



Design, Access & Heritage Statement & Impact Assessment Wykehurst House, nr Bolney

Prepared by Stickland Wright Ltd for: Michael and Sarah Blencowe
Job No: 25041F
Property Address: Wykehurst House Bolney, RH17 5QQ
Listed Designation: Grade II*

Inspecting Persons: Nick Stickland
Date of first issue: 05/06/2026

**STICKLAND
WRIGHT**

Contents

1.0 Introduction	2
2.0 Building Setting and History	3
3.0 Statement of Heritage Significance	10
Appendix I – Statutory List Description	12
Appendix II - Historic Photos	14
Appendix III – Planning Policy & Guidance	18
Appendix IV – ICOMOS Guidelines	19



1.0

Introduction

1.1 Purpose of Assessment

This document has been drafted to inform proposed repairs and works to the existing grounds of the building. This includes assessment of impacts upon the heritage asset, and its setting, and to demonstrate compliance with the relevant legislation, planning policy and guidance.

Our decision making is informed by the education and training guidelines, produced by the International Council on Monuments and Sites (ICOMOS, 1993), as advocated by the Royal Institute of British Architects (RIBA) through their conservation register training course [see Appendix 3].

ICOMOS is a non-governmental assembly who have sought to create a common discipline to guide conservation work, recognising the breadth of heritage internationally and the variety of possible actions and outcomes. As an international organisation, ICOMOS has recognised the need for strong collaboration, education and training to underpin appropriate standards for conservation work. Their guidelines therefore provide a framework for establishing localised standards, which reflect the specific technical and cultural requirements of any region. The RIBA guidance interprets these guidelines from a UK perspective.

We encourage all owners of heritage buildings to visit the Historic England website, which has extensive publications which offer guidance on many aspects of caring for the historic environment – www.historicengland.org.uk

1.2 Detail of Proposals

A summary of the proposed works is as follows:

- East entrance to become the principal access to the home.
- Existing access road, partially re-routed at current junction.
- Installation of new secondary entrance gate to the amended access.

The design proposal has been informed by the landscape designers, in direct response to the existing landscape setting and character.

Refer also to the Landscape Narrative Statement - Wykehurst place for further details of the landscape proposals within the historic setting.

1.3 Relevant Designations (legal context and policy context)

The building was Grade 2* listed on 11th May 1983, under number 1193325 and name 'Wykehurst Park'. The listed building entry introduces the building as; Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion in the style of a French chateau.

The proposed alterations require planning and listed building consent. We have copied extracts from the relevant legislation in Appendix II, and summarise these as follows:

Relevant heritage and planning frameworks:

- National Planning Policy Framework (NPPF)
- Mid Sussex District Plan 2014-2031, Policy DP34 – Listed Buildings and Other Heritage Assets.

In England, the legislative basis for decision making on applications affecting the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990. This 'Listed Buildings' Act places legal duties upon local planning authorities. For listed properties the Act requires authorities to have:

“... special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses”

This legal wording is fundamental to all planning decisions affecting listed buildings; it is also important to recognise that a building's setting must be given equal weight to the building and its features.

2.0

Building Setting and History

2.1

Planning History

Reference: BK/022/75
Long Stay Hotel of 200 Bedrooms with Reception Areas, Conference facilities, Swimming Bath, Staff Housing and Ancillaries.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 25/06/1975
Decision: Refusal

Reference: BK/043/75
Long Stay Hotel of 200 bedrooms with reception areas, conference facilities, swimming bath, staff housing and ancillaries.
Wykehurst Park, Bolney
Date Decision Issued: 21/01/1976
Decision: Refusal

Reference: BK/046/75
Reserved matters of Outline Application No. F.72.647 dated 18th June, 1972.
Wykehurst Park, Bolney
Date Decision Issued: 03/02/1976
Decision: Refusal
Appeal Reference: AP/76/0044
Appeal Decision Date: 20/05/1980
Appeal Decision: Appeal Dismissed

Reference: BK/026/77
Renewal of permission for change of use of land to that of golf course on 142.46 acres net.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 22/02/1978
Decision: Refusal
Appeal Reference: AP/78/0097
Appeal Decision Date: 25/05/1978
Appeal Decision: Appeal Withdrawn

Reference: BK/025/77
Change of use of land to golf course.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 22/02/1978
Decision: Refusal
Appeal Reference: AP/78/0096
Appeal Decision Date: 25/05/1978
Appeal Decision: Appeal Withdrawn

Reference: BK/034/78
Outline application. Erection of range of ten garages with sandstone external finish with hardwood fascias and tree and natural screening around garages to be erected on existing reinforced concrete base.
Wykehurst, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 30/01/1979
Decision: Refusal

Reference: BK/012/79
Outline application for the erection of 16 houses and access road from Colwood Lane.
Land Parcel No 8566, Adjoining Land To West Of Bolney
Date Decision Issued: 24/09/1980
Decision: Refusal
Appeal Reference: AP/80/0031
Appeal Decision Date: 19/07/1983
Appeal Decision: Appeal Dismissed

Reference: BK/016/81
Construction of house, related farm buildings and internal access roadway.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 26/05/1981
Decision: Refusal

Reference: BK/027/81
Construction of farm buildings, internal access roadway.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 18/08/1981
Decision: Permission

Reference: BK/030/81
To erect a 200 bedroomed hotel.
O.S.Land Parcel 7148, Wykehurst, Bolney, Haywards Heath, West Sussex
Date Decision Issued: 03/11/1981
Decision: Refusal
Appeal Reference: AP/83/0032
Appeal Decision Date: 19/07/1983
Appeal Decision: Appeal Dismissed

Reference: BK/031/81
200 bedroom hotel with associated facilities for eating and car parking. Access from Colwood Lane.
O.S.Land Parcel 7148, Wykehurst, Bolney, Haywards Heath, West Sussex
Date Decision Issued: 03/11/1981
Decision: Refusal
Appeal Reference: AP/83/0051
Appeal Decision Date: 19/07/1983
Appeal Decision: Appeal Dismissed

