



# PHILIPS SURVEYORS

BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

*SITE:*

NATIONAL TRUST  
SLINDON ESTATE  
SOUTHERN GATEWAY  
[AND ASSOCIATED  
LAND], DUKES ROAD,  
SLINDON, WEST SUSSEX.  
BN18 0RG

*PROJECT:*

RESTORATION OF  
GATEWAY AND  
ASSOCIATED WORKS,  
PROPOSED FENCING &  
PEDESTRIAN CROSSOVER

**2400/21/DAS**

PHILIPS SURVEYORS LLP  
THE OLD COACH HOUSE  
78 LOWER STREET  
PULBOROUGH  
WEST SUSSEX RH20 2AA

## DESIGN & ACCESS STATEMENT



**RICS**



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## 1.0 INTRODUCTION

- 1.1 This application refers to;
- Restoration of stone gateway entrance inc. replacement of existing gates
  - Localised repair of flint wall [where applicable]
  - Replacement of existing post & wire fence / gates with new black metal 'Estate' fence
  - New pedestrian crossover to link either side of Bridleway [inc.re-alignment of bridleway to match official route]
  - Replacement of existing road sign with new
  - Localised repair of Bridleway surface
- 1.2 Please refer to and consider all other application documents when reading this statement including; drawings, appendices, references and specialist reports.
- 1.3 This statement is designed to provide a level of information that is *proportionate* to the scale of works. The content included within the application documents only reflects works that is considered to '*affect the character of a building of architectural or historical interest*' – *English Heritage*.

## 2.0 SITE ASSESSMENT

### Geographical location

- 2.1 The site is located to the south of the National Trust Slindon Estate, which covers much of the village of Slindon, West Sussex. Slindon itself is located at the foot of the southern face of the South Downs in West Sussex – 5 miles west of Arundel and 8 miles east of Chichester.
- 2.2 The site is formed of a large masonry gateway, linked either side by a flint wall and lies immediately adjacent to a small cottage – South Lodge. The gateway is fronted by a small grass meadow before reaching the A27 highway, with the overall site flanked by Dukes Road.

#### Natural Environment

- 2.3 To the north [rear] and east of the site lies a small grass meadow before reaching Slindon forest – an abundance of dense trees, which is maintained by the Slindon Estate.

#### *Existing watercourses*

- 2.4 There are no nearby watercourses to note [rivers, streams or ponds etc.]

#### *Land formation & Topography*

- 2.5 The land within the site boundary and surrounding area is generally flat with no significant features.

#### *Trees*

- 2.6 The site is on the edge of the Slindon Estate and therefore located in an area dominated by trees.
- 2.7 As such, a tree survey and method statement have been produced to not only recognise the trees but also ensure they are protected from harm against the development.
- 2.8 No works other than general maintenance / pruning to the trees are proposed as part of the overall scheme. Full details have been provided as part of the application.

#### *Public Rights of Way [PRoW]*

- 2.9 The site contains a bridleway which runs east – west along the northern boundary of the application site. This is also intersected by a footpath on the north eastern corner of the site.
- 2.10 Currently there is a tarmac foot path running from the front of the gateway, leading towards the A27 and then west back towards Dukes Road, where it stops. Whilst this is not an official PRoW, it is used by walkers who would then walk down the side of the road when the footpath runs out.

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### Ecology

- 2.11 The rural, countryside location of the property provides an ideal location for certain types of protected species to live, feed and commute, so it is vital that consideration be given to the local ecology and landscape.
- 2.12 This recognition led to the appointment of an Ecologist to investigate whether or not there is, or likely to be the presence of a protected species or habitat on site and the impact of the proposed works will have on them / it.
- 2.13 The investigation confirmed that the proposed works did not pose a threat to any existing habitats. The impact of the works has been described in general as *negligible and non-significant*.
- 2.14 The Ecology report has been submitted as part of the application.

## 3.0 ON-SITE BUILDING ASSESSMENT

### Summary

- 3.1 In terms of 'structures', the site consists of a flint perimeter wall with a stone access gateway. Immediately to the west of the gateway is a single-storey cottage – South Lodge.

#### *Flint wall*

- 3.2 The flint wall begins from the edge of the driveway to South Lodge before heading round to the gateway and then beyond to the east – enclosing the edge of the Estate from the road. It is formed of galletted flint work with an ashlar stone coping.
- 3.3 The wall is in a good overall condition but is in need of minor localised repair.

#### *Stone Gateway*

- 3.4 The gateway itself and octagonal turrets are formed from Ashlar stone. The flanking walls either side of the turrets are formed of galletted flint work, Ashlar

stone quoins with an ornate crenelated stone top. Within the stone structure are gates inc; a central 'carriage' gate and 2no flanking pedestrian gates which are formed of timber picket style fence in the deep red National Trust colour. The modern timber gates are in need of replacement as they are beyond repair.

- 3.5 The wall is in good overall condition but is to be inspected for signs of required intervention, especially to areas adjacent to the trees where damage and plant growth is likely to be impacting on the structure.

