



Heritage Statement & Impact Assessment Wykehurst House, nr Bolney RH17 5QQ

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Job No: 25041

Property Address: Wykehurst House Bolney, RH17 5QQ

Listed Designation: Grade II*

Inspecting Persons: Nick Stickland

Date of first issue: 26/08/2025

Revision: B

**STICKLAND
WRIGHT**

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1.0

Introduction

1.1 Purpose of Assessment

This document has been drafted to inform the proposed design alterations to the heritage asset, and its setting, and to demonstrate compliance with the relevant legislation, planning policy and guidance.

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

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

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

1.2 Detail of Proposals

This application concerns the remodeling of the centrally positioned, first to second floor lightwell, to restore its purpose as the primary circulation route between levels, including access to second floor guest suites.

A summary of the proposed works is as follows:

- Creation of new openings in existing walls
- Installation of new staircase and bridge to connect the two sides of the lightwell at second floor
- Installation of new architectural mouldings and other details
- Replacement of existing rooflight
- Refurbishment of the Second Floor Lounge to include installation of new joists, ceiling and two new fireplaces into existing fireplace openings

The submission follows earlier applications for other internal alterations [DM/25/2172], works to garden walls and entrance gates [DM/25/2644 & 2645], external repairs and alterations [DM/25/2654 & 2655], and to seek certification of the use as a single dwelling [DM/25/2916].

Generally, the proposals intend to return Wykehurst House to a single family home. The proposed works within this application look to restore purpose to a redundant area of the home.

1.3 Relevant Designations (legal context and policy context)

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

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

Relevant heritage and planning frameworks:

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

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

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

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

Other planning designations are immaterial, due to alterations being internal only.



2.0

Building Setting and History

2.1

Planning History

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

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

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

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

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

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

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

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

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

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

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

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

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

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



2.0

Building Setting and History

2.1

Planning History continued

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

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

Listed building consent

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

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

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

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

Pre-application advice

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

Current applications

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

Reference: DM/25/2644 & DM/25/2645
External works within the grounds of Wykehurst House to include: Garden wall repairs, alterations to existing entrance gate, installation of new entrance gate and new plant equipment area.
Decision: Ongoing

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

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



2.0

Building Setting and History

2.2

Historic Phases of Development

Information for Historic Environmental Records (HERs)

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

1871-74 - Creation of the House
The house was constructed by William Cubitt, to designs by Prof. Edward Middleton ‘E M’ Barry (Royal Opera House, Bow St among eminent works).

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

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

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

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

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

courtyard deliveries and back stair access to all levels. Stylistically, the building and interiors were an outward expression of current architectural fashion (balancing Gothic and Classicist traditions) and the client’s own tastes and influences.

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

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

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

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

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

1924 - Early 30’s – Conversion to Hotel
Reference is made to ownership by Brighton hotelier Mrs F K Turner (in news of her passing).

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

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

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

WW2 – Wartime Occupation
The property was requisitioned (leased) by the Canadian army. First Canadian arrivals are recorded in 1940, with specific reference to Wykehurst from 1942. The house was used as a marshalling location for D-Day and hosted up to 1500 troops in the buildings and land.

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

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

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

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

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

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

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



2.0

Building Setting and History

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

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

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

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

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

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

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

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

1978 – To the Present Day
Doyle sold the main residence (the Doyle family ‘flat’) to Ebrahim Golestan, who owned the property to old age and its recent sale in late 2024. It is understood that since the initial purchase, Golestan slowly acquired the various flats to once again bring the property into one single ownership. However, the interior was not significantly altered to restore the grandeur of the original home. Small changes enacted, were driven by specific need or pragmatism, rather than being pieces of an over-arching new vision for the building.

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

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

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

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

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

2024 – New Ownership
Property purchased by M. Blencowe with the intention of restoration as a single family home.

At the time of the purchase the property was once more in need of urgent repair. The now elderly residents had not kept up with required maintenance work or had been badly treated by unscrupulous trades people taking advantage of a perceived ‘opportunity’.

