

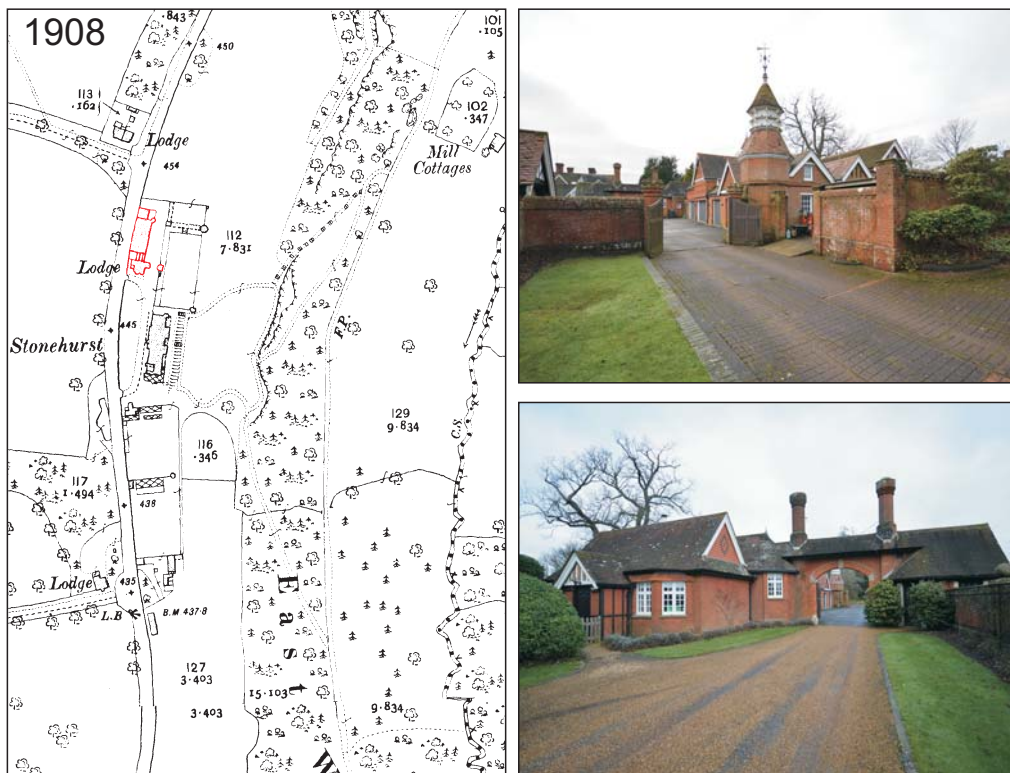


HB Archaeology & Conservation Ltd

STONEHURST COTTAGE (NORTH LODGE), STONEHURST,
SELSFIELD ROAD, ARDINGLY, RH17 6TN

(NGR: TQ 34338 31699)

HERITAGE STATEMENT & IMPACT ASSESSMENT



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Commissioned by Gould Baxter on behalf of their clients
Report No. 2025610
June 20205

Prepared by Maggie Henderson
With contributions from Diccon Hart

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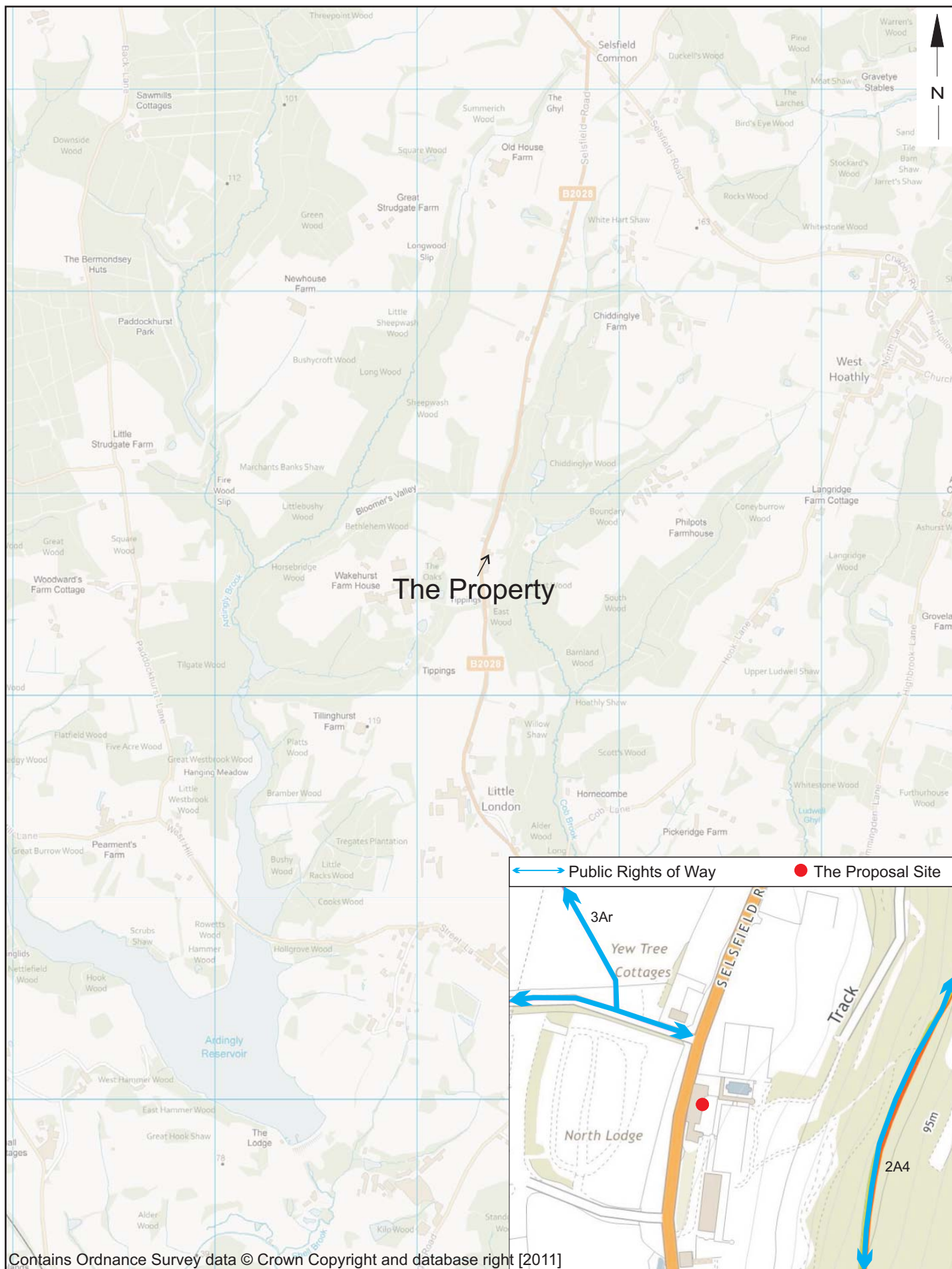
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APPENDICES

Appendix 1:	Historic Environment Record Consultation Report
Appendix 2:	List Entry Summary
Appendix 3:	The proposal scheme prepared by Gould Baxter



© HB Archaeology & Conservation Ltd		Stonehurst Cottage, Stonehurst, Ardingly, RH17 6TN	Figure 1
Project Ref: 2025610	May 2025	Property Location (NGR: TQ 34338, 31699)	
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1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by Gould Baxter on behalf of their clients to prepare a Heritage Statement for Stonehurst Cottage (North Lodge), Stonehurst, Selsfield Road, Ardingly, West Sussex, RH17 6TN (Figure 1; NGR TQ 34338 31699). The work was commissioned to accompany an application for minor alterations to the North Lodge and the ancillary buildings to the north of it. This report should be read in conjunction with the drawings and documents prepared by Gould Baxter.

2.0 SCOPE & METHODOLOGY

- 2.1 The property was visited by Maggie Henderson on the 16th of January and the 20th February 2025 to establish the significance of the building and that of its setting in order to determine any potential impacts of the proposal scheme.
- 2.2 Historic maps and images were consulted to establish the recent historic evolution of the property: these are included as Plates within this report.
- 2.3 As the property lies within an Archaeological Notification Area, the West Sussex Historic Environment Record was consulted; the results are integrated in the report and appended to it as Appendix 1 (West Sussex HER Reference Number: 202425-088).

3.0 LOCATION, GEOLOGY AND TOPOGRAPHY

3.1 Location and Setting

- 3.1.1 Stonehurst Cottage is situated on the east side of Selsfield Road (B2023) just opposite Wakehurst Place (Figure 1). The cottage was the former North Lodge at Stonehurst, the principal dwelling situated to the southeast of it and a further lodge (South Lodge) and kitchen garden to the south.
- 3.1.2 The former lodge is a domestic dwelling that forms the western part of a gated entrance to the main house. To the north of the domestic range lies a contemporary former stable and garage block, now all converted to modern garage facilities. A gap had existed between the domestic and non-domestic ranges: this had been integrated into the property in stages from the early 20th century onwards.
- 3.1.3 A brick-built boundary wall defines the western side of the property: this in turn forms the western elevations of the non-domestic parts of the North Lodge Group. Access to the group is to the north of the buildings via a long driveway: this passes through the gated arched entrance integral to the north lodge towards the house and South Lodge. The gardens and grounds are to the north, east and south of the buildings, taking full advantage of the views afforded by the steeply sloping natural topography.

3.2 Geology and Topography

- 3.2.1 The latest data held by the British Geological Survey, places the North Lodge on the Cuckfield Stone Bed. The building is situated at c. 131 m above Ordnance Datum

(aOD), on an east-facing slope, the landscape dropping down dramatically to the east towards the Cob Brook (at c. 95 metres above OD).

4.0 DESIGNATIONS

4.1 Listed Buildings

- 4.1.1 Stonehurst and its lodges are not included in the National Heritage List for England. One listed building is situated within 250 metres of the site: this is the South Lodge and Gateway at Wakehurst Place (reference 1025765, Appendix 1).

4.2 Registered Park and Garden

- 4.2.1 The buildings fall within the confines of a Grade II Registered Park and Garden, first designated as such on the 1st of August 1988 (List Entry No. 1000326; Appendix 1). The gardens and grounds, commissioned by John Stuart, were designed by Thomas H Mawson assisted by Norman Searle, architect.
- 4.2.2 Wakehurst Place (reference 1000189), lies to the west of the proposal site on the opposite side of the highway. The property is described in the consultation report provided by West Sussex County Council as *'an early mid-20th century plantsman's and collector's garden laid out by Gerald Loder...enlarged and developed since 1963 as part of the Living Collections of the Royal Botanic Gardens, Kew'* (Appendix 1).

4.3 Archaeological Notification Areas (ANA)

- 4.3.1 The WSCC HER was consulted and a report provided covering a 250 metre radius from the proposal site at North Lodge (Reference Number is: **202425-088**, Appendix 1). The consultation was made as some limited ground works may be required as part of the proposal scheme and due to the fact that the property lies within an Archaeological Notification Area (ANA). The ANA, *'Mid Sussex 021 Philpots Mesolithic Rock Shelters and Iron Age Hillfort, and Stonehurst Registered Park and Garden'* recognises the potential of the site to contain archaeological remains relating to occupation and human activity from the Mesolithic and Iron Age through to the medieval and post-medieval periods (furnace and Registered park and garden respectively, Appendix 1).
- 4.3.2 Two further ANA's lie within 250 metres of the proposal site: 034 *'Wakehurst Place Registered Park and Garden'*, defined due to the early to mid 20th century garden laid out by Gerald Loder (see below) and 036 *'Route of the Roman Road through Mid Sussex'*. ANA 036 has been defined due to its potential for remains related to a Roman Road through Mid Sussex, evidenced by a series of excavations undertaken along the route (Appendix 1).

4.4 Non-Designated Heritage Assets

- 4.4.1 The Historic Environment Record Consultation Report records Stonehurst as a non-designated heritage asset (Appendix 1) due to the fact that the principal building, its lodges and ancillary buildings were designed by Norman Searle (of Searle & Searle), and the gardens and grounds laid out by Thomas H. Mawson, a prominent landscape architect, both were completed c. 1910.

- 4.4.2 A programme of resistivity survey and excavation of three trenches was undertaken in advance of the construction of the visitor's reception centre at Wakehurst Place, c. 190 metres to the west of the proposal site. The work revealed some possible southwest- northeast oriented alignments across the site which may be archaeological in origin or related to the underlying geology. The excavations produced '*nothing of archaeological interest*' although the lack of evidence may be derived from a previous stripping out of the site to natural geology as part of the carpark construction (Appendix 1).
- 4.4.3 An archaeological evaluation was undertaken on the site of the visitors centre c. 215 metres to the west of the proposal site: this revealed a modern ditch and an '*undated shallow linear feature*' that may be related to the nearby Roman Road, although further investigations did not reveal any evidence to support this.
- 4.4.4 Despite further work, no activity related to the Roman Road or any associated features were uncovered which may be due to landscaping, service trenching and tree felling over the course of the previous two centuries (Appendix 1).
- 4.5 **Public Right of Way (PROW)**
- 4.5.1 A public right of way is situated to the north of the property, accessed from the western side of road, and following the line of the driveway west-wards towards Wakehurst Place (footpath 3Ar, Figure). A second public right of way, bridleway 2A4 is situated to the east of the property, forming part of the High Weald Landscape Trail. The bridleway lies at c. 95 metres above Ordnance Datum, some 36 metres below the ground level upon which the property is situated.

5.0 HISTORIC BACKGROUND AND MAP REGRESSION

5.1 Historic Background

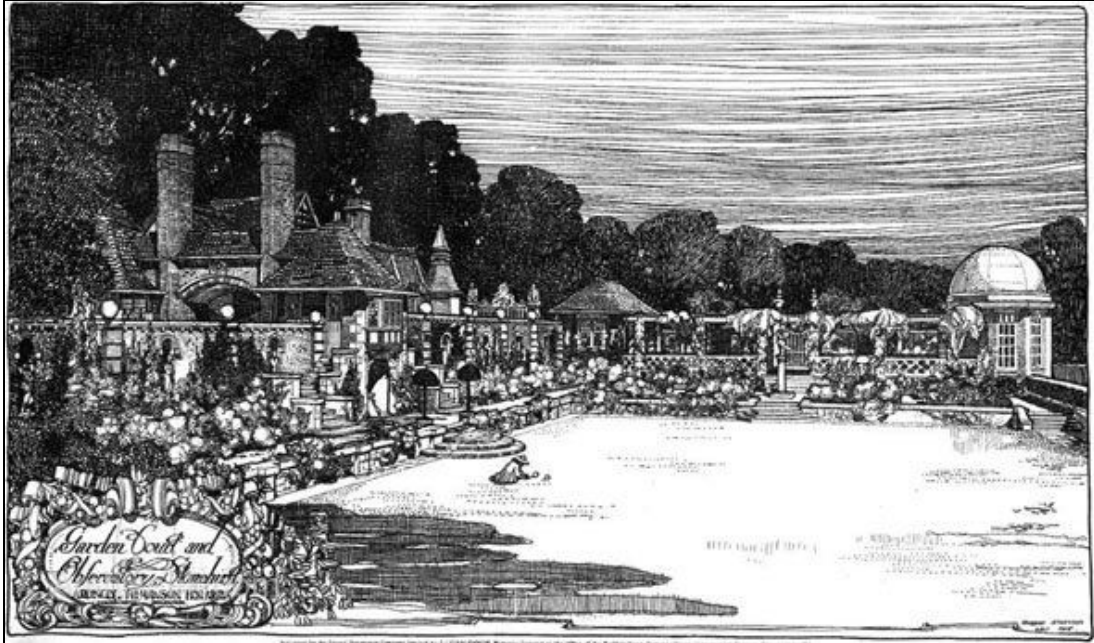


Plate 1: Stonehurst as shown in the Building News article issued in July 1908¹

- 5.1.1 Stonehurst was commissioned by John Stuart of Abernethy, Invernesshire of the architect Norman Odell Searle and the landscape architect Thomas Hayton Mawson. Stuart is reputed to have financed the construction through *'the profits of his invention of Camp Coffee and also it is said from his skill at the card table'* (West Hoathly Local History Archive – although no sources for this information is given on the site)². The buildings are shown on the first revision Ordnance Survey map of 1898 (discussed below); they are however listed as completed in 1910 with the gardens and grounds laid out three years earlier in 1907 (Appendix 2).
- 5.1.2 An article in Building News issued in July 1908 included an image of the property looking northwards past the garden front (eastern side) of the house (Plate 1).
- 5.1.3 In 1926, the property was listed for sale by Knight, Frank & Rutley (West Sussex Record Office SP/645). The property changed hands again in 2001, the North Lodge at that time occupied by the manager and housekeeper (Mr and Mrs Brixey). The Mid Sussex Planning index at the West Sussex Record Office holds no records of historic alterations to North Lodge.

