

1.0 | Introduction

This design and access statement has been prepared to support the planning application for works at Wickenden Manor, Chilling Street, East Grinstead RH19 4JB.

The site currently is used as a religious conference centre and has been owned by Netherhall Educational Association (NEA) since 1964. The site includes the manor and a number of ancillary buildings including the lodge and the stables.

Virtually every aspect of the existing building needs refurbishing, from en-suite facilities for each bedroom to the catering facilities and staff living quarters. The proposal is a retrofit and extension of the manor, lodge and stables and is aimed at providing Wickenden Manor the wherewithal necessary to enable the conference centre to continue in the future and by upgrading and expanding the facilities. The project seeks to equip the conference centre with the systems and infrastructure necessary for self-sufficiency and long-term sustainability—both in energy performance and operational costs—while preserving the integrity and visual harmony of the buildings and their setting.

This application first covers relevant contextual and site analysis, before looking at the access to the site, primary development drivers and the proposed design.

This document has been compiled in accordance with the following;

- East Grinstead Historic Character Assessment Report
- The High Weald AONB Management Plan 2024-2029
- High Weald AONB Guidance on the selection and use of colour in development

The application should be read in conjunction with the following documents which have also been submitted to support this planning application:

- Arboricultural Impact Assessment & Method Statement -
- Landscape Appraisal
- Landscape master plan / Hard and Soft Landscape -
- Energy & Sustainability Statement
- Flood Risk Assessment
- Drainage Strategy
- Preliminary Ecological Appraisal (PEA) & Bat Survey -
- Structural Engineering Report
- Transport Statement & Travel Plan
- Fire Strategy
- Construction Environmental Management Plan

2.0 | Context

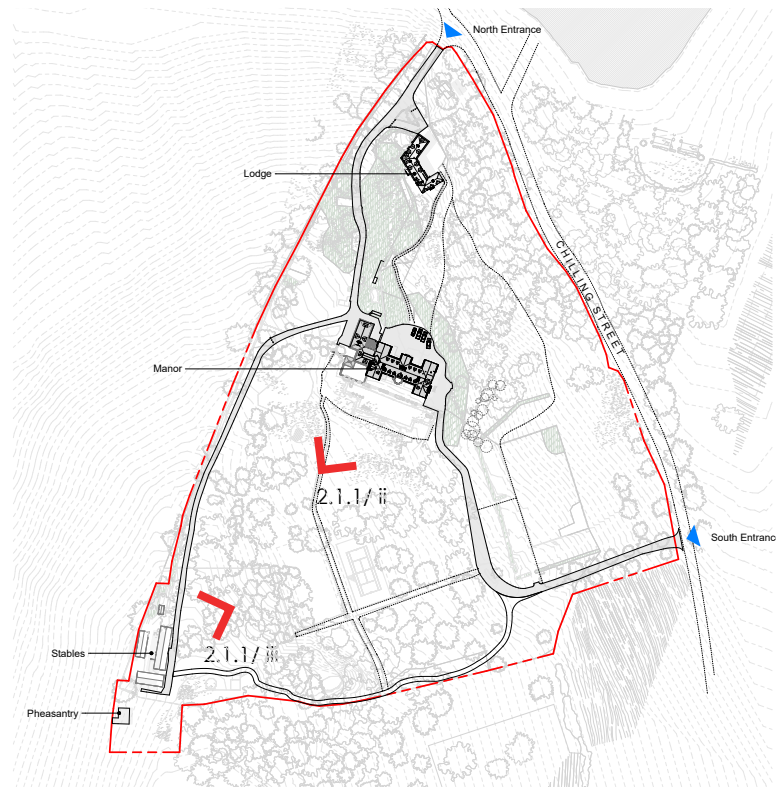
2.1 Site context

2.1.1 Location

Situated in East Grinstead, West Sussex, within the High Weald National Landscape, a designated AONB with the highest woodland cover, Wickenden is one of the 30 manor houses in the area. Trees and woodland are a particularly distinctive feature of the High Weald landscape, covering nearly a third of the AONB – much of it being precious ancient woodland.

The site has two access points from Chilling Road, one to the north and one to the south. A number of ancillary buildings are located on the site - the lodge, located adjacent to the north entrance, and the pheasantry and stables, located to the south of the site. Landscape features include a walled garden, tennis courts and a pond.





2.1.1 / ii
(right)
Aerial view
of site

2.1.1 / iii
(left)
Aerial view
of site