

DESIGN AND ACCESS AND HERITAGE STATMENT

BLONKS COTTAGE, HOOKLANDS LANE, SHIPLEY, WEST SUSSEX, RH13 8PY



Introduction and Site Analysis

The statement has been prepared to support an application at the above property, for the installation of fencing along the East boundary. The site is approximately ½ and acre in area and on a boundary with Knepp Castel Estate. Along with a detached two storey Grade II Listed dwelling, there is a newly built garage, swimming pool is located on the West side of the property.

The site is in a rural setting on the North side of Hooklands Lane and accessed by a fairly level concrete drive to large parking area and footpath to the entrance door. The rest of the garden paving is made up with brick, concrete paving slabs. The soft landscape includes a few mature broadleaf trees, lawns and shrubbery surrounding the property.

Historic England Listing

Legacy System Number: 299501
National Grid Reference: TQ 13438 19412
Listing NGR: TQ1343819412

House. L-shaped building. C18 or earlier. Two storeys. Three windows. Painted brick. Tiled roof. Casement windows. Chimney breast on north and west walls.

Need

Since the approval of at the neighbouring property Benton Place, for the change of use of two agricultural building to create 7 dwellings (Application no DC/25/1868), a substantial amount of trees and hedges from the West side of the access road. This now leaves Blonks private gardens visible and exposed to a security risk, hence the need to new closeboard fencing, the height required will also help to reduce the sound from the property, which has increased since the loss of foliage.

The images below show the view of Blonks from the access lane to Bentons Place.



Project Scope of Works

FENCING

The closeboarded fence is to be supported with concrete posts and placed on concrete gravel boards.

