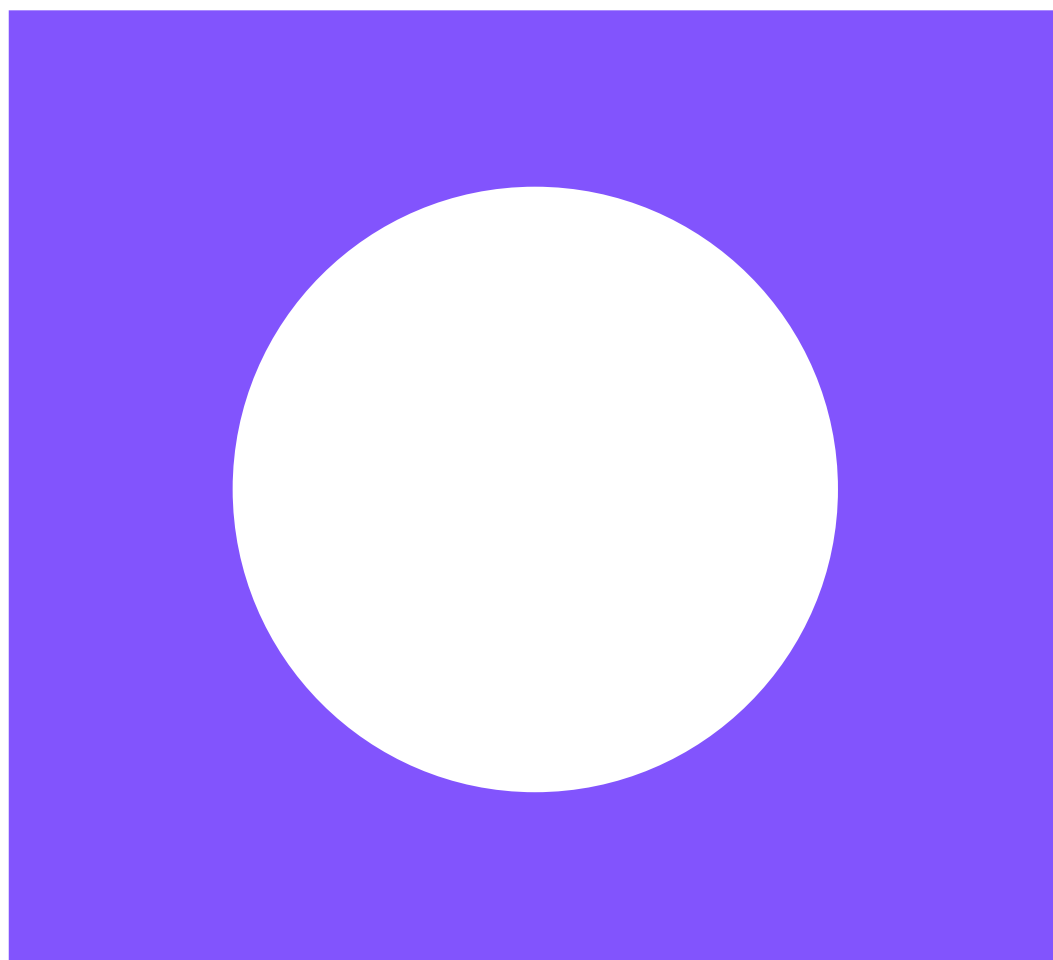




QVH CDCs - East Grinstead

Heritage Statement

January 2025

This page left intentionally blank for pagination.

Mott MacDonald
22 Station Road
Cambridge CB1 2JD
United Kingdom

T +44 (0)1223 463500
mottmac.com

QVH CDCs - East Grinstead

Heritage Statement

January 2025

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
01	Jan 2025	LG	CM	JT	First draft for client issue

Document reference: 100120806-MM-ZZ-EG-RP-EN-0005

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Contents

Executive summary	1
1 Introduction	2
1.1 Overview	2
1.2 Location	2
1.3 Project Description	3
2 Policy, Legislation and Guidance	4
2.1 Legislation	4
2.1.1 The Ancient Monuments and Archaeological Areas Act 1979	4
2.1.2 The Planning (Listed Building and Conservation Areas) Act 1990	4
2.2 National planning policy	4
2.3 Local planning policy	5
2.3.1 Mid Sussex District Plan 2014 – 2031	5
2.3.2 Mid Sussex District Plan 2021 – 2039	6
2.3.3 East Grinstead Neighbourhood Plan	6
3 Methodology	8
3.1 Study area	8
3.2 Desk-based research	8
3.3 Guidance	8
3.4 Surveys	9
3.5 Consultation	9
3.6 Assessment of significance	10
3.7 Assessment of impacts	10
3.8 Assumptions and limitations	11
4 Baseline	12
4.1 Historical development	12
4.2 Heritage assets	14
4.2.1 Designated assets	14
4.2.2 Non-designated assets	15
4.3 Archaeology	19
5 Proposed Scheme	20
6 Impact Assessment	23
6.1 Jubilee Building	23

6.2	Estcots and East Court conservation area	24
6.3	Non-designated heritage assets	24
7	Conclusion	25
	References	27

Figures

Figure 1.1: Location of proposed CDC, outlined in red	2
Figure 1.1: 1941 Print of Queen Victoria Cottage Hospital.	13
Figure 4.2: view from the site boundary facing south towards the conservation area	15
Figure 4.3: view from the site boundary facing south-west towards the conservation area	15
Figure 4.4: The south-eastern façade of the Jubilee Building	15
Figure 4.5: Pinnacle on the roof of the Jubilee Building	16
Figure 4.6: Main entrance to the Jubilee Building on the north-western façade	16
Figure 4.7: South-eastern façade of the Jubilee Building	17
Figure 4.8: Planting adjacent to the south-eastern façade of the Jubilee Building	17
Figure 4.9: Car park adjacent to Jubilee Building	18
Figure 4.10: Gardens and planting adjacent to the Jubilee Building	18
Figure 1.1: Housing to the south of the site	18
Figure 1.1: Housing to the east of the site	18
Figure 5.1: Proposed elevations of the CDC, in order of: south, north, east and west.	20

Executive summary

Mott MacDonald was appointed by Queen Victoria Hospital NHS Foundation Trust to produce a heritage statement to support the application to construct a new Community Diagnostic Centre (CDC) within the grounds of Queen Victoria Hospital, East Grinstead. The proposed CDC comprises a detached, one-storey rectangular building situated to the immediate south-east of the Jubilee Building, which will provide diagnostics and diagnostic test facilities. The site of the proposed CDC is currently a formal garden situated to the south-east of a non-designated 1930s hospital, which is known as the Jubilee Building. There are no designated heritage assets within the site.

The proposed scheme will not have a physical impact on the Jubilee Building. However, it will cause a significant change in the asset's setting, which will diminish the contribution that setting makes to the significance of the asset. The Jubilee Building currently has a close relationship with the gardens which it adjoins to the south-east, which are an integral part of the hospital's original design, intended to provide staff, patients and visitors space to recuperate, fresh air, and light through the windows into the Jubilee Building. Over half of the gardens will be built upon by the construction of the CDC, impeding the ability to appreciate this historic relationship.

