

Design and Access Statement

Project Address:	The Castle Inn, Hickstead, RH17 5LZ
Proposal:	New crossover access and acoustic fence
Prepared for:	Full Planning application
Prepared by:	O Moune / L Furness
Project number:	1725
Date:	24.03.25

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DESIGN AND ACCESS STATEMENT
<i>Name and address of proposed development site –</i> The Castle Inn, London Road, Hickstead, RH17 5LZ
<i>Proposed Development –</i> New crossover access to south-west corner of site and addition of new timber acoustic fence, hedging and 1.1m brick wall to south-east boundary.
<i>Assessment of the surroundings of the proposed development –</i> <i>In what sort of area will the proposed development be located ? Consider its character and landscape as well as its social and economic characteristics.</i> The Castle Inn is a Grade II Listed Building on a large site that lies within a predominantly rural area with agricultural fields and a cluster of residential properties to the West forming the hamlet of Hickstead, based around the neighbouring Hickstead Place (Listed Building) and Hickstead All England showjumping ground. The site is bound by Hickstead Lane to the south, residential properties to the west, agricultural fields to the north and the main arterial A23 road to the east.

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<i>Consultation -</i> <i>How have you consulted the local community, special interest groups (e.g. national amenity groups, such as the Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals ? If so, please give details.</i> Carried out research of local historic records.
<i>Evaluation –</i> <i>How has your evaluation of the surrounding area and any consultation affected your final scheme ?</i> Understood evolution of site and building since 18th Century to present day and designed crossover and positioning of acoustic fence and hedging with consideration for the historic setting as well as current trees on site and traffic flow.
DESIGN COMPONENTS
<i>Proposed Use -</i> <i>How does the proposed use for the site fit in with the surrounding area ?</i> <i>Proposed crossover to provide (no entry) one way access <u>from</u> site onto Hickstead lane to reduce traffic flow from other site crossover onto to A2300. Would distribute traffic flow more evenly onto existing busy roundabout junction.</i> <i>Acoustic fence to south eastern corner would protect amenity of site from busy traffic junction with high volume of lorries passing. Proposed planting and low brick boundary wall would soften the visual impact on the boundary.</i>

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<i>Amount of development –</i> <i>e.g. number of residential units; floorspace; volume.</i> <i>Why is that an appropriate level of development ? Does it fit in with the surrounding area ?</i> Not applicable
<i>Layout -</i> <i>How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings ?</i> The crossover is positioned to coincide with a gap in the existing mature trees that edge the site and the bell mouth is designed to be of minimum width for a car whilst providing compliant visibility splays. The 2.4m high acoustic fence is located to provide the most effective visual and acoustic barrier to the site from the busy A23 junction roundabout,. The hedging and brick boundary wall have been included to soften the boundary edge and provide visual interest and texture to the street or road frontage.
<i>Scale –</i> <i>How does the scale (height; width and length) of the proposed development fit in with the surrounding area ?</i> The crossover has a bell mouth of 6.0m wide narrowing to a road of 3.0m wide to serve one way traffic flow off site and onto Hickstead Lane. The scale of the acoustic fence is appropriate to it's function and the brick boundary wall is also of a suitable height for it's setting and to act as a mediating element between the fence and the main road.

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<i>Landscaping –</i> <i>Give a brief description of and the reasoning for the landscaping (both planting and hard landscaping, e.g. walls; paths etc.) that you intend to undertake ? (We may require a detailed landscape assessment or landscape scheme to be submitted with your planning application.)</i> A new 1.1m brick wall is proposed to the southern eastern boundary of the site with native hedging planted behind. A new timber acoustic timber fence is proposed set back approx 1.0m from the hedge and brick wall. The acoustic fence is required to mitigate the significant traffic noise from the main roads (A23 and A2300) and provide improved amenity to the pub garden area. Permeable resin and setts are proposed for the new crossover to ensure no increase in surface water drainage is required. A native hedge mix of Privet, Hawthorne and Hornbeam will be planted to soften the boundaries. See drawing 1725_3.021
<i>Appearance –</i> <i>Explain and justify the external appearance of the development and the choice of materials/finishes.</i> See above
HISTORIC BUILDING CONSERVATION ISSUES It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.



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Historic and special architectural importance of the building –

Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance? If there are any impacts, how will these be minimised or mitigated?

The site was Grade II Listed in 1983, highlighting the original 18th century L shaped plan and early 19th century double pitched roof wing.

The proposal makes no change to the building but will improve access to the site and the amenity of the site by reducing traffic noise. The landscaping proposals also improve the street frontage and character of the Listed building and the local area by providing native hedging and a traditional brick boundary wall rather than the existing close board timber fencing.

Setting –

Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.

The site is edged by mature trees to the southern boundary and a swale just beyond the southern boundary. To the north there are agricultural fields and to the west, residential properties and gardens. The building itself is surrounded by a large area of hardstanding to the north and west and lawn to the south. The site does not have a high ecological value due to a large proportion of it being tarmac hardstanding or lawn. There is very little other vegetation other than the existing mature trees to the southern boundary.

The new crossover does not affect any of the existing trees.

ACCESS COMPONENTS

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<i>Technical advice -</i> <i>Have you taken any technical advice on access issues ? If so, please give details.</i> Visibility splays conform to highway standards. See drawing 1725_3.020
<i>Degree of access</i> <i>Will all users (including the young; old; disabled etc) be able to access the proposed development site easily and safely? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.</i> Yes, all users are able to access site.
<i>Future access requirements</i> <i>Have you designed the proposed development flexibly enough to allow future alterations if access requirements change ? If so, please give details.</i> All users will be able to access the proposal



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<i>Emergency access</i> <i>Is there sufficient access for the emergency services ?</i> Emergency vehicles have access to the site directly from the A2300 into the carpark hardstanding area.
Please feel free to add any further design and access information that you feel may be relevant to your application.