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



2.0

Building Setting and History

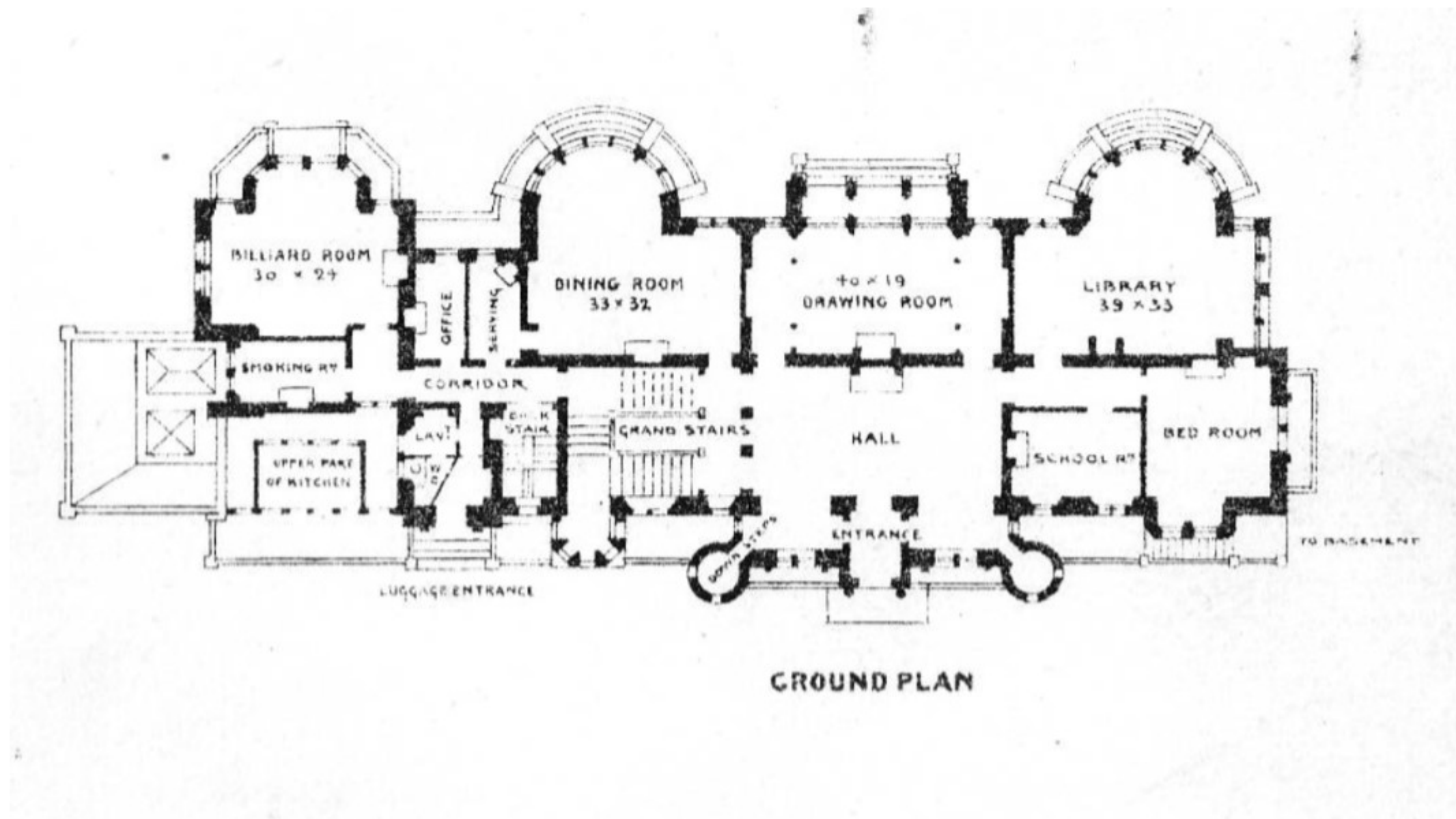
2.3

Sources and Bibliography

British Newspaper Archives (on-line research of all available content relating to 'Wykehurst').
The National Archives (on-line research)
Mid-Sussex Planning records (from information request and on-line planning records)
Purchase searches of planning records (see section 2.1)
Heritage research by J Langlands Pearse (see appendix, including further bibliography)
Brighton and Hove HERs, at 'The Keep' (see appendix)
Architect's original drawings
Historic photographs