However, although setting makes an important contribution to the significance of the Jubilee Building, the asset's significance is notably provided by the building's architectural and historic interests. Most notably, significance is provided by its fabric and design as a 1930s hospital, and its association with notable surgical developments that occurred elsewhere on the hospital site. These elements of the Jubilee Building's significance will not be affected by the proposed scheme, and it will remain possible to understand and appreciate the Jubilee Building as an historic hospital building and the oldest building on the hospital site. Therefore, although the contribution that setting makes to the significance of the Jubilee Building will be substantially diminished, the significance of the Jubilee Building overall will be largely preserved. As such, the proposed scheme is considered to amount to **less than substantial harm** to the significance of the Jubilee Building. This harm will be weighed against the public benefit arising from the proposed CDC.

The Historic Environment Record (HER) records no evidence of historic activity or archaeological evidence within the site or the study area. In addition to the Jubilee Building, there are four non-designated heritage assets within the study area. Two of these are no longer extant and two are farmsteads which do not have intervisibility with the site. As such, they experience **no harm** to their significance. Although the site is situated in an area of land which remained largely undeveloped up to the 1930s, levelling and raising of the site likely occurred during the construction of the Jubilee Building and its gardens, which likely disturbed any surviving archaeological remains. Overall there is considered to be low potential for remains to survive within the site.

No evidence of archaeological activity has been found within the site or study area to date, suggesting that there is a low potential for archaeological remains to survive within the site. Additionally, although there is the potential for archaeology to survive at deeper levels, the potential for survival is overall considered to be very low.

Overall, the proposed CDC is considered to cause less than substantial harm to a non-designated heritage asset, and no harm to any other assets. The proposed CDC is considered to conflict with local planning policy SS6 of the East Grinstead Neighbourhood Plan, however, overall it is considered to be compliant with the Mid Sussex District Plan and with national planning policy.

1 Introduction

1.1 Overview

Mott MacDonald was appointed by Queen Victoria Hospital NHS Foundation Trust to produce a heritage statement to support the application to construct a new Community Diagnostic Centre (CDC) (hereafter referred to as ‘the project’) at Queen Victoria Hospital (QVH), East Grinstead, hereafter ‘the site’.

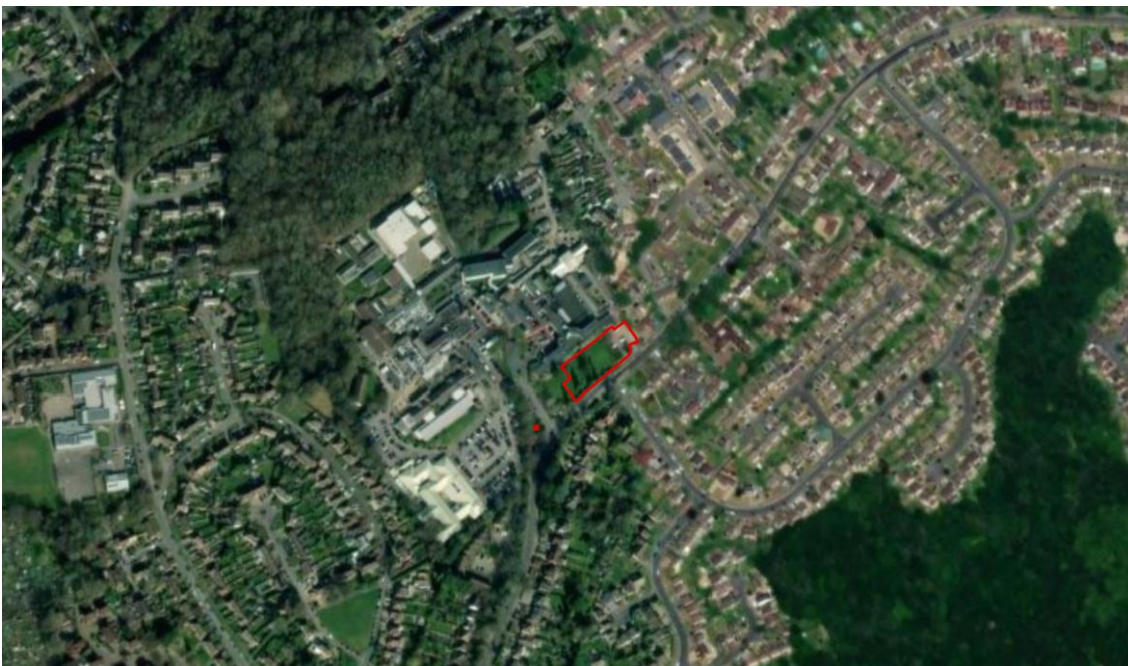
The purpose of this heritage statement is to provide a historic environment baseline and identify any anticipated impacts to the historic environment that may be caused by the project.

1.2 Location

The proposed location of the new CDC is at the QVH, which is situated on Holtye Road, East Grinstead, RH19 3DZ, in the north-east of East Grinstead, centred at National Grid Reference (NGR) TQ 40010 39204. The site is situated in the north-east of East Grinstead, a town in west Sussex.

The site is currently in use as a garden for patients, staff and visitors at the QVH, situated at the south-eastern edge of the QVH site. To the north and west of the site are hospital buildings, predominantly of one and two storeys. The south-eastern boundary of the site is hedged and features some mature trees, with Holtye Road, one of the main thoroughfares into East Grinstead, situated on the other side of the hedges. To the northeast of the site is a small car park. Beyond the immediate surroundings of the QVH, the site is situated within a residential area, comprising predominantly twentieth century houses.

Figure 1.1: Location of proposed CDC, outlined in red. The red dot to the south-west of the site is the location of a substation, which is outside of the scope of this phase of works.



Source: Mott MacDonald (2024)

1.3 Project Description

QVH provides life-changing reconstructive surgery, burns care and rehabilitation services for people who have been damaged or disfigured through accident or disease. The QVH Trust wish to expand their range of community and primary care services, including the ownership and operation of CDC.

The Sussex Integrated Care System (ICS) has plans for several CDCs at locations across the ICS area. The ICS has completed 4 such facilities to date. This project relates to the construction of a CDC at QVH, which will comprise a single-storey building situated to the south-east of the Jubilee Building.

This site was chosen following a site selection feasibility process, as outlined in 100120806-MM-ZZ-EG-RP-PL-0001, Planning Statement.

2 Policy, Legislation and Guidance

This section sets out the policy, legislation and guidance which is relevant to the decision-making process for this application.

2.1 Legislation

2.1.1 The Ancient Monuments and Archaeological Areas Act 1979¹

This is an Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.

2.1.2 Town and Country Planning Act 1990

This is an act which regulates the development of land in England and Wales. It provides a framework for controlling and managing land use to ensure development is in the interests of the wider community and environment.

2.2 National planning policy

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and subsequently revised on 24th July 2018, February 2019 and most recently on 12th December 2024.² This replaced all previous national planning policy documents. Chapter 16 of the NPPF addresses the conservation and enhancement of the historic environment and sets out a local planning authority's responsibilities when dealing with planning proposals which have the potential to impact on cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development. Those relevant to the proposed Scheme with regard to the historic environment are as follows:

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

207. 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

¹ Ancient Monuments and Archaeological Areas Act (1979). Available online via: <https://www.legislation.gov.uk/ukpga/1979/46#:~:text=An%20Act%20to%20consolidate%20and,to%20provide%20for%20the%20recovery> [Accessed December 2024].

² NPPF (2024). Available online via: <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> [Accessed December 2024].

require developers to submit an appropriate desk-based and, where necessary, a field evaluation.

208. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

210. *In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

216. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

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

2.3 Local planning policy

Local planning policy is provided by the Mid Sussex District Plan and the East Grinstead Neighbourhood Plan.