## 4.0 USE

- 4.1 The area – including the adjacent cottage [South Lodge] – is owned by the National Trust. The wall and gateway form the boundary of the Slindon Estate as well as a WSCC bridleway, located immediately to the north of the wall and extending west around the back of the gateway and cottage. Whilst there is not official PRoW through the gateway, there is tarmac path on the southern side of the wall which draws people through the gate before leading them part way back round to Dukes Road via a tarmac footpath.
- 4.2 The 'use' of the gateway is to be scaled back to stop the interaction with the general public. This will be actioned by locking shut the replacement gates and returning the area of tarmac path to the south of the gates and returning to a grass meadow to match the surrounding area.
- 4.3 The use of the PRoW [bridleway / footpaths] shall remain the same post completion of the works.

## 5.0 AMOUNT

### Design rationale

- 5.1 At some point in every buildings life; repair, refurbishment and / or replacement in part is inevitable. Not only do the external materials need replacing and repair following years of weathering, but structural components behind the coverings,

[items such as the supporting battens and roofing felts] can themselves also degrade and wear out over time.

- 5.2 Improving the existing safety and security of the area is also a factor driving the works, both from the National Trusts perspective but also that of the general public using the bridleway / footpath network and vehicles using Dukes Road.

*Stone Gateway & Flint Wall*

- 5.3 The large Estate 'gateway' is to be restored, the detail of which falls in to two main parts;
- Localised repair & restoration of the masonry
  - Replacement of the timber picket style gates with a more appropriate Victorian cast iron set of gates.
- 5.4 The repairs of the masonry structure is to be undertaken on a localised level, following an inspection prior to the works. All of the works will be undertaken by an experienced, specialist contractor using appropriate materials implemented using traditional methods.
- 5.5 Further information on the approach to this repair, including typical specifications have been supplied separately in either; the Heritage Statement or the relevant individual repair specifications.
- 5.6 The existing timber picket gates that exist in the openings are in poor overall condition and require replacement. In some cases, the timber frames have rotten though to the point that have become detached from the hinges. Upon investigation of the site, the large central opening appeared to have unused hinges at high-level suggesting that a previous gate would have been larger.
- 5.7 Further investigation revealed that the original gates were indeed larger, but not formed of timber. They took on an ornate, cast-iron design that would have been typical of the Victorian era the structure dates back to.

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- 5.8 It is this overall design of the gates that is proposal seeks to restore.

*New Fencing*

- 5.9 To help define the boundary of the Estate and PRow, the National Trust propose to install some black, metal *estate* fencing along;

- The southern application site boundary adjacent to the A27
- The northern application site boundary, adjacent to the bridleway
- The eastern application site boundary, along Dukes Road and the new section of bridleway.

- 5.10 There is also the proposal to install a new matching 'kissing gate', along the junction of the footpath / bridleway to deter cyclists from using the footpath.

- 5.11 Refer to all application drawings for full details / information.

*New Pedestrian Crossover / Bridleway Alteration*

- 5.12 To help define the pedestrian crossing, it is proposed that the area of highway in question is altered to stand out to both; the users of the bridleway and the vehicles using the road. This is proposed by replacing section of the tarmac with a 'buff' coloured finish.

- 5.13 In addition to the crossover itself, it is also proposed that additional warning signage be introduced either side of the area to warn vehicles on approach.

- 5.14 Refer to application drawings and engineers design for further information.

- 5.15 To assist with providing a safe crossing, the formation of the currently staggered bridleway crossing point was investigated, with a view to line them up. Following a meeting onsite [and subsequent liaising] with WSCC Rangers team and on behalf of their legal representative, it was established that records show the crossing points should be lined up.

- 5.16 This application therefore proposes to reroute the last section of bridleway as shown on the drawings, without the requirement for an official process.

#### *Signage*

- 5.17 In addition to the potential new WSCC safety signage, the application proposes to replace the low-level road sign to Dukes Lane. The new sign will be in the style & colour of other 'Slindon Estate' road signs located nearby – including that at the junction of the A29 and Park Lane.

## 6.0 LAYOUT

- 6.1 Given the nature of the proposal, the bulk of the works to not alter or extend the existing layout.

#### Fencing

- 6.2 The layout of the fencing is bounded either by the location of a post and wire fence [which it is to replace], or the official boundary of the site.
- 6.3 The fencing to the south of the site [adjacent to the A27] is designed to enclose the area, protecting the grass meadow whilst defining the Estate boundary.

#### Bridleway Alterations

- 6.4 The only real alteration to the layout involves the re-routing of the western end of the bridleway which will see a 27sq.m increase in permeable construction. Refer to the engineers design for further information.
- 6.5 The layout has been designed to create a significant return in direction prior to leading up to the road, with the view that it'll slow down cyclists prior to reaching the road junction. The re-routed bridleway is to be sandwiched by the new fence to further accent the access route, deterring any 'alternatives'.