Reference: BK/045/81
High Voltage (11,000 volts) and low voltage (240/415 volts) Overhead Electric Lines to be erected on single wooden poles.
East Lodge, Wykehurst Park, London Road, Bolney, Haywards Heath, West Sussex, RH17 5QB
Date Decision Issued: 13/11/1981
Decision: No Objection

Reference: BK/039/93
PROPOSED OVERHEAD LINES.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 16/09/1993
Decision: Permission

Reference: BK/005/95
CONVERSION OF VACANT STABLE WING TO FORM SECOND DWELLING.
Coach House Farm And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 07/04/1995
Decision: Permission

2.0

Building Setting and History

2.1

Planning History continued

Reference: BK/034/77
New Golf Course. Reserved Matters of F/72/655.
Wykehurst Park, Bolney
Date Decision Issued: 09/05/1978
Decision: Refusal
Appeal Reference: AP/78/0103
Appeal Decision Date: 31/05/1978
Appeal Decision: Appeal Withdrawn

Reference: 14/01003/FUL
New timber shed to courtyard and replacement of the existing entrance gates to the courtyard.
The Coach House And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 08/05/2014
Decision: Permission

Listed building consent

Reference: BK/024/84
REPAIR WORK TO OVERCOME DAMAGE CAUSED BY WATER PENETRATION AND DRY ROT. ALTERATION OF EXISTING WINDOW OPENING TO FORM NEW STONE MULLIONED WINDOW WITH CASEMENT LIGHTS.
Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 04/01/1985
Decision: Permission

Reference: BK/007/90
GLAZING OVER INTERNAL COURTYARD.
Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 20/03/1990
Decision: Permission

Reference: BK/006/95
CONVERSION OF VACANT STABLE WING TO FORM SECOND DWELLING.
Coach House Farm And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 07/04/1995
Decision: Permission

Reference: 14/01005/LBC
Installation of steel girders to the western section of roof, removal of two non-structural walls at first floor in the western portion of the building, install cupboard to bedroom, refurbish external clock, replace damaged fascia boards, remove existing floor to store, replace concrete hard standing area of courtyard with similar red bricks to match existing, install wood burning stove and flue to garage, replace entry gates to the property, replace coach house roof tiles and carry out re-pointing to all elevations where required.
The Coach House And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 08/05/2014
Decision: Permission

Pre application advice
Reference: DM/25/1843
Agreement is sought for urgent repairs to the listed building
Wykehurst House Wykehurst Park Colwood Lane Bolney
Requested: 17/07/2025

Current applications
Reference: DM/25/2172
Internal alterations to form a family home, new services throughout and alterations to layout, including new partitions walls, new doors, architraves, skirting and cornicing.
Ongoing

Reference: DM/25/2644 & DM/25/2645
External alterations to include: garden wall repairs, new secondary entrance and gate, new plant area.
Ongoing

Reference: DM/25/2654 & DM/25/2655
Retrospective permission is sought for repairs to roof damage and missing tiles, replacement to lead work, installation of lightning protection, replacement of rotten timber windows timber framework and cracked or missing glass panes. Partial retrospective permission is sought for electrical fittings removed and unsafe wiring throughout the building, including concealed redundant wiring from previous layers or refurbishment and new electrical through out, removal of redundant/leaking pipework, including concealed tanks within modern room additions and new plumbing through out. Permission is sought for repairs to external weathered and cracked stonework, replacement/rebuild of courtyard wall which is listing.
Ongoing

Reference: DM/25/2916
The property is currently used as a single private dwelling, established over 10 years ago following a prior internal conversion to flats. We seek certification of the use as a single dwelling.



2.0

Building Setting and History

2.1

Planning History continued

Reference: DM/25/3229

Permission is sought for internal and external alterations including creation of new openings in existing walls, installation of new staircase and bridge to connect the two sides of the lightwell at second floor, installation of new architectural mouldings and other details, replacement of existing rooflight, and refurbishment of the Second Floor Lounge to include installation of new joists, ceiling and two new fireplaces into existing fireplace openings.

Reference: DM/26/0695

External works within the grounds of Wykehurst House to include: proposed pool building, proposed pool, reinstate opening within existing wall, new gate to existing wall, reinstate stone steps within the landscape, restore existing stone steps, reinstate landscaping and new gates.

Reference: DM/26/0768

Removal of existing clay plain tiles and slate roof coverings. Replacement with new clay plain tiles, reuse and partial replacement of slate roof coverings

Reference: DM/26/1331

Discharge of condition nos 4, 5, 6, 7, 8, 9, 10, 11 and 12 relating to planning application DM/25/2172

2.2

Historic Phases of Development

Information for Historic Environmental Records (HERs)

The original property, on the land, is believed to have burnt down in 1870.

1871-74 - Creation of the House

The house was constructed by William Cubitt, to designs by Prof. Edward Middleton 'E M' Barry (Royal Opera House, Bow St among eminent works).

Built for Henry Huth, a wealthy banker of German / Spanish descent, who was well-travelled and an 'ardent orientalist' speaking Persian, Arabic and Hindustani. Huth was a highly significant collector and reader of books (the collection is said to have sold, following his death, for £300k in 1910).

In a Pevsner co-authored book, the house was described as 'that epitome of high Victorian showiness and license'. The building was therefore very much of its time, with the trend of late 19th Century architecture toward a combination of revived historical styles and emerging trends. Wykehurst is at the forefront of the 'Francois Premier' style (chateaus at Chambord and Chenonceau are a known influence).

Barry's architectural philosophy was that progress should be affected by developments of science and technology, while the artist should be able to draw upon the great storehouse of archaeology to provide the cultural overlay (owed to Pugin's 'True Principles').

Technologically, the building was innovative even ahead of its time, with cavity walls, fireproof iron / concrete floors, full hot water distribution and warm air circulation to principal receptions (concealed in deep internal cross walls).