2.3.1 Mid Sussex District Plan 2014 – 2031

Mid Sussex District Council adopted the Mid Sussex District Plan 2014 – 2031 on 28th March 2018.³ Policies of relevance to this heritage statement include:

DP34: Listed Buildings and Other Heritage Assets

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and

³ Mid Sussex District Council (2018) *Mid Sussex District Plan 2014-2031*. Available online via: <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf> [accessed November 2024]

quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

DP35: Conservation Areas

Development will also protect the setting of the conservation area and in particular views into and out of the area

2.3.2 Mid Sussex District Plan 2021 – 2039

The Mid Sussex District Plan 2021 – 2039 was submitted for Examination on 8th July 2024. It is currently in draft format but will replace the adopted Mid Sussex District Plan 2014 – 2031 when adopted in 2025.⁴ It is therefore relevant to consider policies included within this updated version of the District Plan.

DPB2: Listed Buildings and Other Heritage Assets

This policy replicates the text from DP34, as quoted above, and added the following:

Proposed development must undertake pre-determination evaluation of potential archaeological features on the site prior to any planning applications being submitted, unless it can be demonstrated that such evaluation is not appropriate for the site. Appropriate mitigation may be required depending on the outcome of that evaluation.

Where appropriate, a Heritage Impact Assessment must be provided to establish the significance of heritage assets and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.

2.3.3 East Grinstead Neighbourhood Plan

The East Grinstead Neighbourhood Plan was accepted by Mid Sussex District Council in November 2016 and serves to assist the District Council Planning officers when making decisions on planning applications for East Grinstead Parish.⁵ It contains a policy which specifically relates to development at the QVH.

Policy SS6 – Queen Victoria Hospital

The loss of the hospital use will be resisted.

Proposals for new and extended hospital facilities and general practitioners services will be supported, including ancillary uses, subject to:

(1) The design conserving and complementing the historic and architecturally significant elements of the hospital and protecting the character of the cottage hospital, tower and World War Two additions;

(2) The new buildings of up to four storeys in height subject to design justification and protecting the character of the cottage hospital, tower and World War Two additions;

(3) Appropriate landscaping with native species;

⁴ Mid Sussex District Council (2023) *Mid Sussex District Plan 2021 - 2039 Submission Draft (Regulation 19)*. Available online via: [district-plan-review-reg-19-web-version-with-hyperlinks.pdf](#) [accessed November 2024].

⁵ East Grinstead Town Council (2016) *East Grinstead Neighbourhood Plan*. Available online via: <https://www.eastgrinstead.gov.uk/i/uploads/2021/03/neighbourhood-plan.pdf> [accessed December 2024].

(4) Provision of adequate parking, drop off and pick up facilities, public transport infrastructure such as bus stops, taxi rank facility and travel plans for staff will need to be implemented.

3 Methodology

This section outlines the resources used to gather baseline data, outlines consultation undertaken with relevant stakeholders, and sets out the methodology used for the impact assessment contained within Section **Error! Reference source not found.** and any assumptions or limitations related to that methodology.

3.1 Study area

The study area is the area within the Red Line Boundary and a 500m buffer area from that boundary. The 500m buffer is considered appropriate as it is a wide enough area to include heritage assets that could be physically impacted or have their setting, or any key views changed by the scheme. It also is wide enough to inform an understanding of the archaeological potential of the site.

3.2 Desk-based research

For the production of this heritage statement, desk-based research has been undertaken to identify and understand the heritage significance of heritage assets within the study area. Data sources used include:

- National Heritage List for England;
- a search of the West Sussex Historic Environment Record (HER) database for non-designated archaeological sites, find spots and non-designated historic buildings within the study area;
- online local history sources;
- an examination of local, regional, and national planning policies in relation to the historic environment;
- an inspection of the cartographic evidence for the land use history of the site, including historic maps for the study area; and
- an inspection of British Geological Survey (BGS) borehole records.

Full references for these sources can be found in the References section.

3.3 Guidance

This heritage statement has been produced in accordance with the Chartered Institute for Archaeologists (CIfA) Code of Conduct: professional ethics in archaeology. Mott MacDonald are a CIfA Registered Organisation. This report has been produced in accordance with all relevant guidance, including the following:

- The 2014 Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-Based Assessment (updated 2020);⁶
- The 2015 Historic England Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment (GPA2);⁷

⁶ Chartered Institute for Archaeologists (CIfA) (2017), Standard and Guidance for Historic Environment Desk Based Assessment. Available online at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf [accessed December 2024].

⁷ Historic England (2015), *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment*. (Swindon: Historic England) Available online at: <https://historicengland.org.uk/images> [accessed December 2024].

- The 2017 Historic England Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3);⁸
- The 2019 Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets (TAN12);⁹
- The 2020 Standard and Guidance for Historic Environmental Desk-based Assessment;¹⁰
- The 2021 Principles of Cultural Heritage Impact Assessment in the UK;¹¹ and
- The 2021 Local Heritage Listing: Identifying and Conserving Local Heritage.¹²

3.4 Surveys

A site survey consisting of a walkover of the site was undertaken by a heritage professional from Mott MacDonald on 12th November 2024 to:

- Inform an understanding of any designated heritage assets within the study area and their settings;
- Identify any additional non-designated heritage assets of relevance within the study area;
- Inform an understanding of the site conditions, such as topography, vegetation cover and current land use; and
- Inform the assessment contained within this report.

3.5 Consultation

Pre-application consultation has been undertaken with Mid Sussex District Council.

Initial feedback on three potential sites for the CDC was received on 20/03/2024, including the site which this application relates to. Regarding this site, it was recommended that a heritage statement be produced to identify which elements of the site are most significant to better understand how it would be affected. It was also recommended that 'the maximum height of the new unit might be restricted, and the choice of colour palette, facing materials, and elevation rhythm might have to be in harmony with the Jubilee Building.'¹³

More detailed feedback on the final choice of site and initial designs was received in a meeting held via Teams on 3/12/24. The council raised concerns over the sensitivity of the proposed site, due to its proximity to the Jubilee Building. The council also recommended that a heritage

⁸ Historic England (2017), *Historic Environment good practice advice in planning* (Swindon: Historic England) [online]. Available online at: www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets [accessed December 2024].

⁹ Historic England (2019) *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Swindon: Historic England). Available online at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> [accessed December 2024].

¹⁰ Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environmental Desk-based Assessment*. (2014, updated 2020). Available online at: www.archaeologists.net/sites/default/files/CIfAS&GDBA_2.pdf [accessed December 2024].

¹¹ IEMA, IHBC and CIfA, (2021), *Principles of Cultural Heritage Impact Assessment in the UK*. Available online at: https://www.archaeologists.net/sites/default/files/j30361_iema_principlesofchia_v8.pdf [accessed December 2024].

¹² Historic England (2021) *Local Heritage Listing: Identifying and Conserving Local Heritage* (Swindon: Historic England). Available online at: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/> [accessed December 2024].

¹³ Mid Sussex DC, (2024) Urban Design Observations: Queen Victoria Hospital, Holtye Road, East Grinstead, West Sussex

statement be produced in the first instance to inform design, as well as to subsequently support the planning application.