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*General maintenance*

- 6.6 The existing bridleway is also proposed to be cleared with vegetation cut back and holes repaired locally along its length with crushed Fittleworth stone, something the WSCC Ranger team seemed happy with.

## 7.0 SCALE

- 7.1 Whilst a proportion of the works are 'new', they are not of a significant scale that is likely to cause physical or visual harm to the surrounding site / structures.

## 8.0 APPEARANCE [& CONSTRUCTION]

*New Gates*

- 8.1 The existing timber picket style gates are to be replaced with a new cast iron alternative.
- 8.2 Upon investigation by the client and the Historic Buildings Consultant, the original style of gates have been found on record. The quality of the image on record is such that it is likely to be easy to replicate these gates.
- 8.3 In addition to the image, these investigations highlighted the Victorian design and cast-iron construction but not necessarily the colour. Through collaboration with the Historic Buildings Consultant and taking into account the existing red 'Estate' colouring of the timber gates, it has been decided that the new cast iron gates should reflect the existing Estate colouring, so they will be finished 'Ox Blood' red.

*Bridleway*

- 8.4 The new section of the bridleway shall be formed above ground level [no dig construction] and formed of a porous construction. Details have been provided on the engineers drawing – 11605-1001.

*Signage*

- 8.5 The new sign is shown indicatively on the proposed drawings. It incorporates deep green and red colours with a white border and white writing. This change in style will help to provide a sense of arrival into the Estate.

## 9.0 LANDSCAPING & NATURAL ENVIRONMENT

*Alterations*

- 9.1 Proposed alterations to the existing landscape include;
- Installation of 27sq.m Fittleworth stone to form re-routed bridleway
  - Removal of tarmac footpath and replacement with topsoil and native grass meadow seed mix.

*Impact on ecology*

- 9.2 The proposed works in general will provide a negligible and non-significant impact.
- 9.3 The introduction of protected grasslands to the front of the site however shall actually provide Biodiversity net gain.

*Trees*

- 9.4 No works to the trees are proposed as part of the overall scheme. Full details have been provided as part of the application.

## 10.0 ACCESS

- 10.1 The planned works do not affect the access provision associated with the property.

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## 11.0 PLANNING POLICY

### Summary

- 11.1 Both the National Planning Policy Framework [NPPF] and South Downs National Park Local Plan [SDNPLP] have been reviewed and incorporated as part of the preparation of this application.

### *NPPF*

- 11.2 *Section 12. of The National Planning Policy Framework* reflects the requirement to protect our significant and sensitive historical assets – which it does with great weight. ALL works should be designed to ‘*conserve and enhance the historic environment*’, whilst ensuring they are put to ‘*viable uses consistent with their conservation*’.

### *SDNPLP*

- 11.3 The relevant policy refers to the overall requirement for sustainable development and the protection of the natural and historic environment – in particular; Listed buildings and Conservation Areas.
- 11.4 The relevant points of the policies are summarised below;

**[a] Policy SD1 – Sustainable Development;** *This policy focuses on the impact that the proposed development will have on the conservation of the National Park and will likely be refused where it fails to conserve the local environment.*

**[b] Policy SD2 – Ecosystems Statement;** *Development will be considered where has an overall positive impact on the ability to contribute to the high-quality design and where possible deliver opportunities to the ‘ecosystem services’.*

**[c] Policy SD4 – Landscape Character;** *Development will be considered where is conserves and enhances landscape character.*

**[d] Policy SD8 – Dark Night Skies;** *This policy is relevant to development that increase or otherwise alters the lighting to a property, as this is likely to affect the quality of the surrounding ‘dark skies’.*

**[e] Policy SD9 – Biodiversity and Geodiversity;** *This policy outlines the importance for consideration to the ecological networks and / or areas for high potential for*

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*priority habitat restation or creation. Up-to-date ecological information should be provided that confirm the development will not have an adverse effect on the local ecology.*

**[f] Policy SD12 – Historic Environment;** *Development shall only be permitted where it ‘conserves and enhances the historic environment’. A Heritage Statement should be provided to provide ‘sufficient’ level of information to allow an informed decision on the proposal to be made.*

**[g] Policy SD13 – Listed Buildings;** *Development shall only be permitted where it; preserves or enhances the significance of the listed building and its setting or; the harm is considered by the Local / National Authority to be outweighed by any public benefits.*

**[h] Policy SD15 – Conservation Areas;** *Development shall only be permitted where it ‘conserves and enhances the architectural or historical; interest, character or appearance of the Conservation Area’. This includes the use of locally distinctive building materials, styles or techniques.*

Reference to planning policy

- 11.5 All proposed works shall result in the *protection and enhancement of the site* and its buildings as well as the protection of all [potential] Protected Species. The proposed view of the property, although slightly altered, is not deemed to adversely affect the historical ‘value’ of the property of surrounding area.
- 11.6 Works are therefore deemed to be in accordance with both national and local planning policy.