DORMER HOUSE

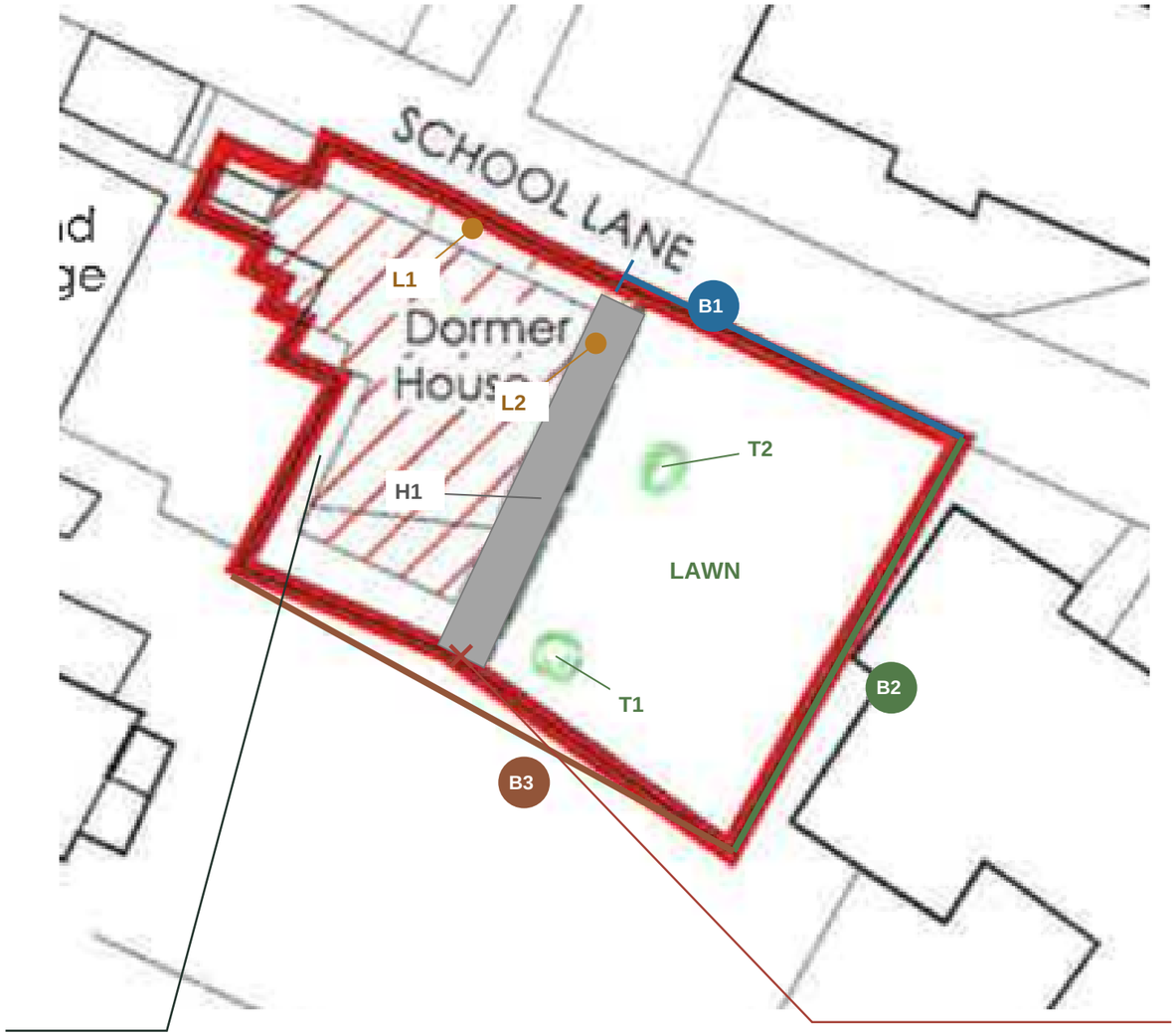
School Lane, Steyning, BN44 3YH

LANDSCAPE, BOUNDARY TREATMENTS & STORAGE

DH / L01 REV G

4 November 2026 | A3 landscape

FINAL ISSUE



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S1 - EXISTING SOUTHERN LEAN-TO | PHOTO P01
2 bins + space for 4 bicycles

L1 / L2 - PROPOSED EXTERNAL LIGHTS
Two positions marked on the house; downward-facing.

R1 - REMOVE METAL HANDRAILS
At southern end of grey path.

BOUNDARY TREATMENTS

B1 NORTHERN / SCHOOL LANE - MARKED SECTION ONLY
Close-board fencing above the existing wall along the marked garden section only. Combined wall and fence height: 6ft (1.829m).

B2 EASTERN BOUNDARY
6ft (1.829m) high brick boundary wall.

B3 SOUTHERN BOUNDARY
6ft (1.829m) high brick boundary wall.

LANDSCAPE & TREE SCHEDULE

H1 EXISTING HARDSTANDING - GREY
Existing hardstanding retained, as shown coloured grey on the plan. Keep access to S1 clear and usable.

T1 EXISTING TREE - RETAIN
Probable ash (Fraxinus sp.); provisional identification from photograph P03. Southern tree marker on the supplied plan.

T2 EXISTING TREE - RETAIN
Deciduous broadleaf tree; species cannot be established reliably from the supplied photographs. Northern tree marker; see P02/P03.

LAWN
Remaining garden to be lawn. Retain both existing trees; protect trunks and roots during works. Keep materials and excavations away from tree bases.

BIN & CYCLE STORAGE

S1 EXISTING SOUTHERN LEAN-TO - PHOTO P01
Retain covered timber lean-to and gated enclosure for 2 bins and 4 bicycles. Maintain clear access and keep storage within the enclosure.

EXTERNAL LIGHTING & HANDRAIL REMOVAL

L1 / L2 PROPOSED EXTERNAL LIGHTS
Two wall-mounted lights at the positions marked on the house: L1 on the School Lane frontage and L2 beside the northern end of H1. Direct light downwards and shield to limit spill beyond the site.

R1 METAL HANDRAILS TO BE REMOVED
Remove existing metal handrails at the southern end of H1 where the grey path meets boundary B3; see photograph P01.

SUPPORTING PHOTOGRAPHS - SEPARATE ATTACHMENTS

P01 image00007.jpeg - existing lean-to / bin and cycle store.
P02 image00008.jpeg - garden and retained trees.
P03 image00009.jpeg - foreground tree and garden context.

Photo-based tree identification is provisional.

Landscape, boundaries, storage, external lighting and handrail removal.

Boundary colours identify treatments; underlying red line is the site outline on the supplied base.