3.6 Assessment of significance

Assessment of significance within this heritage statement has been based on the guidance outlined by Historic England, based on an exploration of the heritage asset's interests as follows:¹⁴

- **Archaeological interest** – *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- **Architectural and artistic interest** – *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
- **Historic interest** – *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

3.7 Assessment of impacts

The assessment contained within this heritage statement is based on the guidance contained in Historic Environment Good Practice Advice in Planning note 2 (GPA2) – *Managing significance in decision taking in the historic environment* (Historic England, 2015). Paragraph six of the guidance outlines the steps which should be taken to establish the potential impact of the proposed scheme on the significance of heritage assets and where appropriate justify any harmful impacts and identify mitigation and enhancements. These steps are:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impacts in a way that meets the objectives of the local and national planning policy;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Section 4 of this document provides a baseline of the site and the surrounding area. This includes the historical development of the study area, the heritage assets within it, and an assessment of their significance.

Section 5 provides a description of the project and Section 6 reports the level of potential impact caused by the scheme on the historic environment. In accordance with paragraph 200 of the

¹⁴ Historic England (2019) *Advice note 12: Assessing the significance of Heritage Assets*. Available online via: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> [accessed December 2024].

NPPF and Historic England guidance, the level of detail supplied is proportionate to the level of significance of the asset and the overall effect the scheme will have on this significance.

3.8 Assumptions and limitations

- Information provided by the HER can be limited because it depends on previous opportunities for research, fieldwork, and discovery. Where nothing of historic interest is shown in a particular area, this can be down to lack of targeted research or investigation rather than the absence of sub-surface archaeological deposits.
- Documentary sources are rare before the medieval period, and many historic documents are inherently biased.
- Early primary sources often fail to accurately locate sites and interpretation can be subjective.
- Historic maps provide a glimpse of land-use at a specific moment. It is therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment.
- A visit to the local archives was not undertaken as part of this assessment. Research has been carried out on a remote basis using sources published online. Whilst this is considered proportionate for this assessment, it should be noted that historic mapping and literature that is only accessible by visiting the local archive in person has not been consulted.
- The assessment in this report is based on data which is up to date as of November 2024. Designated data is up to date as of 19 November 2024. Non-designated data is up to date as of 13 November 2024.
- Due to the nature of the scheme, which will affect the exterior of the Jubilee Building only, the interior of the Jubilee Building was not surveyed in the production of this heritage statement.

4 Baseline

An understanding of the current character and significance of the historic environment and its component heritage assets is critical to be able to fully assess the impacts of any scheme on the historic environment. This section sets out the baseline conditions in reference to the proposed scheme. It sets out the historical development of the site, and then outlines the heritage assets situated within it and within proximity of it. It then outlines the historic development of the asset and its setting. It concludes with a summary of significance of the assets which have the potential to be impacted by the scheme, which are set out in section 4.2.

4.1 Historical development

East Grinstead predates the Domesday Survey of 1086, its name deriving from ‘grenestede’, referring to ‘green place’.¹⁵ The settlement gradually developed during the medieval period as a market town. During the post-medieval period, its location halfway between London and the coast meant it became a popular rest stop for coaches and travellers.¹⁶

In 1863 a small cottage hospital was opened in East Grinstead. As demands increased with local population growth, the hospital gradually expanded, moving to new sites across the town. The hospital acquired the name Queen Victoria Cottage Hospital in 1902 in honour of the late Queen.¹⁷

In 1930, a 4.3-acre site to the north-east of the town centre was donated to the town for the purpose of constructing a new hospital. This new building, also known as Queen Victoria Cottage Hospital, was designed by F. Gordon Troup & L. H. Parsons, with A. C. Denny as associated architect.¹⁸ It comprised a T-shaped brick building of one and two storeys, with a central cylindrical tower, capped with a stylised cast of the Rod of Asclepius, a serpent-entwined staff, which is an international symbol of medicine. The principal façade, the top of the T-shape, faced south-east and accommodated wards with large windows, doors and a verandah, to maximise light and fresh air throughout the hospital, as well as providing external spaces for patients to be wheeled out to. This was based on prevailing medical views at the time that recovery was aided by fresh air, light, and pleasing views.¹⁹

The building was set back from the road, with a landscaped garden with low hedge planting and trees created to the south-east of the building, as shown in Figure 4.1. The form of the building and topography of the landscape mirror each other. The linear form of the landscape was designed to specifically complement the long, low built form of the new hospital, giving it prominence it would otherwise not achieve in that setting. Therefore, clearly the design intent

¹⁵ Harris, R. B. (2005) ‘East Grinstead Historic Character Assessment Report’ *Sussex Extensive Urban Survey (EUS)*. Available online via: https://www.westsussex.gov.uk/media/1725/east_grinstead_eus_report_and_maps.pdf [accessed November 2024].

¹⁶ East Grinstead Museum (2016) *History of Our Town*. Available online via: <https://www.eastgrinsteadmuseum.org.uk/exhibition/history-of-our-town/> [accessed November 2024].

¹⁷ East Grinstead Museum, (n.d.) *A Hospital for East Grinstead*. Available online via: <https://www.eastgrinsteadmuseum.org.uk/guinea-pig-club/hospital-for-east-grinstead/> [accessed November 2024].

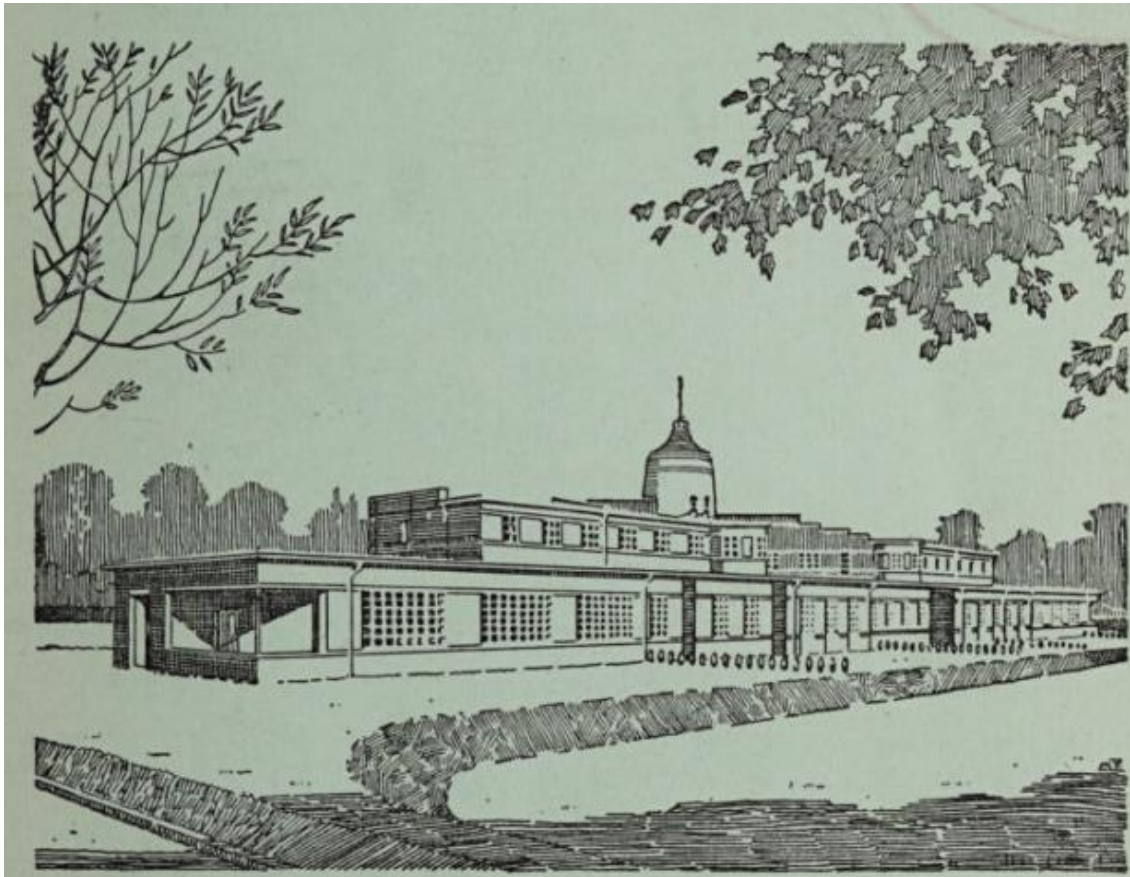
¹⁸ Historic Hospitals, (n.d.) *English Hospitals RCHME Survey: West Sussex*. Available online via: <https://historic-hospitals.com/english-hospitals-rchme-survey/sussex-west-sussex/> [accessed November 2024].

