



Design, Access & Heritage Statement

Proposed Replacement Summerhouse

Address: Tyes Place, Brantridge Lane, Staplefield, RH17 6EW

Applicant: Dominic Samengo-Turner

1. Introduction

This Design, Access & Heritage Statement has been prepared in support of a planning application for the replacement of an existing summerhouse within the garden of a listed property. The existing structure has deteriorated significantly and is now beyond repair. The proposal seeks permission to replace it with a high-quality **HSP Garden Buildings Summerhouse**, designed to be sympathetic in scale, appearance, and materials to its historic setting.

2. Listing Details

Listing Name: Tyes Place

List Entry Number: 1025731

Grade: II

Summary of Significance: CUCKFIELD RURAL BRANTRIDGE LANE 1. 5405 Tyes Place, Staplefield TQ 22 NE 10/312 II

2. C17 or earlier timber-framed building, refronted in the C18 on ground floor with red bricks and grey headers and above tile-hung. Tiled roof. Sash windows with glazing bars intact on first floor, casement windows below. Two storeys and attic. Three windows. Two dormers.

Listing NGR: TQ2860328071

3. Site Context

The property is a listed building located within a mature residential plot. The existing summerhouse sits within the garden and is not attached to the listed building.



The proposed replacement follows the same siting and approximate footprint as the current structure, ensuring no change to the established spatial arrangement or visual relationship with the main house.

4. Existing Structure

The current summerhouse is a modest timber structure that has suffered extensive rot and general fabric decay due to age and weather exposure. A recent inspection shows that the external cladding, structural timbers, roof coverings, and joinery elements are all failing. Repair is no longer a viable option, and replacement is required to maintain amenity use and prevent further deterioration of the garden setting.



5. The Proposal

5.1 Design Approach

The proposal is for the installation of an **HSP Garden Buildings Summerhouse**, a high-quality timber building manufactured using traditional construction techniques and natural materials compatible with a historic setting.

Key design characteristics:

- **Sympathetic scale and height**, maintaining subservience to the host listed building
- **Timber construction**, reflecting traditional materials within the wider setting
- **Heritage-appropriate colour palette**, providing a subdued and unobtrusive appearance within the garden



- **Improved longevity and resilience**, ensuring sustained preservation and reduced need for future intervention

The new building is visually similar to a traditional garden pavilion and is designed to sit comfortably within the landscaped surroundings without competing with the architectural prominence of the listed dwelling.

5.2 Materials

- Timber-framed windows and doors
- Traditional sheet leadwork roof finish
- Heritage-tone exterior paint finish (exact colour to be confirmed)

These materials closely mirror the appearance and texture of the existing structure while providing improved durability.

6. Heritage Impact Assessment

6.1 Significance of the Heritage Asset

The primary heritage significance of the property is derived from the historic architecture and fabric of the listed building itself. The garden forms part of its wider setting, contributing aesthetically but not in a way that is materially compromised by small domestic outbuildings.

6.2 Impact of the Existing Structure

The existing summerhouse is not of historic or architectural significance. It does not form part of the original garden plan and makes only a neutral contribution to the listed building's setting.

6.3 Impact of the Proposed Replacement

The proposal is considered to have **no adverse impact** on the special architectural or historic interest of the listed building, for the following reasons:

- **Like-for-like siting** ensures the spatial relationship of buildings remains unchanged.
- **Appropriate scale and form** maintain the subdued, ancillary nature of the structure.



- **Use of traditional materials** respects the character of the listed property and wider garden setting.
- **Enhanced condition and appearance** will improve the visual coherence of the garden.

The proposal is therefore assessed as causing **no harm** to the significance of the heritage asset, in line with the requirements of the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *NPPF Section 16 (Conserving and Enhancing the Historic Environment)*.

7. Access Statement

The summerhouse is located within the private garden of the dwelling. Access will remain solely for the residents and their guests.

- Access is level, via the existing garden lawn and pathways.
 - No alterations to existing site access or public rights of way are required.
 - The proposal does not increase traffic, parking, or public access needs.
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8. Conclusion

The proposed replacement summerhouse is a sensitive and appropriate improvement to the property. It restores a deteriorating structure with a high-quality, heritage-compatible alternative that:

- Maintains the footprint, scale, and position of the existing building
- Respects and preserves the setting of the listed building
- Enhances the appearance and functionality of the garden
- Causes **no harm** to the significance of the heritage asset under the NPPF

For these reasons, the proposal should be considered acceptable in planning and heritage terms.