

## Heritage & Design Statement.

Proposed Outbuilding At  
26 Sandhill Road,  
East Claydon.  
Buckinghamshire.  
MK18 2LY.

Application Refs: 21/03865/APP & 21/03866/ALB.

Date: 1<sup>st</sup> October 2021.

The proposal site relates to a Grade II listed two-storey detached dwelling house located on the north-eastern side of Sandhill Road, East Claydon. The dwelling is constructed in red brick, with a traditionally tiled gable pitched roof. The dwelling house includes two gable pitched dormer windows to the front elevation. The dwelling house is situated within a large plot and is constructed in close proximity to the highway edge. The dwelling house has previously benefitted from permission for a single storey rear extension. Sited within the rear garden is a domestic, timber storage shed.

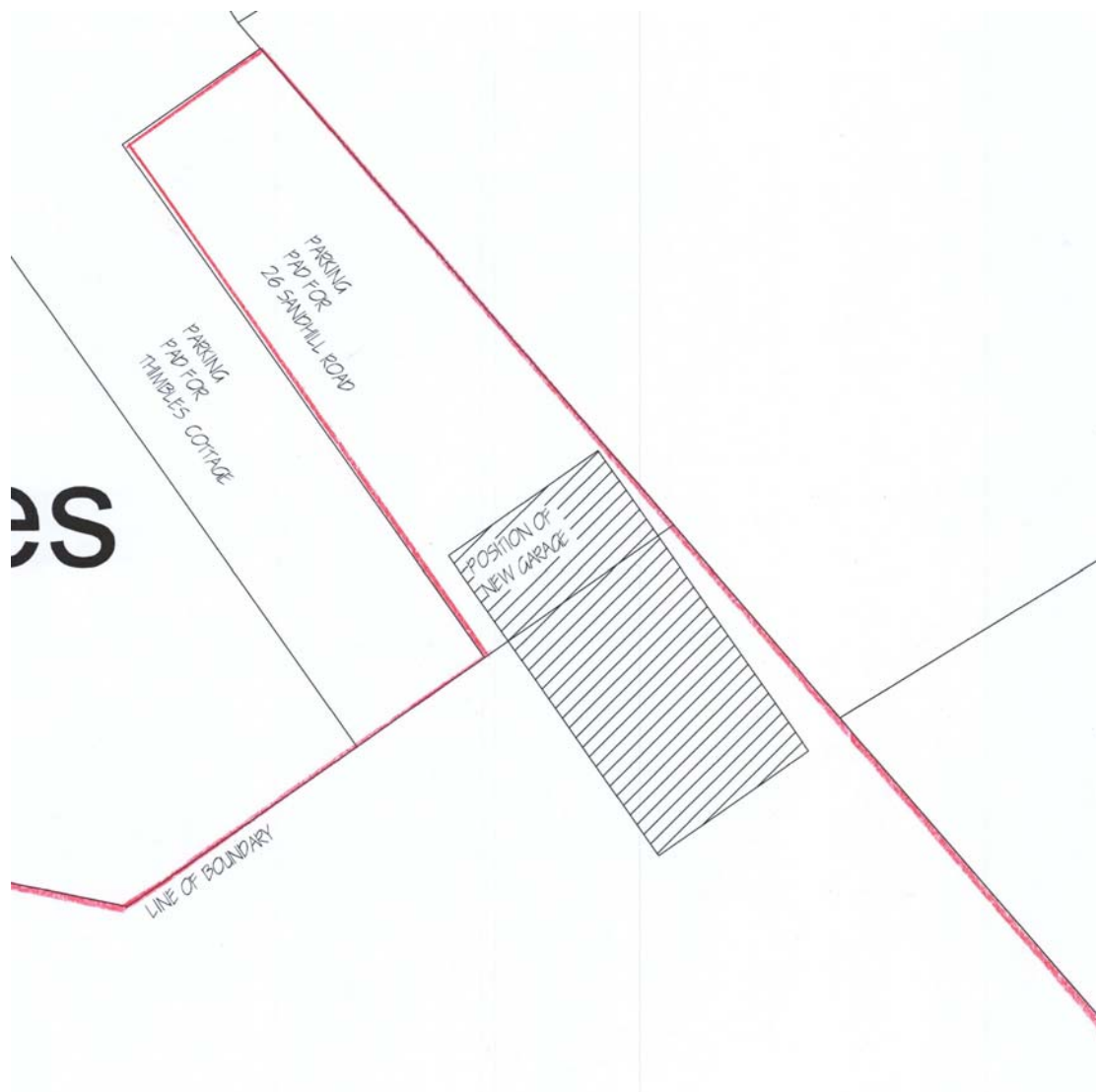
The proposal to remove and replace the existing timber garden shed with a more resilient structure. The proposed structure would be an "L" shaped structure located along the Northern and Eastern boundaries, part of which sits over the location of the existing timber shed that is to be removed.

