

PLANS & DRAWINGS

June 2025

DURSTONS

LODGE LANE | BOLNEY RH17 5RR



SUMMARY OVERVIEW

Demolition

This proposal includes the demolition of several existing buildings, most of which are in a state of considerable disrepair or total collapse. A MRICS building survey described these outbuildings as *'in poor condition and in need of replacement'*, and noted the garage was *'beyond economic repair and consideration should be given to taking down and rebuilding.'*

The buildings to be demolished include:

- Garage (2 car)
- Sheds x3
- Greenhouse

Replacement

It is proposed to replace the garage in the same location and to replace one of the existing sheds with a wooden sauna. Separately, it is proposed to re-site a new greenhouse further from the listed building at the rear of the property.

Replacement buildings:

- Garage (2 car)
- Sauna
- Greenhouse

Landscaping

Permission is sought to remove existing hard landscaping that is in poor repair and for it to be replaced with more permeable hard landscaping to improve drainage of run-off.

1 BUILDINGS TO BE DEMOLISHED

This section details and includes pictures of the buildings to be demolished. Full site plans are included as a separate document as part of this application but are replicated here for ease of understanding. Buildings to be demolished: garage, the sheds labelled #1, #2, #3 and the greenhouse. Garden room and unnumbered sheds to remain.



GARAGE

Dimensions Length: 8.25m
Width: 2.5m
Height: 2.5m
Distance from boundary: over 2m

Materials The building is constructed using concrete panels, and includes a concrete pitched roof lined with bitumen and timber doors. There are 4 windows in the existing building.

Photograph



Note sheds 1 & 2 visible to the right

SHED #1

Dimensions Length: 2.85m
Width: 2.5m
Height: 2.5m
Distance from boundary: over 2m

Materials Shiplap timber shed with corrugated steel roof and 2 windows.

Photograph



Note shed #3 to the right

SHED #2

Dimensions Length: 3.35m
Width: 1.75m
Height: 2m
Distance from boundary: over 2m

Materials Shiplap timber shed with corrugated steel roof and 1 window.

Photograph



Note shed #1 to the left

SHED #3 (SITED DIRECTLY BEHIND EXISTING GARAGE)

Dimensions Length: 3.5m
Width: 2.65m
Height: 2.15m
Distance from boundary: over 2m

Materials Shiplap timber shed with corrugated steel roof and 1 triple window.

Photograph



Note shed #1 to the left

GREENHOUSE

Dimensions

Length: 3.15m

Width: 2m

Height: 2.25m

Distance from boundary: over 2m

Materials

Glass & metal structure on brick foundation.

Photograph



2 REPLACEMENT/NEW BUILDINGS

This section details the replacement/new buildings.

GARAGE & SAUNA - OVERVIEW

The proposal is for a two-bay garage replacement. The new building will be oak-framed and weatherboarded, with a gable hipped roof set with clay tiles. To the rear will be a timber-framed sauna designed to reflect the existing structure that is to be demolished (shed #3). Both proposed replacement buildings will be sited in approximately the same locations as existing structures.

A detailed site plan of this area is included below



GARAGE - DETAILS

Dimensions

Length: 5.5m

Internal Area: 29.7 sqm

Width: 5.4m

Distance from boundary: over 2m

Height: 4m

Design

The building has been designed to blend in with other similar structures on the lane and is appropriate for the semi-rural location. The design adopts half-hipped barn gable style, and the cat-slide has been used to keep the ridge line to 4m. The garage is visible from the public highway but is set back from the main house (similar to the existing garage). The garage will use materials that are sympathetic to the local area and the listed building. The building's design is also in keeping with outbuildings in the local area and the traditional vernacular. Note also that planning permission was previously granted for a larger 3-bay garage of similar design (12/01657/FUL)

