

Landscape Narrative Statement – Wykehurst Place

The proposed development has been designed with careful consideration of the existing landscape character and setting of Wykehurst House. The introduction of a new eastern access route seeks to improve access to the site whilst responding sensitively to the established topography and historic setting of the estate.

At the junction that forms the subject of this proposal, the existing route forks to provide access to a number of private residences, with each route currently given equal visual and functional priority. This arrangement has diminished the original hierarchy of the estate and reduced the prominence of the principal house. The proposed alteration to the access arrangements seeks to re-establish this hierarchy by creating a clearer and more legible approach to Wykehurst House, reinforcing its role as the principal building within the historic estate.

The alignment of the new access road follows the natural contours of the land, minimising the need for significant groundworks and allowing the route to sit comfortably within the existing landscape. The road adopts a gentle, winding form that reflects the character of traditional estate drives and creates a more considered approach to the main entrance of the house.

Existing landscape features have informed the design from the outset. In particular, the route has been positioned to retain a mature tree within the site, allowing this important feature to remain a focal point within the landscape and contribute positively to the arrival sequence.

The proposed entrance gate has been designed as a secondary feature within the wider hierarchy of estate entrances. New stone pillars and coping stones will be detailed to complement the existing estate architecture and landscape features.

Overall, the proposal will provide a more practical and legible access route while respecting the established character of the estate. The new road has been carefully positioned to work with the existing landscape, retaining important features and using materials that reflect the character of the site. As a result, the proposal is considered to sit comfortably within its surroundings and preserve the setting and significance of the listed building.