¹⁹ Historic Hospital Admission Records Project (HHARP) (2010) *Fresh Air, even when it's Freezing: Great Ormond Street Hospital*. Available online via: <https://hharp.org/library/gosh/general/fresh-air.html>

was that both landscape and building were integral to each other, both in architectural terms and in following medical best practice of the day.

The hospital provided six male beds, six female beds and six children's beds in addition to six private beds. It was opened 8th January 1936.²⁰

Figure 4.1: 1941 Print of Queen Victoria Cottage Hospital.



Source: Queen Victoria Cottage Hospital (1941) *Supplement to 53rd report*. Source: Wellcome Collection. Reproduced under Public Domain Mark, 'No Known Copyright'.

During the late 1930s, in preparation for the anticipated war, the Government decided that Queen Victoria Cottage Hospital would be established as a specialist Emergency Medical Service unit to deal with burns victims from aerial combat and air raids. Three new wards were constructed at Queen Victoria Cottage Hospital, also designed by F. Gordon Troup, as well as wooden army huts to accommodate patients.²¹ Plastic Surgeon, Archibald McIndoe, was allocated to lead the new Emergency Medical Service unit, where he founded a Centre for Plastic and Jaw Surgery and pioneered new techniques and treatments for patients who had been badly burned or injured during the Second World War.

A group of airmen recovering between surgeries established the 'Guinea Pig Club', open to any member of Allied Aircrew who had undergone at least two operations at the Queen Victoria

²⁰ East Grinstead Museum, (n.d.) *A Hospital for East Grinstead*. Available online via: <https://www.eastgrinsteadmuseum.org.uk/guinea-pig-club/hospital-for-east-grinstead/> [accessed November 2024].

²¹ East Grinstead Museum, *The Arrival of Archibald McIndoe*. Available online via: <https://www.eastgrinsteadmuseum.org.uk/guinea-pig-club/the-arrival-of-mcindoe/> [accessed November 2024].

Hospital for burns or other crash injuries. It is thought that they were accommodated in one of the hutted wards, rather than within the Jubilee Building.

The club's name reflected the experimental nature of the surgeries and techniques McIndoe was using.

In 1943, the hospital was expanded further with the construction of the Canadian Wing, paid for by the Canadian Government, to treat the many Canadian airmen who ended up at East Grinstead. The scale of the hospital following the construction of this new wing resulted in the hospital dropping the Cottage Hospital part of its name, as it no longer reflected the number of patients and complexity of treatments being undertaken.²²

In 1948, the Queen Victoria Hospital was nationalised as part of the newly established National Health Service (NHS). The hospital continued to expand during the post-war era, with a new surgical block, new wards, a nurses' home and new children's wards.

During the 2010s, a programme of redevelopment was undertaken, including the opening of a new outpatients' department, six new operating theatres and refurbished burns and paediatric units.

4.2 Heritage assets

This section provides an overview of the heritage assets within the site and study area. All assets discussed here are included in a Gazetteer in Appendix A and shown spatially on mapping in Appendix B.

4.2.1 Designated assets

There are no designated heritage assets within the site boundary. There are also no scheduled monuments, listed buildings or registered parks and gardens within the study area.

4.2.1.1 Estcots and East Court Conservation Area

The northern boundary of Estcots and East Court Conservation Area is situated approximately 460m south of the site boundary. This conservation area incorporates an 18th century house, known as East Court, and a small area of parkland. The conservation area holds historic interest as an historically agricultural landscape associated with a large house. Historic interest is also derived from the conservation area's use today as a public park with sports pitches, which has allowed local communities to engage with the asset.

The setting of this conservation area incorporates Ashplats Wood, a large area of woodland, and suburban housing, which makes a positive contribution to the character of the conservation area.

²² West Sussex Record Office (2018) *Queen Victoria Hospital Archive Project: The History Of The Hospital*. Available online via: <https://westsussexrecordofficeblog.com/2018/02/23/queen-victoria-hospital-archive-project-the-history-of-the-hospital/> [accessed November 2024].

Figure 4.2: view from the site boundary facing south towards the conservation area



Source: Mott MacDonald (2024)

Figure 4.3: view from the site boundary facing south-west towards the conservation area



Source: Mott MacDonald (2024)

4.2.2 Non-designated assets

4.2.2.1 Jubilee Building

The Jubilee Building comprises a T-shaped building of one and two storeys which dates to 1936. The principal front, situated within the cross of the T, faces south-east onto Holtze Road. The building's main entrance is situated within a corner of the T, facing north-west.

The Jubilee Building is of brick construction, designed in a light Moderne style (Figures 4.4-4.6). It has two storeys, stepping down to one across the frontage, with a central cylindrical tower. The windows were originally multi-light metal casements but are now all uPVC replacements, within the original openings, which do not reflect the original fenestration patterns.

Figure 4.4: The south-eastern façade of the Jubilee Building



Source: Mott MacDonald (2024)

Figure 4.5: Pinnacle on the roof of the Jubilee Building



Source: Mott MacDonald (2024)

Figure 4.6: Main entrance to the Jubilee Building on the north-western façade



Source: Mott MacDonald (2024)

The Jubilee Building provides architectural and historic interest in its built form and its function as a hospital. The building's streamlined, symmetrical modern design is typical of 1930s public architecture. The central stair tower with copper dome and pinnacle in particular establish the building as a landmark. They draw attention to the building's purpose as a hospital and as a building of local importance. The building's use of brickwork detailing to accentuate its geometry also contributes to its architectural interest. For example, the soldier bond of the building's elevations gives way to headers only or vertical soldiers in key parts of the building, such as around the top of the stair tower (Figure 4.5), and the rounded main entrance (Figure 4.6). In addition, the stone bands which span the elevations above and beneath the windows contribute to the building's sense of horizontality. This attention to detail in the finish of the building contributes to the building's architectural interest.

The Jubilee Building's historic interest is also derived from its long-term use as a hospital, and its association with the QVH's long history. In addition, the hospital is also of note due to Archibald McIndoe's work there during the Second World War developing pioneering treatments for burns. However, the most notable work was undertaken in huts situated to the north of the Jubilee Building and not within it, which diminishes the contribution that this history makes to the building's significance.