¹ <https://www.archiseek.com/1908-garden-observatory-stonehurst-ardingly-sussex/>

² <https://www.westhoathly.gov.uk/uploads/photograph-captions-listdoc.pdf?v=1673870509>

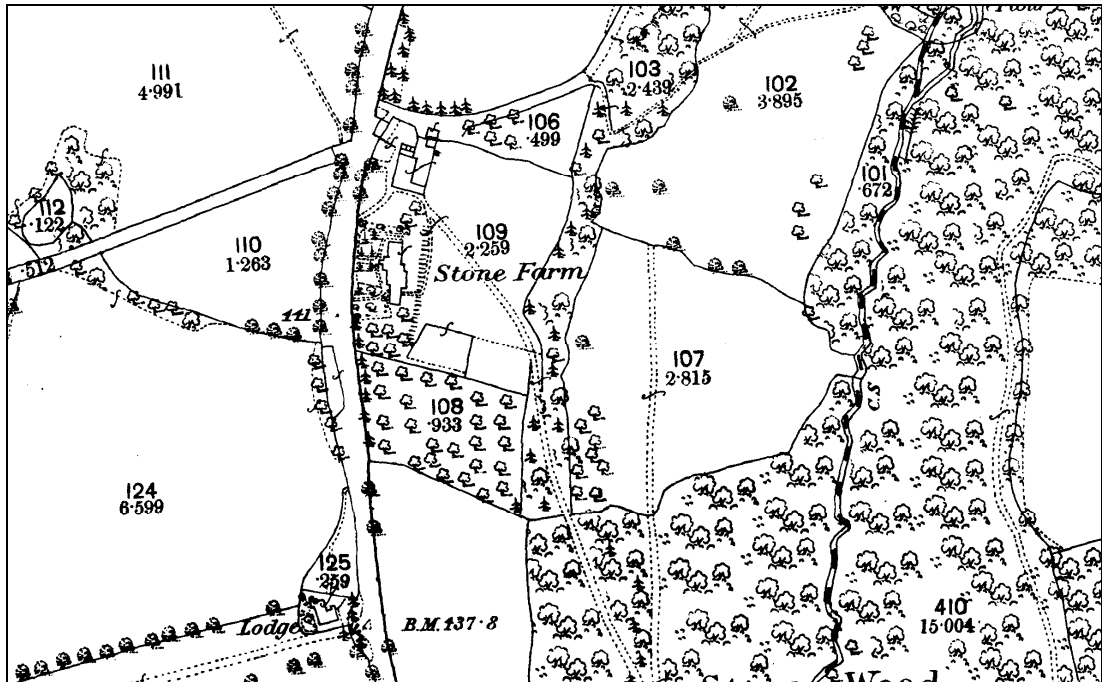


Plate 2: Extract of the 25" Ordnance Survey map, 1874 showing Stone Farm

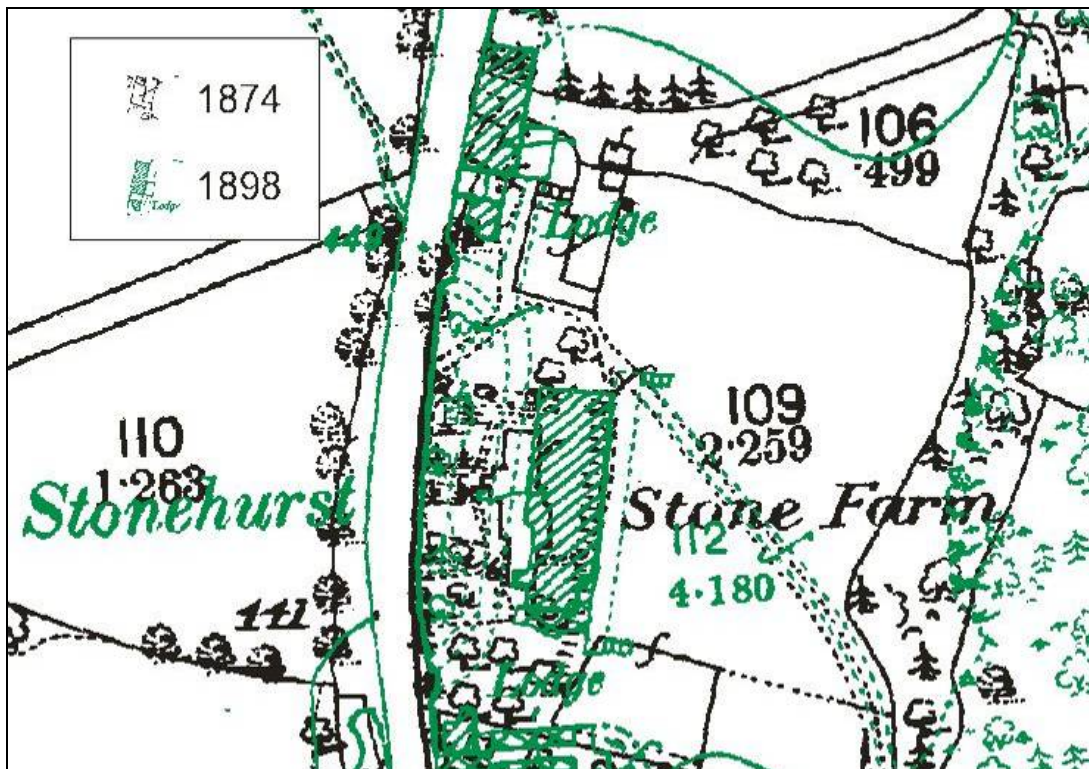


Plate 3: Overlay of the 1898 edition Ordnance Survey map with its predecessor showing the location of the new buildings

5.2 The First and Second Edition Ordnance Survey Maps

- 5.2.1 The property was constructed on the site of Stone Farm (Plate 2). The new property occupied much the same site as its predecessor, the main house brought further forward towards the east and the lodges built close to the boundary with the highway. The stables and garages to the north of North Lodge were built hard against the west boundary of the property (Plate 3).

The House

- 5.2.2 By 1898 the house is shown for the most part, to a rectangular-plan footprint, with off-sets on both sides at the south end, a compact projection is shown on the western side and a glazed wrap-around conservatory or orangery (Plate 2).

The Lodges

- 5.2.3 The two lodges flank the house and comprise a compact almost square footprint embellished by an octagonal projection that is situated to the southeast corner for the north lodge and the northeast corner for the south lodge (Plate 2). North Lodge is situated to the south of a purpose-built stable block and garage range, the two linked by a pair of courtyards whilst the South Lodge is accompanied by a series of glass-houses and the kitchen garden (Plate 2).

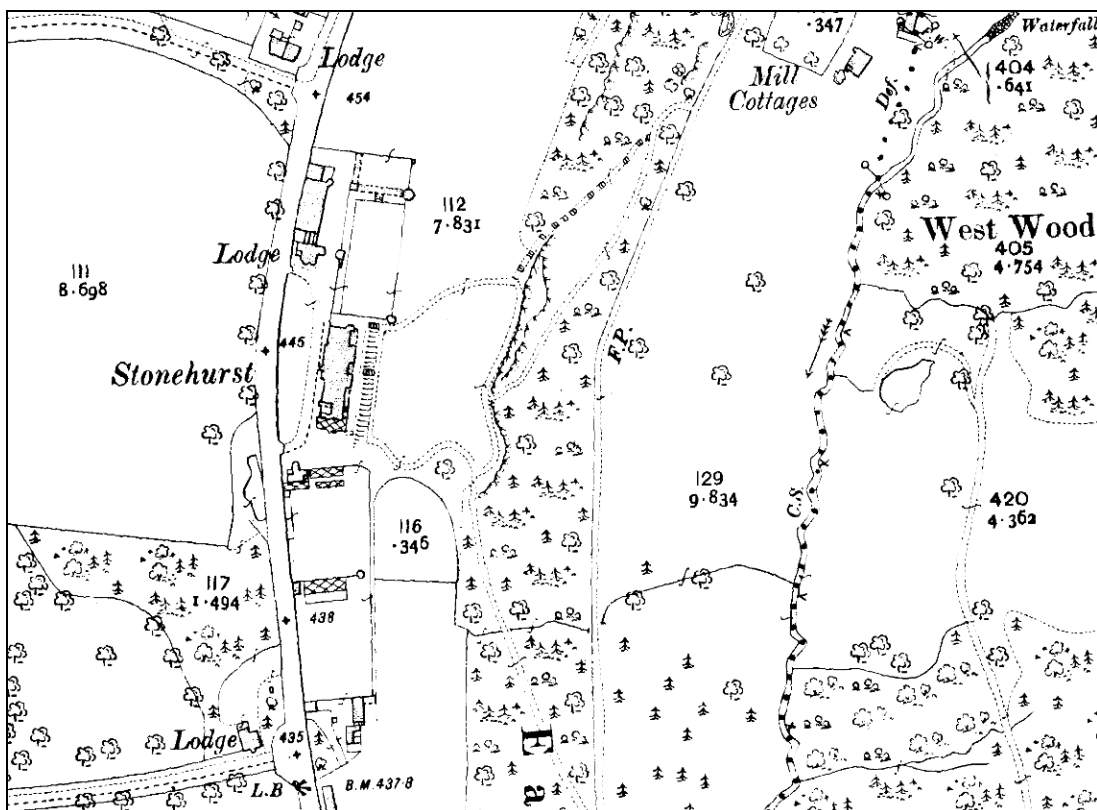


Plate 4: Extract of the third revision 25" Ordnance Survey map, 1908

5.3 The Early 20th Century

- 5.3.1 By 1908, the house, a modern interpretation of the Elizabethan style, had gained a series of projecting bays and pentice roofs on its eastern side in addition to a tower complete with a wrap-around veranda or viewing platform. The embellishments to the

garden front were clearly intended to make the most of the views over the designed landscape setting, emphasised by the dramatically sloping natural topography of the site as it dropped down to the east (Plates 5 and 6).



Plate 5: Undated (early 20th century) postcard of the property showing the garden front and the embellishments intended to maximise access to the views over the landscaped gardens and grounds



Plate 6: The garden front from the east side in 1926 showing the topography of the site and the extent of architectural embellishments (West Sussex Record Office reference: SP 645)

- 5.3.2 The 1911 Census lists John Stuart in residence with his wife, daughter, granddaughter and her governess. A nurse, butler, two housemaids, a cook and a kitchen maid were also listed.
- 5.3.3 The sales particulars from 1926 are particularly useful, describing the Elizabethan style residence as having been built between 1889 and 1890 in red brick with tile-hanging to the upper floors and a tiled roof.
- 5.3.4 The house included a suite of reception rooms, two verandahs, a library, billiards room and heated conservatory. Eleven principal bedrooms were listed in the sales particulars, six servant's bedrooms, four bathrooms, a complete set of domestic offices and *'ample cellarage'*.
- 5.3.5 The pleasure grounds are highlighted as a *'special feature of the property...subject of large expenditure... planted by a well-known landscape architect, and make a most pleasing picture looking from the house'*. The following features are listed in the sales particulars:
- A terrace walk
 - Tea chalets
 - Panoramic view of the Ouse Valley
 - Sloping lawns
 - Rock garden
 - Chain of lakes
 - Bowling green or croquet lawn
 - Clock tower (clock by Gillett & Johnson)
 - Rose garden
 - Observatory
 - Tennis lawns
 - Young orchard
 - *'Huge ranges of sandstone rock including Great Upon Little and the Sliding Rock'*
 - Kitchen and fruit gardens
- 5.3.6 The property also included two lodge entrances, staff cottages, garages and stabling, a small farmer, dairy farm, woodlands and plantations.

The Lodges

- 5.3.7 North Lodge gained an extension on its eastern side, effectively mirroring and doubling the footprint of the building between 1898 and 1908. An extension was made to the north end of the stable block and the northeast corner of the main range embellished through the addition of an octagonal dovecote (Plate 4). New enclosures were laid out directly to the north of the house and east of the North Lodge group, in addition to a terrace on the garden front of the house, with winding paths extending eastwards from its north and south corners (Plate 4).
- 5.3.8 The lodges are described as follows in the 1926 sales particulars:
- Of similar construction to the residence, each containing sitting room, kitchen, larder and two bedrooms'*

The lodges 'guard the two entrances to the short carriage drive which opens from the Three Bridges – Haywards Heath Road'

The Stable and Garages

- 5.3.9 The stable and garage range immediately to the north of North Lodge are described in the 1926 sales particulars as follows:

The stabling and garage premises are to the north of the residence, and approached from the drive under an archway. There is also a separate entrance from the road if required. The premises face a stone-paved washing place and include:

- *3-stall stable and loose box with fittings by Young & Co.*
- *above is a large loft which could readily be utilised as men's quarters*
- *Mess room with stove*

- 5.3.10 Two garages are listed, one with an inspection pit; a workshop and paint store are also listed together with a generating house, urinal and carpenter's shop.

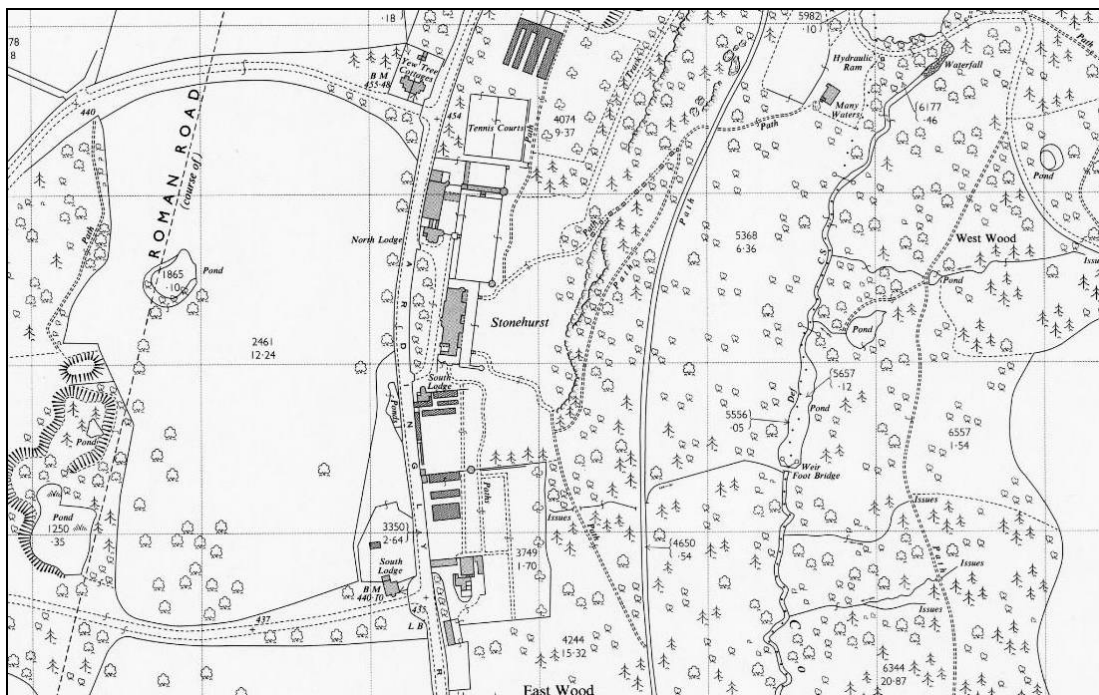


Plate 7: Extract of the 1963 edition Ordnance Survey map

5.4 By 1963

- 5.4.1 The next available Ordnance Survey map dates to 1963, showing the tennis courts to the north and additional glasshouses to the south of the property (compare Plates 4 and 7). The sales particulars indicate that the tennis courts (or lawns) had already been laid out by 1926.
- 5.4.2 An extension had been made on the east side of the stable and garage range: this extended across to the wall of the enclosure to the east, the building shown on the

map as open-sided, presumably to facilitate through-access from the north entrance to the residence.

