

THE HALF MOON INN HERITAGE STATEMENT

Half Moon Inn lies in the centre of Balcombe Conservation Area and is listed

ASSESSMENT OF HERITAGE SIGNIFICANCE

INTRODUCTION:

This Heritage Statement has been prepared to accompany an application for Listed Building Consent relating to internal alterations at The Half Moon Inn, Haywards Heath Road, Balcombe, West Sussex. The purpose of this document is to assess the heritage significance of the building and to consider the potential impact of the proposed works on the historic fabric and character of the listed building.

The Half Moon Inn is a Grade II listed building, first listed on 11 May 1983, and is located within the Balcombe Conservation Area. The building is understood to originate from the 17th century and forms part of the historic group of buildings around the centre of the village. As such, it contributes to the architectural and historic character of the conservation area.

The proposed works relate to internal fire safety improvements, specifically the installation of fire-rated doors within the building. These works are intended to ensure compliance with current fire safety standards while seeking to minimise any impact on the historic fabric of the building.

This statement provides an overview of the heritage context of the site, describes the significance of the listed building, and considers the impact of the proposed works on its significance. The heritage statement should be read alongside the accompanying Design and Access Statement, which provides further detail on the proposed alterations.

Level of Significance	Definition of Heritage Asset
High	- Remains of inscribed international importance, such as World Heritage Sites. - Grade I and II* listed buildings - Grade I and II* Registered Parks and Gardens - Registered Battlefields - Scheduled Monuments - Non-designated archaeological assets of schedulable quality and importance
Medium	- Grade II listed buildings - Grade II listed Registered Parks and Gardens - Conservation Areas - Non-designated buildings which contribute to regional importance
Low	- Locally listed buildings - Parks and gardens of some local interest - Non-designated buildings, monuments or sites of local importance or of modest quality, including those historic townscapes with historic integrity
No Significance	- Assets identified as being of no archaeological, architectural, artistic, or historic value - Assets whose values are comprised by poor preservation, survival or contextual associations to justify inclusion into a higher grade

Table 1: Establishing the level of significance of a heritage asset (Source: Seeing the History in the View (2011))

As displayed in the table above, The Half Mon Inn is considered to be of medium heritage significance, as it is a Grade II listed building. This designation reflects its recognised architectural and historic interest at a national level, while acknowledging that it is of less than exceptional significance when compared to higher graded listed buildings.



Figure 2: View from South Approach



Figure 2: View from South approach

COMMUNITY VALUE:

The Half Moon Inn holds an important role within the local community as a long-established public house in the centre of Balcombe. Public houses have historically served as important social spaces within rural settlements, providing places for gathering, social interaction, and community activity.

In January 2017, The Half Moon Inn was purchased by the local community and is now operated as a community-owned pub. This ownership structure reflects the strong local support for the continued operation of the building as a public house and demonstrates the value placed on the inn by residents of the village. The community purchase was undertaken to secure the future of the pub as a social and cultural hub for Balcombe.

As a result, the building holds not only architectural and historic significance as a Grade II listed building but also considerable communal value for the village. Its continued use as a public house contributes to the vitality of the village centre and supports the ongoing social life of the community.



Figure 3: Community celebrating after their bid to buy the pub was accepted in January 2017

HISTORICAL DEVELOPMENT OF THE SITE AND SURROUNDING AREA:

Balcombe developed historically as a small rural village centred around the crossroads formed by Haywards Heath Road and London Road. The historic core of the village developed around this junction, with buildings arranged along the road edges and surrounded by agricultural land. The Half Moon Inn occupies a prominent position within this historic settlement pattern and forms part of the traditional group of buildings around the village centre.



Figure 4: 1874 OS map of Balcombe

The 1874 Ordnance Survey map shows Balcombe as a relatively small and compact settlement, with development concentrated primarily around the village crossroads and extending in a limited linear form along the surrounding roads. At this time, the surrounding landscape was predominantly rural, with large areas of agricultural land surrounding the village core. The Half Moon Inn can be seen forming part of the small cluster of buildings located at the crossroads, demonstrating that the building was already established as part of the historic village centre by the late nineteenth century.