Building Setting and History

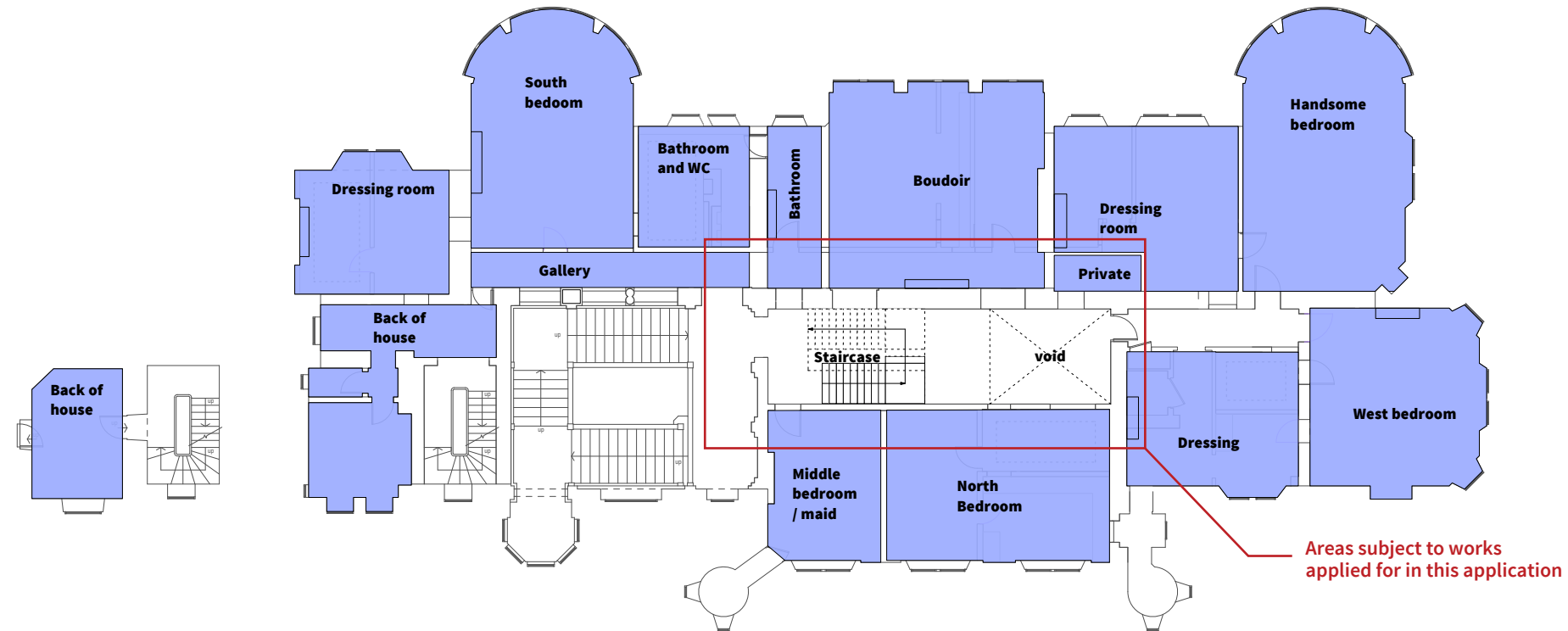


2.01 Historic ground floor plan

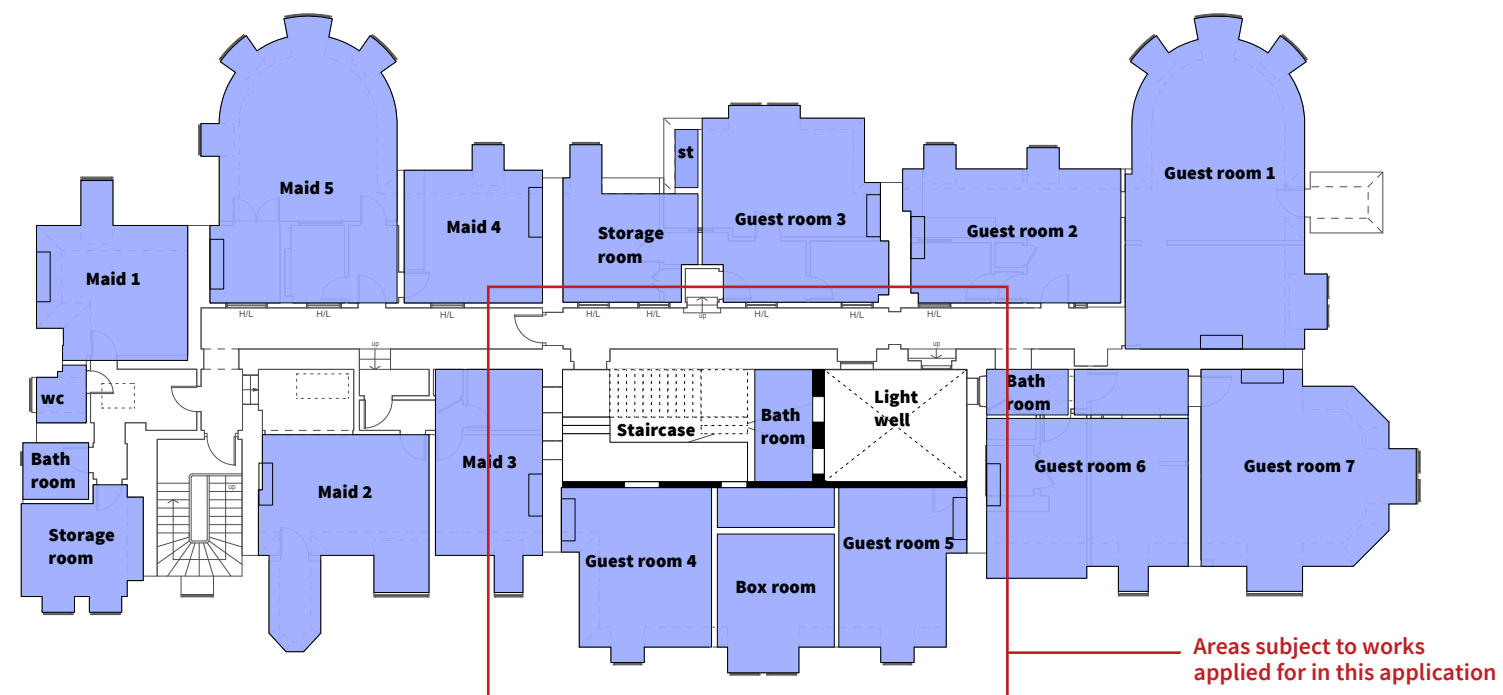
The Builder 1872

Building Setting and History

Reading the heritage research by J Langlands Pearse (see appendix VII), Auction details 1923 and 1925 (appendix VIII and IX) researching the historic plans (appendix VI) the assumptions have been made that the room division to the first and second floors would have been similar to figure 2.02 and 2.03.



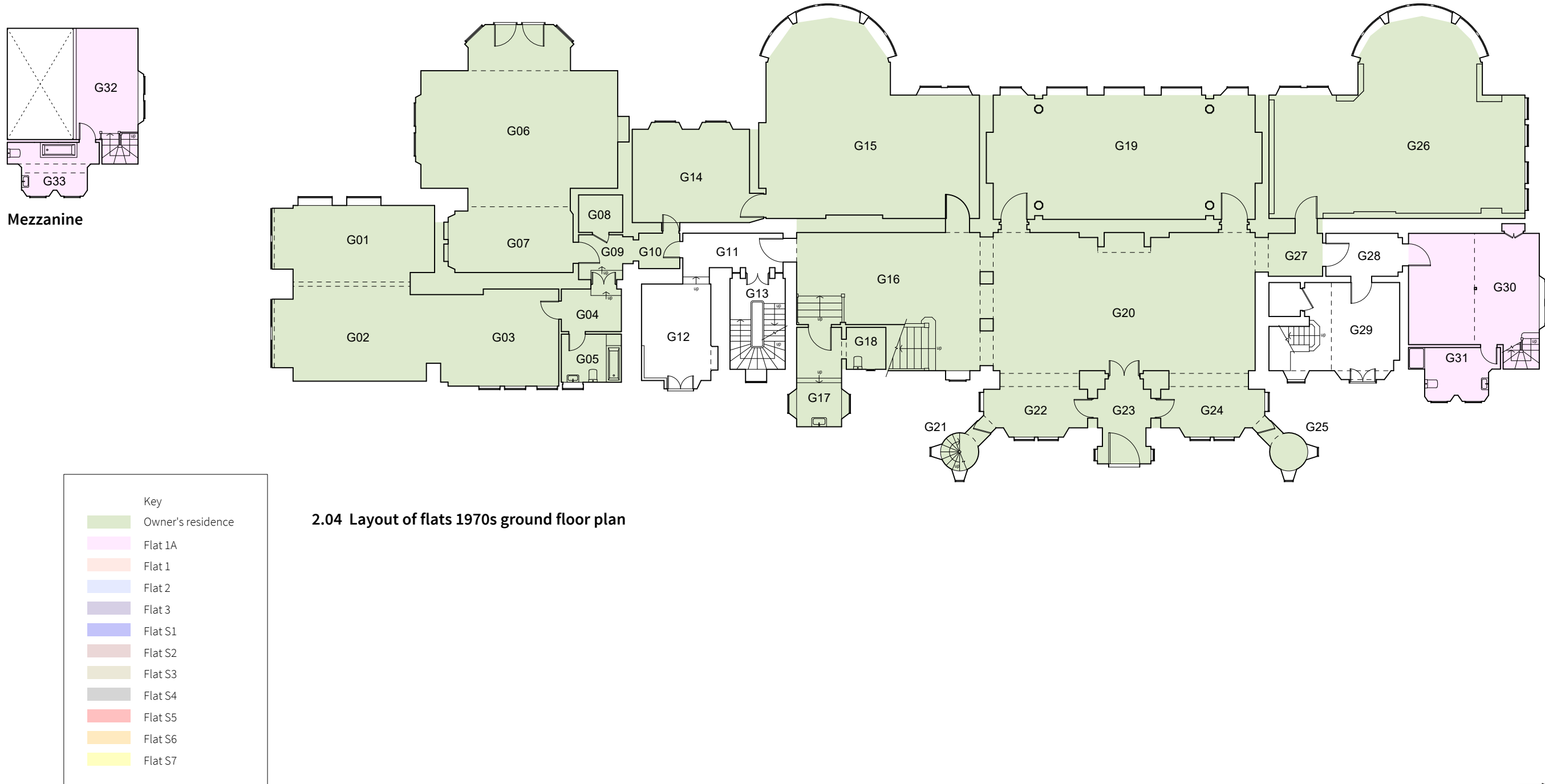
2.02 Following research into history of building assumed historic first floor plan