The building's close relationship with the grounds surrounding it, evidenced through its long, south-facing frontage and large windows, also contribute to its architectural and historic interest, as they reflect the prevailing idea of fresh air and sunlight being beneficial for healing at the time. This is an integral part of the building's design and a key part of its significance. Although the original glazing of the building has been lost, the scale of the openings preserves the ability to understand this being the original design intent. However, the replacement modern glazing significantly detracts from the architectural interest of the building.

Figure 4.7: South-eastern façade of the Jubilee Building



Source: Mott MacDonald (2024)

Figure 4.8: Planting adjacent to the south-eastern façade of the Jubilee Building



Source: Mott MacDonald (2024)

The setting of the Jubilee Building makes a positive contribution to its significance.

The landscaped gardens to the south-east of the Jubilee Building are an integral element of the site, which were designed to complement and frame the façade of the building. In particular, the length of the lawn mirrors the linearity of the building. It is also functional, as it creates a large area where patients could sit outside with ease, due to the proximity to their wards. The ground slopes up towards the building, allowing its low form to hold a prominence without being overwhelming or overbearing architecturally, with the central tower to provide height and a focal point. This contributes to the building having an open and welcoming demeanour. In addition, the gardens facilitate understanding of the way in which the building was designed to maximise fresh air and light, which was understood at the time to contribute to the recovery of patients. The gardens continue to provide a key area for patients, staff, and visitors to interact with nature as part of their rest and recuperation. The ongoing contribution of the gardens to the operation of the hospital means they make a positive contribution to the site's significance overall.

The modern planting scheme, including many large trees, inhibit views of the building's façade to some extent (Figure 4.8), especially when comparing it to the original layout of the gardens (Figure 4.1). However, this is not considered to significantly diminish the contribution that the building's setting makes to its significance.

The wider hospital site facilitates understanding of the building as part of an active hospital and reflects the ongoing growth and redevelopment of the site. The large areas of car parking make a neutral contribution to the site's significance.

Figure 4.9: Car park adjacent to Jubilee Building



Source: Mott MacDonald (2024)

Figure 4.10: Gardens and planting adjacent to the Jubilee Building



Source: Mott MacDonald (2024)

The extensive area of housing which surrounds the site (Figures 4.11 and 4.12) makes a neutral contribution to the Jubilee Building's significance. It allows for an understanding of the hospital as part of the inter-war expansion of East Grinstead, which contributes slightly to the Jubilee Building's historic interest.

Figure 4.11: Housing to the south of the site



Source: Mott MacDonald (2024)

Figure 4.12: Housing to the east of the site



Source: Mott MacDonald (2024)

The Jubilee Building was nominated for listing in 2013 but was rejected on the basis of the building being of insufficient historic and architectural interest. Specifically, although the hospital site holds historic interest due to its association with McIndoe and his war work, this is not provided by the Jubilee Building itself, but rather by huts to the rear of the main building which have since been demolished. In addition, although the Jubilee Building is a typical example of a 1930s general hospital, it was argued that it demonstrates little further architectural interest or innovation. In particular, the replacement of all of the windows has had a major impact on the architectural character of the building. It was therefore considered to be of insufficient interest to be designated at a national level.²³

²³ West Sussex County Council, Historic Environment Record Monument Full Report, *Queen Victoria Hospital, East Grinstead* (HER: MWS7718). Accessed November 2024.

However, it was noted that the Jubilee Building is of sufficient interest to qualify as a non-designated heritage asset, and it is recognised as such by the WSHR. This is on account of its historic interest as a long-standing community building, and its architectural interest as an inter-war hospital. The Jubilee Building's landmark status within the local area is also a part of that significance.

4.2.2.2 Other non-designated heritage assets

Within the study area there are four other non-designated heritage assets. These comprise:

- Hackenden Historic Farmstead, East Grinstead (MWS11047), situated approximately 180m north-east of the site;
- Hoskin's Farm Historic Farmstead, East Grinstead (MWS11805), situated approximately 465m north-east of the site;
- Site of Blackwell Farm Historic Farmstead, East Grinstead (demolished) (MWS9440), situated approximately 350m south-west of the site;
- Aircraft Crash Site at Hackenden Field (now part of Queen Victoria Hospital), Holtye Road, East Grinstead (MWS15549), situated approximately 70m north of the site.

Blackwell Farm and the Aircraft Crash Site are no longer in situ and do not have the potential to be affected by the proposed scheme and are therefore not considered further in this report.

4.3 Archaeology

No evidence of archaeological activity has been found within the site or study area to date.

Although the site is situated in an area of land which remained largely undeveloped up to the 1930s, there is low potential for archaeological remains to be present on the site. This is due to the absence of any archaeological remains being revealed within the surrounding area to date. In addition, levelling and raising of the site likely occurred during the construction of the Jubilee Building and the landscaped gardens, which likely disturbed any surviving archaeological remains. However, there is potential for archaeology to survive at deeper levels.

Therefore, the archaeological potential of the site is considered to be very low.

5 Proposed Scheme

The proposed scheme comprises the construction of a single-story building situated at the south-eastern corner of the site, adjacent to Holtye Road. The proposed new building will be a Community Diagnostic Centre (CDC) and will provide five generic treatment rooms, a lung function test room, ultrasound room, DEXA scanner room, Ophthalmology diagnostic room and double phlebotomy suite. These functions are supported by clinical support facilities, staff support spaces, and patient wait facilities.

The proposed CDC will comprise a detached rectangular red brick building, with a projecting draught canopy over the main entrance at the eastern end.

Figure 5.1: Proposed elevations of the CDC, in order of south, north, east and west.



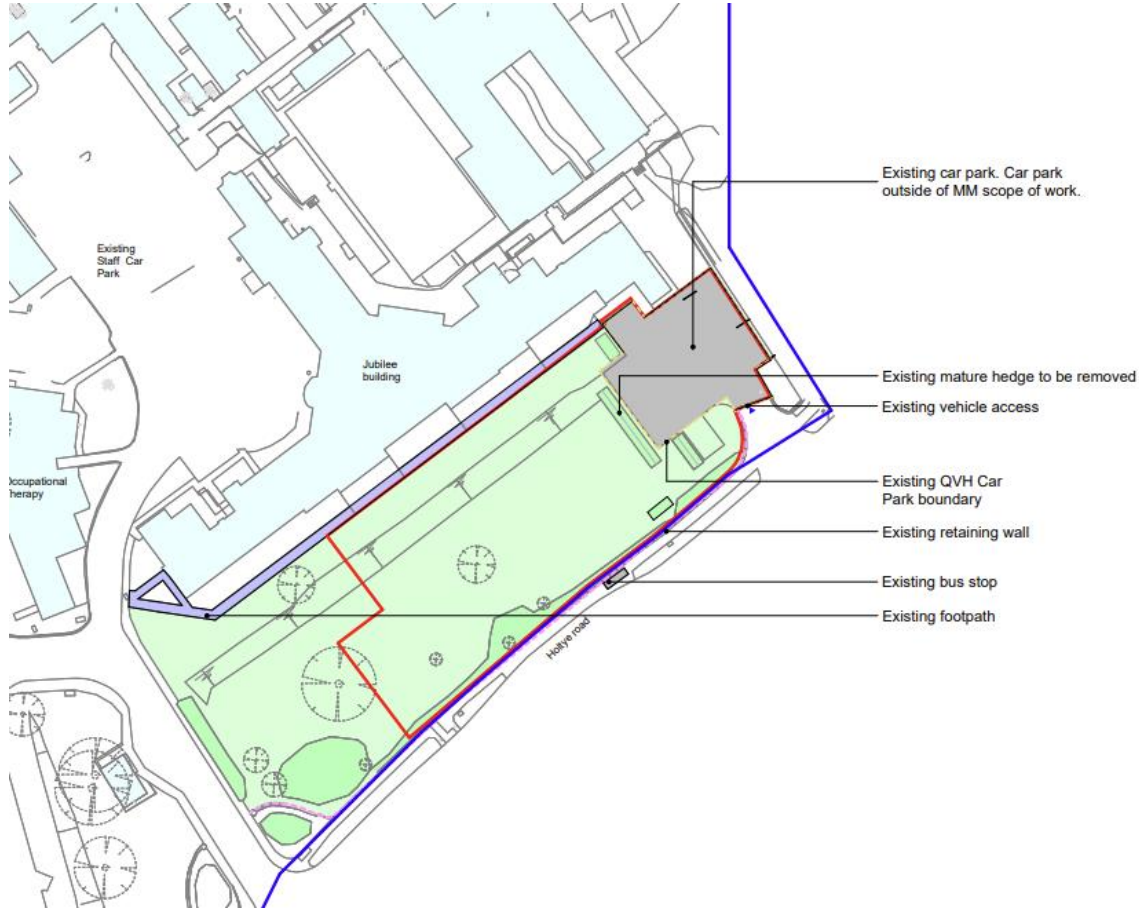
Source: Mott MacDonald (2024)