Figure 5: 1909 OS map of Balcombe

As shown on the 1909 Ordnance Survey map, the village experienced modest growth during the late nineteenth and early twentieth centuries. Additional buildings appear along the roads radiating from the village centre, particularly to the south and west. Despite this expansion, the historic core around the crossroads remained largely unchanged in its form and layout. The Half Moon Inn continues to occupy the same prominent corner position within the village centre, reinforcing its role as part of the historic built form that shaped the development of Balcombe.

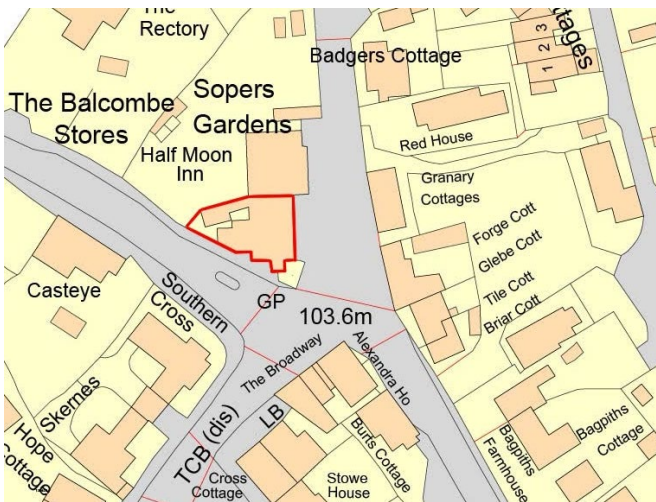


Figure 6: 2026 OS map of Balcombe

The present-day mapping shows that Balcombe has continued to expand beyond its historic core, with additional residential development extending further along the surrounding roads and into previously undeveloped areas. Despite this wider growth, the historic layout of the village centre remains clearly legible, with the crossroads continuing to form the focal point of the settlement. The Half Moon Inn remains in its original location at the junction and continues to contribute to the historic character and townscape of the village centre.

Overall, the historic mapping demonstrates that while Balcombe has expanded over time, the core layout of the village around the crossroads has remained relatively consistent. The Half Moon Inn has been a longstanding component of this historic settlement pattern and continues to contribute to the character and significance of the village centre within the Balcombe Conservation Area.



Figure 7: Photo of The Half Moon Inn from 1920



Figure 8: Photo of The Half Moon Inn from 1903



Figure 9: Façade of The Half Moon Inn today

INTERIOR FEATURES:

The interior of The Half Moon Inn has undergone alterations over time, reflecting the building's continued use and adaptation as a community public house. As a result, a number of the doors are modern and do not form part of the historic structure of the building. However, three historic internal doors remain within the building. These doors are considered to form part of the historic fabric of the listed building and contribute to its architectural character and historic interest. The doors are traditional timber ledge doors consistent with the age and character of the building and provide evidence of earlier phases of the building's internal arrangement.

The remaining internal doors within the building are modern replacements and do not contribute to the heritage significance of the building. These doors have likely been installed during later alterations associated with the ongoing use and adaptation of the building. Of the three historic doors that remain, only one is affected by the proposed works. The details of which are laid out in detail later on in this Heritage Statement as well as in the corresponding 'Design and access statement'.



Figure 10: FD4 – Historic cellar door



Figure 11: Historic storage room door



Figure 12: Historic bedroom door

THE CONSERVATION AREA:

The Conservation Area Part of Balcombe was designated as a Conservation Area in 1984. This was focused on the central village crossroads and extended in a linear form, as far as St. Mary's Church in the north and Mill Lane in the south. Some of the buildings grouped around the village centre date from the 16th and 17th Centuries and most are pre-20th-century. To the south east, grouped loosely around the junction of Haywards Heath Road and Mill Lane, is another area of older timber-framed and brick properties; whilst many are Victorian, there are several listed buildings dating from the 17th Century.