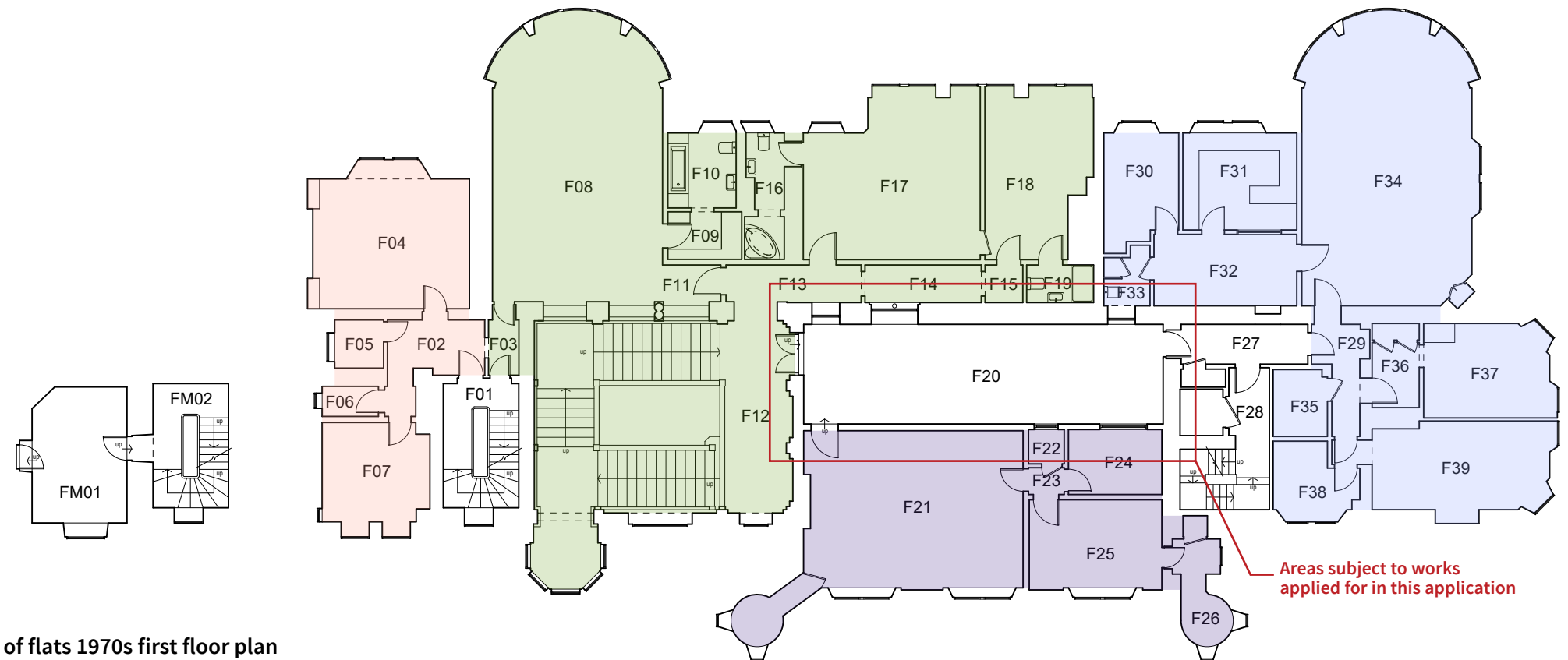
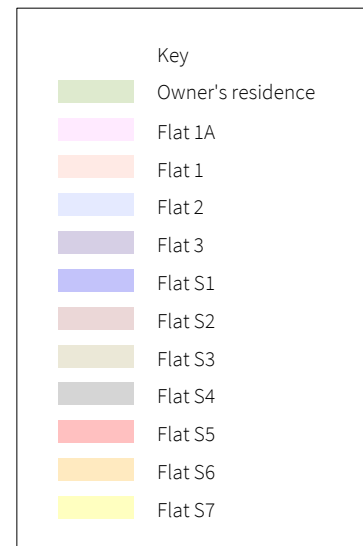
2.03 Following research into history of building assumed historic second floor plan

