

# Sussex Gardens Trust

Encouraging the protection, conservation and evolution of the local garden heritage

47 Denmans Lane
Lindfield,
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West Sussex
RH16 2JN

To: Brighton and Hove City Council
***Submitted via e-mail***

3rd March 2021

Dear Sir,

**Cricket Pavilion, Preston Park: Erection of two storey rear extension to basement and ground floor and extension to create a partial first floor level including front balcony BH2021/00289**

Thank you for consulting the Sussex Gardens Trust (SGT) and also the Gardens Trust (GT) about the above application. The Gardens Trust is the statutory consultee on matters concerning registered parks and gardens, and is now working closely with County Garden Trusts such as SGT regarding commenting on planning policy and planning applications.

The site lies within Preston Park, which is included on the list of registered Parks and Gardens maintained by Historic England with a Grade II designation.

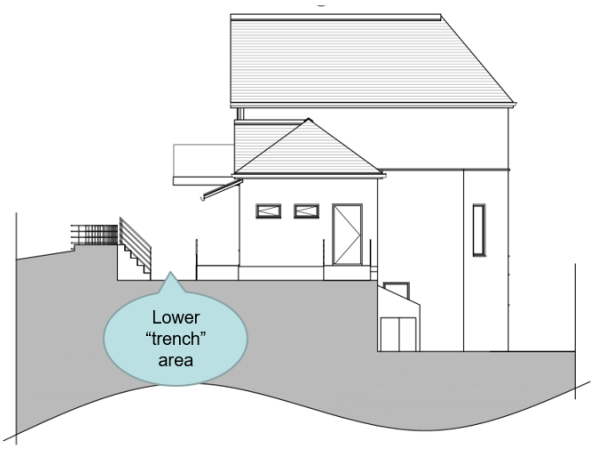
Representatives of SGT have carefully reviewed the documentation submitted with this application. Historically the pavilion is one of the oldest structures in the park and retains its late Victorian character and most of its detailing. The Trust recognises such structures are only likely to survive if they can serve very varied C21 community needs and proposals for modernisation are welcome in principle. However, a key issue is the significance of the design adopted for the building in relation to the park and the adjacent conservation area. In this regard the appearance of the pavilion is heavily compromised by the raised roof which is at odds with the late Victorian pavilion character, although the design has some positive features in that it retains the majority of the façade and the raised roof section does make the necessary stronger visual impact on the sports field that is currently missing. On balance, the Trust suggests it may be possible to meet the social and sporting needs with an alternative design with the gable pushed back from the façade, reduced in scale and the balcony removed. This would be more in scale with the Victorian gables. Some CGIs of the

appearance of the building from Preston Drove would help an understanding of the impact of the raised roof section on the conservation area.

The Trust has a concern regarding the detail of the steps and ramp proposed to the front of the pavilion. The design introduces sloping lines which conflict with the horizontal lines of the pavilion itself.



Moreover, if we are interpreting the plans correctly, the design will result in an unsympathetic trench between the velodrome and the new ramp.






1) Front elevation facing the field and velodrome.

The Trust would welcome and support an investigation into raising the general level of the forecourt area to satisfy access requirements and improve visual interconnectivity with the sports field and cycle track. This could obviate the need for sloping railings in the area to the front of the pavilion.

Yours faithfully

Jim Stockwell
On behalf of the Sussex Gardens Trust.
CC: The Gardens Trust