The Conservation Area boundary was extended in March 1990 to include two additional areas: the northwest side of Bramble Hill and the trees and hedge line on the south east side, together with the east side of London Road northwards to the original Conservation Area boundary, and those parts of Stockcroft Road and Deanland Road not previously covered, together with Victoria Road and part of Oldlands Avenue. These roads are, for the most part, characterised by large detached houses of varying ages and styles with spacious gardens, set in attractive tree and hedge-lined roads with wide grass verges. Although there has been some recent infill development, these areas have retained an

attractive character and appearance worthy of Conservation Area status. The following features, in particular, contribute to the character of the Conservation Area:

- the attractive stone walling within the area
- the large detached houses, set predominantly in spacious gardens, and the extensive grass verges bordering wide roads which contribute to the overall open character of the residential area of Stockcroft Road, Deanland Road and Oldlands Avenue
- the number of hedgerows and fine trees, both deciduous and evergreen, in the area
- the use of natural and traditional building materials including clay roofing tiles and local stock brick
- the ornamental barge-boarding on some of the properties in London Road
- the attractive views of rolling countryside

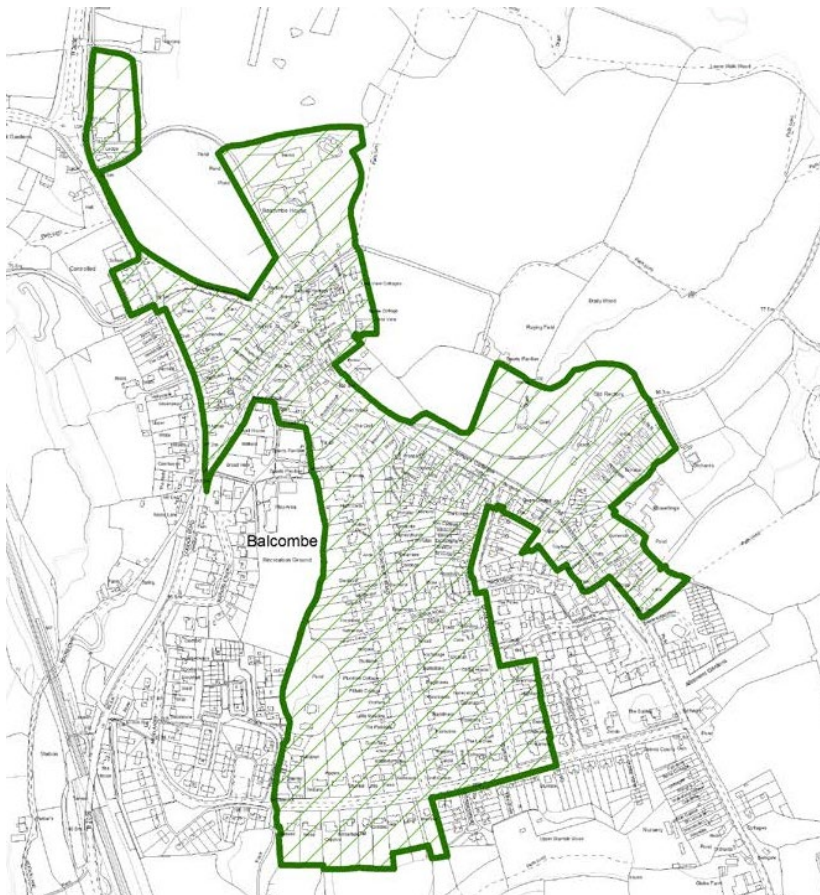


Figure 13: Balcombe Conservation Area



Figure 14: Where The Half Moon Inn is situated within the Balcombe Conservation Area

THE LISTING:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1192770

Date first listed: 11-May-1983

List Entry Name: Sopers Garden the Half Moon Inn

Statutory Address 1: Sopers Garden, Haywards Heath Road

Statutory Address 2: The Half Moon Inn, Haywards Heath Road

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Balcombe

National Grid Reference: TQ 30942 30673

Balcombe Haywards Heath Road 1. 5405 Sopers Garden and The Half Moon Inn TQ 3030 32/363 II GV.