5.5 The 21st Century



Plate 8: Google Earth images of the property in 2005, 2012 and 2018

- 5.5.1 By 2001, the property had gained a pool in the enclosure immediately to the northeast of the North Lodge. Between 2005 and 2012, the extension added to the stable and garage range on its eastern side had been removed and the kitchen garden to the south side of south lodge had been converted to a more formal garden layout (Plate 8). By 2018 the enclosure to the south of the kitchen garden had gained a tennis court.

5.6 Architect

- 5.6.1 The buildings were designed by Norman Odell Searle of the firm Searle & Searle Ltd, founded by Charles Grey Searle in 1841 in London. Searle & Searle Ltd comprised both architects and surveyors with skills in engineering and survey which enabled the firm to undertake a wide range of work including domestic, ecclesiastical, industrial and commercial projects drawing from their own in-house experience. By 1906, the partnership comprised Septimus Cecil Searle and Norman Odell Searle.

5.7 Garden Designer and Landscape Architect

- 5.7.1 Lancashire born Thomas Hayton Mawson was responsible for the landscape design at Stonehurst. Mawson was a prominent garden designer, architect, town planner, university lecturer (Liverpool School of Civic Design), garden furniture designer and author. Mawson is considered the founder of modern landscape architecture and design, his portfolio includes public commissions for the creation of Hanley Park (Grade II* List entry 1001328) and Burslem (Grade II* List entry 1001329), both created on former industrial ground that had included mine shafts, and cinder and pottery waste heaps.
- 5.7.2 Mawson was commissioned by Lord Leverhulme to design Lever Park, Lancashire (Grade II; List entry 1000948), Thornton Manor, Cheshire (Grade II* for house and for Gardens; 1001001 and 1075420) and The Hill, Hampstead (Grade II*; List entry

1000244). Other work included gardens in America, Canada, France and Prussia, in addition to the creation of the gardens at the Peace Palace in The Hague.

5.7.3 Further accolades are as follows:

1903 Honorary member of the Royal Institute of British Architects
1905 Member of the Art-workers Guild
1917 Freeman of the City of London
1921 Honorary liveryman of the Worshipful Company of Gardeners
1921 Fellow of the Linnean Society
1923 President of the Town Planning institute
1924 Appointed to the Royal Fine Arts Commission
1929 First president of the Institute of Landscape Architects
(<https://engole.info/thomas-hayton-mawson>)

5.7.4 A particular feature of Mawson's work was his ability to integrate topography and geology in his designs to allow the gardens and grounds to sit particularly well in their natural context: this is clear at Stonehurst and at Mawson's own home of Silverdale within the Arnside and Silverdale Area of Outstanding Natural Beauty.

6.0 THE NORTH LODGE AS EXISTING, JANUARY 2025 (Figure 2)

6.1 Development

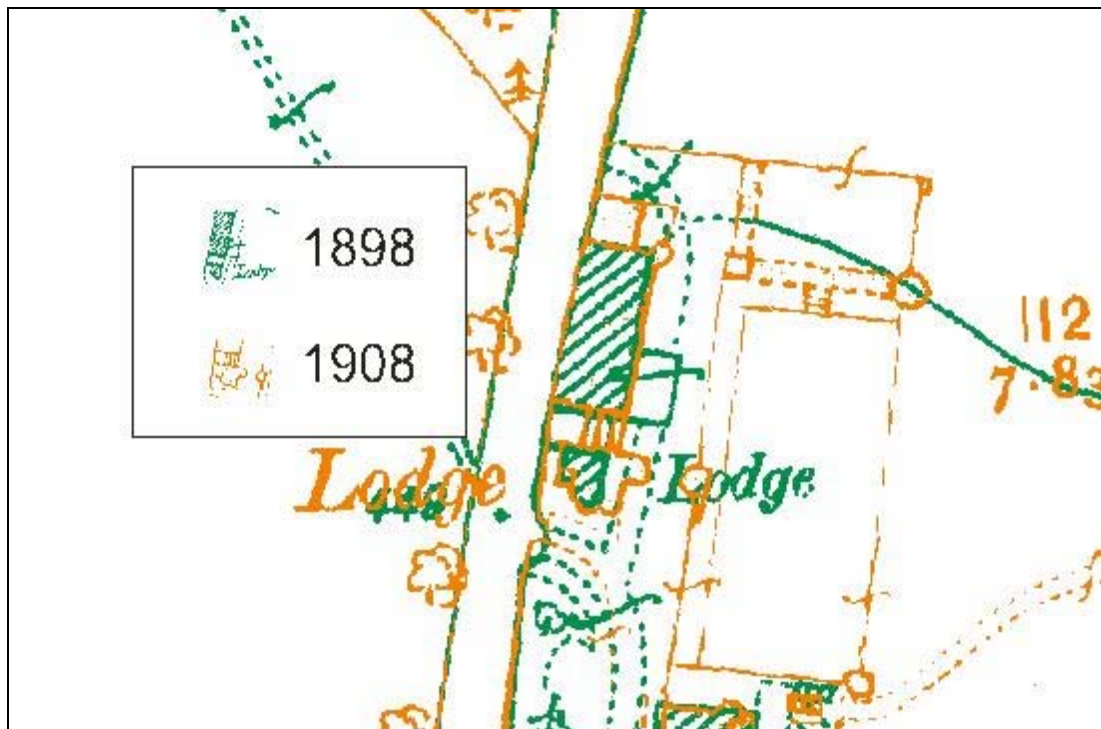


Plate 9: Overlay of the first and second revision Ordnance Survey maps, 1898 and 1908, showing the extensions and embellishments made to the lodge, garage and stable ranges

1898 and 1908

6.1.1 The building conforms closely in plan to the layout depicted on the second revision Ordnance Survey map of 1908 (Plates 9 and 10). The irregular footprint of the domestic part of the property is situated to the south of the group and is confined to a

single storey structure that was built in two phases: the earliest, the western half of the building, shown on the first revision Ordnance Survey map of 1898, shaded on the map to indicate that the building was roofed over at that time (Plate 9).

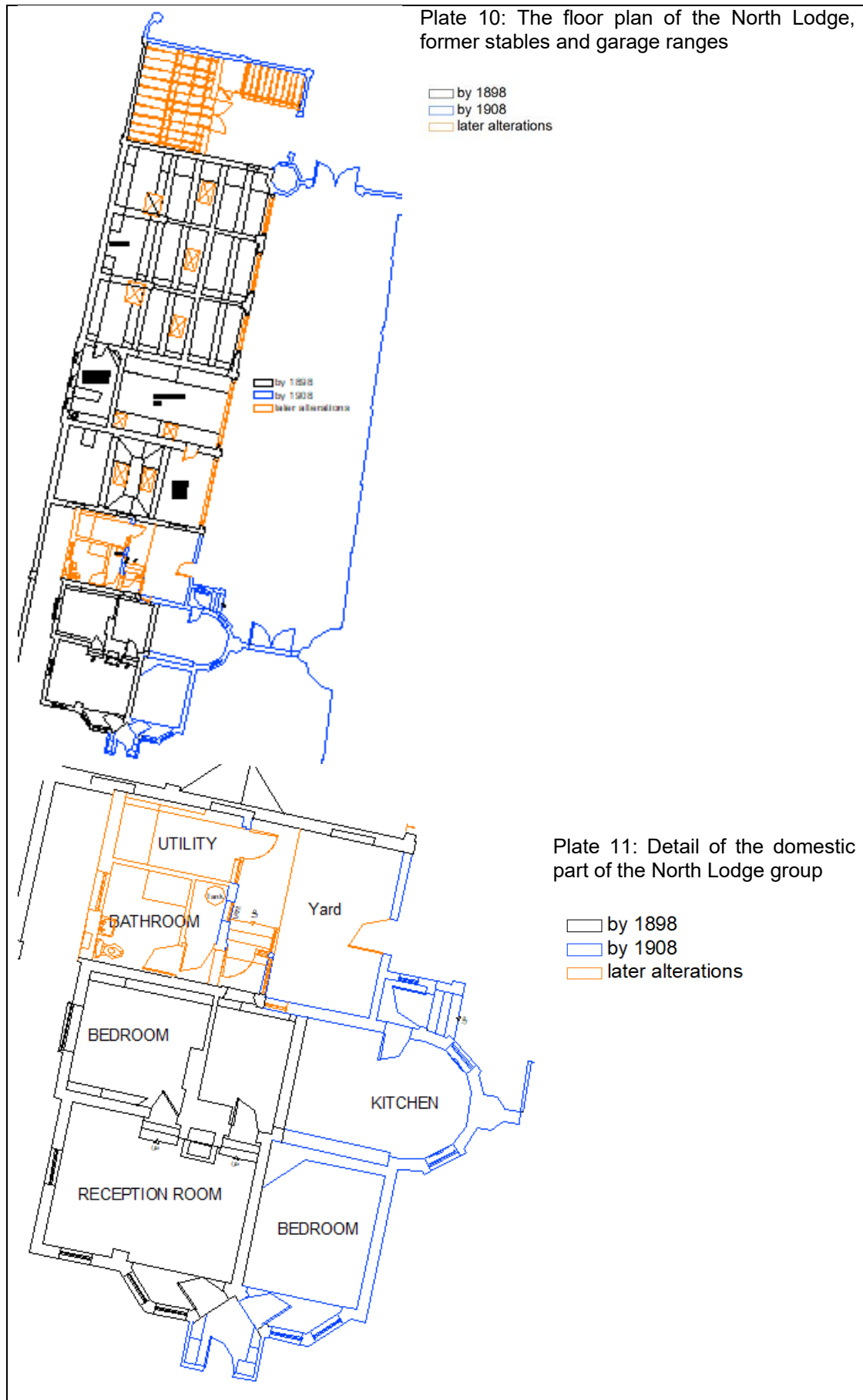
- 6.1.2 By 1908, the domestic part of the group had doubled in size (Plates 8 and 9), described, as set out above, in the sales particulars of 1926 as comprising a kitchen, larder, sitting room and two bedrooms. As it stands, the facilities conform well to the footprint indicated in the 1908 edition map, with four main rooms on the ground floor as follows: a reception room in the southwest corner, a kitchen in the northeast corner and two bedrooms in the remaining corners. An entrance hall is situated to the centre of the northern side of the building, now part of the kitchen by virtue of the removal of the partition wall between the two parts. The entrance hall may have accommodated the larder described in the 1926 sales particulars. There are two sets of external stairs: one leading to the former entrance hall/larder on the north side of the building and the other leading directly into the kitchen (Plate 11).
- 6.1.3 A gabled porch is situated to the south of the range: this bridges the gap between the two canted bay windows and leads to a pair of doorways, one to the reception room and the other to the bedroom. Brickwork is consistent between the porch and the bays and as such it is suggested that the porch was added when the building was extended between 1898 and 1908 despite the fact that it is not shown on the 1908 edition Ordnance Survey map.

The Yards

- 6.1.4 Additional facilities are situated within the former open yard that lies between the domestic building and the garages. The gap between the two buildings had been subdivided to create two enclosures, one to the west and the other to the east by 1898 (Plate 4). By 1908, the eastern yard had been further subdivided into three adjacent parts: all except the central area within the east yard are shown shaded on the map indicating that they had been roofed over at that stage in the development of the building (Plate 12).
- 6.1.5 The western of the two covered areas in the east yard included the short flight of steps that led up to the entrance in the north elevation of the domestic range. The eastern covered area had been removed some time after the publication of the 1963 edition Ordnance Survey map (Plate 12).

After 1963

- 6.1.6 The western yard was brought into the domestic accommodation after 1963, the new western wall lining up with that of the domestic range, and the newly enclosed area arranged to include a bathroom to the south and a utility room to the north, the latter accessed independently from the eastern yard, perhaps utilising an existing integral entrance in the earlier wall between the two parts (Plate 13).
- 6.1.7 The short flight of stairs that are situated within the east yard bears evidence of extension on its northern side: this is accompanied by a modern pentice roof that extends across the full width of the yard and the building to the west of it. The pentice roof is in clear corrugated plastic sheeting replacing its predecessor in the same location, undoubtedly to provide additional natural light into the interior of the enclosure.



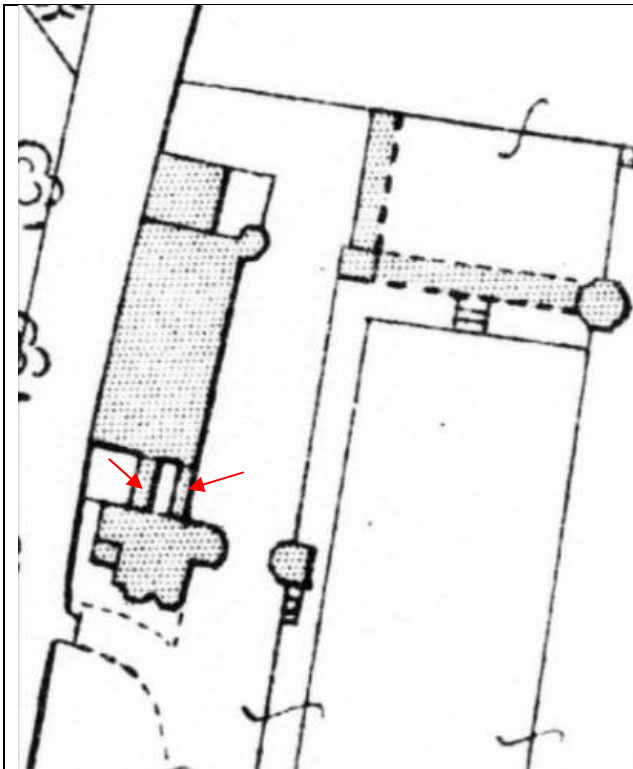


Plate 12: Extract of the 1908 edition Ordnance Survey map showing the two shaded parts of the east enclosure in the former gap between the domestic range and the stables/garages (arrows)

Extract of the 1963 edition map (Below)

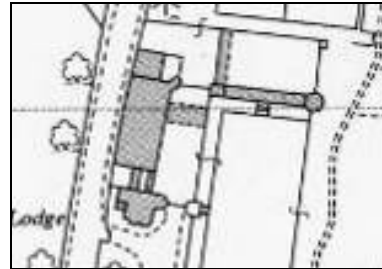


Plate 13: The west elevation of the covered part of the east yard showing the Flemish bond brickwork and the integral openings (glazing renewed at a later date)

6.2 Exterior and Interior

- 6.2.1 The walls of the single storey domestic structure is predominantly laid in brick in Flemish bond, English bond and header bond, all in the same fabric. The different bonds respond to the specific irregular footprint of the building, extant in the use of header bond conducive to the creation of curved corners, with Flemish bond and

Stretcher bond on larger flat expanses of wall (Plates 14 and 15). The variation in bonds demonstrates the quality of the work and the skill and experience of the bricklayers employed in the construction of the building. Other materials utilised in the wall construction include tile-hanging to gabled roof terminals, with decorative diamond motifs picked out in contrasting fabric or rough-cast render with studs to the south porch gable (Plate 14).



