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Sent: 31 March 2026 16:55
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Cc: Anna Hobbs <anna@sticklandwright.co.uk>
Subject: 25053 - Wykehurst House - Revised Plant Area

Hi Caroline & Emily,

Ahead of your site visit tomorrow, please find below a link to our draft drawing amendments for the plant area. We have not yet had time to revisit the impact analysis, so I will outline some of the considerations here.

 2026-03-31 Revised plant area app C

Firstly, we have now shown the proposed plant equipment in a little more detail. The engineers have now developed the detail of their specifications to the point that they could install in principle. It is important to note that this equipment is all commercial grade in nature – standard domestic equipment will simply not meet the requirement of this large home.

By way of example, I note that four Air Source Heat Pumps (ASHPs) are now shown depicting this final detailed specification. These are free-standing and must be held in an area open to atmosphere. They also require gravel beds below each unit for condensate drainage. These technical requirements combined with their size and required separation, meant that the 'service' courtyard could not successfully accommodate them, or that their installation would have too great an impact on the historic fabric, the appearance and successful operation of the courtyard.

At this point, we revisited site to see if there could be any over-looked pocket of space, sufficiently close to the house whilst also being highly discreet in character. We found that a small clearing just north of the west entry gates could potentially fit the bill. We also challenged the engineers to split the plant into two parts. This has allowed us to propose two smaller buildings which can still be located outside of root protection areas, but importantly more closely nestled in amongst the established tree screening. In this way, this new proposal is far more discreet in views out from the house.

As before, we show a screening intended to be distinct from the solid masonry of the original house and garden walls, coloured to blend with the foliage, but with arched features which echo the detail of the house. Our over-arching design intent is for these areas to be discreet in views from the house and, if observed, are only perceived as an intriguing visual folly in the landscape.

We also still make the argument that the west access will be secondary in nature, more for servicing. This is due to the character of the west access being fundamentally altered as a shared road, no longer the private road originally intended. The newly re-established east access will provide the main entrance for guests and visitors, so that the views of the house are controlled and revealed through the landscape.

Kind Regards

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