Design and Access Statement

Little St Marys, The Street, Bramber. BN44 3WE

Addition of bespoke outbuilding with EV charger

The proposal covers the removal of dilapidated timber sheds to the NE corner of the rear garden and replacing with a bespoke insulated outbuilding for year-round use, located to the SW west of the plot. An EV charger to be mounted to the west elevation.

The area left vacant by the existing outbuildings will be enhanced with native and pollen rich plantings, suitable for a sunny dry corner, and outdoor seating.

The new building proposed is located a minimum of 2 metres from the face of the neighbouring St Marys Lodge and 3m from the rear/ North face of Little St Marys. This generous border increases air and light to this shady corner for shade tolerant shrubs, herbaceous and woodland bulbs to be planted.

The new building site sits between the first 2 ground floor windows of St Marys Lodge, that face the rear of Little St Marys. This minimises any loss of light to the neighbouring property. The lower edge of the St Marys lodge windows sits at approx. 1400mm above my ground level.

The bespoke building proposed has low eaves, at around 1700mm and a steeper apex roof. It aims to sit comfortably adjacent the profile of the cats slide roof at the rear of Little St Mary's. The buildings intended use is as a studio/workshop space, tool storage and space to house a small infra-red sauna. A separate bike and garden tool store is to one corner, accessed separately from the west face. An EV charger is to be mounted to the west face of the building.

The walls will be either cedar or larch rough sawn timber, to a natural finish. The roof will be protected with anthracite corrugated sheeting. The neutral colours will be viewed against red brick of the neighbouring buildings and aim to best blend in.