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Sent: 22 May 2026 17:33
To: Caroline Grist <caroline.grist@midsussex.gov.uk>; Emily Wade <emily.wade@midsussex.gov.uk>
Cc: Carl Delacruz <carl@sticklandwright.co.uk>
Subject: DM/25/2644 & DM/25/2645 - Wykehurst House - Amended Drawings

Good evening Caroline & Emily,

Following your latest comments on the proposed external plant areas at Wykehurst House, the design of the proposal has now been reconsidered to mitigate visual impact of the external air source heat pumps and to create a more robust wall enclosure. We attach revised drawings which have all been co-ordinated with the services engineers, to ensure a technically compliant solution.

The revised proposals seek to address concerns raised regarding visual impact, screening approach and integration of these plant areas within the wider site context.

In response to comments regarding the boiler room and ASHP external area, the proposed plant area has been redesigned so that finished ground level is now set into the sloping ground, mitigating visibility of the units.

Consideration had been given to lowering the enclosure further still. However, due to gas regulation, this was not technically feasible - lowering the enclosure beyond that proposed could risk gas accumulating in any sunken enclosure. By maintaining the finished floor level flush with the adjacent driveway, adequate natural ventilation and dispersal can be achieved, reducing the potential for dormant gas accumulation. The proposed level therefore represents the maximum practical reduction in visual impact whilst maintaining operational safety.

The previously proposed decorative planted trellis structures have now been removed from the proposal. This earlier design sought to introduce visually lightweight screening elements, and did not intend to integrate with the established historic features of the site.

The revised proposal instead adopts a more permanent and contextual architectural approach through the introduction of a stone walled enclosure. The principal elevation, facing the house, has been designed to reflect the architectural language and proportions of the existing gate and stone pillars at the entrance, allowing the enclosure to be read as a continuation of this entrance, creating a stronger visual relationship with the surrounding context. The height of the proposed stone walls have also been carefully considered to ensure that most of the plant equipment and associated services remain concealed from key views, thereby reducing the visual impact.

To further soften the appearance of the enclosure, the excavated material generated during the proposed levelling works will be reused to subtly build up ground levels in front of the wall, helping to minimise its apparent height when viewed from the house, and create a 'bed' for additional planting around the enclosure, softening and screening the structures.

Parts of the proposed wall enclosure, obscured behind existing planting are 'perforated' to allow necessary airflow through the plant area, while maintaining material consistency with the wider site.

The oil tank enclosure has been revised to further reduce its visual impact within the landscape setting. Ground levels surrounding the enclosure will be locally built up using landscaped earth mounding to reduce visibility from the main house. Additional planting is proposed around the

enclosure to provide further natural screening and to assist the structure in blending into the surrounding landscape.

Kind Regards

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