The basement itself was a pragmatic addition, to cut into the slope of the land and preserve the upper floors from water ingress. These were areas barred for security and used by staff only. The kitchen was located at basement level, outside the footprint of the main building, to allow natural light, ventilation (keeping smells from the house) and ease of access for

both courtyard deliveries and back stair access to all levels.

Stylistically, the building and interiors were an outward expression of current architectural fashion (balancing Gothic and Classicist traditions) and the client's own tastes and influences.

The exterior was later marketed as 'a Victorian masterpiece in the combined styles of a German Schloss and Loire Chateau'.

The description of the principal interior rooms below confirms their broad characterisation as a mixture of revived historic styles from 16th, 18th and 19th centuries:

- Entrance Hallway – Elizabethan with Mediterranean influence (Spanish leather hanging, lost during the house's period of decay)
- Drawing Room – 'Louis XV' style (lost embroidered white satin wall coverings)
- Library – 'Adam' style (Robert Adam also being influenced by Louis XV)
- Dining Room – 'Elizabethan Italianate' style, including 16th century Italian wall panelling (significantly restored by Doyle – see below). Boiseries were also prevalent in French interiors from 17th and 18th centuries and becoming fashionable in this era.

By 1923, Edward Huth (who earlier inherited the property from his father) put it up for sale. It was sold in 1924 to Miss E T Grainger and Sister.

Two sets of sales particulars from the time are included in the appendices. These documents, which include room dimensions and descriptions, have been used to determine the probable original layout of the upper floors. (see figure 2.01, 2.02 and 2.03 for floor plans)

1924 - Early 30's – Conversion to Hotel

Reference is made to ownership by Brighton hotelier Mrs F K Turner (in news of her passing).

By 1930 - 'The Wykehurst Park Hotel, which was lying dormant for many years, has awakened under its new and capable management'.

Notes: The extent of alterations made during this period are unclear with

2.0

Building Setting and History

few records having been discovered. Photographs show the building largely unchanged from the period as a single home.

WW2 – Wartime Occupation

The property was requisitioned (leased) by the Canadian army. First Canadian arrivals are recorded in 1940, with specific reference to Wykehurst from 1942. The house was used as a marshalling location for D-Day and hosted up to 1500 troops in the buildings and land.

Post-war the building was vacant for 26 years (1945-71), with articles confirming looting, vandalism, weather ingress, internal vegetal growth and sheltering animals. From 1951 a news article records removal of large quantities of lead, by thieves.

By 1968, sales particulars describe the building as ‘ripe for conversion to flats, school or a hotel’. By 1971, the building was reportedly considered ‘beyond repair’ and was scheduled for demolition.

Notes: The extent of alterations made during this period are unclear with only news clippings and war records having been discovered.

1971 – Asset Stripping and ‘Restoration’

Antiques dealer, James ‘Jimmy’ Doyle gained a preservation order from demolition and then purchased the property in 1971.

The external wall and gates were listed at this time – LB/71/0001.

Doyle set about gaining planning consents for the estate and its buildings, then sold them off to fund the restoration. In 1972, consent was given for internal conversion to create 12 flats, with the main residence for the Doyle family and the remaining 11 flats seemingly sold off to generate further funds. A new entrance door, stair and lift were added at this time, to provide independent access to the ‘private’ flats, separated from the family’s accommodation. (see figure 2.04, 2.05 and 2.06 for flat areas).

Additionally, the house and remaining grounds were opened for event use and as a filming location, to generate income. Stone eagle adornments to the listed gates are believed to be film set props added during this period!

Doyle’s changes were not all to subsidise a period restoration, he gained consent to convert the Billiards Room with a storey high, sunken swimming pool with viewing windows at basement level. It is known that most of the original floors were rebuilt or restored due to water ingress while vacant, so this perhaps presented opportunity for new ideas, no matter their appropriateness!

Similarly, Doyle extended his new master bedroom onto the principal staircase, presumably to provide additional grandeur, losing the original first floor passageway in the process.

Other significant changes included the enlargement of the central light well at first floor, originally hosting the first-to-second floor staircase. The separation into flats made this stair redundant and unwelcome. The removal of the stair and enclosure enabled more light to enter the central lightwell, and host new access ways and gantries to the newly created flats. New windows were added to the courtyard to illuminate the reconfigured rooms adjacent.

New floors and roofs were added over the basement workshop and kitchen, to create new ground floor space. Existing windows were also infilled, Which would otherwise have looked into this newly formed space. These works also made significant alteration to the former workshop and kitchen, which were stripped out and inter-linked.

By 1975, designs for ‘restoration’ of the principal reception rooms and fabric repairs by the Architecture and Planning Partnership received a heritage award. However, this restoration did not achieve the high standards of the original build, with evidence that budgets only allowed the application of a cosmetic veneer. Decorative techniques (colour matched paper) were used to mimic original stonework. The oak library shelves had been painted white, rather than restored.

It is also clear from written records and evidence on site, that much of the original decorative finish was removed or lost, seemingly due to the damage caused during the 26-year period of neglect. Today, wall chasing for electrical wiring is evident to the once richly decorated walls in the library and drawing room, from Doyle’s refurbishment. Comparisons of photographs from the original property and during Doyle’s ownership

evidence the extent of alteration and loss of original features (see appendix).

On the upper floors, the refurbishment of flats introduces new, more standardised joinery profiles, particularly to doors, architraves and skirtings. Visual evidence shows that the profiles on second floor are deeper than the original, which were more modest, setting a visual hierarchy to the importance of such rooms.

By 1978, Doyle sold the property with areas of the build unfinished (The Billiards Room floor was still open, and the pool works abandoned part way through). By 1984, Doyle was made bankrupt.