The building would be set off of the boundaries by at least 0.5 metre. The structure would be constructed of concrete blockwork clad with timber supporting a pitched roof structure covered with natural slates. The building would be used for domestic use and storage ancillary to the host dwelling house. The outbuilding is over 12.0m away from the rear of the nearest part of the existing Grade II Listed Building.

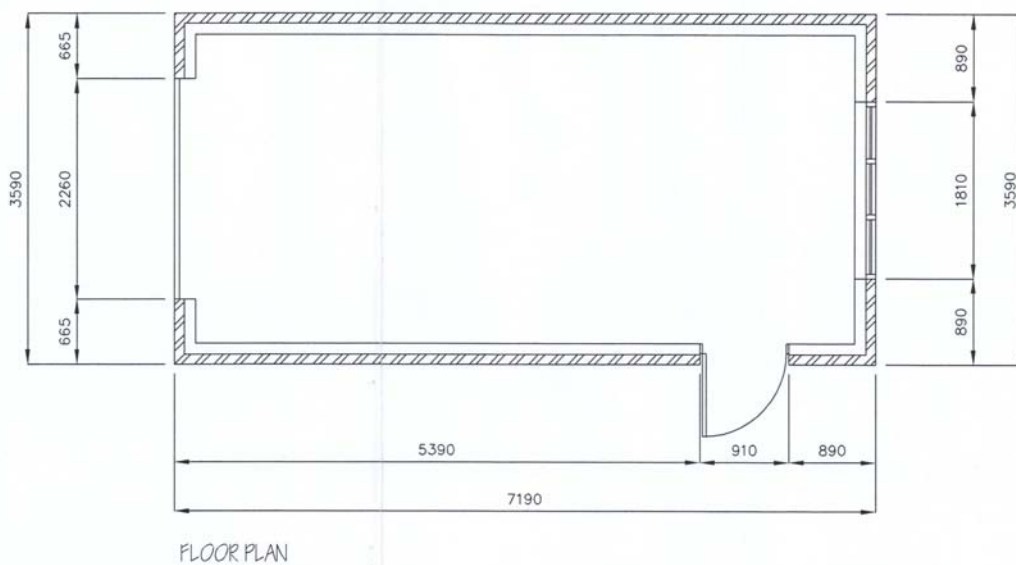
The proposed outbuilding has an external footprint of 26sqm, with the eaves 2.6m and the ridge 3.5m above ground level. The small scale of the structure, its location away from the Listed Building, low pitched roof and the use of traditional materials that do not replicate the materials and design of the existing dwelling, such that the outbuilding is a completely separate from the house that does not detract from the features and materials of the main dwelling. As advised in the pre-application enquire report from the Council dated 15<sup>th</sup> April 2021 ref: 21/00012/WI.

Mr. B. Steele-Tyson DipSurv. MRICS  
OPTIME SURVEYORS

PL478/2021



Site plan, how accurate?



Does the garage fit, as the width is 3.590m yet the drive/car-parking area is stated as being 3.0m wide.