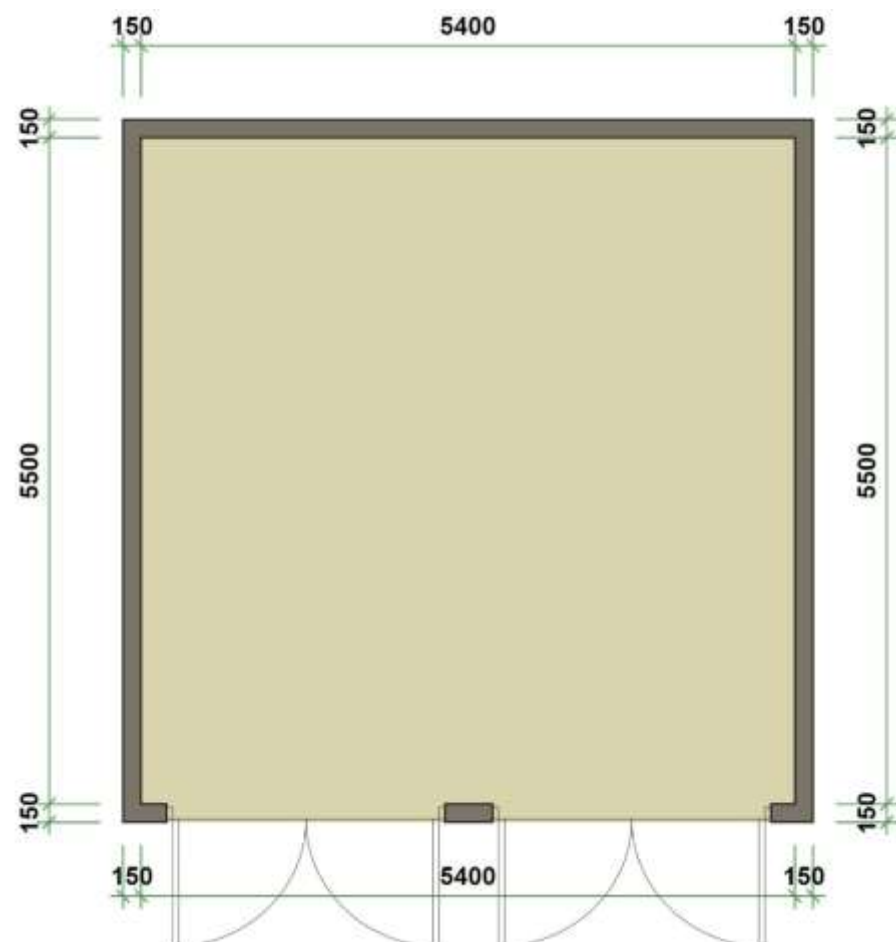
Sustainability

- (i) To be built from renewable building materials: oak
- (ii) Potential to add solar panels at a future date: It is recognised that current technologies and material restrict what can be achieved in the listed building to improve its energy rating given it is timber framed, and the breathability of the structure cannot be compromised. The listed building's roof is also wholly unsuitable for solar panels. Therefore, the new build garage has been designed with a cat slide roof with a south/southwest orientation and an appropriate pitch to accommodate solar panels in the future. Permission for solar panels is not sought in this application.

