Narrative In Support of Planning Application For The Garden Gates and Trellis Fencing at

Downview Court Worthing BN11 4LS

The Directors of Downview Court (Worthing) Ltd., with the agreement of residents, would like to reinstate the historical garden gates located on the east side of the property along with complimentary fencing to link to the existing hedge parameter.

These gates are not a new addition, but a restoration of previously existing gates, which formed part of the original access points to Downview Court. The gates were removed some time ago but the original brick gate pillars and markings remain in place, evidencing their former presence and longstanding integration into the layout and security of the building.

Downview Court has its main entrance on Boundary Road, featuring a circular in/out driveway which facilitates full access for both vehicles and pedestrians. In addition, two further entrances exist on the east side of the property from Downview Road: one provides vehicle and pedestrian access to the rear driveway, garden and garages; the other is a pedestrian gate leading to the East Block entrance and front gardens. These are the locations where we propose to reinstate the gates and trellis fence.

The rationale for reinstatement is rooted in the safety, security and wellbeing of our residents. We have experienced several instances of anti-social behaviour on the premises, particularly in the rear garden and garage areas. These have included thefts from locked garages (damaging the doors and locks), removal of unusual plants and feature ornaments, and continued casual unauthorised use of the grounds by dog walkers, joggers, cyclists, and groups of youths. Despite clear signage identifying the land as private, such notices are routinely ignored. This has led to a number of distressing confrontations with residents, many of whom are elderly or vulnerable.

The east entrances, being more secluded and less visible from the road, have consistently been the main access points used by trespassers. By reinstating these gates, we aim to provide a clear physical and visual boundary, helping to deter casual intrusion and reinforce that the grounds are not public thoroughfares.

The proposed changes are as follows:

1. **Single Pedestrian Gate (East Block Entrance):**

    - Black powder-coated metal construction
    - Featuring a decorative open Art Deco sunburst motif, reflecting the architecture of Downview Court
    - To be installed between the existing brick pillars and open inward to avoid pavement obstruction
    - Equipped with an in/out keypad for resident access

2. **Double Driveway Gates (Rear Access):**

    - Matching Art Deco sunburst design
    - Black powder-coated metal construction
    - Installed onto the existing brick pillars, opening inward to prevent any impact on the public highway

- In/Out access provided via keypad, with codes made available to emergency and council services, and regular tradespeople.

3. Trellis fencing infill between gates and hedges.

- Matching Art Deco sunburst design
- Black powder-coated metal construction
- To be mounted on metal pillars within the parameter of the grounds. They will be positioned above brick wall line and visible from the public highway. This will ensure clear sight lines when entering/leaving the property.

The gates and fence motif are sympathetic to the building's original 1930s design, and similar Art Deco detailing can be found throughout Worthing's architectural landscape. The sunburst motif also features heavily in the interior design of Downview Court appearing on fireplaces, mouldings and internal doors. Our intention is not only to improve security, but to continue enhancing and restoring the character of Downview Court in keeping with its heritage.



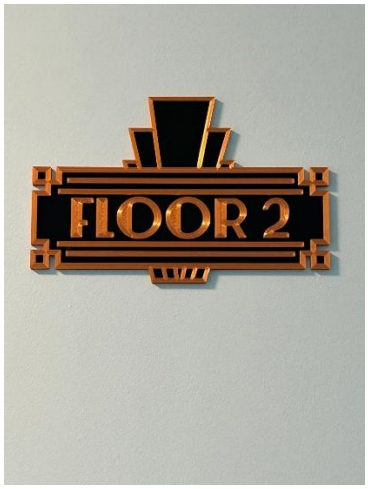
Fireplace with Sunburst motif to centre and shoulders



Internal Door



Internal Glazed Door



Interior Signage with Sunburst / Art Deco detailing

In summary, we are seeking permission to reinstate what stood previously, to improve residents' safety, preserve the privacy of the grounds, and uphold the architectural integrity of the property. While we acknowledge that the main front entrances will remain accessible from the public highway, we believe these reinstated gates will significantly reduce the misuse of the side and rear areas.

We trust you will support this planning application and look forward to your confirmation that we may proceed.