One building. C17 timber-framed building, refaced with stucco. Hipped slate roof. Sash windows with glazing bars intact on first floor.

modern windows below. Two storeys. Three windows.

Listing NGR: TQ3094230673

The Half Moon is located next door to Balcombe stores, whose listing details are as follows:

Balcombe Haywards Heath Road 1. 5405 Balcombe Stores TQ 3030 32/364 II GV

This has been built out in front of or to the east of Sopers Garden and really forms one block with it and the Half Moon Inn. (q v.). Mid C19. Two-storeys. Two windows Red brick. Hipped slate roof. C19 shop front at south end of ground floor. Glazing bars otherwise intact.

ASSESSMENT OF IMPACT

PROPOSED WORKS:

The proposed works arise from recommendations within the fire safety assessment for The Half Moon Inn and are intended to improve life safety within the building while minimising any impact on the historic fabric of the Grade II listed building.

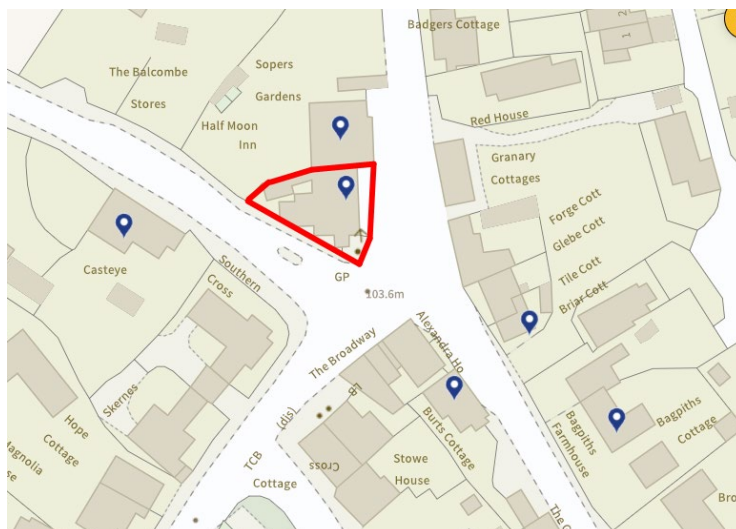


Figure 15: Map showing the location of The Half Moon Pub

The works relevant to Listed Building Consent are summarised below:

Doors and Fire Compartmentation:

- Upgrade the kitchen, lobby, and first-floor accommodation doors to FD30S standard, incorporating smoke seals and self-closing devices in accordance with BS 8214:2016. (FD1, FD2, FD3)
- One historic cellar door will not be removed or altered. Instead, it will be pinned back in its existing position, with a new fire-rated door installed independently in front of it. All new material will be fitted in a fully reversible manner, ensuring no damage is done to the historic fabric. (FD4)