2.0

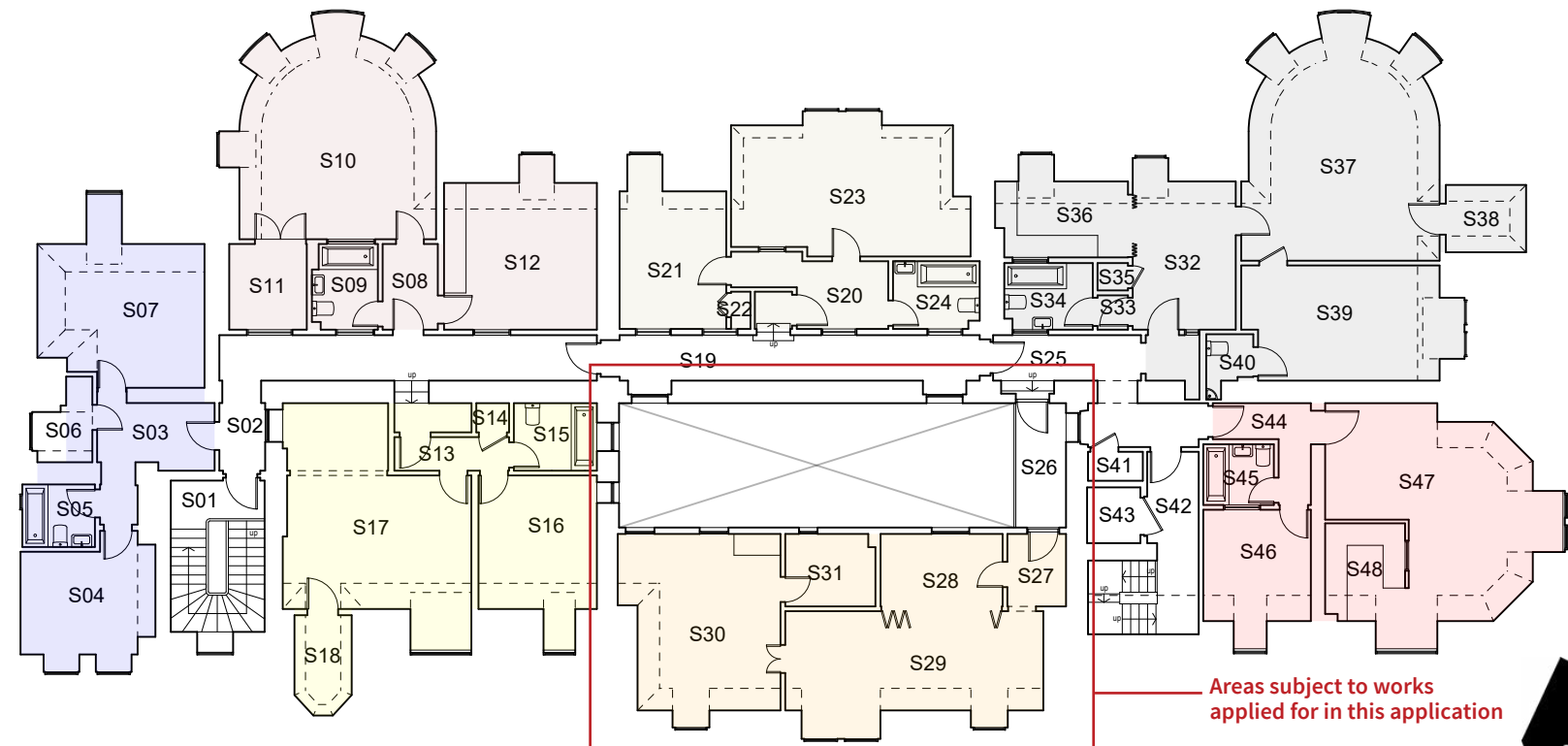
Building Setting and History



Building Setting and History



2.05 Layout of flats 1970s first floor plan



2.06 Layout of flats 1970s second floor plan

3.0

Building Condition Survey

3.1

Scope of Survey

This building condition survey has been prepared in relation to the proposed internal alterations to Wykehurst House. This application concerns the remodelling of the centrally positioned, first to second floor lightwell and the adjacent lounge room at second floor. This survey is limited to these areas.

The purpose of the survey is to provide an overview of the current physical condition of the building's fabric and features in these areas, to support proposals for sensitive refurbishment.

3.2

Building Context

As outlined in the preceding section of this document, the lightwell and adjacent lounge room have been altered significantly over the years to suit changing uses and occupiers. Most recently, the alterations made to install flats in this area of the property have been stripped back to reveal the original fabric beneath. This is shown in the included photographs.

3.3

Current Condition

First to second floor lightwell

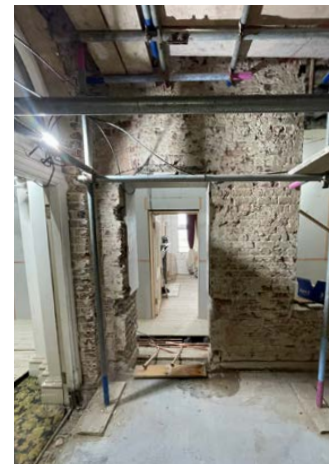
Only the original enclosing wall substrate remains here. The plan form and finishes are all lost. The north wall is striped back to the stud frame, while the other walls are all exposed brickwork. It is visible where openings have been made and adjusted over the years.

Only the door to the bedroom suite to the north includes a door, which appears to be original. The presumed original architrave is present on the bedroom side only. The opening to the main stair hall to the east once included doors (hinge points are visible) but no doors are now present. An arched glazed fanlight includes a decorative metal grill.

Lightwell: First Floor



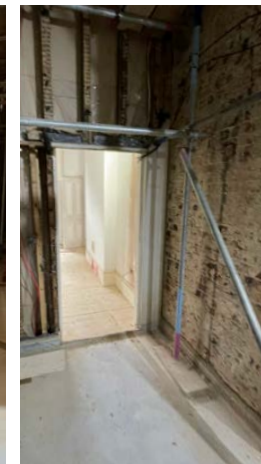
Opening to main stair hall



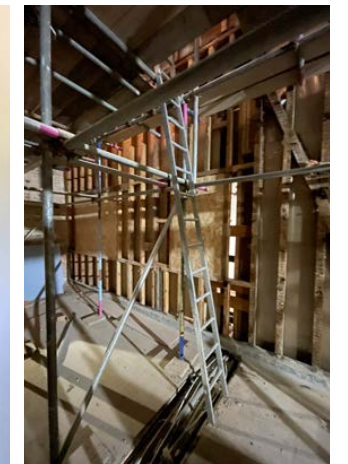
Opening to 1F bedrooms hallway



Lightwell south wall



Opening to north bedroom and door/architrave on bedroom side



Lightwell north wall

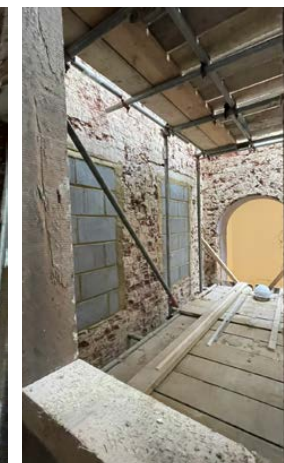
Lightwell: Second Floor



Looking towards east and south walls



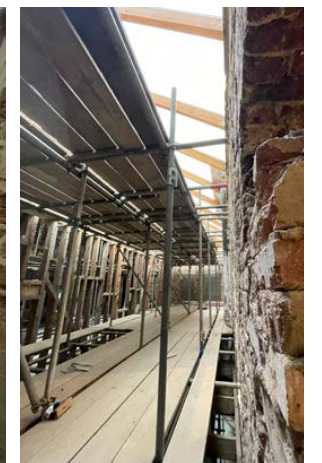
Opening to 2F bedrooms hallway



Infilled openings on east wall



Window in west wall



Looking up to polycarbonate roof above

3.0

Building Condition Survey

The floor in this area is covered with a weatherproof deck which adds around 80mm to the floor level compared to the adjacent rooms.

There is a polycarbonate roof over the lightwell. Externally it can be seen that the guttering is broken and lead flashing has been incorrectly installed. Generally materials have deteriorated and are not fit for purpose.

Second Floor Lounge

As in the lightwell, only the original enclosing wall substrate remains in this room. Dormer style timber windows to the north appear to be original. Openings within the stud partition with the lightwell correspond with floorplans of the flats installed in the 1970s.