1978 – To the Present Day

Doyle sold the main residence (the Doyle family ‘flat’) to Ebrahim Golestan, who owned the property to old age and its recent sale in late 2024. It is understood that since the initial purchase, Golestan slowly acquired the various flats to once again bring the property into one single ownership. However, the interior was not significantly altered to restore the grandeur of the original home. Small changes enacted, were driven by specific need or pragmatism, rather than being pieces of an over-arching new vision for the building.

The only other records available from this period are planning records and original architects drawings. The notable planning events being as follows:

1983 – BK/024/83 - Included unimplemented ideas to convert the basement into offices and with a maisonette organised over basement and ground floor, in the areas heavily altered by Doyle for his pool ‘complex’. New windows were added, and with some openings either infilled or opened throughout the property (refer to plan mark-ups).

2.0

Building Setting and History

First Listing of the house itself was on 11th May 1983, as LB/83/0372.

1985 – BK/024/84 LB – Repair work to overcome damage caused by water penetration and dry rot. Plus, alteration of existing window opening to form new stone mullioned window with casement lights. Seemingly the restoration by Doyle had either been incomplete or poorly undertaken. The plans show extensive floor restoration at ground floor and water proofing works to the basement generally.

1990 – BK/00790/LB – ‘glazing over internal courtyard’, previously opened by Doyle.

2024 – New Ownership

Property purchased by M. Blencowe with the intention of restoration as a single family home.

The now elderly residents had not kept up with required maintenance work or had been badly treated by unscrupulous trades people taking advantage of a perceived ‘opportunity’.

The property was left with many failings, a series of applications are now being sought for proposed alterations and repairs to return the property to a single family home.

2.3

Sources and Bibliography

British Newspaper Archives (on-line research of all available content relating to ‘Wykehurst’).

The National Archives (on-line research)

Mid-Sussex Planning records (from information request and on-line planning records)

Purchase searches of planning records (see section 2.1)

Heritage research by J Langlands Pearse (see appendix, including further bibliography)

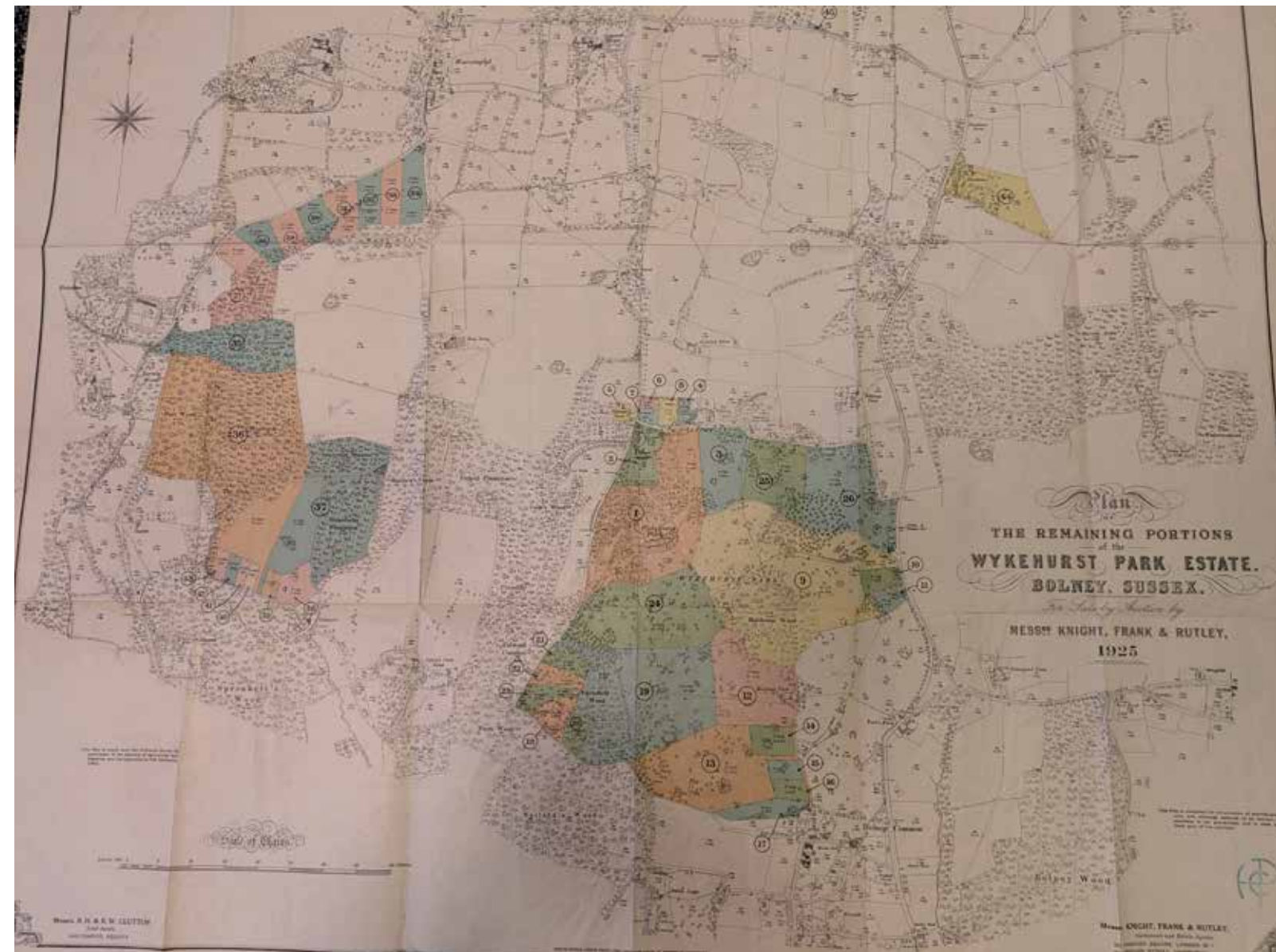
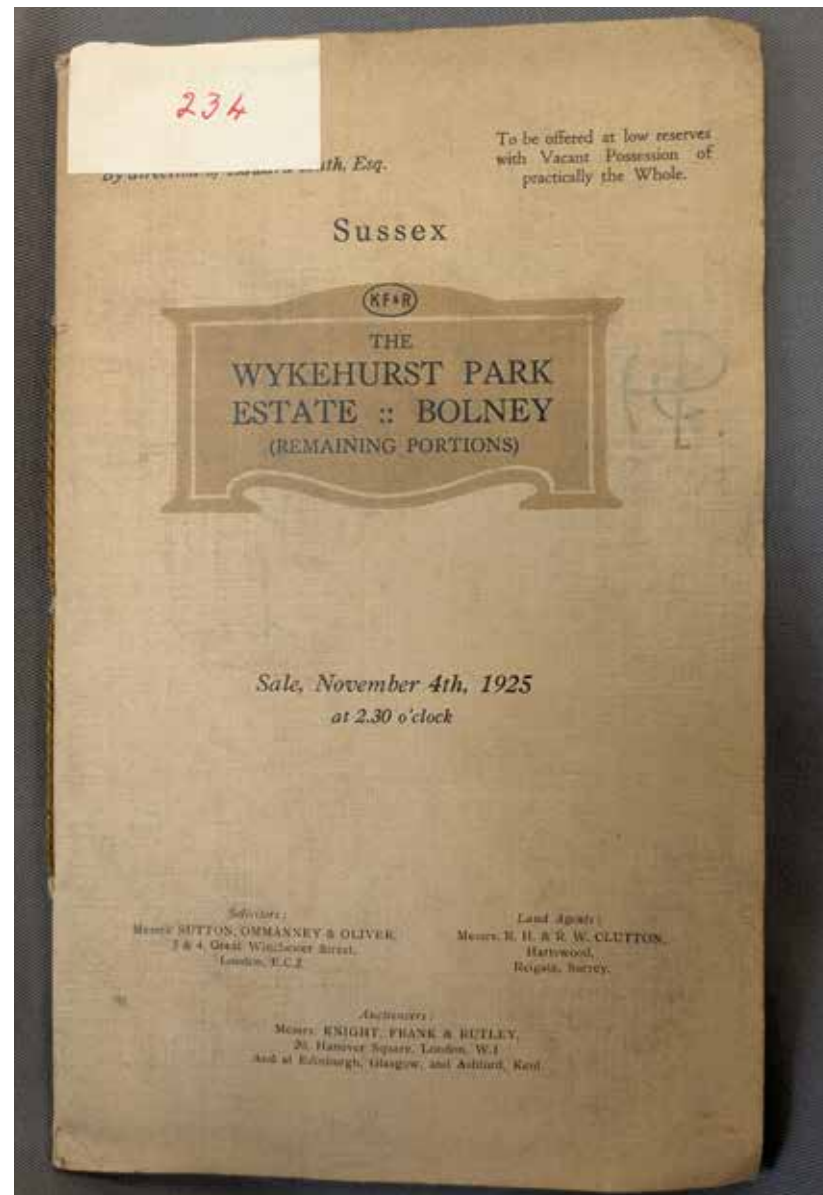
Brighton and Hove HERs, at ‘The Keep’ (see appendix)