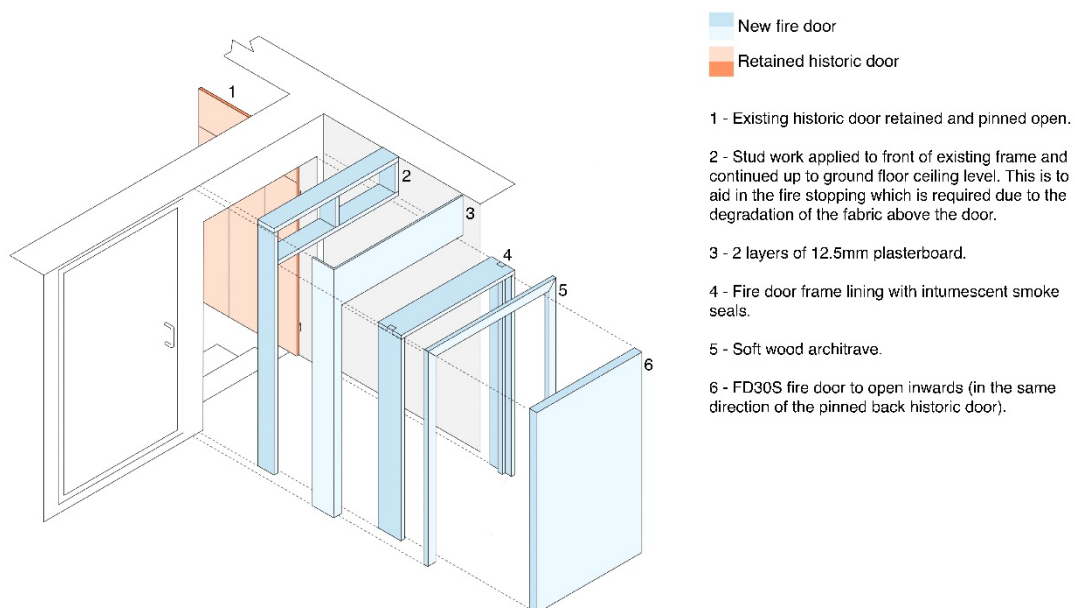


Figure 16: Expanded isometric drawing to show how the new fire door will be installed.

- One modern internal door currently fitted with decorative cladding will have this cladding carefully removed and reattached to the new fire door blank in order to retain the existing visual character of the interior.
- Upgrade the non-historic kitchen serving hatch to provide an equivalent 30-minute fire-resisting shutter.

OPTIONS CONSIDERED FOR HISTORIC CELLAR DOOR:

In developing the proposal, consideration was given to upgrading the fire performance of the existing historic cellar door through the application of fire-resistant treatments. This included the potential use of fire-resistant cladding and the application of



Figure 17: Non-historic serving hatch

Envirograf intumescent fire protection paint to the existing door.

However, these approaches were ultimately discounted as they would require direct intervention to the historic fabric of the door and could alter its appearance. In addition, such treatments may not be fully reversible and could affect the long-term conservation of the historic material.

As a result, the preferred solution was to retain the historic door in situ and permanently pin it back, with a new fire-rated door installed independently in front of it. This approach avoids any alteration to the historic door itself and ensures that the historic fabric is preserved while still achieving the necessary fire safety requirements.



Figure 18: FD1 - One of the non-historic fire doors to be replaced



Figure 19: FD2 – The non-historic fire door with decorative cladding to be replaced

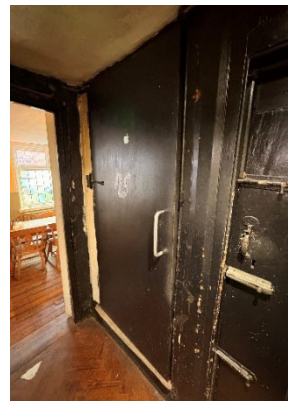


Figure 20: FD3 – One of the non-historic fire doors to be replaced

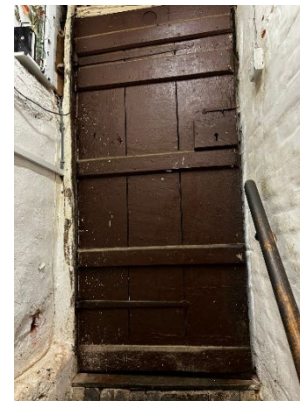


Figure 21: FD4 - Historic cellar door to be pinned back and retained in situ

Fire Detection and

Alarm System:

- Upgrade the existing fire alarm system to achieve a minimum Category L2 system in accordance with BS 5839-1:2025.
- Install wireless and battery-operated fire alarms and smoke detectors throughout the premises.
- Install carbon monoxide alarms at appropriate locations throughout the building.
- All to be wireless and battery-operated to avoid penetrations into historic fabric where possible

Emergency Lighting:

- Install additional emergency lighting within the cellar and first-floor landing to improve escape route illumination. All to be wireless and battery-operated to avoid penetrations into historic fabric where possible
- Repair or replace the existing emergency lighting unit above the top bar exit.
- All lighting and associated signage will be surface-mounted and reversible.