The brick façade of the proposed CDC will feature the use of vertical running soldier bond bricks and stone parapet to complement the adjacent Jubilee Building. The building will be flat-roofed and will feature photovoltaic (PV) panels on its roof.

Further detail on the proposed scheme is available in the drawings which accompany this heritage statement, particularly 100120806-MM-A1-EG-EL-AR-0100, 100120806-MM-A1-EG-

GA-AR-0301 and 100120806-MM-A1-EG-GA-AR-0302. Excerpts from those drawings are included below for information, but the full versions should be viewed along side this report.

Figure 5.2: Existing site plan



Source: Mott MacDonald (2024)

Figure 5.3: Proposed site plan



Source: Mott MacDonald (2024)

6 Impact Assessment

This section sets out the potential impacts of the proposed scheme on the significance of the historic environment as set out in the baseline section, including impacts through changes to setting.

6.1 Jubilee Building

The proposed scheme will not have a physical impact on the Jubilee Building. However, it will cause a significant change in the setting of the Jubilee Building. At present, the Jubilee Building's setting makes a positive contribution to the asset's significance, as discussed in section 4.2.2.1. NPPF paragraph 216 sets out how a balanced judgement is required when assessing impacts to non-designated heritage assets, considering the scale of harm and the significance of the asset.²⁴

The gardens to the south-east of the Jubilee Building are an integral designed part of the building's appearance. The principal south-eastern façade of the Jubilee Building was designed to be seen within a green and landscaped setting, which complements and frames its façade. In particular, the slope of the landscape gives the building prominence, by drawing the eye upwards towards it. The gardens also provide a key area for patients, staff, and visitors to interact with nature as part of recuperation. The gardens' current planting scheme has diminished the ability to appreciate the full extent to which the setting of the building is intended to contribute to the significance of the Jubilee Building, with large trees and shrubs interrupting views of the principal façade. This element of the Jubilee Building's setting will be almost entirely eradicated by the proposed scheme, with only a very small element greenspace adjacent to the Jubilee Building to remain. As such, the contribution that setting makes to the building's significance will be entirely lost. Accordingly, the significance of the Jubilee Building will be diminished.

The height of the CDC will block current views towards the Jubilee Building from Holtye Road, leaving the pinnacle visible across the rooftop of the CDC as an isolated and uncontextualized object. This will diminish the prominence of the Jubilee Building within the surrounding area, and remove its landmark status. In addition, the presence of the balustrade on the roof of the proposed CDC and the solar panels will introduce visual clutter which will compound the impact to the Jubilee Building.

The proximity between the Jubilee Building and the proposed CDC will create a corridor-like space between the two buildings. This will reduce the amount of light that can get into the Jubilee Building, which was a key element of its original design. It will also inhibit long views towards the CDC, therefore preventing appreciation of the Jubilee Building's symmetrical design and massing. As such, while the built fabric of the Jubilee Building will survive, the ability to understand the composition and architectural form of the building's exterior will be largely lost.

Similarly, the location of the proposed CDC is off-centre to the Jubilee Building, meaning it interrupts the symmetry of the Jubilee Building, and furthermore inhibits the ability to appreciate it. However, the off-centre location means that a view of the southern corner of the Jubilee Building which is currently afforded to staff, patients and visitors from the main hospital entrance

²⁴ National Planning Policy Framework (2024) *Chapter 16: Conserving and enhancing the historic environment – Guidance*. Available online via: <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> [accessed December 2024].

from Holtye Road will remain, allowing for very limited appreciation of the original hospital building.

Overall, the proposed scheme will result in the contribution that setting makes to the significance of the Jubilee Building being entirely lost.

However, while setting makes an important and integral contribution to the significance of the Jubilee Building through its designed landscape intent, the asset's significance is also provided by the building's architectural and historic interests, as is noted in section 4.2.2.1. In particular, significance is provided by the building's built fabric as a 1930s hospital, and its association with notable surgical developments that occurred elsewhere on the hospital site. These elements of the Jubilee Building's significance will not be affected by the proposed scheme, and it will remain possible to understand and appreciate the Jubilee Building as an historic hospital building and the oldest building on the hospital site.

Therefore, although the contribution that setting makes to the significance of the Jubilee Building will be lost, the architectural, historic and communal interests of the Jubilee Building overall will be preserved to an extent.

As such, the proposed scheme is considered to amount to **less than substantial harm**. This harm will be weighed against by the additional diagnostic capacity within the East Grinstead area and the improved, more integrated service provision that the CDC will provide.

6.2 Estcots and East Court conservation area

The conservation area boundary is lined with mature trees, which contribute to it having a somewhat secluded character, however, the undulating landscape outside of the conservation area means that there are some long views out of it, particularly to the east. Despite this, there is no intervisibility between the site and the conservation area, due to the residential development situated between the site and the conservation area, and the mature vegetation situated between dwellings and along roads. As such, the Estcots and East Court conservation area does not have the potential to be affected by the proposed scheme, and it will experience **no harm** to its significance as a result.

6.3 Non-designated heritage assets

The two non-designated farmsteads within the study area (MWS11047 and MWS11805) are not considered to have the potential to be affected by the proposed scheme. The two farmsteads do not have intervisibility with the site of the proposed scheme, nor any historic relationship with it. Therefore, the proposed scheme will not change the assets' setting, and there will be **no harm** to the significance of these assets.

7 Conclusion

This heritage statement has been produced in line with policy DPB2 of the Mid Sussex District Plan and paragraph 218 of the NPPF. It has explored the impacts to the historic environment that will be created by the proposed construction of a CDC at QVH, East Grinstead. The CDC comprises a single-storey, brick-clad building which will be situated to the south-east of the Jubilee Building, a non-designated 1930s hospital building.

There are no designated heritage assets within the site boundary, and within a 500m study area there is one designated heritage asset: the Estcots and East Court Conservation Area, the northern boundary of which is situated approximately 460m south of the site. Due to the distance between the conservation area and the site, the conservation area's setting does not have the potential to be affected by the proposed scheme. Therefore, there will be **no harm** to the significance of the conservation area, which is compliant with Mid Sussex District Plan policy DP34, and the NPPF.