Architect’s original drawings

Historic photographs

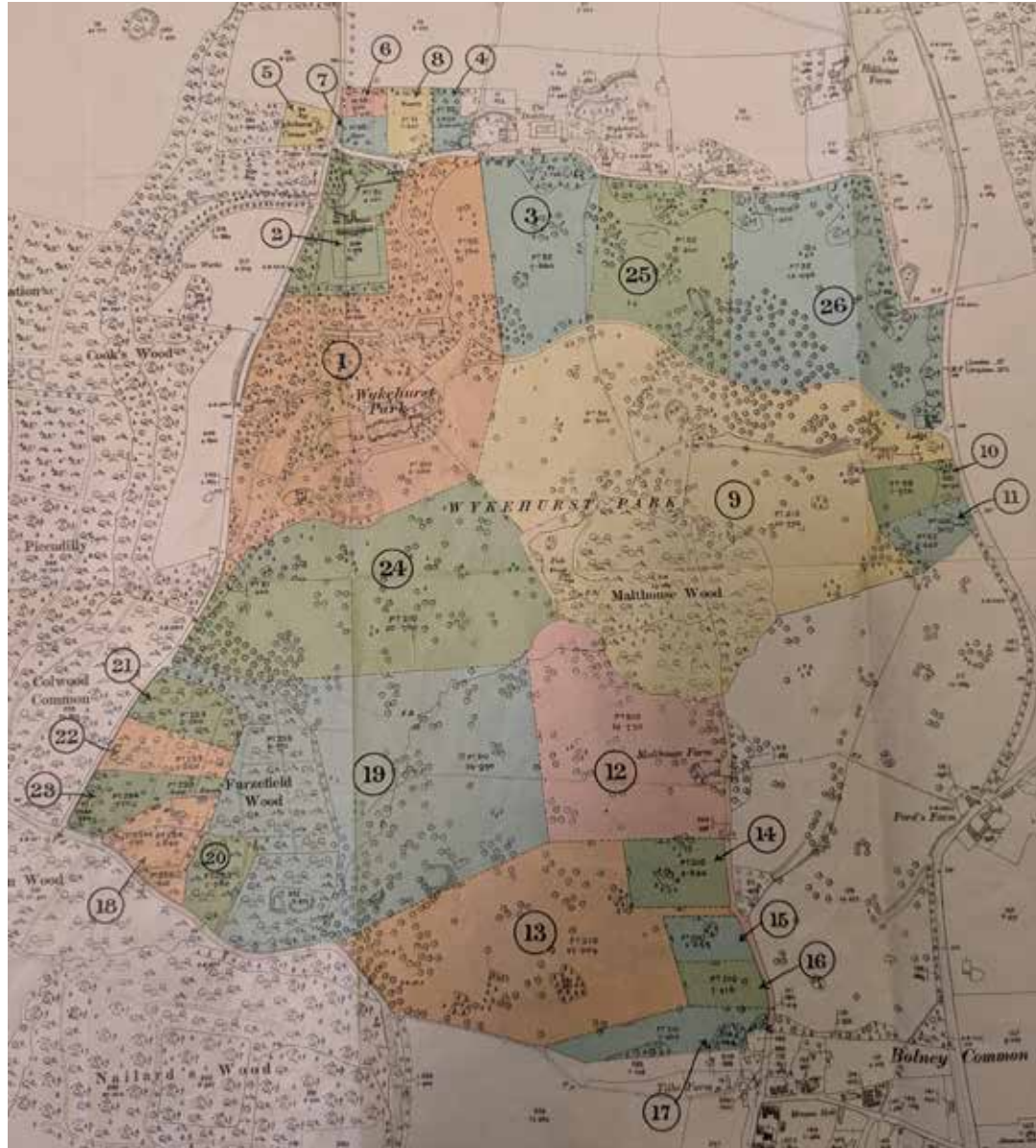
2.0

Building Setting and History



2.01 Estate Plans
1925 Sales Brochure

2.0 Building Setting and History



2.02 Estate Plans
1925 Sales Brochure



2.03 Site Photo showing junction. Existing timber post and
rail fence.
1925 Sales Brochure

3.0

Statement of Heritage Significance

Note: we adopt the National Planning Policy Framework (NPPF) definition of heritage significance, as follows:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.1

Assessment of Significance

The building was Grade 2* listed on 11th May 1983, under number 1193325 and name 'Wykehurst Park'. The listed building entry introduces the building as; Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion in the style of a French chateau.

The building entry references Wykehurst Park, although much of the land and estate buildings had been sold into separate ownership at the time of listing.

In 1971 the external wall and gates were listed – LB/71/0001.

Our research has lead us to the determination that it is the original design and construction of the building in 1871-74 that is of most heritage significance. We find that subsequent alteration has often been harmful to this significance, although for proper context, such changes were made against a backdrop of significant neglect with preceding extensive loss of original fabric through weathering, deterioration, theft and general lack of maintenance. The extent of deterioration led to proposed demolition in around 1970.

The later changes are considered beneficial, to the extent that they helped reverse the decision to demolish the building. However, these changes also heavily compromised the original interior to salvage key reception rooms at ground floor and the exterior appearance of the building, preserved for the setting.

Many subsequent alterations to the property are not clearly recorded or have come about due to a long period of significant neglect, generating a need to balance partial restoration with income generation. These alterations include more fanciful ideas at the behest of the then owners.

Although many of these alterations appear to have been properly consented, many were prior to listing, and they fail to preserve or enhance the significance of the original building. Many changes are considered harmful but were probably agreed with a degree of pragmatism, in consideration of the poor state of the building's fabric, particularly internally. Evidence (visual and research) shows that much of the original decorative finish, and some fabric, was lost or irretrievably damaged due to water ingress.

Today, the exterior of the building, some of the original plan form and features to principal ground floor reception areas remain in reasonable condition. Other areas have been greatly altered and renovated in the early 1970's and 1980's. Much of this work uses modern materials and with no reliance upon heritage building techniques. This work is considered to carry no other significance than documenting the alteration of the original, significant work.

The garden walls and gates were altered over time. Although, we cannot be sure of precise dates, the work would appear to be part of the larger 'restoration' project undertaken by Doyle. The current metalwork entrance gates were remade, to echo patterns found in the stonework adjacent and decorative features of the house. Perhaps the original metal gates were lost (theft or removed during the war) and no surviving detail was preserved to match? Nonetheless, the new gates were very different from the original.

The eastern access route forms an important component of the original designed hierarchy of Wykehurst Park estate. Historically, this route functioned as the principal means of arrival to Wykehurst House, reinforcing its status as the dominant building within the wider estate landscape. The legibility and formality of this approach would have contributed significantly to the intended experience of arrival, directing movement and views towards the main house.

Whilst the physical surface of the route has changed over time due to its gravel construction and ongoing maintenance interventions, its heritage value is not derived from material fabric alone. Instead, its significance lies in its spatial role and functional relationship to Wykehurst House as the primary point of access within the original estate plan.

This relationship has since been diluted, as the route now functions as a shared access serving multiple private dwellings and no longer provides a clear or prioritised approach to the principal house. This has weakened the historic hierarchy of the estate, where Wykehurst House should remain the primary focus of arrival and orientation.

Much of the stonework was still intact and this has been copied, with concrete replicas, to mimic and infill damaged or lost fabric. The original caps to the principal stone gate pillars were lost and an original pedestrian gateway to the west lawn, was also lost and infilled with replica material. The stone eagle 'adornments' are believed to have been added to the listed gates during set propping for a film during the 1970s – both cap and eagle are concrete construction.

Today, the surviving original stonework and the layout of walls and gate positions, remain of significance. Evidence from site layouts from 1925 (see 2.02 Estate Plans), time of the first sale of the original house, show more formal gardens to the west of the house. The pathways, an original gate opening, external stair and structured landscape beds have since been lost to time.

3.0

Statement of Heritage Significance

3.2

Impact of Proposals

The following is a summary of the impact, resulting from the works described at section 1.2 above:

The proposal seeks to reinstate and reinforce the historic role of the eastern access as the principal approach to Wykehurst House, restoring the legibility of the original estate hierarchy. The existing arrangement is currently compromised by the diversion of the eastern route to serve multiple private dwellings. This results in a fragmented access pattern which no longer reflects the intended significance of Wykehurst House within the estate layout and does not provide a clear or appropriate arrival sequence.

The alignment of the road follows the natural contours of the landscape, forming a gentle and legible approach that responds to the existing topography and character of the site. This ensures that the intervention is integrated sensitively within the landscape, while supporting the redefinition of the historic arrival sequence.