Fire Safety Improvements:

- Improve fire stopping between floors and around service penetrations with like-for-like materials to match the rest of the historic fabric.
- Provide improved fire separation around the cellar door and cellar landing by sealing visible gaps and voids.



Figure 22: Gap above cellar door where fire stopping is to be carried out



Figure 23: Gap above cellar door where fire stopping is to be carried out

IMPACT ON HERITAGE SIGNIFICANCE:

The proposed works are limited to internal alterations required to improve fire safety within the building.

The majority of the doors to be replaced are modern and therefore their replacement will not impact the historic fabric or significance of the listed building. In the case of the historic door, the proposal has been designed to retain the door in its original position. The door will be pinned back and left in situ, with a new fire-rated door installed in front of it.

This approach ensures that the historic door and its associated fabric are preserved and remain readable within the building. The intervention is also reversible, meaning the fire door could be removed in the future without harm to the historic structure.

As the works are internal and do not alter the external appearance of the building, the proposal will not affect the character or appearance of the Balcombe Conservation Area.



Figure 24: A view from inside The Half Moon Inn – the lower bar area

HERITAGE BENEFITS

The proposed works will deliver important public safety and conservation benefits.

Improving fire safety measures, including upgraded fire doors, detection systems, and emergency lighting, will significantly reduce the risk to occupants and improve the building's ability to safely accommodate public use.

These measures also contribute to the long-term conservation of the building itself, as improved fire detection and compartmentation reduce the risk of fire spreading through the historic structure.

In addition, the works support the continued operation of The Half Moon Inn as a community-owned public house, a role it has held since its purchase by the local community in 2017. Ensuring that the building meets modern safety requirements helps secure its ongoing use as an important social hub within the village.

Overall, the proposals represent a sensitive and proportionate intervention that enables necessary safety improvements while preserving the significance of the listed building.

Change Rating	Description of Impact
High	Change to key elements affecting the significance of the asset's special architectural or historic interest are lost or destroyed, or the significance of the asset's setting is extensively changed.
Medium	Change to many key elements affecting the significance of the asset's special architectural or historic interest are significantly modified, or the significance of the asset's setting is noticeably different.
Low	Change to key elements are slightly altered, affecting the significance of the asset's special architectural or historic interest, or the asset's setting is slightly altered.
Minimal	Change to key elements hardly affect the significance of the asset's special architectural or historic interest, or the asset's setting is hardly affected.
No Change	The development does not affect the asset's special architectural or historic interest or change the asset's setting.

Table 2: Establishing the level of change on a heritage asset (Source: Seeing the History in the View (2011))

JUSTIFICATION AND MITIGATION

The proposed works to The Half Moon Inn are minimal in scope and have been carefully developed to ensure that any impact on the significance of the Grade II listed building is minimised, while delivering necessary improvements to fire safety and ensuring the continued viable use of the building.

JUSTIFICATION

The proposed works are required to bring the building in line with current fire safety standards, including the upgrading of doors, installation of fire detection systems, and improvements to compartmentation and escape routes. As a publicly accessible,



Figure 25: A view from inside The Half Moon Inn – upper bar area

community-owned building, it is essential that The Half Moon Inn provides a safe environment for occupants, staff, and visitors.

Without these upgrades, there is an increased risk to life safety and a potential risk to the building itself in the event of fire. The works therefore support the ongoing use and long-term conservation of the building by reducing the likelihood of fire damage and ensuring compliance with current regulations.

The building has been community-owned since 2017, and continues to function as an important social hub within Balcombe. The proposed works will help to secure its continued use as a public house, preserving both its physical fabric and its communal value.

