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Sent: 10 December 2025 15:47
To: Caroline Grist <caroline.grist@midsussex.gov.uk>
Cc: Natasha Champ <natasha@sticklandwright.co.uk>
Subject: DM/25/2172 - Wykehurst House - Amended Drawings

Good afternoon Caroline,

Thanks for the below and for Emily's comments on the gates and plant area enclosure. We have now had time to review, with explanation as follows, and amended drawings attached.

Emily's response has caused us to reconsider our approach to the new 'outer' gates, but also due to an emerging opportunity to restore the original park land access from the East. A casual agreement had been in place, allowing access from the original East Lodge gates, but our client is now nearing completion of the purchase of this land and access.

The easterly access was always considered the primary access for guests and visitors, allowing a meandering approach through the landscape of the estate, with emerging views of the House within this setting. The walled in lower courtyard, to the east, received carriages into the lower ground floor ancillary accommodation.

By contrast, the West lodge entrance is more proximate to the house and was a more pragmatic access for direct access to the house. The West Lodge, together with the adjacent buildings are now sold-on and the access road shared. This brings other owners and members of the public much closer to the House; closer than intended with the original design and layout of the park land estate.

The changes to the West Lodge access, change the essential character of the listed building setting. The acquisition of the East Lodge access re-establishes the original design intent.

The new 'outer' gates to the West access will therefore now become a more pragmatic entrance for trades and are altered to offer greater security and privacy. We agree with Emily's position, that the new gates should be distinct, and that the current gates will be retained. The existing East gate will now be left as existing, with no change proposed.

We now show a decorative, black painted metal gate with screening applied to the internal face. The decorative side will greet the public, whilst the screened side is out of sight from direct view of the House.

To Emily's point about repairs more generally, we are content that any specification of repairs to existing fabric are reserved by condition.

Turning to the proposed plant enclosure, the location of plant equipment has been led by (1) the necessity to reduce pipe lengths for efficacy, particularly the air source heat pumps, (2) the need to maintain a separate access for regular servicing and maintenance, and (3) a location which meets both these previous objectives whilst making least impact on the appearance and setting of the listed building.

Reading Emily's comments, we have inferred that it is the appearance and material of proposed timber slatted screens which is considered most harmful. We had opted for a more contemporary

approach, with isolated timber slatted panels read as elements between new landscaping. Without the landscaping, the proposal would not work so well.

We have therefore altered our proposal to present a more discreet enclosure that can work in isolation, but also be further enhanced by landscape. We propose a play on a trellis fence panel, formed in metal and shaped to echo the arches of the House. In this way, the screening is clearly a landscape element, and painted to blend with the foliage, but also 'of this place' with the referencing to the architectural archways.

Kind Regards

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