Overtime the materials of the driveway have all been renewed, so it is only the routing of the access road which holds any significance. As discussed here, this significance has been altered following the break-up of the estate onto different ownerships.

The route has been designed around an existing mature tree, which is retained as an important landscape feature and helps reinforce the experiential quality of the approach to the house. This contributes positively to the reinstated hierarchy, framing views towards Wykehurst House and strengthening its presence within the landscape.

A new entrance gate is also proposed, forming a secondary element within the estate hierarchy of entrances. This is intentionally restrained in character, with stone detailing designed to complement the existing fabric of the estate. The gate supports the renewed clarity of access without competing with the principal architectural elements of the listed building.

The gate matches the style of the new outer security gate proposed at the west entrance. However, a few bespoke embellishments are added, adopting patterns from the retained metalwork on original gate locations close to the house. The embellishments intend to generate a slight, but important, hierarchy between the outer West and East gate entrances.

Overall, the proposal is considered to enhance the understanding and legibility of the historic estate layout by reinstating the eastern approach as the principal route to Wykehurst House. It is therefore considered to preserve and better reveal the significance of the listed building and its setting.

3.3

Recording Proposals

Creating and maintaining accessible records of all works carried out to a building or place is an important aspect of conservation practice. Record keeping can be considered in two parts – (1) documentation of repairs or other works carried out to a building or place, including drawings, schedules of work, specifications and digital data, and (2) archaeological recording prior to and during the works.

This Heritage Impact Assessment is written for the purposes of planning consent. However, it will form an important record of initial information discovery and is considered a starting point for the recording and generating of an accessible archive for future building activities.

Record keeping is also a requirement of the National Planning Policy Framework:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible 76. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The RIBA 'Conservation Guide' (2024) dedicates a whole chapter (11) to record-keeping, with guidance and best practice examples of methodologies.

Appendix I

Statutory List Description

WYKEHURST PARK, LONDON ROAD

Heritage Category: Listed Building

Grade: II*

List Entry Number: 119325

Date first listed: 11-May-1983

Date of most recent amendment: 19-Jul-2024

National Grid Reference: TQ 25770 24405

List Entry:

2. New flats. Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion in the style of a French chateau. Two storeys and attic. Ashlar. Tiled roof. The entrance front is asymmetrical. The main portion has a central porch with one window on each side on the ground floor and 3 windows over. This portion is flanked by round each with an arcaded top storey surmounted by a conical roof. To the left is a polygonal bay which lights the staircase and beyond this a square tower of 3 storeys, which is higher than the rest of the front. The garden front is symmetrical and the more impressive of the two. It has 8 windows. Eaves bracket cornice. Central projection with 3 round-headed arches on the ground floor and 3 windows above, flanked by circular bastions. Above is a large dormer window. At each end of the front is a large curved bay of 7 windows on ground and first floors with 3 large dormers projecting from the roof. The hall was originally hung with Spanish leather. The dining-room is wholly panelled in Elizabethan style. The drawing-room has a marble chimney piece of Adam character and originally walls panelled in brocade. The staircase is of Elizabethan design.



Figure I.01

Image copyright: Ian Thorburn

<https://historicengland.org.uk/listing/the-list/list-entry/1193325?section=comments-and-photos>

Wykehurst Sussex by Professor E.M. Barry R.A. Architect is illustrated in the Building News of February and March 1875, from my original copies.

Information from: <https://historicengland.org.uk/listing/the-list/list-entry/1193325?section=official-list-entry>
Copyright Historic England 2025

Appendix I

Statutory List Description

THE FORECOURT WALLS AND PIERS OF WYKEHURST PARK, LONDON ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1354827

Date first listed: 28-Jan-1971

Date of most recent amendment:

National Grid Reference: TQ 25770 24405

List Entry:

2. 1870 circa. E M Barry Architect. Stone balustrade consisting of turned balusters. At the north west and south east corners are carriage entrances flanked by square pillars with domed tops surmounted by figures of eagles. On each side of these are wrought iron gates to pedestrian entrances with small piers on the outer sides surmounted by ball caps.

Information from: <https://historicengland.org.uk/listing/the-list/list-entry/1354827?section=official-list-entry>
Copyright Historic England 2025