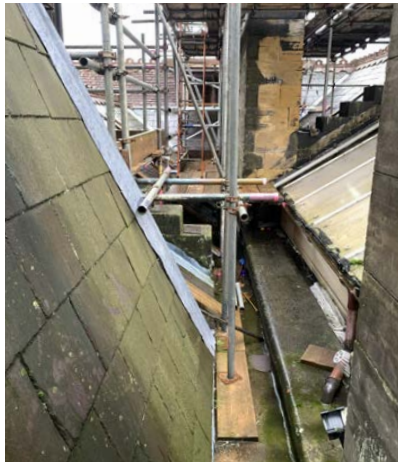
Scaffold is currently installed, allowing inspection of the inner face of the roof above. It is also visible where presumed original structural joists between the skelining and south wall have been cut back.

Both the east and west walls include fireplace openings, though no surrounds, inserts or linings remain.

Lightwell: Roof



Polycarbonate roof seen from inside



Valley between lightwell roof and main roof

Second Floor Lounge



Looking towards east and north walls



Dormer style timber windows in north wall



Fireplace openings in east and west walls



Inner face of roof



Cut ends of removed joists

Statement of Heritage Significance

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

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

4.1

Assessment of Significance

This application concerns the remodelling of the centrally positioned, first to second floor lightwell, to restore its purpose as the primary circulation route between levels, including access to second floor guest suites.

The current lightwell is a large void cutting through the first and second floor accommodation, in the heart of the House. Over the years this space has been significantly altered to suit changing uses and occupiers, and now offers no resemblance to the originally completed design. As part of our submission, we have illustrated a plan we believe to be closest to the original layout. This layout formed part of a historic planning application, annotated as an 'existing plan' arrangement. This document co-ordinates reasonably well with the sales particulars from 1925, and historic photographs from the adjacent principal stair well. Photos show the original arch access between the main ground floor stair well and what would have been the secondary stair from first floor to second floor. From the main stairwell, the space inside the archway is by contrast dark in appearance, suggesting an enclosed space, rather than the open light-filled void present today. Again, this accords with the plan believed to convey the original layout.

Although we have found no specific evidence relating to the condition of the original lightwell, we are aware that significant water damage occurred with the entrance hall being open to the elements. It therefore seems highly likely that, following decades of neglect, that the original lightwell and stair enclosure will have been badly damaged.

The significant application to convert the upper floors of Wykehurst House into apartments included the removal of original enclosing walls and any trace of the secondary stair itself, to expand a smaller original lightwell to the

size we see today. A new, more modest stair and lift was then added, rising through original rooms to the West of the lightwell to provide independent access to the newly formed apartments. This enlarged lightwell was an external space, requiring installation of a weatherproof deck at first floor and the introduction of new windows to illuminate newly sub-divided apartment rooms adjacent. Metal gantries bridged the space for access to the now isolated accommodation on the North side.

Later, during the 1980s, an application was consented to enclose the lightwell with a new mono-pitch glazed roof. Today, this roof is still present, and is constructed with exposed timber rafters and polycarbonate sheeting. It is wholly inappropriate for the building and this application therefore seeks to amend it.

Statement of significance

Today, the only remaining original fabric exists in those remaining, unaltered, timber wall studs to the North, and the masonry walls of the remaining three sides of the enclosure. The walls include some original brick arches, but again they have been largely altered, including partial and full infilling. Importantly, most of the original door and window positions no longer hold their original function, and legibility, due to the destruction of the original plan form historically.

4.2

Impact of Proposals

We do not seek to recreate the original design layout, as this would be highly conjectural, but instead to reinstate the original design purpose of this space. This is to create a generous stair access for guests retiring to their rooms at second floor level.

We envisage a space which uses the opportunity of abundant natural light, to create a new room which is distinct from the original preserved parts of the building, but also sympathetic and coherent as part of the journey through the house.

To assess the impact of our proposals, we outline below the design rationale behind the proposed design.

Architectural style

As established in the preceding sections of this document, the original design of the property was influenced by a combination of revived historical styles and emerging trends. Our proposed scheme for the lightwell creates an atrium style room, reintroducing a staircase that links the two floors in a double height space. We have carefully referenced designs present in other areas of the house. The intention is to create an architecture that sits harmoniously in the setting without mimicking.



Concept stage visualisations of the design (see drawings enclosed in the application for the finalised detailing).

Statement of Heritage Significance

The main staircase hall, leading directly onto the new atrium space, has been referenced most significantly in the design. The Elizabethan architectural mouldings are referenced in the proposed detailing, but simplified to create a lighter aesthetic.

The enclosed drawings 25053-P-113 includes details of the proposed architectural detailing and references photographs of areas in the house that have inspired the proposals.

Openings

As noted, the existing walls include some original brick arches but these have been largely altered, including partial and full infilling. Importantly, most of the original door and window positions no longer hold their original function, and legibility, due to the destruction of the original plan form historically.

At first floor, no new openings are proposed. The existing openings to the stair hall, north bedroom, and to the west corridor are retained and framed in a moulding detail that references details seen throughout the property. Other openings will be retained but covered.

The second floor proposed arched openings look to enhance a sense of symmetry and connection in the atrium. While this includes loss of historic fabric, this area is not considered to hold significant historical value due to the scale of alterations that have already been carried out here. See enclosed drawing for details of the extent of fabric that will be removed. Openings in the south wall will be retained but covered.

Staircase and Balustrade

We have limited information on design of the original stair in this space and copying the remaining original stairs in the property - the main stair and the “back” stair - would not be appropriate in this space. Therefore we have looked elsewhere for references of French / Elizabethan style staircases that would sit harmoniously in this setting.

The proposed design is a reasonably simple in comparison to the main staircase in the neighbouring room, but retains a grandeur of scale suitable for this area of the property. A cast iron balustrade with decorative detailing common of this era is proposed - see drawing 25053-P-112

Rooflight

As noted above, the existing polycarbonate roof over the stairwell is not original and requires replacement. We have proposed a replacement glazed roof in its place. To create a sense of rhythm and grandeur in the atrium below, three secondary, pyramid-style rooflights are installed at a new ceiling level. This rhythm of three continues the pattern of the proposed second floor arches and creates an aesthetic reminiscent of 19th century arcades. The inside/outside feel of these arcades is sympathetic to the history of this space, which has gone through periods of being internal and external in its history.

Second Floor Lounge Refurbishment

Plasterboard walls and ceiling are to be reinstated to this room, along with new skirting to match other second floor rooms. The proposed ceiling height is set to allow an understanding of the scale of the roof above.

New structural joists will be installed above where previous joists have been cut back - these are required to return stability to the roof. Exposed joists are also proposed at ceiling level, following the line of those below.

