

## Heritage Statement

|                  |                                                       |
|------------------|-------------------------------------------------------|
| Project Address: | The Castle Inn, Hickstead, RH17 5LZ                   |
| Proposal:        | New crossover and acoustic fence                      |
| Prepared for:    | Full Planning and Listed Building Consent Application |
| Prepared by:     | O Moune                                               |
| Project number:  | 1725                                                  |
| Date:            | 24.03.25                                              |

## Heritage Statement

Site name

The Castle Inn

Address of site  
(including postcode)

The Castle Inn, Hickstead, RH17 5LZ

Grid Reference

### 1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

New crossover access to south-west corner of site and addition of new timber acoustic fence, hedging and 1.1m brick wall to south-east boundary.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

A new crossover is proposed from A new 1.1m brick wall is proposed to the southern eastern boundary of the site with native hedging planted behind. A new timber acoustic timber fence is proposed set back approx 1.0m from the hedge and brick wall.

## Heritage Statement

Have you consulted Local Historic Records, as the minimum requirement of the NPPF?

☒ Yes ☐ No

If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you sought pre-application heritage advice from Historic England?

☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

## Heritage Statement

3. What heritage asset(s), including their setting, are potentially affected by the proposals?

|                                                                            |                                     |
|----------------------------------------------------------------------------|-------------------------------------|
| 1: Scheduled Monument (SM)                                                 | <input type="checkbox"/>            |
| 2. Listed Building (LB)                                                    | <input checked="" type="checkbox"/> |
| 3. Conservation Area (CA)                                                  | <input type="checkbox"/>            |
| 4. Registered Park and Garden (RPG)                                        | <input type="checkbox"/>            |
| 5. Historic Battlefield (HB)                                               | <input type="checkbox"/>            |
| 6. Locally Listed Heritage Asset (LLHA)                                    | <input type="checkbox"/>            |
| 7. Archaeological Notification Area (ANA)                                  | <input type="checkbox"/>            |
| 8 Other Non-Designated Heritage Asset (including below ground archaeology) | <input type="checkbox"/>            |

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. Please include / attach any research material as an addendum to this Statement after Appendix.

1.

The site is shown as a farmstead - Hickstead Farm, on the OS map of 1870. The original farmhouse and stables were developed into a hotel at some stage during the late 19th to early 20th century as shown on the OS map of 1910. The hotel then also became a public house known as The Castle in the mid 20th century as shown on OS map of 1970. (Please see Appendix 2) The site was Grade II Listed in 1983, highlighting the original 18th century L shaped plan and early 19th century double pitched roof wing. (Please see Appendix 3) The site is not in a Conservation Area or an AONB or the South Downs National Park. The original 18th century farm and stables L shaped footprint with courtyard has been infilled and the original farmhouse building subsumed by various additions ranging in date from 19th century to late 20th century. Several non consented outbuilding structures had been installed across the site during the last 30 years. These have recently been demolished.

## Heritage Statement

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

|                                            |                                     |
|--------------------------------------------|-------------------------------------|
| HER ( West Sussex County Council)          | <input checked="" type="checkbox"/> |
| Map regression (historic maps)             | <input checked="" type="checkbox"/> |
| Local Planning Authority sources           | <input checked="" type="checkbox"/> |
| Historic England sources                   | <input checked="" type="checkbox"/> |
| Museum or Library (please provide details) | <input type="checkbox"/>            |
| Other (please state)                       | <input type="checkbox"/>            |

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

The site was Grade II Listed in 1983, highlighting the original 18th century L shaped plan and early 19th century double pitched roof wing. This aspect of the building has been considerably impacted by latter-day additions and alterations however there is significance in the remaining historic roof form of the 18th and 19th century parts of the building. There are also examples of historic materials and fenestration remaining to the eastern and southern elevations in particular.

There are five other Listed Buildings approximately 500 yards south of the site, all centred around Hickstead Place, which is Grade II\* Listed. (Please see Appendix 4) . None of these are visible from the site.

6. How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

## Heritage Statement

Proposed crossover to provide (no entry) one way access from site onto Hickstead lane to reduce traffic flow from other site crossover onto to A2300. This would distribute traffic flow more evenly onto the existing busy roundabout junction. The crossover is positioned to coincide with a gap in the existing mature trees that edge the site to avoid any harmful impact to existing trees or setting.

The proposal makes no change to the Listed Building itself and a minimal change to the setting. The proposal improves access arrangements for the site, ameliorating local road safety and also improves the site amenity by reducing traffic noise with a timber panel acoustic fence. The landscaping proposals improve the street frontage and character of the Listed building and the wider setting by providing native hedging and a traditional low brick boundary wall rather than the existing close board timber fencing. A native hedge mix of privet, hawthorne and hornbeam is proposed in front of the higher acoustic fence, to soften the boundary.

### 7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

Proposed crossover to provide (no entry) one way access from site onto Hickstead lane to reduce traffic flow from other site crossover onto to A2300. Would distribute traffic flow more evenly onto existing busy roundabout junction. The crossover has been designed to comply with Highways Authority guidance and also match neighbouring crossover design so that it is in character with local area. The crossover is positioned to coincide with a gap in the existing mature trees that edge the site to avoid any harmful impact to existing trees or setting. Permeable resin and setts are proposed for the new crossover to ensure no increase in surface water drainage is required. The chosen materials are considered appropriate for the semi rural nature of the site.

