

Design and Access Statement

This Design and Access Statement has been prepared to support the retrospective planning application of Beehive, 28 Chipstead Lane Sevenoaks. Beehive is a Grade-2 listed building which was initially a local pub. This building was later changed into a residential property. It is unknown when this property was built but record suggests it was constructed in the early 19th century. The main house was extended a few times. The original stable house was converted to a living space and two-storey side/rear extensions were added to it later on. There is a signage outside the main building which looks like part of the original pub.

Details on English Heritage

1. 5280 RIVERHEAD RIVERHEAD Chipstead Lane (North Side)
The Beehive Public House TQ 5156 25/954 II
2. C18. Red brick with plaster plinth, brick band and corbelled eaves. Ridge tile roof. Symmetrical elevation with centre double door with brick recessed panel over. Ground floor - 2 sash windows in segmental arches. First floor - 2 sets of casement windows.

Planning application

The retrospective planning application is for the signage outside the house. The old signage, which was not an original frame, had a soft wooden frame. It degraded over time because of poor quality wood and eventually broke down due to heavy rains. Our Client replaced this signage with a wrought iron frame signage to avoid the breakage of signage in the future. The image of the Bee in the new signage was designed by the same artist who designed the old image. The paint of the frame and colour of the image is similar to the old signage. Our Client discussed the new signage with the most of his neighbours who really liked the design and considered that the new signage was adding value to the street.

The design and structure of the new signage does not change the look of the street. Its design has been created considering the traditional look of the house and the neighbourhood; using the local Forge (Brasted) for the frame and by the same sign writer (who lives on Chipstead lane) who designed the previous sign.



The Beehive



Old signage





New signage