Plate 14: The south side of the domestic part of the group with the arched entrance-way between the two separate parts of the North Lodge showing the quality and consistency of the brickwork



Plate 15: The rounded north side of the Kitchen and the porch showing the quality of the brickwork

Windows and Doorways

- 6.2.2 Windows are cross-type and multi-paned within robust timber frames commensurate with the late 19th and early 20th century dates of construction. Doors are also robust with decorative use of fillets and nail-heads (Plates 14 and 15). Modern intervention is clear in the use of large glazed panes contrasting strongly with their earlier counterparts.

Ceilings and Floors

- 6.2.3 The interior of the building has been refinished over the years resulting in modern floor finishes and suspended spot-lit ceilings (Plate 16). However, the northeastern entrance leading into the kitchen and the south porch retain their original red-and-black ceramic floor tiles (Plate 17).



Plate 16: Modern floor and ceiling finishes within the kitchen

Heating System

- 6.2.4 The building was heated in the first instance by a series of fireplaces: the reception fireplace (southwest room) has been converted to accommodate a wood-burning stove. Only two chimney stacks are now visible flanking the gated entrance that bisects the two parts of the lodge providing access to the principal residence.

Roof

- 6.2.5 The roof, with its over-sailing eaves, is of particular interest in the variety of forms: gables, canted hipped roofs over bay windows and rounded roof terminals, all of which are very much characteristic of architecture at the turn of the 20th century (Plates 14 and 15).



Plate 17: The black and red floor tiles within the northeast entrance and the south porch

Later Intervention

- 6.2.6 The later phases of construction, as touched on above, include extending the domestic accommodation into the western yard, extending the external steps in the east yard, replacing the pentice roof with modern materials and altering some of the windows.





7.0 THE GARAGE AND STABLE RANGE (Figure 3)

7.1 The Stable Range

- 7.1.1 The garage and stable block range was *in situ* to a long rectangular-plan footprint north of North Lodge by 1898 (Plate 9). Few changes are extant on the exterior by 1908 excepting the addition of the octagonal dovecote at the northeast corner and the narrower extension against the north end of the range, the latter substantially if not entirely rebuilt at a later date (Plate 9).
- 7.1.2 Despite the simple rectangular-plan footprint and the continuity of construction, the building is in two distinct parts: the south part is taller than its northern counterpart indicating the location of the former stables with lofts over in contrast to the lower storey heights of most of the northern garage range.



Plate 18: The south and eastern sides of the stable and garage facilities, the taller roof heights and triple gabled arrangement relate to the stable part of the group at the south end

- 7.1.3 The former stable building may have comprised three adjacent stalls in the southern part of the building arranged along its east – west axis. The stalls were surmounted by loft accommodation under three adjacent pitched roofs, all of which terminate in gables to decorative effect at the south end of the structure: all gables include centrally situated multi-pane windows (Plate 18).
- 7.1.4 The northern part of the stable range is at right angles to the southern part and comprises a large carriage-lodge to the east side and a compact well-lit and heated room to the west side (Plate 10; Figure 3). The northern part of the stable range has an east –west oriented roof that terminates in tall gables, the western of which currently lacks any form of opening (Plate 18) whilst its western counterpart accommodated a high-set loading doorway with windows below (discussed below).
- 7.1.5 The clay tiled roofs are embellished by barge-boards, over-sailing eaves and gabled vents: the centre of the north roof includes a louvered cupola (Plate 18), the

decorative and functional features indicating a well-thought out ventilation system at the date of construction.



Plate 19: The eastern end of the south elevation of the stable range showing the moulded string and chamfered plinth in addition to the window intended to light the loft on the interior



Plate 20: The west side of the southern part of the group (Google street view image)

External Appearance

- 7.1.6 The stable range is in brick laid in Flemish bond. The garage doors to the eastern side are modern in origin. The upper floor walls and gables are clad in clay-tile hanging that alternates plain and scalloped tiles to decorative effect. The east gable

in the north roof of the stable range includes a moulded tie-beam and the southern end of the range includes a moulded string course and plinth (Plates 18 and 19).

- 7.1.7 The western, street-front, elevation is more elaborate, the southern end comprises a recessed panel that is surmounted by a dentil course and includes a chamfered cap to the plinth at its base. The gabled northern part of the building includes three fixed single-light windows at ground floor level, each with rounded reveals and multi-pane, obscured glazing (Plate 20).
- 7.1.8 The gable is clad in clay tile to match that on the opposite side of the building, albeit in this instance the moulded string is in brick and is interrupted by a high-set loading doorway. The doorway is surmounted by a pitched hood clad in clay tile and supported over carved brackets and corbels. Two further corbels support smaller brackets at the corners of the gable below the barge-boards. The high-set loading door is a heavy timbered one with two vertical panels below the lock rail, each in-filled with boards laid on the diagonal. Above the lock-rail the door is glazed, the single panel the result of later 20th century alterations to the building (Plate 20).



Plate 21: The interior of the southern part of the stable range looking east showing the extent of interior alterations

Interior

- 7.1.9 The interior of the former stable range has been opened up to create a single room at the southern end of the building in order to extend the garage facilities (Plate 21). The alterations included the removal of the loft floor to introduce roof-lights to the slopes of the roof and in so doing improve natural light filtration into the garage facilities (Plate 21): It is unclear why the existing windows in the gables were not utilised for this purpose. The herring-bone brick floor with integral drainage channels remains *in situ*.
- 7.1.10 Within the northern part of the stable range, the north elevation of the eastern room (former carriage-lodge) has been removed to create open-plan garage facilities. The

small room to the rear (west) retains its original proportions. It is suggested that the two room layout comprised the former loose-box and the mess-room with stove described in the sales particulars from 1926. It is also possible that the small room had served in the first instance as a tack-room, later converted to a mess-room.

7.2 The Garages

- 7.2.1 The northern part of the range comprised three adjacent bays: these are now all open plan with modern finishes and as such it is unclear if there had been any partitioning as part of the early floor-plan. The 1926 sales particulars mentions two garages, a workshop, paint store, generating house, urinal and carpenter's shop.



Plate 22: The east elevation of the northern part of the stable and garage block group



Plate 23: The north end of the stable and garage group with the three gabled terminals, the western rising above its counterparts to the east



Plate 24: The north end of the group on the west side showing the second loading doorway and the pair of roof vents

External Appearance

- 7.2.2 The east elevation of the garage block comprises three wide doorways fitted with modern doors (Plate 22). The building is roofed in clay tile, the roof arranged in three adjoining pitches, gabled to the north end, the western of which had been built to a taller storey height than its central and eastern counterparts, perhaps to create a uniform appearance on the highway side of the property (Plate 23). At the centre of the range, over the central doorway, the roof is interrupted by a projecting gable, on the east and west sides of the building. The gables are tile-hung to match the neighbouring part of the range, with matching barge-boards and trim. Four gabled vents, are arranged, two to each side of the building, situated within the west and east slopes of the roof flanking the central gable (Plates 22 and 24).
- 7.2.3 The west, highway-side, elevation has recessed panels to its walls, respecting the three-bay layout, the panels separated by pilaster strips. The two outer bays include dentilation at the top of their panels whilst the central bay, surmounted by its gabled roof terminal, includes a moulded string course that is interrupted by a timber high-set loading doorway. The doorway is surmounted by a pitched hood supported on carved brackets and corbels; further corbels are situated at each end of the tile-hung gable, below the terminal ends of the barge-boards (Plate 24).
- 7.2.4 The three gabled roof terminals at the north end of the range include the ubiquitous barge-boards. The western and eastern gable includes multi-pane windows (one central to each gable), the middle gable is punctuated by a group of three vertical ventilation slots (Plate 23). A further multi-pane window had lit the eastern part of the building at ground floor level. The taller west gable is clad in tile hanging whilst the lower pair are in plain brick laid in Flemish bond. All three gables include a moulded brick string course at tie-beam level.

Interior

- 7.2.5 As touched on above, the interior of the building has been substantially modernised removing all trace of the features that are extant on the building's exterior.

7.3 The Dovecote

- 7.3.1 The dovecote was added to the northeast corner of the stable and garage range between 1898 and 1908 (Plate 9). The octagonal feature towers above the buildings adjacent to it and is surmounted by a weathervane (Plates 25 and 26). The fabric and form draws upon the same palette of materials used for the other buildings on the property, each element contributing to, and drawing from, the special character and significance of the others in the group.



Plate 25: The north and west sides of the stable and garage group from the road (Google street view image)



Plate 26: The Dovecote in context showing the same features and fabric utilised across the entirety of the structural group

7.4 The Grounds

- 7.4.1 The grounds are very much identifiable in their current form with those shown on the 1908 edition Ordnance Survey map. The boundary walls, integral to the buildings along the highway, the driveway and gated entrances embellished by octagonal piers (picked up on the North Lodge gateway chimneys), the two lodges, principal dwelling, tea-houses and observatory among other buildings, are all clear in their landscape context with its terraces and winding paths dropping dramatically down to the east to the well-wooded banks of the Cob Brook.
- 7.4.2 Mawson's intention to integrate the natural landscape and geology with the structural group as a key characteristic of his scheme remains legible to date despite changes to the buildings and changes in ownership.
- 7.4.3 The abundantly embellished brickwork utilised in the boundary walls, feature entrances, dovecote, garden buildings and indeed the steps that link the various and well-defined levels of this planned landscape remain intact and are a key feature of the group, tying in particularly well with the fabric of the domestic and ancillary buildings to create a very distinctive group that declaims its origin at the turn of the 20th century and the wealth of those that commissioned their construction.

8.0 STATEMENT OF SIGNIFICANCE

8.1 Determining Significance

8.1.1 *'Significance (for heritage policy) is defined as: 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*

8.1.2 Significance is the sum of an asset's cultural and natural heritage values and only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm and loss (*"Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment"* published by English Heritage in April 2008 (now Historic England).

8.2 The Significance of North Lodge, Stables and Garages (Stonehurst Cottage)

8.2.1 The significance of the building is derived from the following key characteristics:

- The setting of the buildings, the designed landscape created by Thomas H. Mawson, an important designer and landscape architect of the time, well-known for his ability to integrate the natural landscape, its topography and geology into his designs, as is the case at Stonehurst with its sweeping dramatic views, terraces, winding paths and woodlands, in addition to the natural stone outcrops, some of which are named and highlighted in the sales particulars issued just 16 years after the property was completed
- The well integrated group of buildings formed of the principal dwelling, its two lodges and a series of ancillary buildings, all exhibiting the same style at the hands of Norman Searle, of Searle & Searle, notable architects of the time that were recognised for combining their skills as engineers, architects and surveyors in their work
- The abundance of decorative detail across the entire group regardless of the status of the building as evidenced in the octagonal chimneys and bay windows, varied roof-scapes and feature dovecote, down to the attention to detail lavished on the integrated ventilation system, all features that compliment those found on the principal dwelling
- A very high degree of survival of the buildings and their immediate setting as envisioned by the architects at the turn of the 20th century

8.2.2 The North lodge, Garages and Stable block were designed and built to be both aesthetically pleasing and functional, with the buildings arranged in close proximity to each other and the entrance to the property to enhance efficiency.

8.2.3 The architecture of the ancillary buildings was planned to present an almost domestic impression on entering the property despite the range of functions that they accommodated: this contributed to the clear sense of a well-planned and efficient group, rather than a principal domestic dwelling and separate utilitarian subsidiary structures.

³ National Planning Policy Framework (NPPF) Annex 2 Glossary page 56

- 8.2.4 Beyond the architectural integrity of the group, it is clear then that the greater part of the significance of the buildings is largely derived from their association with Mawson, a prominent landscape architect whose involvement at Stonehurst resulted in the creation of a designed landscape that maximised views over the gardens and grounds, through the careful integration of the dramatic topography of the site and its natural features.



9.0 THE PROPOSED ALTERATIONS (Figure 4; Appendix 3)

9.1 Introduction

9.1.1 This survey was commissioned to establish the origin and development of the building in order to determine its significance and that of its setting to assess any potential impacts of the proposed alterations.

9.1.2 The alterations for this application comprise the following (Figure 4):

1. 1a and 1b: Insert new doorway in north wall of northwest room; block existing doorway between the two western rooms; remove staircase from southwest room
2. Remove external staircase in east yard
3. Re-hang door to utility room to open inwards
4. Roof over east courtyard
5. Create opening in south wall of stable block to link to roofed over east yard
6. Remove external door from northeast staircase; block gap
7. Reconfigure western unit at south end of former stable block to create staircase and study
8. Reinstate a loft floor over the north unit of the former stable block to create a new suite of accommodation; insert two doorways in wall between north and south units for access, eastern doorway leading to loft reinstated over southeast unit
9. Add new roof light; Insert new doorway in south elevation of west unit, former stable block
10. New glazed doors to the garages
11. Block existing entrance in north wall of east unit at south end of stable block
12. New window central to east gable in northern part of former stable block
13. Add glazed panel to west window in west gable of northern part of former stable block
14. Add air source heat pump; PV battery added adjacent; replace existing oil tank system with new buried LPG
15. Replace all existing windows with timber-framed double-glazed windows
16. Add 3 solar panels to east roof slope, west side of the northern part (garages)
17. Resurface the external area in gravel

9.1.3 The proposed alterations are minimal, focussing upon reinstating lost fabric such as part of the loft floor in the stable range to increase the domestic accommodation, adding new openings and rooflights to improve natural light, and providing renewable energy sources in the form of the air source heat pump and solar panels.

10.0 IMPACT ASSESSMENT

10.1 The North Lodge

1. 1a - Insert new doorway in north wall of northwest room

10.1.1 It is proposed that a single discrete doorway is inserted into the north wall of the northwest room to link the room to the facilities in the west yard. A small lobby already exists within the former west yard and this will be accessed through the new doorway to improve circulation through the extended domestic layout of the building (Figure 4).

10.1.2 The new doorway will link to existing facilities to improve circulation through the building. The opening has been kept to a minimum and sited to ensure that sufficient

original fabric remains *in situ* to each side of the doorway to illustrate its extent and form. The addition of a single –width doorway in the location proposed will not impact upon the character or significance of this non-designated heritage asset.

1b- block existing doorway between the two western rooms; remove staircase from southwest room

- 10.1.3 It is proposed that the doorway between the two west rooms is blocked and the short flight of steps removed.

Recommendation

- 10.1.4 It is recommended that the door is fixed shut and retained in situ: this will indicate its original form and location and despite the proposed removal of the staircase will clearly illustrate the differences in floor height between the two western rooms allowing the original scheme to remain visually accessible as the building evolves to meet new needs.

2. Remove external staircase in east yard

- 10.1.5 The external staircase had been added to the group between 1898 and 1908, either with the eastern extension to the lodge or soon after. The brickwork between the two parts is very similar and the coursing does line up well, however it is unclear if this is a good addition or a single building campaign. Since first built, the staircase structure had been extended unsympathetically to the north and the window and doorway replaced (Plate 27).

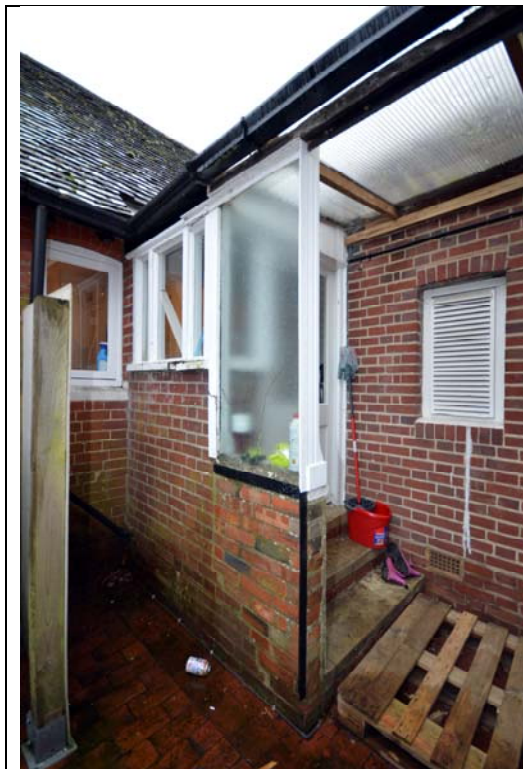


Plate 27: The early 20th century staircase and its late 20th century extension

- 10.1.6 The proposed removal of the staircase enclosure and the replacement with a pair of curved steps will open up the area and remove the ill-considered extension to the earlier fabric. Whilst the early 20th century staircase will be removed, the doorway will

be better revealed and will remain in use, illustrating, with the replacement staircase the original layout of the building and the variation in floor levels between the various parts of the group.