Acoustic fence to south eastern corner would protect amenity of site from busy traffic junction with high volume of lorries passing. Proposed planting and low brick boundary wall would soften the visual impact on the boundary. A native hedge mix of privet, hawthorne and hornbeam is proposed in front of the higher acoustic fence, to soften the boundary.

Heritage Statement

|                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| HER Consultation report attached                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>                                               |
| HER Consultation report not considered necessary as confirmed in attached email from HER                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                               |
| HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: <ul style="list-style-type: none"><li>- The site is not located in an Archaeological Notification Area and is not a major development</li><li>- The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed</li><li>- The application is for change of use</li></ul> | <div>X<input type="checkbox"/><br/><br/><input type="checkbox"/></div> |

Appendix 1

Historical Photos of The Castle Inn



1.06 The Castle Hotel, circa 1910



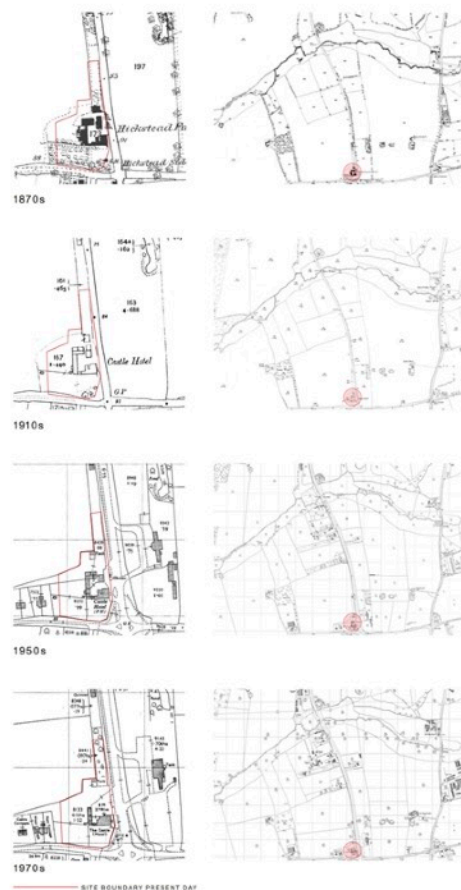
1.07 The Castle Inn, circa 1965



1.08 The Castle Inn, present day (now closed)

## Appendix 2

Architectural plan of the 18th-century stable complex at the National Maritime Museum, Greenwich. The plan shows the 'ORIGINAL STABLES' (green), '1980s INFILL' (pink), 'ORIGINAL OUTBUILDING' (green), 'ORIGINAL BUILDING' (green), and '18th CENTURY ADDITION' (blue). A legend indicates the colors for the 18th century (green), 19th century (blue), and 1980s (pink). A scale bar at the bottom shows the historical evolution from 1700 to 1900.



|                                 |                      |
|---------------------------------|----------------------|
| CASTLE INN, HICKSTEAD, RH17 5LZ |                      |
| 1725_1.005                      |                      |
| CLIENT                          | CHLOE GREEN          |
| DRAWING                         | HISTORICAL EVOLUTION |
| DATE                            | JANUARY 2018         |
| SCALE                           | 1:100 @ A1           |

Heritage Statement

Appendix 3

Historic England Listing

THE CASTLE HOTEL, Twineham - 1025583 | Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1025583?section=official-list-entry>

THE CASTLE HOTEL

THE CASTLE HOTEL, LONDON ROAD

Official list entry

|                      |                               |
|----------------------|-------------------------------|
| Heritage Category:   | Listed Building               |
| Grade:               | II                            |
| List Entry Number:   | 1025583                       |
| Date first listed:   | 11-May-1983                   |
| List Entry Name:     | THE CASTLE HOTEL              |
| Statutory Address 1: | THE CASTLE HOTEL, LONDON ROAD |

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

|                                                                                     |                                 |
|-------------------------------------------------------------------------------------|---------------------------------|
| Statutory Address:                                                                  | THE CASTLE HOTEL, LONDON 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:                                                                             | Twineham                        |
| National Grid Reference:                                                            | TQ 26845 20330                  |



## Appendix 4

The map displays the Hickstead area, featuring several ponds and buildings. Key locations are marked with blue pins:

- WESTOVERS**: Located near the top right, adjacent to the "Heritage Category: Listed Building" label.
- HICKSTEAD PLACE**: Located in the center-right, adjacent to the "Heritage Category: Listed Building Grade: II" label.
- BARN TO THE NORTH EAST OF HICKSTEAD PLACE**: Located further south, adjacent to the "Heritage Category: Listed Building Grade: II" label.
- LITTLE HICKSTEAD PLACE**: Located at the bottom left, adjacent to the "Heritage Category: Listed Building Grade: II" label.
- THE CASTLE TO THE SOUTH WEST OF HICKSTEAD PLACE**: Located at the very bottom, adjacent to the "Heritage Category: Listed Building Grade: II" label.

Other features include a road labeled "Hickstead", a road labeled "L17", and a distance marker of "26.8m". The map also shows a "Pond" and a "Building" near the "Barn to the North East of Hickstead Place" location.