The double rooflight detail in the atrium creates opportunity to introduce a high level window to the proposed lounge, bringing in borrowed south light. Referencing windows seen in other areas of the property, we have proposed a circular window with glazing bars. See drawing no. 25053-P-203 for details.

Fireplaces

Fireplaces remaining in the property are a wide range of styles and materials. Generally, reception rooms include larger stone fireplaces with heavy decorative detailing while bedroom fireplaces are more modest and in painted or stained timber.

Two stone fireplaces are proposed to be installed in the existing openings in the second floor lounge. The Harwood model by Chesneys has been selected because of its simple details which correspond to the architectural mouldings proposed in the atrium.



Staircase and balustrade precedent imagery



Fireplaces remaining in the property in other rooms



The Harwood Fireplace by Chesneys

Statement of Heritage Significance

Recording Proposals

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

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

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

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

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

Appendix I

Statutory List Description

WYKEHURST PARK, LONDON ROAD

Heritage Category: Listed Building
Grade: II*
List Entry Number: 119325
Date first listed: 11-May-1983
Date of most recent amendment: 19-Jul-2024
National Grid Reference: TQ 25770 24405

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

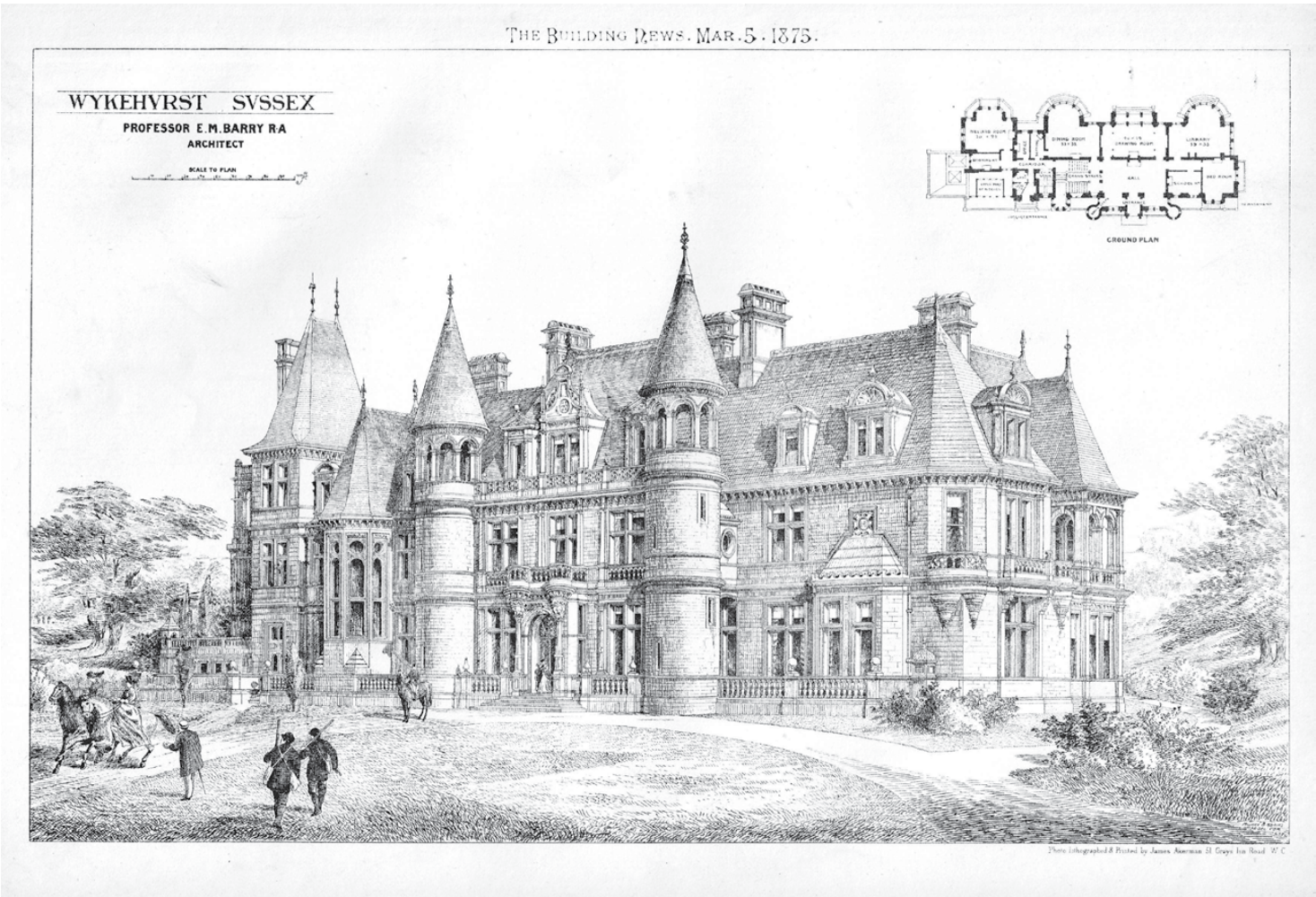


Figure I.01
Image copyright: Ian Thorburn
<https://historicengland.org.uk/listing/the-list/list-entry/1193325?section=comments-and-photos>
Wykehurst Sussex by Professor E.M. Barry R.A. Architect is illustrated in the Building News of February and March 1875, from my original copies.