Proposed
front
elevation



Layout



SAUNA - DETAILS

Dimensions

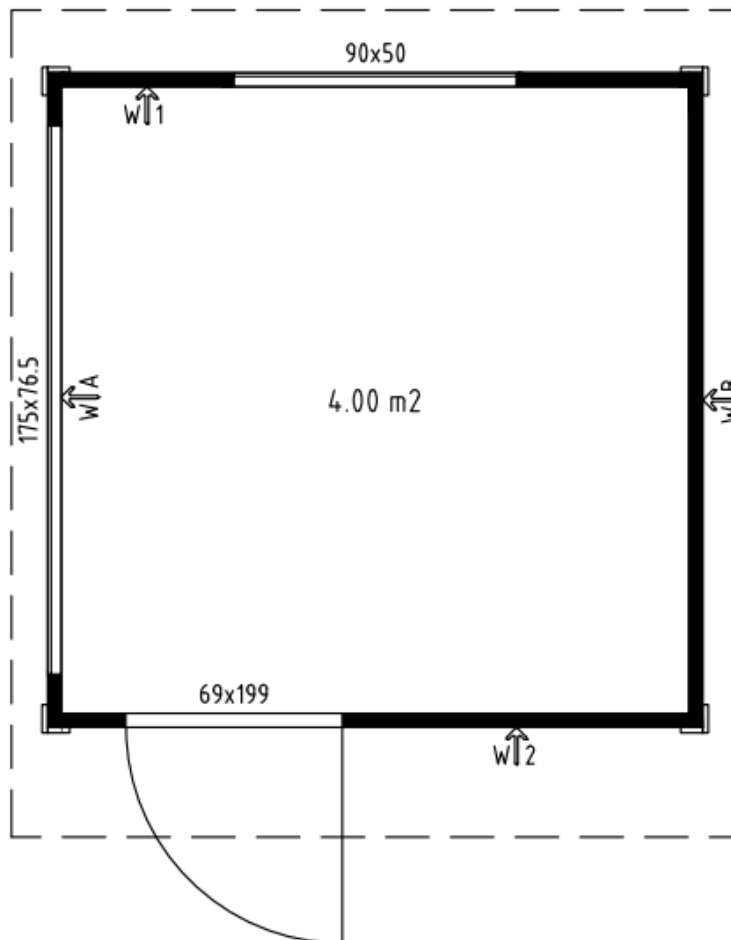
Length: 2.088m

Internal Area: 4 sqm

Width: 2.088m

Distance from boundary: over 2m

Height: 2.429m



Sustainability

To be built from renewable building materials: untreated spruce wood

Design

The proposed sauna is a black boarded building with a pent roof. Designed by Polhus and more details can be found at <https://polhus.co.uk/sauna-ritva-p-5903>.

It will not be visible from the main house or the lane. The sauna will replace existing **shed #3** in the same location, but it will be smaller than the existing building and constructed of similar materials (black weatherboarded w/pent roof). The window will be a similar size/shape and be facing the same direction as **existing shed #3**.

The sauna design will blend with the remaining garden shed (shown in the photograph below). This shed is sited just south of the proposed sauna.

Proposed front elevation of sauna



Existing shed – the new sauna selected for its similar appearance

GREENHOUSE - DETAILS

The proposal is to demolish the existing greenhouse as it is in a state of disrepair and for a new greenhouse to be placed further from the listed building, adjacent to the vegetable garden at the rear of the property. The proposed greenhouse would be sited 2m from the boundary.

Dimensions

Length: 3.79m

Internal Area: 9.25 sqm

Width: 2.58m

Distance from boundary: over 2m

Ridge line: 2.5m

Design

The new greenhouse will be located at the far end of the garden, at the furthest point from the listed building. The greenhouse will be discreetly coloured and will not unduly contrast with the holly hedgerow behind it.