3. Re-hang door to utility room to open inwards

- 10.1.7 It is proposed that the existing door between the east yard and the utility room in the northwest corner of the west yard is re-hung to open inwards: this will not impact upon the special character and significance of the non-designated heritage asset.

4. Roof over east courtyard

- 10.1.8 It is proposed that the east yard is roofed over to create an entrance hall and improve circulation between the various parts of the group. The eastern part of the east yard had been roofed over by 1908 as indicated on the Ordnance Survey map of that date: the intention to reinstate that roof and extend it over the entire yard follows in the general trajectory of the development of this part of the site, as illustrated by the historic map regression exercise and the standing fabric of the group. The area between the North Lodge and the stable block had comprised a pair of open un-roofed yards in 1898, by 1908, the east yard had gained two roofed areas and a central open area, and after 1963, the west yard was covered over and brought into the domestic facilities.
- 10.1.9 The partial reinstatement of the roof over the east yard and its continuation to the west will extend the domestic facilities of this compact cottage within the confines of its own footprint, avoiding the need, or desire, to add an extension that would impact upon the character of the group and its significant setting.
- 10.1.10 The proposed roofing over of the east yard will not impact upon the character or significance of the non-designated heritage asset or of the grade II Registered Park and Garden within which the property is situated.
5. Create opening in south wall of stable block to link to roofed over east yard
- 10.1.11 It is proposed that an opening is made in the south wall of the stable block to connect the facilities to the east yard and integrate the various parts of the group into the domestic suite of accommodation (Figure 4). The south elevation of the stable is the original, already *in situ* by 1898 as indicated on the Ordnance Survey map of that date (Plate 3).



Plate 28: The south elevation of the former stable block and the suggested location for the new opening (arrow)

10.1.12 As it stands, the proposed opening is c. 1.25 metres in length and is situated to straddle the central and eastern bays (former stalls) of the much altered stable block (Figure 4). No door is proposed for the opening which will ensure that it reads as an intervention rather than an integral part of the original scheme. Sufficient fabric will also be retained to each side of the entrance to illustrate its form and extent prior to the insertion of the opening, which will allow the evolution of the building to remain legible as it continues to evolve.

Recommendation

10.1.13 It is however worth considering relocating the opening further to the east to centralise it within the eastern bay (or stall) of the stable block rather than bisecting two bays. A refinement to the location of the opening will place it below the window in the gable, the eastern of the group of three, simplifying the elevation in that location (Plate 28).

6. Remove external door from northeast staircase; block gap

10.1.14 It is proposed that the doorway to the northeastern external staircase is removed.

Recommendation

10.1.15 It is recommended that the door is fixed shut, retained on the exterior and blocked/insulated over on the interior to remove any physical or visual impacts whilst also allowing this part of the building to be adapted to meet new needs.

10.2 The Stable Range

7. Reconfigure western unit at south end of former stable block to create staircase and storage facilities
 8. Reinstate a loft floor over the north unit of the former stable block to create a new suite of accommodation; insert two doorways in wall between north and south units for access, eastern doorway leading to loft reinstated over southeast unit
- 10.2.1 It is proposed that the south block of the stable is integrated with the domestic accommodation to extend their facilities without the need or desire to add an extension to the late 19th and early 20th century architect-designed group. As part of the reconfiguration, the loft floor will be reinstated: this will require the addition of a staircase for access and this has been placed at the western end of the range.
- 10.2.2 The new staircase and cupboard facilities have been grouped together and confined to the western bay (or stall) of the former stable block rather than straddling bays, as such despite the extent of modern alterations to the building, the layout will remain discernible.
- 10.2.3 The addition of a new staircase and cupboard arrangement will not impact upon the character or significance of the group, particularly as the location is confined to a single bay of the former stable block. The reinstatement of the lost loft floor will enhance and better reveal the original intentions of the architect, and recorded in the 1926 sales particulars '*above is a large loft which could readily be utilised as men's quarters*'. The proposal to bring (part of) the loft back into use as domestic facilities is therefore particularly appropriate for this property.
9. Add new roof light; Insert new doorway in south elevation of west unit, former stable block
- 10.2.4 It is proposed that a new rooflight to match those already *in situ* in the central pitched roof of the three over the southern part of the former stable block is inserted into the east slope of the western roof (Figure 4). The rooflight will result in a loss of original roof structure; however, the western highway-side slope will remain intact as will the two slopes to the eastern of the three gables providing sufficient unaltered fabric to illustrate the intention of the architect for this building.
- 10.2.5 The insertion of a single width doorway in the south elevation of the western bay (or stall) will result in a loss of original fabric: however, sufficient fabric to each side, and above the new opening will ensure that the original form and extent of the wall remains visually accessible. The discrete location, facing onto the passage or gap between the boundary wall and west yard ensures that there are no external, publicly visible, changes to the group, allowing the building to be read as it was originally intended from the highway and properties to the west of the proposal site.

Recommendation

- 10.2.6 It is worth considering glazing between the existing rafters in order to substantially reduce the loss of original late 19th century fabric whilst still achieving the desired level of natural light filtration to the interior of the building.
10. New glazed doors to the garages

- 10.2.7 It is proposed that the existing modern and generic metal doors to the garage group are replaced with glazed multi-pane equivalents. The replacement to the southern part of the group will comprise a series of French doorways as part of the new domestic facilities.



Plate 29: The eastern side of the garage group as existing and as proposed, comprising the replacement of the modern garage doors and the insertion of a new window in the gable of the stable block range

- 10.2.8 The existing doorways have no value in heritage terms; they do not contribute to the character or significance of the property and in many ways detract from it and that of the sensitive Registered Park and Garden setting (Plate 29). The proposed doors with their multi-pane style are more sensitive to the historic group, referencing yet not replicating the multi-pane windows of the historic scheme. The replacement doorways are considered to be enhancements to the character and significance of the group and to their setting.

11. Block existing entrance in north wall of east unit at south end of stable block

- 10.2.9 It is proposed that an existing entrance between the southern and northern parts of the former stable block is in-filled. The existing entrance has no extant historic elements, no architrave, doorcase or door that could illustrate its origin. As such, the removal of the modern door and the blocking of the opening will not impact upon the character or significance of the building.

Recommendation

10.2.10 If necessary, it should be possible to refine the scheme to include an off-set on one or both sides of the doorway to illustrate its location and form, as part of the narrative of the evolution of the building.

12. New window central to east gable in northern part of former stable block

10.2.11 A new oriel window is proposed for the gable on the east side of the northern part of the stable block. The proposed window is a projecting three-light one supported on carved brackets intended to reference those *in situ* on the opposite side of the building for the two high-set loading doorways.

10.2.12 The style of window and the location, lighting the loft facilities within that had been part of the original architect-designed scheme, will contribute to the character and significance of the group. The glazing has been kept simple and modern to ensure that the subsidiary function of the north ancillary group remains intact and that the alterations to the building do not detract from or compete with the embellishments extant in the principal domestic building to the south.

13. Add glazed panel to west window in west gable of northern part of former stable block

10.2.13 The existing high-set loading doorway on the west side of the northern part of the stable block includes a single glazed pane above the lock-rail of the door. It is suggested that the single pane as existing is the result of modern intervention to replace a multi-pane processor, one that would have matched the doorway to the north.

10.2.14 It is proposed that the glazed pane is renewed: as this is considered to be the result of later intervention to the group, it should be possible to renew the glazing without any impact on the special character or significance of the building or that of its setting or the setting of any neighbouring heritage assets.

14. Add air source heat pump; PV battery added adjacent; replace existing oil tank system with new buried LPG

10.2.15 The location of the proposed air source heat pump, PV battery and the replacement of the oil tank with a buried LPG system are particularly discrete (Figure 4). The alterations will therefore have no undue impact on the special character or significance of the group, its setting or that of any neighbouring heritage assets.

15. Replace all existing windows with timber-framed double-glazed windows

10.2.16 It is proposed that all existing windows will be replaced with timber-framed double-glazed windows to match the existing style. The majority of the existing windows are original, timber-framed and of multi-pane type, commensurate with the very late 19th and early 20th century origin of the buildings in the group. The windows on the west side of the property, fronting onto the highway, have been altered and are at present covered over on the interior of the building: the proposed replacement of the western windows will not impact upon historic fabric.

10.2.17 Should replacement be permitted in this case, the intention to replace the existing windows on a like-for-like basis, for this non-designated heritage asset, will ensure

that the external appearance of the building remains much the same, causing no detrimental impact to the grade II registered Park and Garden or to the public realm on the highway-side of the property.

- 10.2.18 If it is not possible to replace the windows, then it is worth investigating the potential to install slim-profile or vacuum double-glazing to the existing frames: this is considered to be 'generally acceptable' by historic England if the frames can accommodate the glazing and the glazing bars can be retained (Adapting Historic Buildings for Energy and Carbon Efficiency. Historic England Advice Note, July 2024).

16. Add 3 solar panels to east roof slope, west side of the northern part (garages)

- 10.2.19 Three solar panels are proposed for the east slope of the west roof over the northern part of the garage block (Figure 4). The roof slope is an internal one and as such, the solar panels will be discretely located out of sight to occupants and visitors to the property. No lines of sight are possible from the neighbouring heritage assets and any from within the Registered Park and Garden at Stonehurst will be reduced to glimpses from the northern part of the property.

- 10.2.20 The provision of solar panels will contribute to meeting the energy requirement needs of the property in a renewable, environmentally sensitive manner without harm to the character or significance of the non-designated heritage assets, their setting, or that of any neighbouring designated and non-designated heritage assets.

17. Resurface the external area in gravel

- 10.2.21 The existing external surface is in poor condition: the proposed resurfacing in gravel will conform well to the existing surface treatment to the south of the gated access between the North Lodge and the parent dwelling, substantially enhancing the external appearance of the group and contributing to the setting of the designated and non-designated heritage assets.

10.3 Assessment of Archaeological Potential

- 10.3.1 Although the site lies within an Archaeological Notification Area associated with Mesolithic and Iron Age activity centred on Philpots promontory fort to the north-east of the site, it should be noted that this zone of prehistoric activity in fact lies some 600m distant from the site. Moreover, whilst the strategic position of the site, overlooking the Cob Brook, might have proved attractive to prehistoric communities exploiting the resources of the High Weald it is notable that there are no recorded findspots of prehistoric material within the 250 m study area defined in the HER Consultation Report. Similarly, although a Roman road is known to run some 150 m to the west of the site, to date no definitive activity associated with this road has been identified within the study area, with the only excavated evidence so far recorded consisting of an undated ditch which may (or may not) be associated with the road. On this basis, the site is judged to have a **low to moderate** archaeological potential for the prehistoric and Roman periods.

- 10.3.2 There are no known archaeological sites of Anglo-Saxon or medieval date within 250 m of the site, and the site is considered to have a **low** archaeological potential for these periods. Conversely, the archaeological potential for the post-medieval period may be considered to be **high**, albeit largely related to the construction and use of the North Lodge itself.

Existing impacts on archaeological potential

- 10.3.3 Existing impacts on any potential archaeological horizons which may exist on the site are probably largely related to the construction of the North Lodge itself, where a degree of horizontal truncation may be expected across the footprint of the building and perhaps the associated yard area where the proposed extension is to be located, along with localised but deeper truncation associated with foundations and services.

Impact of the proposed scheme

- 10.3.4 The principal impacts of the proposal scheme on buried archaeological evidence are considered to relate to the construction of the proposed infill extension, including any ground reduction for the formation of new floors, along with any deeper excavations for new services and/or foundations. These excavations may be sufficiently deep to expose and/or impact any potential archaeological horizons not already impacted by the prior construction of the North Lodge itself.

10.4 Neighbouring Heritage Assets

- 10.4.1 The proposed alterations as discussed above will not impact upon negatively upon any neighbouring heritage assets. The alterations are restricted to the confines of the property itself, placing any proposed interventions in purposely discrete locations out of public sight. The carefully considered scheme therefore ensures that there are no visual impacts that could detract from the character or significance of the proposal site, its setting or that of any of the neighbouring designated and non-designated heritage assets.

10.5 Conclusions

- 10.5.1 It is clear that the proposal scheme for the North Lodge group is a particularly sensitive one that seeks to bring some character back into the much altered buildings through the reinstatement of the loft floor over the former stable stalls and the reinstatement and extension of the early 20th century roof over the east yard.
- 10.5.2 All of the proposed alterations are heritage-led and evidence-based derived from early consultation and close collaboration between the author and architect to ensure minimal impacts and a suite of enhancements, such as the replacement of the group of modern garage doors, to this non-designated heritage asset and to their setting, that of the Grade II Registered Park and Garden.

11.0 Purpose of this Report

- 11.1 The above statement and recommendations are the opinion of the author and intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore, it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

202425-088

Date completed

28/01/2025

Address of site

North Lodge, Stonehurst, Selsfield Road, Ardingly,
West Sussex, RH17 6TN

Grid Reference

NGR 534337 131692

Development type

Householder

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site.

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: Please see below

Description of the Listed Building(s)

There is one listed building within 250m of the site:

1025765 The South Lodge and Gateway, Wakehurst Place

Grade II. Mid C19. One storey. Two windows. Ashlar. Hipped slate roof. Gables to east and west with finials at apex and above the angles. Casement windows. Small gable porch. To the south of the Lodge are wrought iron double gates to the carriage-drive, set in octagonal stone piers with ball caps over, the piers flanked by iron railings on a stone base leading to further octagonal piers with ball caps.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Please see below

Description of the Conservation Area

There are no Conservation Areas within 250m of the site.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where

the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Inside a Registered P&G

Description of the Registered Park and / or Garden

The site is located within **Stonehurst Registered Park and / or Garden** (National Ref 1000326). The gardens and pleasure grounds were laid out in 1907 by Thomas H Mawson, in collaboration with the architect Norman Searle, as the setting for a new country house.

An additional Registered Park and / or Garden lies within 250m of the site:

Wakehurst Place Registered Park and / or Garden (National Ref 1000189) is an early mid-20th century plantsman's and collector's garden laid out by Gerald Loder. It has subsequently been enlarged and developed since 1965 as part of the Living Collections of the Royal Botanic Gardens, Kew.

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Archaeological Notification Area (ANA)

The site is: Inside an ANA

Description of and reason for the ANA

The site lies within Archaeological Notification Area **Mid Sussex 021 Phillpots Mesolithic Rock Shelters and Iron Age Hillfort, and Stonehurst Registered Park and Garden**. This has been defined due to the potential remains of use of occupation of the area from different periods of human activity, including Mesolithic rock shelters, an Iron Age hillfort, a medieval furnace and Stonehurst Registered Park and / or garden.

There are two additional ANAs within 250m of the Site:

Archaeological Notification Area **Mid Sussex 043 Wakehurst Place Registered Park and Garden**. This has been defined due to the early to mid-20th century plantsman's and collector's garden laid out by Gerald Loder. It has subsequently been enlarged and developed since 1965 as part of the Living Collections of the Royal Botanic Gardens, Kew.

Archaeological Notification Area **Mid Sussex 036 Route of the Roman road through Mid Sussex**. This has been defined due to the potential remains of a Roman road route running through Mid Sussex, as evidenced by excavations along sections of the route.

For further information about the ANA please contact the West Sussex HER Team: HER@westsussex.gov.uk.

6. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified between 100m and 250m from the site

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. There has been no recorded below ground archaeological investigation of this site. [1]

Unfortunately, the Historic Mapping for this area is unavailable at the time. This will be added, and the report resent as soon as it is available. [2]

Stonehurst, a substantial house, completed c.1910 and built by Norman Searle for John Steward, lies approximately 50m south-east of the site. Stonehurst is on the site of an earlier building, Stone Farm. The large building is built of brick and weather-tiles with slate roofs and is principally two storeys with attics. Photographs (c1920s) show a conservatory at the south end of the building. The house was originally topped by a large multi-stage tower with a balcony which would have provided extensive views over the surrounding landscape; the tower has since been taken down. [3]

A resistivity survey followed by the excavation of three trenches was carried out on the proposed site of a visitors' reception centre in the car park of the grounds of Wakehurst Place, approximately 190m south-west of the site. The archaeological works were carried out immediately west of the ordnance survey alignment of a Roman Road. The resistivity survey showed some possible alignments running southwest – northeast across the site. However, these may be related to some complex geology on the site. The trenches produced nothing of archaeological interest. The previous construction of the car park had stripped the whole area to the 'natural' and so archaeological deposits above 'natural' may have been removed. [4a]

An archaeological evaluation was carried out at the site of a proposed new visitor centre at Wakehurst Place, approximately 215m west of the site. Initial trial trenching revealed a modern ditch containing brick and plastic and an undated shallow linear feature. Further contingency trenching and a watching brief failed to locate and date this feature, which could potentially be associated with the nearby Roman road. A second trial trench located in the south car park did not locate any evidence of the Roman road or any associated features. Landscaping and the excavation of service trenches on the site over the last 200 years, as well as tree felling and root bowl removal has caused extensive disturbance, resulting in possible destruction of any archaeology that may have existed in the immediate area. [4b]

Approximately 150m west of the site lies the route of a Roman road through Mid Sussex. Sections of the route have been identified through excavations. [5]

There are no additional recorded archaeological features or finds within 250m of the site. [6]

7. HER data sources

[1] West Sussex Historic Environment Record database

[2] Tithe Map and OS historic mapping (WSRO).

[3] English Heritage (2003) Register of Parks and Gardens of Special Historic in England

[4] a) Chris Blandford Associates (1992) Wakehurst Place, West Sussex: An Archaeological Assessment of the Site of a Proposed Visitor Centre

b) Samantha Worrall (2003) An Archaeological Evaluation at Wakehurst Place, nr. Ardingly, West Sussex. Archaeology South-East

[5] West Sussex Historic Environment Record database

[6] West Sussex Historic Environment Record database

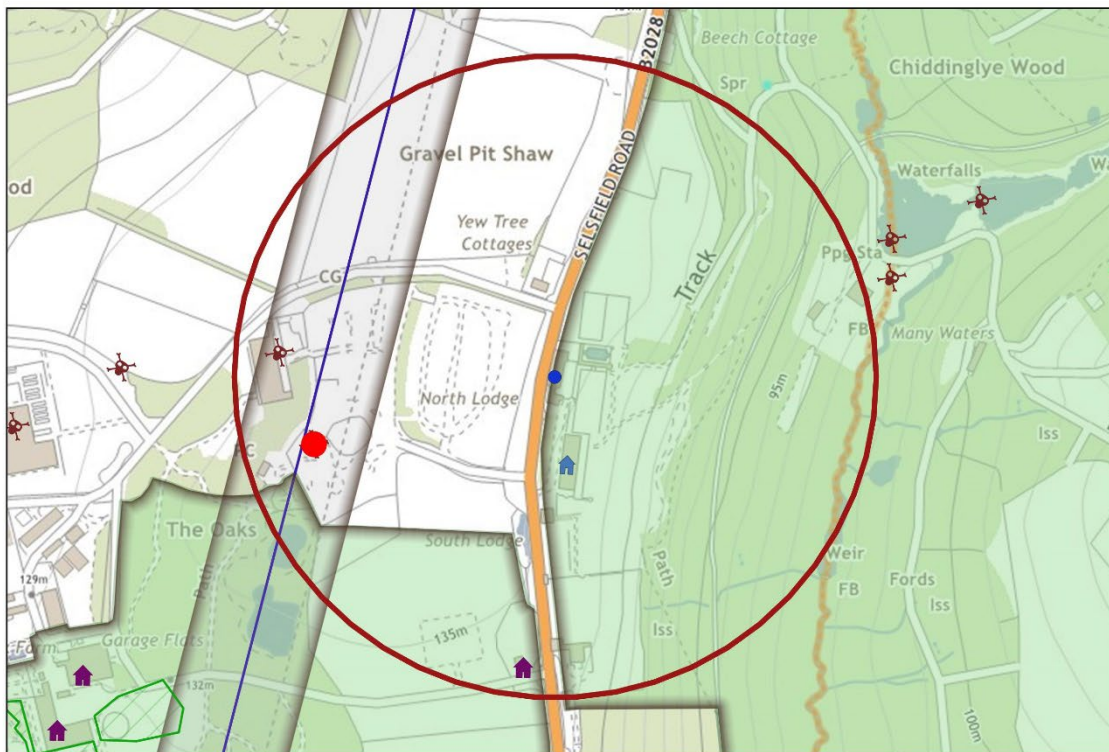
8. Further Information

The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

Map of HER Data

250m Radial Search centred on North Lodge, Stonehurst, Selsfield Road. Ardingly, West Sussex



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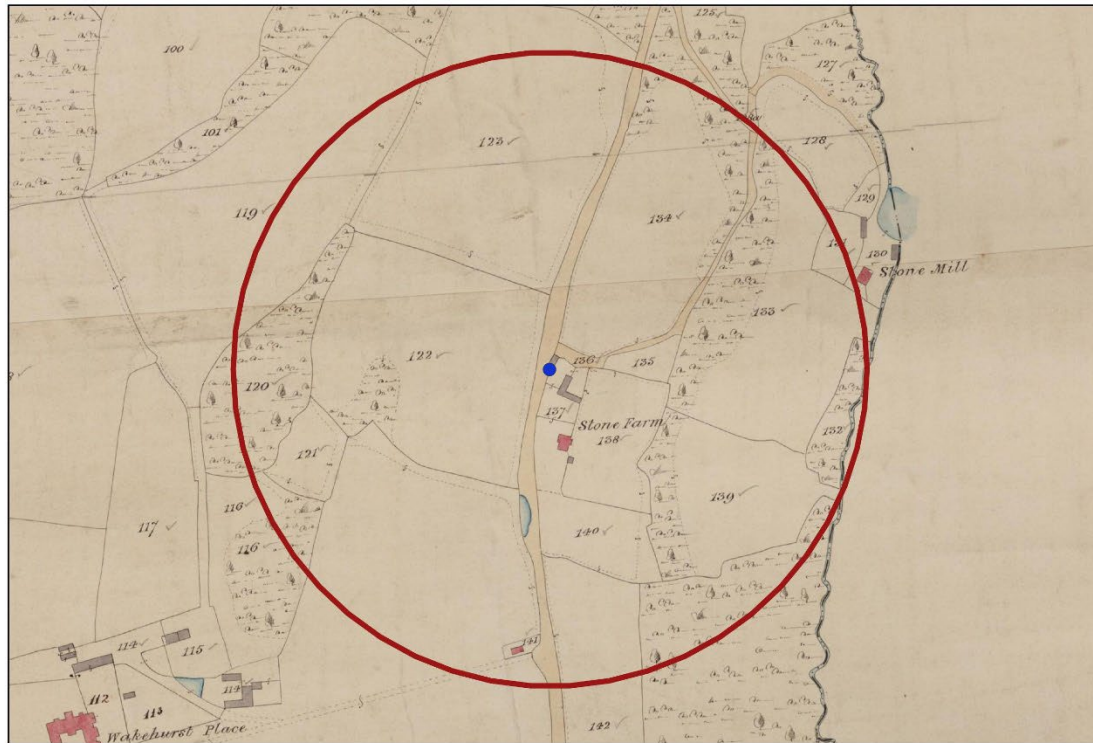
0 75 150 225 m

Legend

250m Study Area	CAN [0]	LND [0]	NEG [0]	Mon (Line) [994]	DesigANA (Poly)	Conservation Areas
Centre Point	FS [0]	MAR [0]	PLA [0]	Mon (Poly) [2933]	Scheduled Monuments	Registered Park and Gardens
Mon (Point) [14206]	LB [0]	MON [0]	[0]	DesignLB (Point)	Roman Roads	
BLD [0]						

Ardingly Tithe Map dated 1840

250m Radial Search centred on North Lodge, Stonehurst, Selsfield Road. Ardingly, West Sussex



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0 75 150 225 m

Legend

250m Study Area ● Centre Point

Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the West Sussex Historic Environment Record (WSHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the West Sussex Historic Environment Record Team. This report identifies heritage assets recorded in WSHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 194** states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **Heritage Asset**: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**The information in the West Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and WSHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*

Appendix 2: List Entry Description

The description in the list entry is solely for the purpose of recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

Official list entry: Stonehurst

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1000326

Date first listed: 01-Aug-1988

The scope of legal protection for listed buildings

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

Location

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Ardingly

County: West Sussex

District: Mid Sussex (District Authority)

Parish: West Hoathly

National Grid Reference: TQ 34807 31857

Details

Gardens and pleasure grounds laid out in 1907 by Thomas H Mawson, assisted by the architect Norman Searle.

HISTORIC DEVELOPMENT

Stonehurst, a new country house and gardens was laid out on the site of an earlier farm, Stone Farm. Part of this earlier estate included two mills, Corn Mill and Stone Mill which were retained, together with the Mill Cottages set next to the mill ponds.

John Stewart commissioned Thomas H Mawson (1861-1933) to design the gardens in 1907,

Norman Searle being responsible for the architectural details. Mawson's scheme made use of the mill ponds and exploited the valley setting and existing woodlands in the ornamental pleasure grounds. The site remains (2003) in private ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Stonehurst lies some 11km south of East Grinstead and 3km south-west of the village of West Hoathley, directly to the east of Wakehurst Place (q.v.), in the Sussex weald. The western site boundary is formed by Ardingly Road/Selsfield Road (B2028); on all other boundaries the site adjoins farmland or woodland.

Stonehurst commands extensive views from the north-east to south-east, standing on the edge of the steep-sided Ouse valley of the Cob Brook. The pleasure grounds and estate woodland extend to 80ha, and exploit the confluence of the Cob Brook and a tributary to the north-east.. The gardens are set on the east-facing valley slopes, and extend north to south parallel to Ardingly Road. The pleasure grounds, set out on the slopes below the house which run down to the Cob Brook, are orientated north/south along the valley and along the north-east valley associated with its tributary.

ENTRANCES AND APPROACHES There are two entrances to Stonehurst , both marked by lodges which are equidistant from the house. North Lodge is situated directly 100m north of the house on Ardingly Road and South Lodge is 100m to the south. Drives from the lodges lead into a forecourt which runs the full length of the west front of the house.

PRINCIPAL BUILDING Stonehurst, a substantial house, completed c1910, was built by Norman Searle for John Stewart, on the site of an earlier building, Stone Farm. The large building is built of brick and weather-tiles with slate roofs and is principally two storeys with attics. Photographs (c 1920s) show a conservatory at the south end of the building. The house was originally topped by a large multi-stage tower with a balcony which would have provided extensive views over the surrounding landscape; the tower has since been taken down.

GARDENS AND PLEASURE GROUNDS A series of formal, enclosed, brick-walled gardens lie to the north of the house, the picturesque roof-line of the garages and stables being visible over the western garden wall. The garden nearest to the house is laid out as a bowling green/croquet lawn. This is separated and screened by a pergola with brick and tile pillars, from an enclosed garden to the north. This was a rose garden which was remodelled to house a swimming pool. The pergola leads to two garden buildings; at its eastern end there is a copper-domed observatory and at the western end, a loggia and dressing rooms.

Further to the north, beyond the end wall of the formal gardens, a door in the garden wall leads through to a cross-walk running along the side of a levelled lawn to a viewing bastion situated at its eastern end. The lawn is surrounded by low brick walls and in Mawson's scheme was designed as a tennis court.

On the east front of the house a brick-paved terrace over 50m long is set between a pair of

tea chalets, set symmetrically on either side of the house. The formal scheme continues with two sets of stone steps, one on the north side of the terrace and the other on the south leading down to a steep, sloping lawn, set out with groups of shrubs. From the lawn a series of gravel walks leads out into the extensive pleasure grounds.

Directly beyond the east lawn the pleasure grounds lead through an extensive rock garden set out across the valley, with flights of steps giving access down both valley sides. A series of parallel walks link up with one another and exploit the valley slopes, passing under great rock outcrops and along rocky cliffs. The valley slopes are planted with a variety of ornamental shrubs set into the mature canopy of the pre-existing woodlands of Stone Farm. The stream flowing to join the Cob Brook from the north-east feeds a series of ornamental ponds, pools and waterfalls (many designed to be viewed from the house), and then issues out into a lake set at its confluence of the two watercourses. At the southern end of the lake stand the original Mill Cottages. To the north-east is a decorative house, 'Many Waters', built at the same time as Stonehurst and intended as a focal feature in the pleasure grounds.

Chiddingly Wood lies on the east and south side of the two valleys, to the north of the lakes. Within this woodland there are many natural, rocky outcrops, for a long-time a tourist attraction, the Great-upon-Little Stone being particularly famous in topographical accounts of the Weald (eg Cobbett 1853). On the summit of the west facing slopes which look directly onto Stonehurst a central area of land was left open and unplanted (OS 1910). Extensive plantations of Douglas Fir date from c 1910 and are planted amongst oak dating from c 1855 (ring counts, see Inspector's Report, 1988). There are significant specimen conifers throughout the pleasure grounds.

KITCHEN GARDEN

The walled kitchen gardens are situated directly to the south of the house. They are reached by a path which leads southwards off the top terrace then through an arch in the castellated, brick north wall. The area is walled on three sides and has an open octagonal shelter at one of its corners. It is now let to a commercial nursery.

REFERENCES

W Cobbett, Rural Rides (1853) Building News, 95 (1908), pp13, 29, 45 Inspector's Report: Stonehurst, (Debois Landscape Survey Group 1988)
Maps Tithe map for West Hoathly parish, 1841 (West Sussex County Record Office)
OS 6" to 1 mile: 1st edition published 1879 OS 25" to 1 mile: 3rd edition published 1910
Archival Items Knight Frank & Rutley, Sale particulars, 1926 (West Sussex County Record Office) Photographs, c1920s [copies on EH file]
Description written: August 1998 Amended: March 2000 (KC) December 2003 (CAA) Edited: December 2003

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.

Official list entry: Wakehurst

Heritage Category: Park and Garden

Grade: II*

List Entry Number: 1000189

Date first listed: 01-Jun-1984

The scope of legal protection for listed buildings

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

Location

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Ardingly

National Grid Reference: TQ 33707 31221

Details

An early to mid C20 plantsman's and collector's garden laid out by Gerald Loder, which has subsequently been enlarged and developed since 1965 as part of the Living Collections of the Royal Botanic Gardens, Kew.

HISTORIC DEVELOPMENT

The manor of Wakehurst probably dates from the mid C13, when its connection with the Wakehurst family was established. It passed by marriage to the Culpepers in 1454 with whom it remained for two hundred years, Sir Edward Culpeper building the present house in 1590. The estate was sold in 1694 to the Lydall family and then passed by inheritance to the Clarkes who sold it in 1776 to Admiral Peyton. The Peytons let Wakehurst to tenants from 1816 and sold off portions of the estate including, in the mid C19, land to the north of the mansion, before selling Wakehurst Place and the remaining land in 1869 to the Dowager Duchess of Downshire. She repurchased some of the former estate land and carried out considerable additions and alterations to the house and gardens. Although sale particulars were prepared in 1878, it was not until 1890 that she sold the estate to Sir William Boord. In 1903 he sold to Gerald Loder, younger brother of Sir Edmund Loder of Leonardslee (qv) and later created first Lord Wakehurst, who established many of the present plant collections, particularly those from Eastern Asia and the southern continents. On Loder's death in 1936, the estate was bought by Sir Henry Price who continued to develop Loder's work in the gardens, bequeathing them, with the estate, to the National Trust. In 1965, the Trust leased Wakehurst to the Ministry of Agriculture, Fisheries and Food, the estate being managed through the Royal Botanic Gardens, Kew. In 1984, management of the estate was passed to the Board of Trustees of the Royal Botanic Gardens, Kew, who have developed the gardens

and plant collections further and who now (1998), in conjunction with the National Trust, manage the site.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Wakehurst Place lies on the west side of the B2028, 1.5km north of Ardingly village and 3.5km south of Turners Hill. The c 40ha registered site comprises some 12ha of parkland, 9ha of ornamental gardens and 20ha of mixed native and ornamental woodland. The eastern third lies on a level plateau, the ground falling away to the south and west and then descending into a deep, east/west ravine-like stream valley. The B2028, largely lined with post and rail fencing, forms the east boundary, while to the north the site is enclosed by agricultural (deer) fencing and adjacent deer pasture with, towards the eastern end, scientific and estate administration yards and buildings and the public car park. Beyond these and also to the west and south-west of the site are further wooded stream valleys (also National Trust property), the valley running south from the south-west corner of the site forming the northern arm of Ardingly reservoir. To the south, the site is largely enclosed by internal shelter belts (replanted after the 1987 storm) and is abutted by farmland.

ENTRANCES AND APPROACHES The public entrance to Wakehurst Place is on the east side, gates leading from the B2028 into the car park (which lies outside the registered area). A path leads south-westwards through light, mixed native and ornamental woodland to the carriage courtyard south of the stable block on the east side of the house, its entrance flanked by a pair of giant redwoods. The principal, formal entrance to Wakehurst is at South Lodge, on the B2028 some 200m further south of the public entrance, the drive entering through wrought-iron gates flanked by stone piers and iron railings (lodge and gateway listed grade II). The lodge was probably built between 1825 and 1830 (CBA 1992), although an entrance from this point, with an avenue leading due west to the house, is shown on Thomas Attree's map of 1727. From the lodge the drive, realigned slightly northwards to its present course between 1874 (OS 1st edition) and 1878 (sale particulars), follows a gentle S to arrive at the turning circle in the carriage courtyard.

PRINCIPAL BUILDING Wakehurst Place (listed grade I) stands on level ground towards the northern boundary of the registered site and on the eastern edge of the gardens. The three-storey, E-shaped house, its principal, south front featuring a three-storey projection and porch, is built of sandstone ashlar with a Horsham slab roof. Built originally in the form of a complete courtyard by Sir Edward Culpeper in 1590, the south side had been demolished before 1697. The east and west sides were shortened by two-thirds in 1848 and between 1869 and 1870; the north-east wing and the chapel on the east side were added by the Duchess of Downshire. The whole house was restored for Sir William Boord by the architect Sir Aston Webb in 1890, who also added the north porch for Lord Wakehurst in 1903. The entire south front was taken down, restored and rebuilt in 1938. To the north-east of the house and facing south into the carriage court is the two-storey, ashlar stable block (listed grade II*), with an octagonal bell turret and cupola.

GARDENS AND PLEASURE GROUNDS The south or garden front of the house opens onto a paved apron and a large, rectangular open lawn quartered by gravel paths, the present

layout established by 1874 (OS 1st edition) on the site of formal gardens shown on Thomas Attree's map of 1727. On its south-east side, the lawn slopes gently down to the roughly circular Mansion Pond (shown on Attree's map), which is fringed with shrubbery clumps and small trees, its former surrounding tree cover largely destroyed in the storm of 1987. Enclosing the pond on its east side are the Tony Schilling Asian Heath Beds, developed after the storm on the site of the former Rhododendron Walk as large islands with dwarf and slow-growing mountainous vegetation. South-west of the lawn, and south of the former croquet lawn which adjoins it to the west, are the island Specimen beds, planted for summer colour around a central, iron-work pergola frame. West of the croquet lawn further sinuous island tree and shrub beds, separated by winding grass paths, are planted as the Southern Hemisphere Garden. These were originally laid out by Gerald Loder, on former open parkland, from 1903 to 1936. The north side of the croquet lawn is enclosed by the island bed of the Winter Garden, laid out since 1965 and planted with shrubs and perennials for winter colour. On its north side, and extending c 100m westwards from the west elevation of the mansion is the rectangular Walled Garden, built between 1869 and 1874 to replace former kitchen gardens and estate yards on the mansion's east side. Entered through an arch at the east end of the south wall, the larger of the two compartments, laid out in 1973 and known as the Sir Henry Price Garden, is quartered by gravel paths with its four beds and perimeter borders planted as 'a modern cottage garden' (guidebook). An arch in the west wall leads into The Pleasaunce which is laid out with an inner square compartment of yew hedges (planted between 1890 and 1903) enclosing a small, quartered lawn with a central fountain basin and statue.

Beyond the main lawn, the path axial on the south front extends c 50m further southwards to the head of the valley, terminating at a bastion enclosed by a balustrade (built since 1965) and with a central sundial, the latter formerly sited (in 1909) on the main lawn. The bastion overlooks a steep, rocky waterfall and the south-west-flowing stream and pools of The Slips garden, the grassy banks of which are dotted with ornamental trees and shrubs. Developed on the line of a former north to south chain of ponds (Attree, 1727; Tithe map, 1841), both Black Pond, at the south-west end of The Slips, and the Bog Garden pond to its west, are surviving remnants of this chain. South-westwards beyond Black Pond are the Water Gardens, laid out around a series of informal pools and water courses with board walks and stone weirs and planted with colourful aquatic and moisture-loving plants including, as an addition in 1998, an iris dell.

South-west of the Water Garden, paths follow the stream course along both sides of the steep, ravine-like Westwood Valley beneath a canopy of mature oak trees (the woodland established between 1727 (Attree) and 1823-4 (Greenwood)) mixed with the exotic trees and shrubs, including rhododendrons, which form the Asian collection. On the north side of the valley, within and above a deep cleft in massive sandstone outcrops, is the Himalayan Glade which, planted largely with shrubby mountainous species, is reached from the valley by steep flights of steps. Northwards, on the gentler slopes above the valley and extending towards the northern site boundary is the Pinetum, the northern half of which is shown established on the OS map of 1909. It was extended south to cover its present area from 1965 and the whole was extensively replanted after the storm of 1987.

Two main, east to west paths, which follow routes established by 1874, run along the upper,

southern slopes of Westwood Valley, passing through further collections of rhododendrons and, at the western end, affording extensive views southwards to Ardingly Reservoir and the distant South Downs. At the extreme western end of the valley, the stream flows into Westwood Lake, established between 1727 and 1823-4 and fringed with marsh plants and a backdrop of woodland. North of the lake is Horsebridge Wood, which appears to have been planted during the same period and which contains the North American tree collection, many individuals from which were destroyed in the 1987 storm.

PARK The parkland lies east of the mansion and gardens, to the north and south of the South Drive. It is open in character with only an intermittent scatter of trees, of varying ages, surviving from the pattern of clumps shown on the OS editions of 1874 and 1909. Maps dating from the 1790s (OS preliminary drawing) up to 1909 (OS 3rd edition), show this eastern parkland extending further south-westwards as far as the present Pinetum, over the area now covered by the gardens. Also by 1909, the area south of the registered site, now known as the South Park, is shown as parkland but appears never to have been extensively planted.

REFERENCES

G W E Loder, Wakehurst Place, Sussex (1907) P Coats, Great Gardens of Britain (1963), pp 52-5 I Nairn and N Pevsner, The Buildings of England: Sussex (1965), p 398 Country Life, 151 (13 April 1972), pp 906-8 T Wright, Gardens of Britain 4, (1978), pp 196-201 Wakehurst Place, Landscape Assessment of the Proposed Visitor Reception Facility, (Chris Blandford Associates 1992) Wakehurst Place, guidebooks, (nd; 1990; c 1997)
Maps Thomas Attree, A map of several farms and lands of Ric. Lyddel Esq. lying in Ardingly ... in Sussex ..., 1727 (West Sussex Record Office) C and J Greenwood, A map of Sussex from an Actual Survey ..., surveyed 1823-4 Tithe map of Ardingly, 1841 (West Sussex Record Office)
OS 6" to 1 mile: 1st edition surveyed 1874, published 1879 3rd edition surveyed 1909, published 1912 1952 edition OS 25" to 1 mile: 3rd edition published 1910
Archival items Sale particulars, Wakehurst Place (SP533, 1869; SP531, 1878), (West Sussex Record Office)
Description written: January 1998 Amended: January 2000 Register Inspector: VCH Edited: June 2000

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.

Official list entry: THE SOUTH LODGE AND GATEWAY, WAKEHURST PLACE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025765

Date first listed: 11-May-1983

List Entry Name: THE SOUTH LODGE AND GATEWAY, WAKEHURST PLACE

Statutory Address 1:

THE SOUTH LODGE AND GATEWAY, WAKEHURST PLACE, TURNERS HILL ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Ardingly

National Grid Reference: TQ 34313 31467

Details

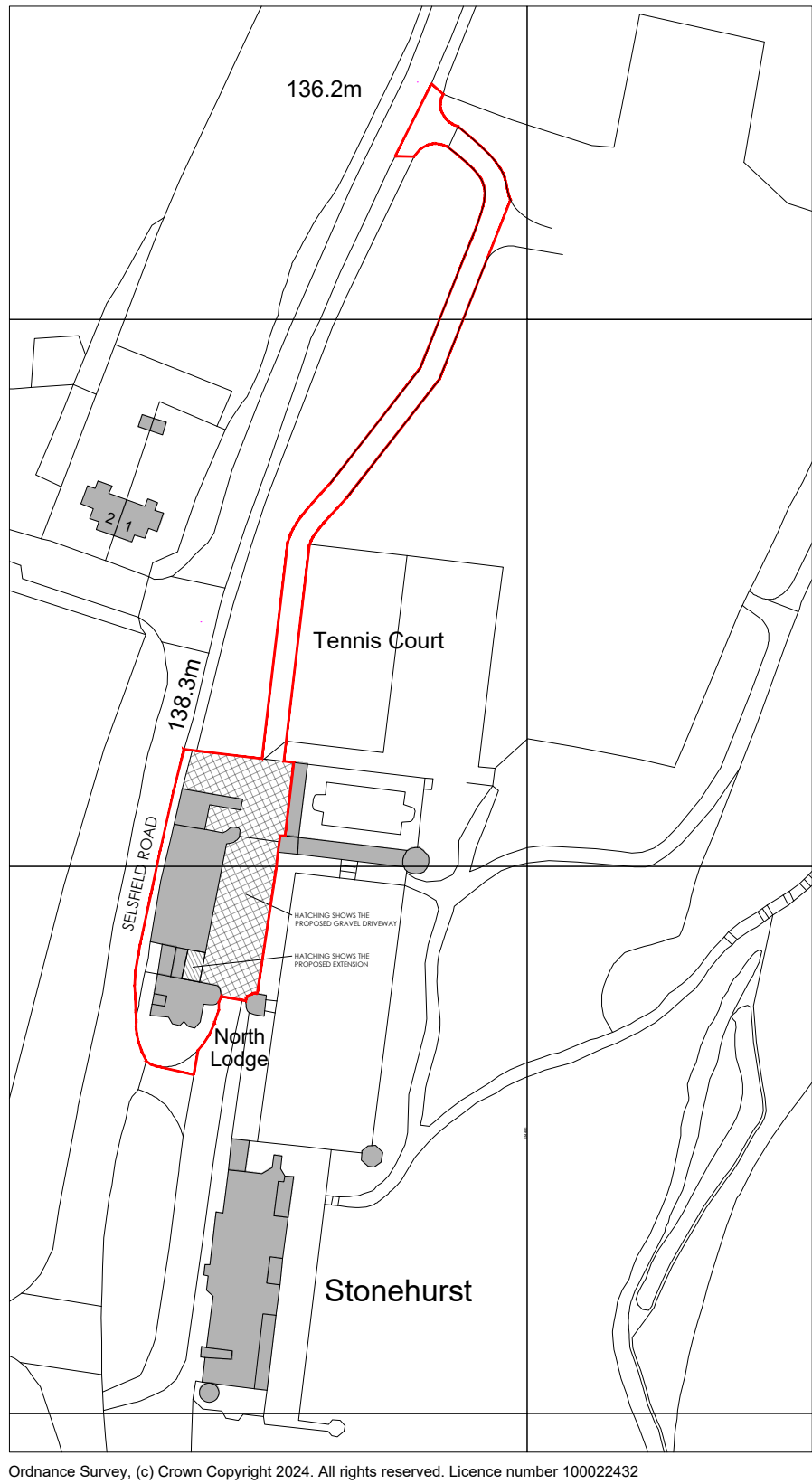
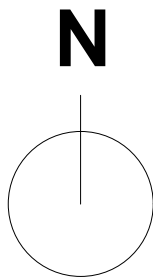
ARDINGLY TURNERS HILL ROAD 1. 5405 The South Lodge and Gateway, Wakehurst Place TQ 33 SW 6/437B II

2. Mid C19. One storey. Two windows. Ashlar. Hipped slate roof. Gables to east and west with finials at apex and above the angles. Casement windows. Small gable porch. To the south of the Lodge are wrought iron double gates to the carriage-drive, set in octagonal stone piers with ball caps over, the piers flanked by iron railings on a stone base leading to further octagonal piers with ball caps.

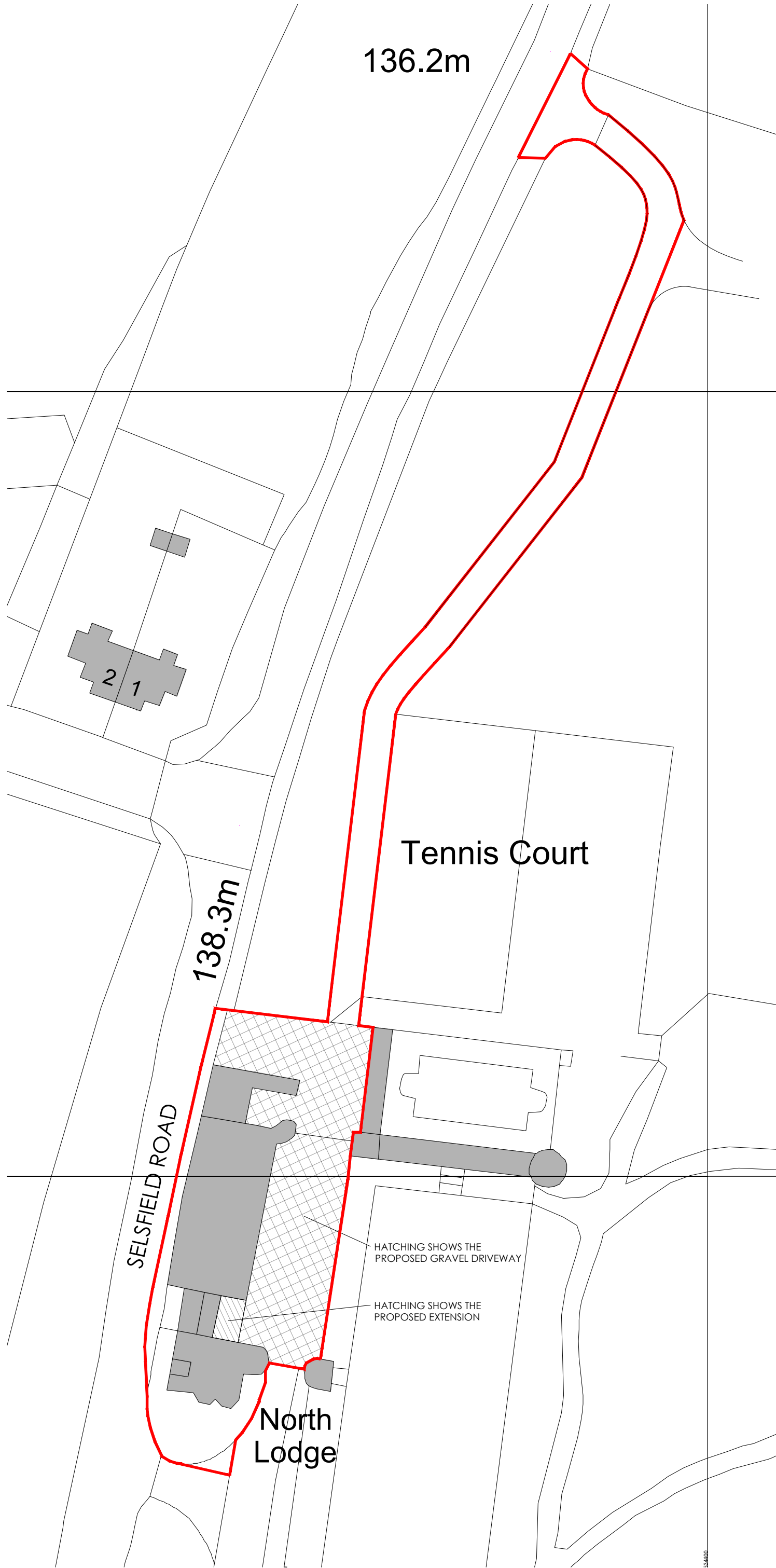
Listing NGR: TQ3431331467

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



SITE LOCATION PLAN - AS PROPOSED
SCALE 1:1250 ON AN A1 SHEET



SITE BLOCK PLAN - AS PROPOSED
SCALE 1:500 ON AN A1 SHEET

REV.	DATE.	BY.	AMENDMENT.	CHK.

PLANNING

 **gould baxter**
2 Lucastes Mews, Paddockhall Road,
Haywards Heath,
West Sussex, RH16 1HE
(01444) 452604
hh@gouldbaxter.co.uk
www.gouldbaxter.co.uk

NOTES:
DO NOT SCALE OFF THIS DRAWING UNLESS FOR PLANNING PURPOSES.
CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED.
ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT
BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.
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CONSENT.

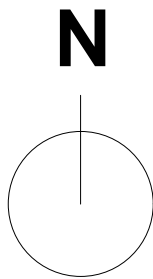
CLIENT. Mr & Mrs Edge
PROJECT. Stonehurst Cottage (North Lodge) Stonehurst Selsfield Road Ardingly RH17 6TN

DRAWING.
Site Location and Block Plan
As Proposed

DATE. 03.06.2025	SCALE AT A1. Varies	DRAWN BY. CS CHECKED BY. MC
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JOB NO. GH661	DRAWING NO. PL.01	REV. -
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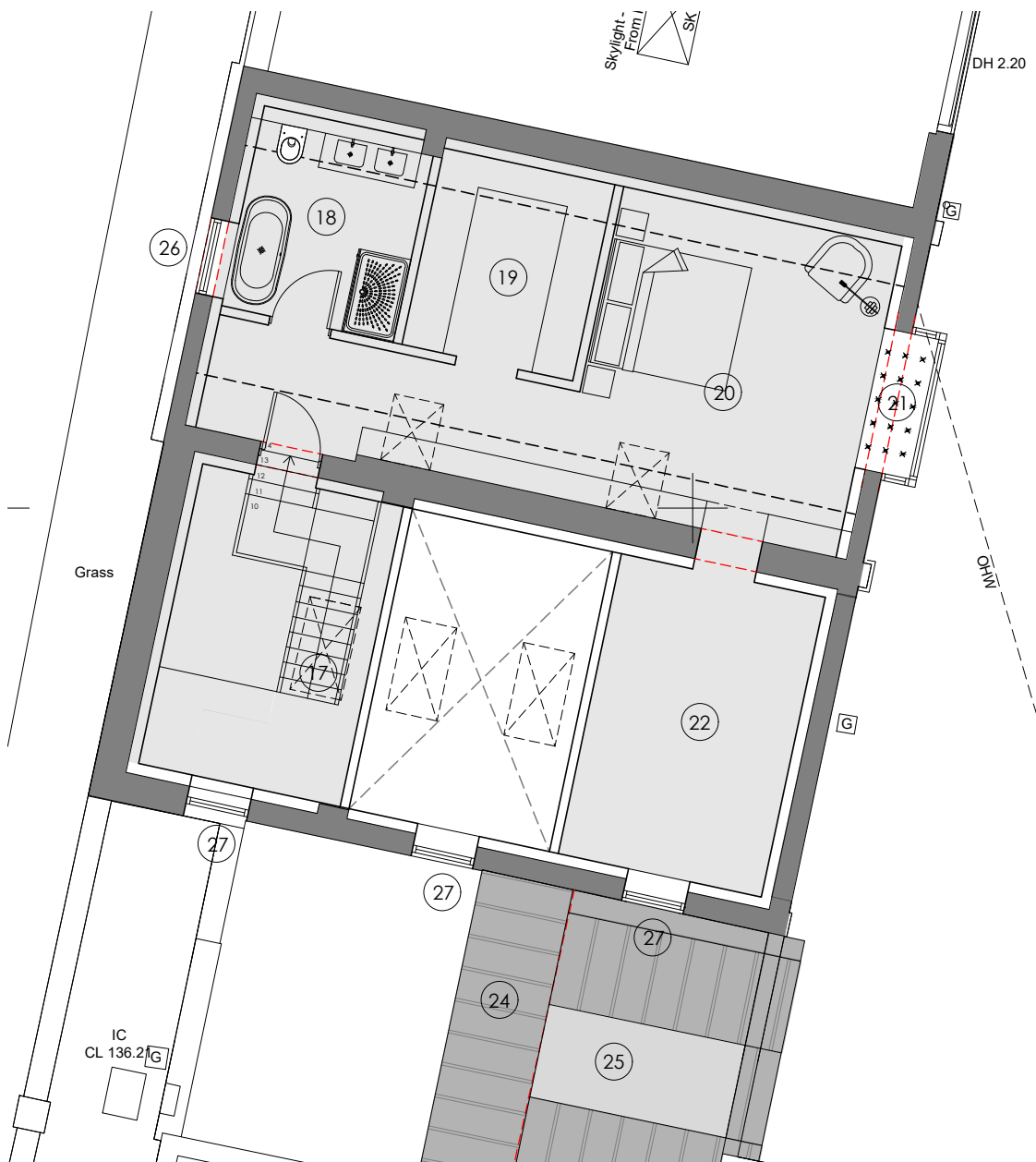
- KEY
1. Kitchen
 2. Bedroom
 3. Lobby
 4. Dining Room
 5. Bedroom
 6. Bathroom
 7. Linen
 8. Plant Room
 9. Pantry
 10. Entrance Hall
 11. Sitting Room
 12. Study Area
 13. Cupboard
 14. Air Source Heat Pump (ASHP)
 15. Below ground LPG Tank
 16. Cupboard
 17. New Rooflight (to match to existing)
 18. Bathroom
 19. Dressing Room
 20. Bedroom
 21. New Door
 22. Storage
 23. Solar/PV Panels
 24. Lead Roof
 25. Glazed Roof
 26. Obscure glazed panel added
 27. Glazing reinstated
 28. Patio area
 29. PV Storage Battery
 30. Replacement Garage doors

THE RED DASHED LINE INDICATES
ELEMENTS TO BE REMOVED

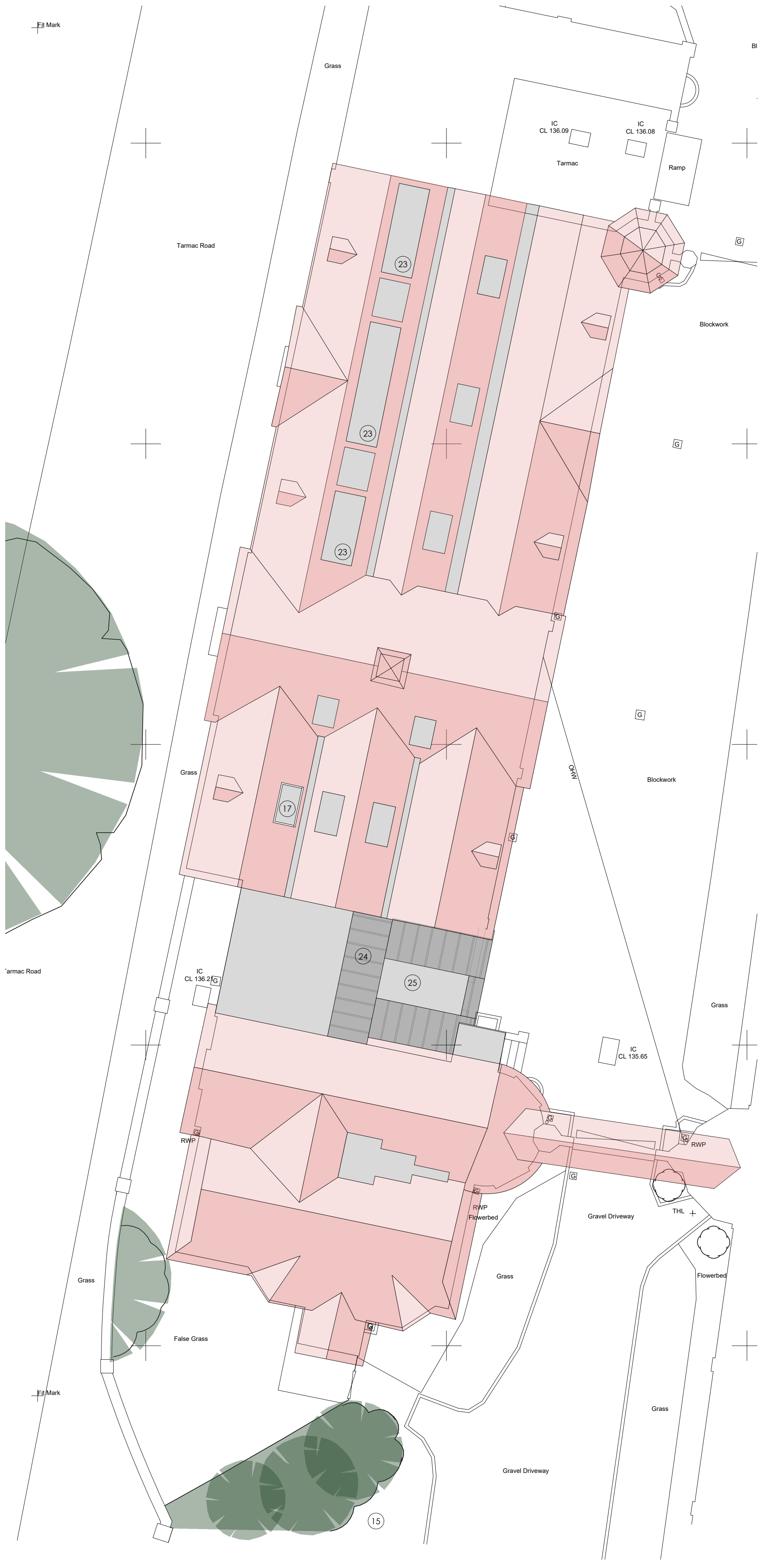
ALL WINDOWS TO BE REPLACED WITH
DOUBLE GLAZED TIMBER CASEMENTS TO
MATCH TO EXISTING



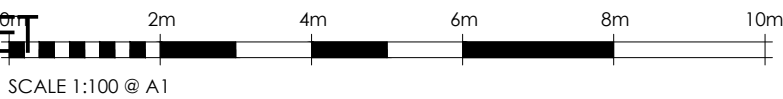
GROUND FLOOR PLAN - AS PROPOSED
SCALE 1:100 ON AN A1 SHEET



FIRST FLOOR/PART ROOF PLAN - AS PROPOSED
SCALE 1:100 ON AN A1 SHEET



ROOF PLAN - AS PROPOSED
SCALE 1:100 ON AN A1 SHEET



REV.	DATE.	BY.	AMENDMENT.	CHK.

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CONSENT.

CLIENT:
Mr & Mrs Edge

PROJECT:
North Lodge
Stonehurst
Selsfield Road
Ardingly
RH17 6TN

DRAWING:
Floor and Roof Plans
As Proposed

DATE: 03.06.2025	SCALE AT A1: 1:100	DRAWN BY: CS CHECKED BY: MC
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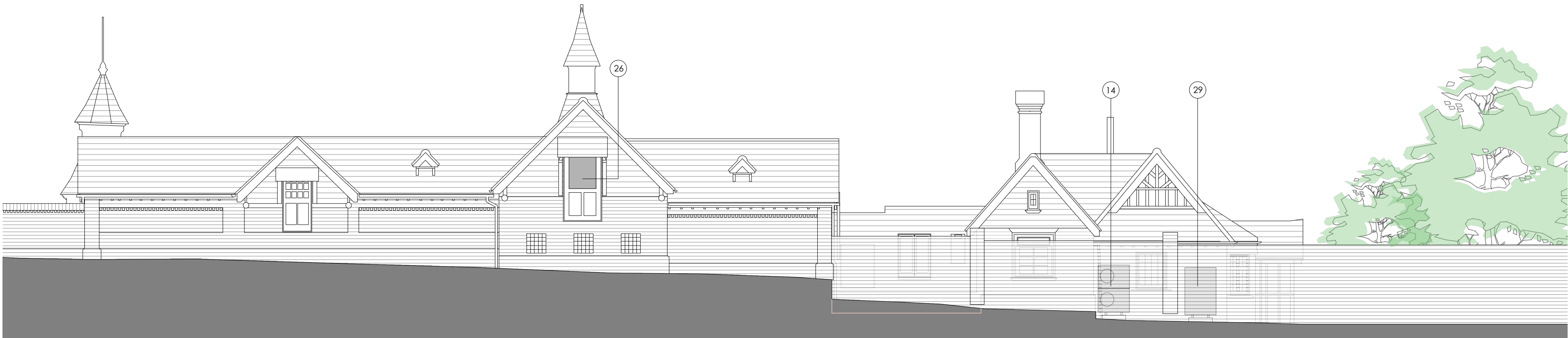
JOB NO. GH661	DRAWING NO. PL.02	REV. -
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EAST ELEVATION - AS PROPOSED
SCALE 1:100 ON AN A1 SHEET



SOUTH ELEVATION - AS PROPOSED
SCALE 1:100 ON AN A1 SHEET



WEST ELEVATION - AS PROPOSED
SCALE 1:100 ON AN A1 SHEET



NORTH ELEVATION - AS PROPOSED
SCALE 1:100 ON AN A1 SHEET

KEY

1. Kitchen
2. Bedroom
3. Lobby
4. Dining Room
5. Bedroom
6. Bathroom
7. Linen
8. Plant Room
9. Pantry
10. Entrance Hall
11. Sitting Room
12. Study Area
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REV.	DATE.	BY.	AMENDMENT.	CHK.

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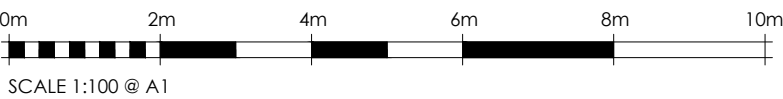
CLIENT:
Mr & Mrs Edge

PROJECT:
North Lodge
Stonehurst
Selsfield Road
Ardingly
RH17 6TN

DRAWING:
Elevations
As Proposed

DATE: 03.06.2025	SCALE AT A1: 1:100	DRAWN BY: CS CHECKED BY: MC
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JOB NO. GH661	DRAWING NO. PL.03	REV. -
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hbarchaeology.com
info@buildings-archaeology.co.uk