore not treated as part of the listed building¹

The proposals will involve the removal of: -

- the existing double-length single-width garage
- three dilapidated wooden sheds next to the garage
- metal-framed greenhouse

The existing concrete garage has wooden frontage and is in very poor repair. It is unusable as it has been recommended by a RICS registered surveyor for demolition due to safety concerns. It is single car width, but two cars deep.

Photographs of the buildings to be demolished are contained in the document 'Proposal Details' submitted as part of the application.

▪ **Erection of replacement buildings**

To include:

- an oak framed double garage
- a greenhouse
- a wooden gazebo
- a wooden sauna

▪ **Landscaping**

- Replacing the existing hard landscaping to make it more permeable and to improve drainage. No proposal to increase the area of hardstanding, just update and improve it.

¹ Historic England Advice Note 10 (21 Feb 2018)

<https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/>

- Improve drainage to rear of garden.

PLANNING POLICY CONSIDERATIONS

The proposals have been developed considering the following planning requirements:

NPPF (DEC 2024)

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

GOVERNMENT GUIDANCE ON PERMEABLE SURFACING OF FRONT GARDENS

This guidance explains the different approaches to constructing a driveway or other paved area that controls and reduces rainfall runoff into drains by using permeable surfaces or soakaways and rain gardens (a small, planted depression designed to manage rainwater. The advice can also be applied to other paved areas around the house, such as patios.

DISTRICT PLAN POLICY DP34: LISTED BUILDINGS & OTHER HERITAGE ASSETS

- Requires that development should preserve listed buildings and their settings, and that special regard is given to protecting the setting of a listed building.
- The policy also requires that alterations or extensions to a listed building should respect its historic form, scale, setting, significance and fabric, and traditional building materials and construction techniques should normally be used. Although the proposals are not for the 'alteration or extension' of a listed building, due regard has been taken.
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself

BOLNEY NEIGHBOURHOOD PLAN – BOLD1

Design of New Development and Conservation

Planning permission for new development will ordinarily be permitted subject to the following criteria:

It is designed to a high quality which reflects Bolney's rural nature and responds to the heritage and distinctive character by way of:

- height, scale, spacing, layout, orientation, design and materials of buildings, and the scale, design and materials of the public realm (highways, footways, open space and landscape); and
- it does not have an unacceptable impact on the setting of any heritage asset; and
- it respects the natural contours of a site and protects and sensitively incorporates well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and
- it creates a safe, accessible and well-connected environment that meets the needs of its users; and
- it will not result in unacceptable levels of light, noise, air or water pollution, and
- where possible, it provides lock-up facilities for storage of bicycles, children's pushchairs and mobility vehicles to encourage walking and cycling and to assist accessibility

DESIGN

The proposals and the design do not seek to fundamentally change the setting and context of the listed building. They have been developed to enhance and retain its historical setting and character and in the case of some of the drainage plans for run-off water, improve the safety and security of the timber framed part of the building.

The view from Lodge Lane of the listed building will be affected to the extent that the existing garage (partly visible from the lane) will be replaced by a newer garage. The current and proposed garage are both set back from the listed building. The other aspects of the proposals will not be visible from the lane and will not impact the views of the listed building.

The proposed materials that would be viewed in proximity to the listed building are weatherboards, clay tiles, weathered oak, and golden gravel. These would be selected to be in keeping with local vernacular materials and to blend gently with the listed building.

SUSTAINABILITY

The proposals have been designed to be sustainable which includes the following features:

- Where practical the new materials will be sourced locally
- Materials will be from renewable sources where possible
- Local contractors and trades persons will be used in the construction phase where possible

ACCESS

Access to the site remains unchanged from the existing arrangement via the driveway to the West of the existing building. The replacement structures do not impact access for vehicles or pedestrians and maintain all necessary turning and parking areas.

VIEW FROM HIGHWAY

Below: The listed building and the driveway to the right



NEIGHBOUR AMENITY

The proposals will not have any detrimental impact upon the neighbouring properties because:

- the new structures will be located at the same sites of the existing structures to be demolished
- only the garage will be partially visible from the public highway (as per current garage) and it has been designed to blend in with the existing garages on Lodge Lane and neighbouring areas

CONCLUSION

The applicants have designed the proposals with the principle of 'minimum possible interference'. These proposals are of a sensitive design that will greatly enhance the existing dwelling and its garden. To summarise:

- The location of the new structures are in a similar location to the existing ones
- The proposals have been developed accordance with the relevant planning policies as detailed above

- The structures use traditional building materials (oak, heritage clay tiles, natural or stained weatherboards) for buildings that are in keeping with and sympathetic to the listed building, the semi-rural location and the nearby Conservation Area in Bolney village
- The proposals will not have any detrimental impact upon the amenity of the neighbouring properties