

# DESIGN & ACCESS STATEMENT

## (incl. PLANNING STATEMENT)

**KINGSTON MANOR, KINGSTON LANE, EAST PRESTON, WEST SUSSEX, BN16 1RR**

### 1. Proposal

Application for extension of existing gate walls to include an additional pier and flintwork on both sides in place of existing wooden panel fencing that is in need of replacement.

### 2. Site Context

Kingston Manor is a Grade II listed building that lies on Kingston Lane, Kingston Gorse. The listed description covers the principal building only, as shown below:



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**TQ 0602 KINGSTON LANE 27/129 12.10.54 Kingston Manor**  
Grade II

Early C19. Two storeys and attic. Three windows. Two dormers. Faced with Roman cement, the ground floor rusticated. Stringcourse, cornice and balustraded parapet. The windows are flanked by pilasters and those on the first floor have moulded architrave surrounds. Glazing bars intact. Porch up four steps with round-headed coved doorway and round-headed windows in its flanks. On each side of the main block is a contemporary wing of one storey with splayed angles, flanked by pilasters and faced with square knapped flints between the pilasters. Each wing has one tripartite window and a balustraded parapet.

The gated entrance and the proposed development does not directly involve any part of the listed building but does fall within the curtilage of the site hence the requirement for planning permission.

It is considered the scope of works to be undertaken can be considered sympathetic in relation to the historical significance of the principal building. It is considered no harm would come to the character and setting of the heritage asset with the granting of this application.

### **3. Relevant Planning History**

The following planning permissions are considered relevant to this application:

**K/25/03/L** – Formation of new entrance gates and piers with associated driveway fence and landscaping, closure of the existing entrance and removal of the gates, driveway and piers, reinstatement of the boundary fence and landscaping.

**K/12/16/L** – Alteration and renovation of the existing Gatehouse

The current proposal will extend the piers and flintwork granted pursuant to application ref. K/25/03/L. The materials used will match those previously used to ensure uniformity in appearance.

### **4. Access**

The gate entrance is visible from the public highway, however, should the local authority wish to inspect from within the gated entrance. Access can be made strictly by appointment only via the applicant.

### **5. Assessment**

The proposal accords with the National Planning Policy Framework (NPPF) 2012 and specifically in relation to para 9 in pursuing sustainable development.

The proposed extension of existing gate walls to include an additional pier and flintwork in place of existing wooden panel fencing on either-side of the gated entrance that needs replacement. It will result in a better designed entrance when completed.

It is considered the scope of works to be undertaken can be considered sympathetic in relation to the historical significance of the principal building and the previous applications approved for the boundaries to Kingston Manor.

It is considered no harm would come to the character and setting of the heritage asset with the granting of this application.

The applicant therefore respectfully requests that the proposal be deemed acceptable and planning permission shall be forthcoming at the earliest possible juncture.