Householder Application for Planning and Listed Building Consent

Design and Access Statement – Old Place, Hyde Street, Upper Beeding BN44 3TG

1. Use

The existing building is a single domestic dwelling house. The proposed new building to create a 'working from home' space does not change the use of the site.

2. Amount

The proposed change of use makes no material changes to the main house and is a new small building adjacent to the existing garage.

The amount of new floorspace to be created is 18 square metres (gross internal) and this is for ancillary use to the existing dwelling.

3. Layout.

The proposed building is a small single storey structure with pitched roof, similar in style, size and proportion to the existing garage building adjacent.

4. Scale

The ridge and eaves height of the new building is to be the same as the existing garage building which it abuts and the overall depth front to back is the same as the existing garage.

5. Landscaping

The land and garden around the building will remain generally as existing which is a tarmac driveway parking area. There will be a small area of new stone slabs/setts in front of the new building where there is currently gravel/soil.

6. Appearance

The external appearance is to be brick and flint walls with a red clay tiled roof to match the existing garage, and timber framed glazed windows/doors to the front (west) elevation.

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