Appendix II Historic Photos



Figure I.02

Appendix II Historic Photos



Figure I.03

Appendix II Historic Photos



Figure I.04

Appendix II

Historic Photos

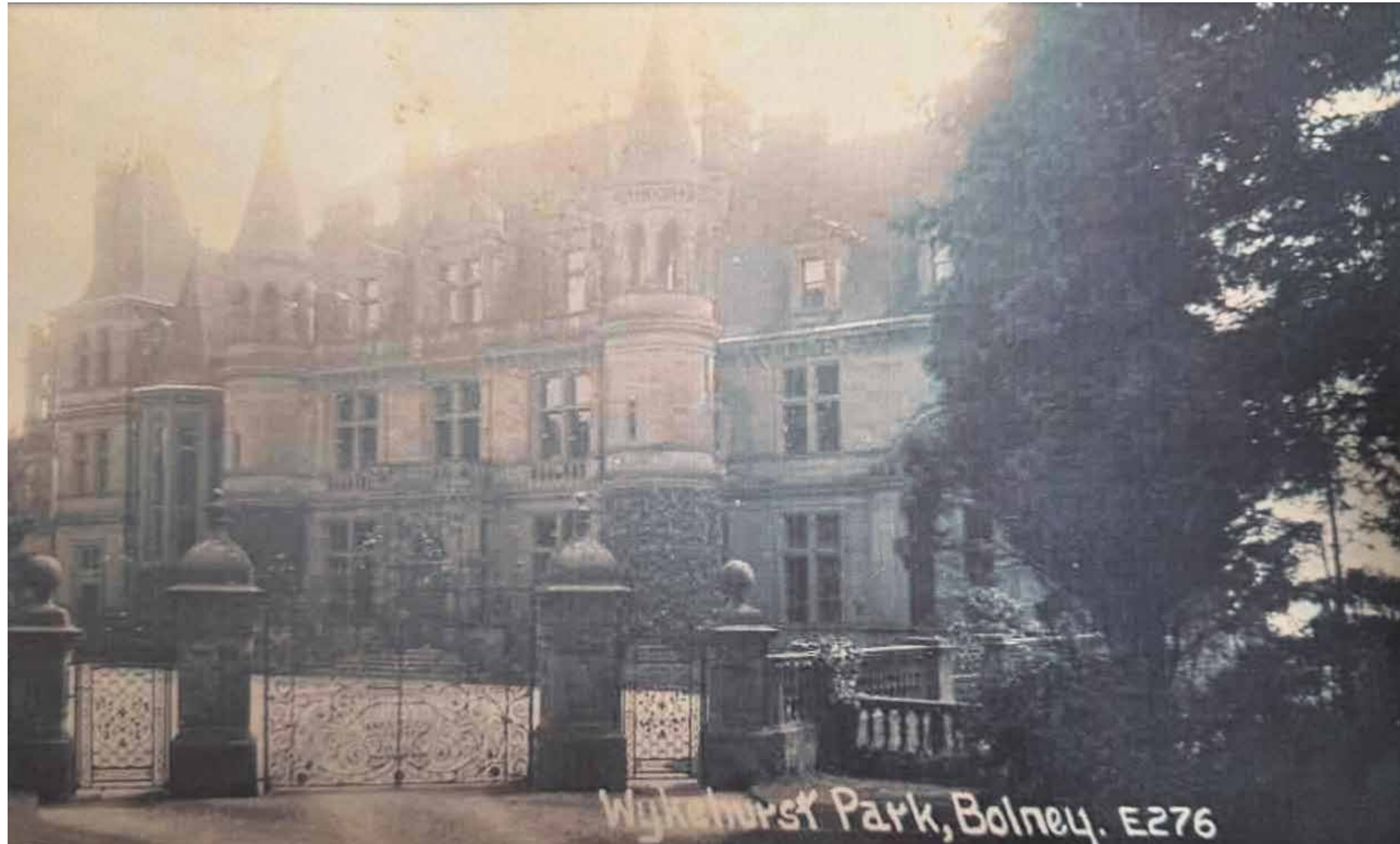


Figure I.06
Clients records

Appendix III

Planning Policy & Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72(l) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 66 of the above Act states that:

In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 72(l) of the above Act states that:

[...] with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Local Planning Policy and Guidance

Mid Sussex District Plan 2014-2031, Policy DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor

destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

LISTED BUILDINGS

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

National Planning Policy Framework

The NPPF (December 2024, amended February 2025) sets out the government’s planning policies for England, with a strong emphasis on sustainable development and the historic environment. The following paragraphs are most relevant:

- Paragraph 202: Requires great weight to be given to the conservation of designated heritage assets, especially those of the highest significance (which includes Grade II* buildings).
- Paragraph 213: Any harm (even less than substantial) must be clearly justified.
- Paragraph 215: Where less than substantial harm is identified, it must be weighed against public benefits.

- Paragraph 219: Encourages proposals that “enhance or better reveal the significance” of heritage assets.

Historic England Advice Notes (HEANs)

Historic England provides non-statutory but authoritative guidance on managing change to heritage assets. The following notes are particularly applicable:

HEAN 2: Making Changes to Heritage Assets

- Advocates a proportionate approach based on understanding significance.
- Recommends reversibility and minimal intervention where possible.
- Supports the use of historically appropriate detailing in alterations.

HEAN 12: Historic Environment and Site Allocations in Local Plans

- Emphasises sensitive design that respects the setting and scale of historic places.
- Promotes adaptive reuse of historic buildings in ways that support their long-term conservation.



Appendix IV

ICOMOS Guidelines

Understanding Significance

- A. Read a monument, ensemble or site to identify its emotional, cultural and use significance.

History and Identity

- B. Understand the history and technology of monuments, ensembles or sites in order to define their industry, plan for their conservation, and interpret the results of this research.

Setting and Context

- C. Understand the setting of a monument, ensemble or site, their contents and surroundings, in relation to other buildings, gardens or landscapes.

Carrying out Research

- D. Find and absorb all available sources of information relevant to the monument, ensemble or site being studied.

Analysing Building Behaviour and Diagnosing Defects

- E. Understand and analyse the behaviour of monuments, ensembles and site as complex systems.
- F. Diagnose intrinsic causes of decay as a basis for appropriate action.

Report Writing

- G. Inspect and make reports intelligible to non-specialist readers of monuments, ensembles and sites, illustrated by graphic means such as sketches and photographs.

Charters and Regulations

- H. Know, understand and apply UNESCO conventions and recommendations, ICOMOS and other recognised Charters, regulations and guidance.

(note: UNESCO is the United Nations Educational, Scientific and Cultural Organization, covering globally significant heritage sites).

Making Balanced Judgements

- I. Make balanced judgements based on shared ethical principles and accept responsibility for the long-term welfare of cultural heritage.

Obtaining Expert Advice

- J. Recognise when advice must be sought and define the areas of need of study by different specialists, e.g. wall paintings, sculpture and objects of artistic and historical value, and/or studies of materials and systems.

Repair and Maintenance

- K. Give expert advice on maintenance strategies, management policies and the policy framework for environmental protection and preservation of monuments and their contents, and sites.

Record Keeping

- L. Document works executed and make same accessible.

Constructive Collaboration

- M. Work in multi-disciplinary groups using sound methods.
- N. Be able to work with inhabitants, administrators and planners to resolve conflicts and to develop conservation strategies appropriate to local needs, abilities and resources.

Additional guidance on climate change impacts

The RIBA suggests the following guideline, in their 'Conservation Guide' published 2024:

Explore appropriate ways to reduce a building's carbon footprint, based on a full understanding of the building's significance, its fabric and performance, including its physical and cultural context.