Proposed elevation

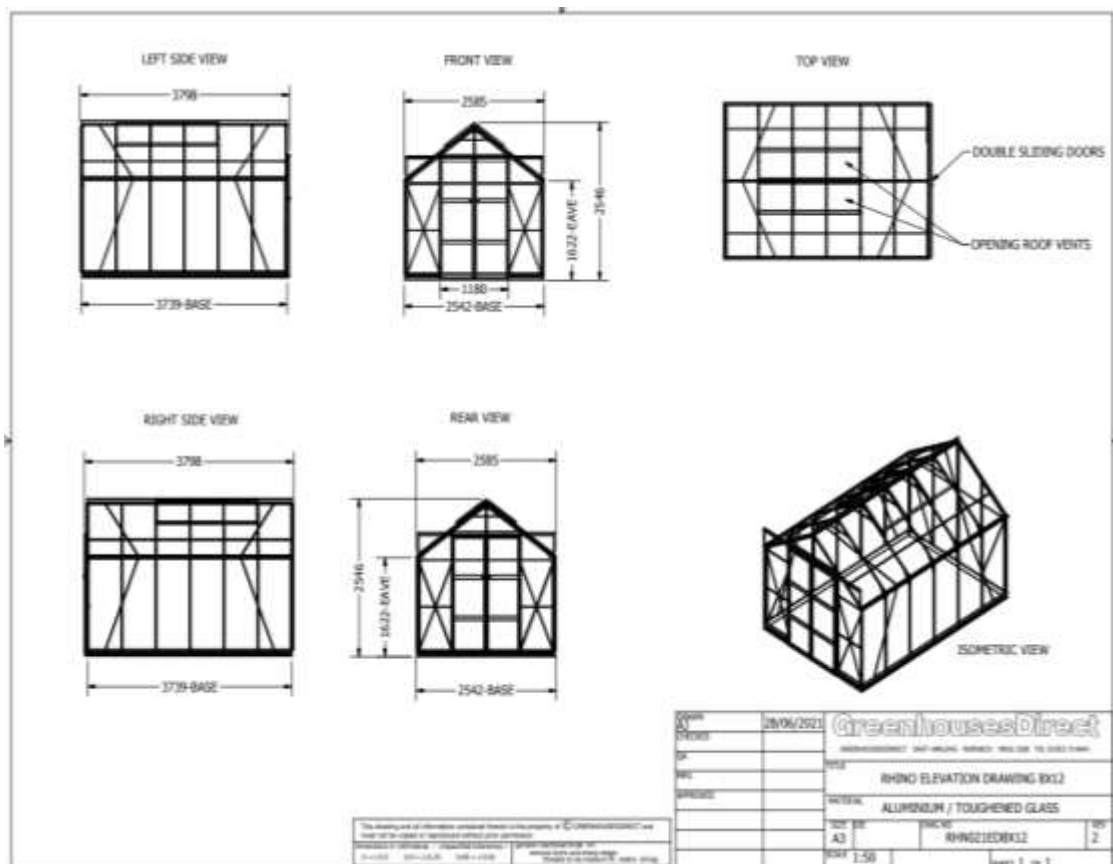




Photo from manufacturer of similar greenhouse

GAZEBO

Permission is sought for a gazebo to be sited on the location of the current greenhouse (to be demolished as per above). The existing greenhouse is 3.1m x 2m and sits on a concreted area of 7m x 4m.

Dimensions

Length: 4m

Internal Area: 12 sqm

Width: 3m

Distance from boundary: over 2m

Ridge line: 3.5m

Design

To be constructed from oak beams and finished with heritage clay tiles. Eaves height to be slightly lower than standard, at 2m and overall ridge height 3.3m (photograph below shows a higher ridge height and is for illustrative purposes only).

Proposed elevation



Example of materials



FLOOD RISK

The oldest part of the listed building is wood framed and sits directly on clay. It is up to 1.5m lower than the street level (Lodge Lane) and Lodge Lane is much lower than the field to the north, so the house is vulnerable to flooding from run-off (from the field and the lane).

There have been multiple incidents in recent years where the existing drainage system has not been able to cope with heavy rain when the clay is already saturated, leading to accumulation of water directly against the listed building. The existing hard standing on the driveway (which is higher than the house) and around the building only makes this problem worse.

THE PROPOSAL

THE DRIVEWAY

The existing driveway is tarmac and in poor repair, and the existing drains are not able to cope with run-off. The proposal is to remove the tarmac, clear out the blocked drains, replace with gravel (set into gravel grids) and improve overall drainage.

AROUND THE LISTED BUILDING

The current hard standing around the listed building is 1960s crazy paving and in a state of disrepair.

The proposal is for the crazy paving to be lifted, the better stones conserved and gravel to be laid (inset with the preserved crazy paving stones) and existing French drains to be enlarged so as to improve drainage surrounding the listed building .

There will be a significant reduction of hard-standing area and an improvement in drainage.

Photographs of existing crazy paving and showing the sunken level of the property.

Looking North from front door

Note the elevation of Lodge Lane



Looking East from front door

Note retaining wall for front lawn



Looking West along front
gable

Note retaining wall below
ferns



AT THE REAR OF THE GARDEN

The rear portion of the garden sits lower than the listed building and becomes flooded regularly over the winter.

The proposal is to create additional drainage by creating a series of gently raised meadow beds around the gazebo, all draining into a swale towards the rear. The proposal also includes a small, gravelled area with a fire pit (predominantly for garden waste burning).

See picture below:

