



Planning, Design and Access Statement

The Pavillion, Old Place, Lindfield, RH16 2JB

Refurbish existing entrance gates with new added
brick piers

At

The Pavillion, Old Place, Lindfield, RH16 2JB

Planning, Design and Access Statement

on Behalf of

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October 2025

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1. Introduction

- 1.1 This is a Planning, Design and Access Statement prepared to accompany a Listed Building application for the upgrade to front entrance gates at The Pavillion, Lindfield.
- 1.2 The gates lead to the grade II listed property known as Pavillion to the south of Old Place.
- 1.3 The property is access from Francis Road which sits to the west of Lindfield High Street and behind All Saints Church, which is a prominent landmark at the north of Lindfield.
- 1.4 No additional reports have been submitted as part of this application.
- 1.5 This application demonstrates the following:
- a) The principle of development is supported by the relevant planning policies within the Mid Sussex District Council (MSDC) planning framework and The National Policy Framework.
 - b) The proposals have been designed to be an enhancement to the neighbouring grade II listed property.
 - c) The design uses materials that are sympathetic and match the character and quality of the existing gates.

2. Planning Statement

2.1 **Planning Policy**

The main planning policy relevant to this application, taken from the MSDC:

- Policy DP34
- Policy DP35

2.2 **Planning History**

The property has some recent relevant planning history as follows;

- **DM/23/2390** — T1 Large Spruce – remove, T2 Sycamore – remove, T3 Lime – re-pollard. Address: The Pavilion, Francis Road, Lindfield, RH16 2JB.
- **DM/24/1154** - Holly (G4) - Coppice. Ash (T1 and T2) - Fell to ground . Maple (T3) Crown raise by 7 metres. – No Objection
- **DM/24/0074** – Spruce Tree – Fell – No Objection
- **LF/003/88/AP1** - Amended plans: removal of existing holm oak tree and erection of single storey extension to form study/bar/bathroom and bedroom areas, including conversion of existing turret on first and second. amended plans showing: ridgeline of roof of extension abutting the turret marginally lifted. existing louvered screen window on south elevation replaced with high level conventional window. – Permission
- **LF/004/88/AP2** - Amended plans: removal of existing holm oak tree and erection of single storey extension and conversion of existing turret. amended plans showing: windows below turret on south elevation altered. first floor window centralised. ground floor existing window replaced to match window above. – Permission
- **LF/003/88/AP1** - Removal of existing holm oak tree and erection of single storey extension and conversion of existing turret. amended plans showing: ridgeline of roof of extension abutting the turret marginally lifted. existing louvered screen window on south elevation replaced with high level conventional window. - Permission

2.3 **Planning Principles**

The principle of the proposed works is deemed acceptable under the aforementioned planning policies in section 2 of this document.

Due to carefully chosen materials, the new additions will blend well with the existing main house and surrounding landscaping.

2.4 **Design and Landscaping**

The refurbished gates and brick piers have been designed to compliment the existing gate arrangement which has fallen into disrepair.

The proposals do not allow for any changes to the existing landscaping or main property.

2.5 **Scale**

The proposed changes to the gates are commensurate with the house; having been designed to be respectful of the original building and its setting.

2.7 **Neighbour Amenity and Impact**

The proposals will not have any detrimental impact upon the neighbouring properties. Existing vegetation and mature trees create natural screening on the site as well as creating optimum privacy for the property.

3. Use

- 3.1 The proposal will retain and enhance the existing residential (C3) use of the property.

4. Amount

- 4.1 The proposals comprise the following works:

- Refurbish existing entrance gates and add new brick piers to existing gates.

5. Layout

- 5.1 No changes to the layout have been proposed.

6. Scale

6.8 **Setting**

As can be seen on the location plan submitted as part of the application, the predominant character of the area is defined by detached, semi detached and terraced housing of all size ranges.

6.9 **Building**

The architectural language and proportions of the new gates are proportionate and in keeping with the grade II listed property.

7. Landscaping

- 7.1 No changes to the existing landscaping is proposed.

8. Heritage Statement

- 8.1 This Heritage summary is submitted in support of the application for proposed upgrades to the existing house.
- 8.2 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.
- 8.3 **Archaeologically Sensitive Area (ASA)** – The proposed development is not within an Archaeologically Sensitive Area.
- 8.4 **Listed Building** – The property is Grade II listed.
- 8.5 **Conservation Area** – The building falls within the Lindfield Conservation Area.
- 8.6 **Park or Garden of Special Historic Interest** - The site is not situated within any Registered Park or Garden of Special Historic Interest.

9. Appearance

- 9.1 The current appearance of the gates will be painted black metal to match the style and appearance of the existing gates.

10. Access

- 10.1 The proposal does not affect the existing access from the public highway.

11. Sustainability Statement

- 11.1 Where practical, the new materials will be sourced locally. Local contractors and tradespersons will be used during the construction phase where possible.

12. Conclusion

- 12.1 By virtue of its design and detailing, the proposal demonstrates a **high standard of design**.
- 12.2 The following can be concluded:

- a) The principle of development is supported by the relevant planning policies within the MSDC Planning Framework and The National Policy Framework.
- b) The proposals have been designed to be an enhancement to the host building.
- c) The design uses materials that are sympathetic to the character and quality of the existing dwelling.
- d) Owing to the small proposed changes to entrance gates the proposals will not have any detrimental impact upon the amenity of the neighbouring properties.

12.3 For the reasons outlined above, the proposals comply with the aforementioned planning policies.

(End of document)