The proposed scheme will not have a physical impact on the Jubilee Building. However, it will cause a significant change in the asset's setting, which will remove the contribution that setting makes to the significance of the asset. In particular, the Jubilee Building currently has a close relationship with the gardens which it adjoins to the south-east. These were an integral part of the hospital's original design, intended to provide light and fresh air for staff, patients and visitors. The majority of the gardens will be built upon by the construction of the CDC, removing the ability to appreciate this historic relationship.

However, while setting makes an important contribution to the significance of the Jubilee Building, the asset's significance is also provided by the building's architectural and historic interests, as is noted in section 4.2.2.1. In particular, significance is provided by the building's built fabric as a 1930s hospital, and its association with notable surgical developments that occurred elsewhere on the hospital site. These elements of the Jubilee Building's significance will not be affected by the proposed scheme, and it will remain possible to understand and appreciate the Jubilee Building as an historic hospital building and the oldest building on the hospital site. Therefore, although the contribution that setting makes to the significance of the Jubilee Building will be lost, the architectural, historic and communal interests of the Jubilee Building overall will be largely preserved.

As such, the proposed scheme is considered to amount to **less than substantial harm** to the significance of the Jubilee Building. In line with paragraphs 215 and 216 of the NPPF, this harm will be weighed against the additional diagnostic capacity within the East Grinstead area and the improved, more integrated service provision that the CDC will provide.

The Historic Environment Record (HER) records no evidence of historic activity within the site or the study area. In addition to the Jubilee Building, there are four non-designated heritage assets within the study area. Two of these are no longer extant and therefore cannot be impacted by the scheme. The other two are farmsteads which do not have intervisibility with the site, and which therefore will also not be impacted. Therefore, there will be **no harm** to their significance.

In line with the Mid Sussex District Plan policy DPB2, an assessment of archaeological potential has been undertaken. No evidence of archaeological activity has been found within the site or study area to date, suggesting that there is a low potential for archaeological remains to survive within the site. Additionally, although the site is situated in an area of land which remained largely undeveloped up to the 1930s, levelling and raising of the site likely occurred during the construction of the Jubilee Building and its gardens, which likely disturbed any surviving

archaeological remains. There is therefore the potential for archaeology to survive at deeper levels, but the potential for this is overall considered to be very low.

Overall, the scheme is considered to conflict with local planning policy SS6 of the East Grinstead Neighbourhood Plan, which states that design should conserve and complement the historic and architecturally significant elements of the hospital. The south-eastern façade of the Jubilee Building is its most architecturally significant element, and the ability to appreciate this part of the building will be lost as a result of the scheme. Therefore this scheme is not considered to comply with this policy.

However, overall, the scheme is considered to be compliant with the NPPF and the Mid Sussex District Plan, policies DP34, DP35 in the current District Plan as well as DPB2 in the draft version. This is because the less that substantial harm caused to the significance of the Jubilee Building could be considered to be outweighed by the public benefit of a new diagnostics centre.

References

Ancient Monuments and Archaeological Areas Act (1979). Available online via:
<https://www.legislation.gov.uk/ukpga/1979/46#:~:text=An%20Act%20to%20consolidate%20and,to%20provide%20for%20the%20recovery>

Chartered Institute for Archaeologists (CIfA) (2017), Standard and Guidance for Historic Environment Desk Based Assessment. Available online at:
https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf

Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environmental Desk-based Assessment. (2014, updated 2020). Available online at:
www.archaeologists.net/sites/default/files/CIfAS&GDBA_2.pdf

East Grinstead Museum (2016) *History of Our Town*. Available online via:
<https://www.eastgrinsteadmuseum.org.uk/exhibition/history-of-our-town/> [accessed November 2024].

East Grinstead Museum, (n.d.) *A Hospital for East Grinstead*. Available online via:
<https://www.eastgrinsteadmuseum.org.uk/guinea-pig-club/hospital-for-east-grinstead/> [accessed November 2024].

East Grinstead Town Council (2016) East Grinstead Neighbourhood Plan. Available online via:
<https://www.eastgrinstead.gov.uk/i/uploads/2021/03/neighbourhood-plan.pdf> [accessed December 2024].

Harris, R. B. (2005) 'East Grinstead Historic Character Assessment Report' *Sussex Extensive Urban Survey (EUS)*. Available online via:
https://www.westsussex.gov.uk/media/1725/east_grinstead_eus_report_and_maps.pdf
[accessed November 2024].

Historic England (2015), Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision – Taking in the Historic Environment. (Swindon: Historic England) Available online at: <https://historicengland.org.uk/images>

Historic England (2017), Historic Environment good practice advice in planning (Swindon: Historic England) [online]. Available online at: www.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets

Historic England (2019) Advice note 12: Assessing the significance of Heritage Assets. Available online via: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (Swindon: Historic England). Available online at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

Historic England (2021) Local Heritage Listing: Identifying and Conserving Local Heritage (Swindon: Historic England). Available online at: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/>

Historic Hospitals, (n.d.) *English Hospitals RCHME Survey: West Sussex*. Available online via:
<https://historic-hospitals.com/english-hospitals-rchme-survey/sussex-west-sussex/> [accessed November 2024].

IEMA, IHBC and ClfA, (2021), Principles of Cultural Heritage Impact Assessment in the UK. Available online at:

https://www.archaeologists.net/sites/default/files/j30361_iema_principlesofchia_v8.pdf

Mid Sussex District Council (2018) *Mid Sussex District Plan 2014-2031*. Available online via: <https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf> [accessed November 2024]

Mid Sussex District Council (2023) *Mid Sussex District Plan 2021 - 2039 Submission Draft (Regulation 19)*. Available online via: [district-plan-review-reg-19-web-version-with-hyperlinks.pdf](#) [accessed November 2024].

National Planning Policy Framework (2024) *Chapter 16: Conserving and enhancing the historic environment – Guidance*. Available online via: <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> [accessed December 2024].

NPPF (2024). Available online via: <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>

Planning (Listed Buildings and Conservation Areas) Act (1990). Available online via: <https://www.legislation.gov.uk/ukpga/1990/9/contents>

Queen Victoria Cottage Hospital (1941) *Supplement to 53rd report*, Source: Wellcome Collection. Available online via: <https://wellcomecollection.org/works/e4z3dhup/items?page=1> [accessed November 2024].

West Sussex County Council (n.d.) Historic Environment Record Monument Full Report, *Queen Victoria Hospital, East Grinstead* (HER: MWS7718) [accessed November 2024].

West Sussex Record Office (2018) *Queen Victoria Hospital Archive Project: The History Of The Hospital*. Available online via: <https://westsussexrecordofficeblog.com/2018/02/23/queen-victoria-hospital-archive-project-the-history-of-the-hospital/> [accessed November 2024].

Appendix A: Gazetteer

Reference number	Asset name	Designation
N/A	Estcots and East Court	Conservation Area
MWS11047	Hackenden Historic Farmstead, East Grinstead	
MWS11805	Hoskin's Farm Historic Farmstead, East Grinstead	
MWS7718	Queen Victoria Hospital, East Grinstead	
MWS9440	Site of Blackwell Farm Historic Farmstead, East Grinstead	
MWS15549	Aircraft Crash Site at Hackenden Field (now part of Queen victoria Hospital), Holtye Road, East Grinstead	

Appendix B: Figures