MINIMAL INTERVENTION AND REVERSIBILITY

The works have been designed to minimise impact on historic fabric wherever possible. The majority of interventions relate to modern elements within the building and therefore do not affect its heritage significance.

Where historic fabric is present, such as the historic cellar door, it will be retained in situ and not altered. The door will be permanently pinned back and a new fire-rated door installed independently in front of it. This approach avoids any direct intervention into the historic fabric and ensures that the original door remains intact and legible. Importantly, the intervention is fully reversible, allowing the later removal of the fire door without harm to the historic structure.

Similarly, fire detection systems, alarms, and emergency lighting will be surface-mounted, wireless, and battery-operated where possible, avoiding unnecessary penetrations into historic fabric.

CONSIDERATION OF ALTERNATIVE APPROACHES

Alternative methods for upgrading fire performance were explored, particularly in relation to the historic cellar door. These included the application of fire-resistant cladding and intumescent coatings such as Envirograf paint.

These options were discounted as they would require direct alteration to the historic fabric and could affect the appearance and long-term condition of the door. In addition, such treatments may not be fully reversible. The adopted solution—retaining the door in situ and installing a new fire door independently—therefore represents the least harmful viable option.

SENSITIVE DESIGN

The design of the proposed works has been developed to ensure that the character and appearance of the interior are preserved.



Figure 26: A view from inside The Half Moon Inn – the lower bar area

Where modern doors are being replaced, any existing features that contribute to the character of the space—such as decorative cladding—will be carefully removed and reinstated onto the new fire doors. This ensures continuity in the appearance of the interior while achieving the required fire performance.

All new elements, including fire doors, alarm systems, and lighting, will be installed in a discreet manner to minimise visual impact and avoid detracting from the historic character of the building.

CHOICE OF MATERIALS

Materials and components have been selected to ensure compatibility with the existing building and to minimise visual and physical impact.

Fire doors will be designed to reflect the proportions and appearance of traditional doors within the building where appropriate. Fire-stopping materials will be suitable for use within historic buildings and will be applied in a targeted manner to existing gaps and voids, rather than through extensive alteration of historic fabric.

RECORDING

The historic internal doors that remain within the building have been photographically recorded as part of this heritage statement. This provides a record of their condition and appearance prior to the implementation of the works.

As the proposed works avoid removal or alteration of historic fabric, no further recording is considered necessary.

CONCLUSION

Significance of Asset	Level of Change				
	No Change	Minimal	Low	Medium	High
High	Negligible	Minor	Moderate	Major	Major
Medium	Negligible	Minor	Minor	Moderate	Major
Low	Negligible	Negligible	Minor	Minor	Moderate
Not Significant	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3: Matrix for establishing the level of impact against the asset's significance (Source: *Seeing the History in the View* (2011))

The interventions proposed are limited in scope and primarily affect modern fabric, with only minimal interaction with historic elements. Where historic fabric is present, such as the cellar door, it is retained in situ and protected through a reversible and non-invasive approach. The use of wireless systems, surface-mounted installations, and the careful reuse of existing features further demonstrates a clear commitment to minimal intervention and sensitive design.

The assessment of impact, as illustrated in the matrix above, identifies the level of change as minimal when considered against the medium significance of the heritage asset. In accordance with this assessment, the overall level of harm arising from the proposals is therefore considered to be minor.

Any minor harm identified is clearly at the very lowest end of less than substantial and is outweighed by the substantial public benefits of the scheme. These include improved life safety for occupants and visitors, enhanced protection of the historic building from fire risk, and the continued viable use of the property as a community-owned public house, which contributes significantly to the social and cultural life of Balcombe.

Overall, the proposals represent a proportionate and well-considered response to the need for fire safety improvements within a historic building. The scheme preserves the significance of the listed building, ensures compliance with current safety standards, and supports the long-term conservation and sustainable use of this valued heritage asset.