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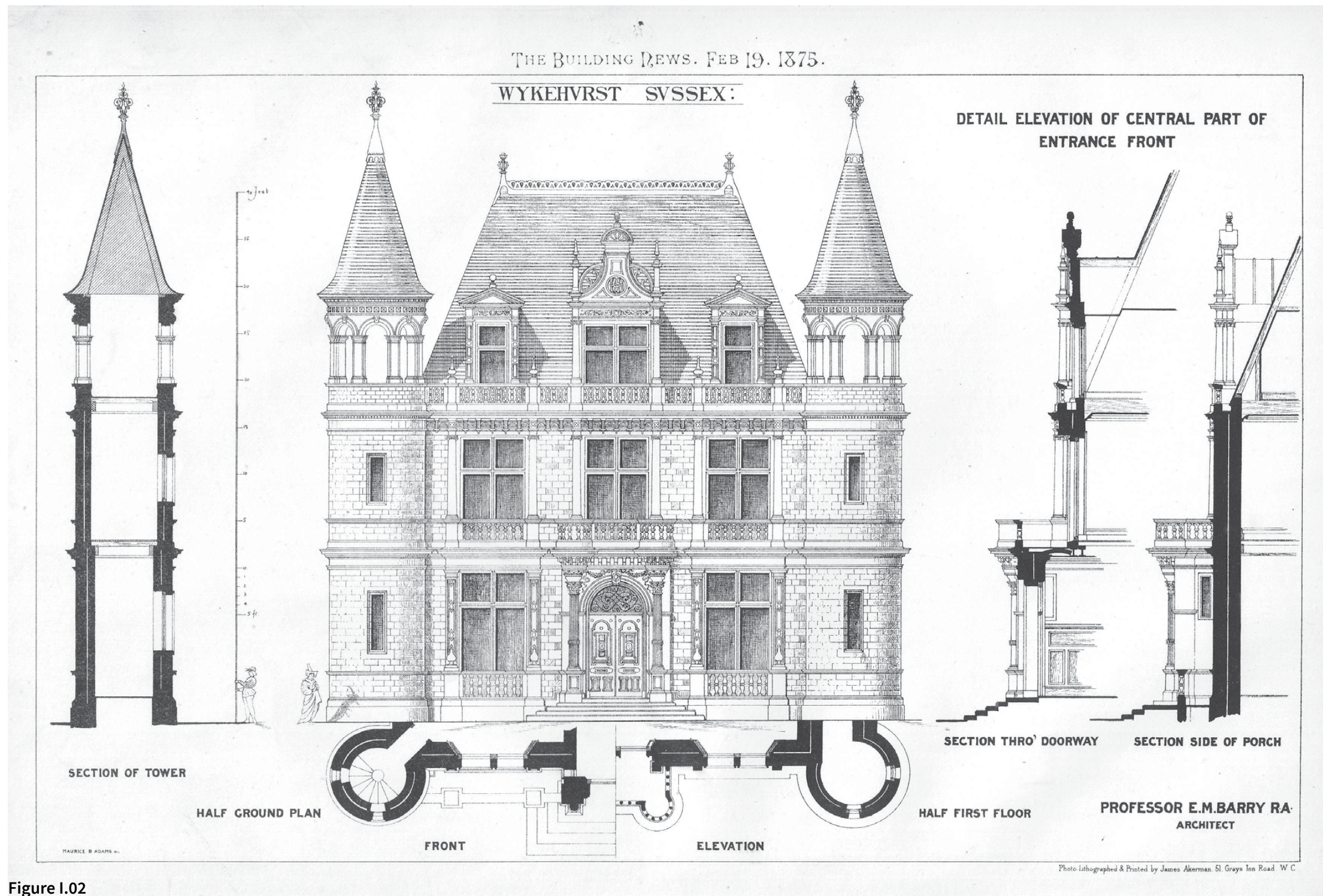


Figure I.02

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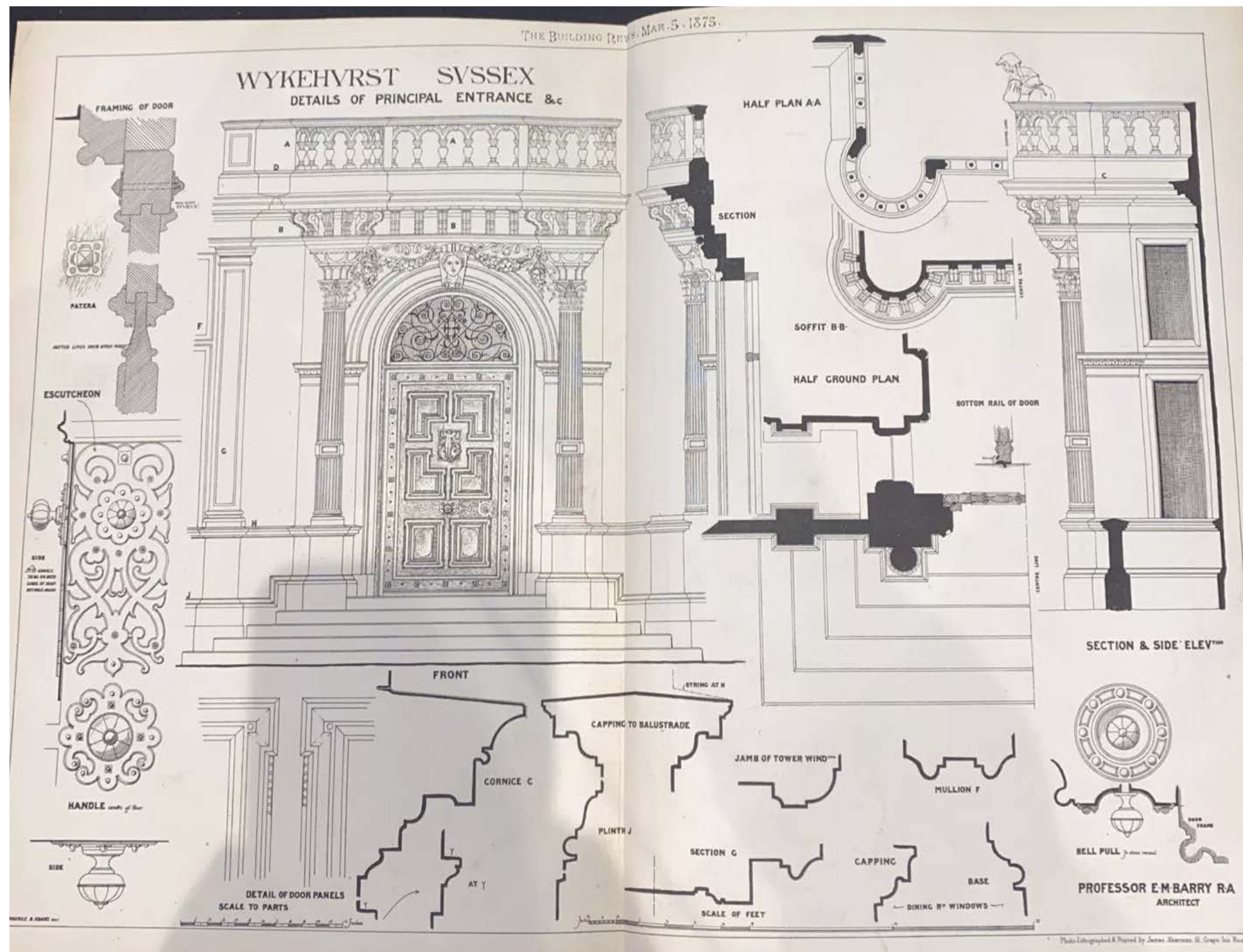


Figure I.03

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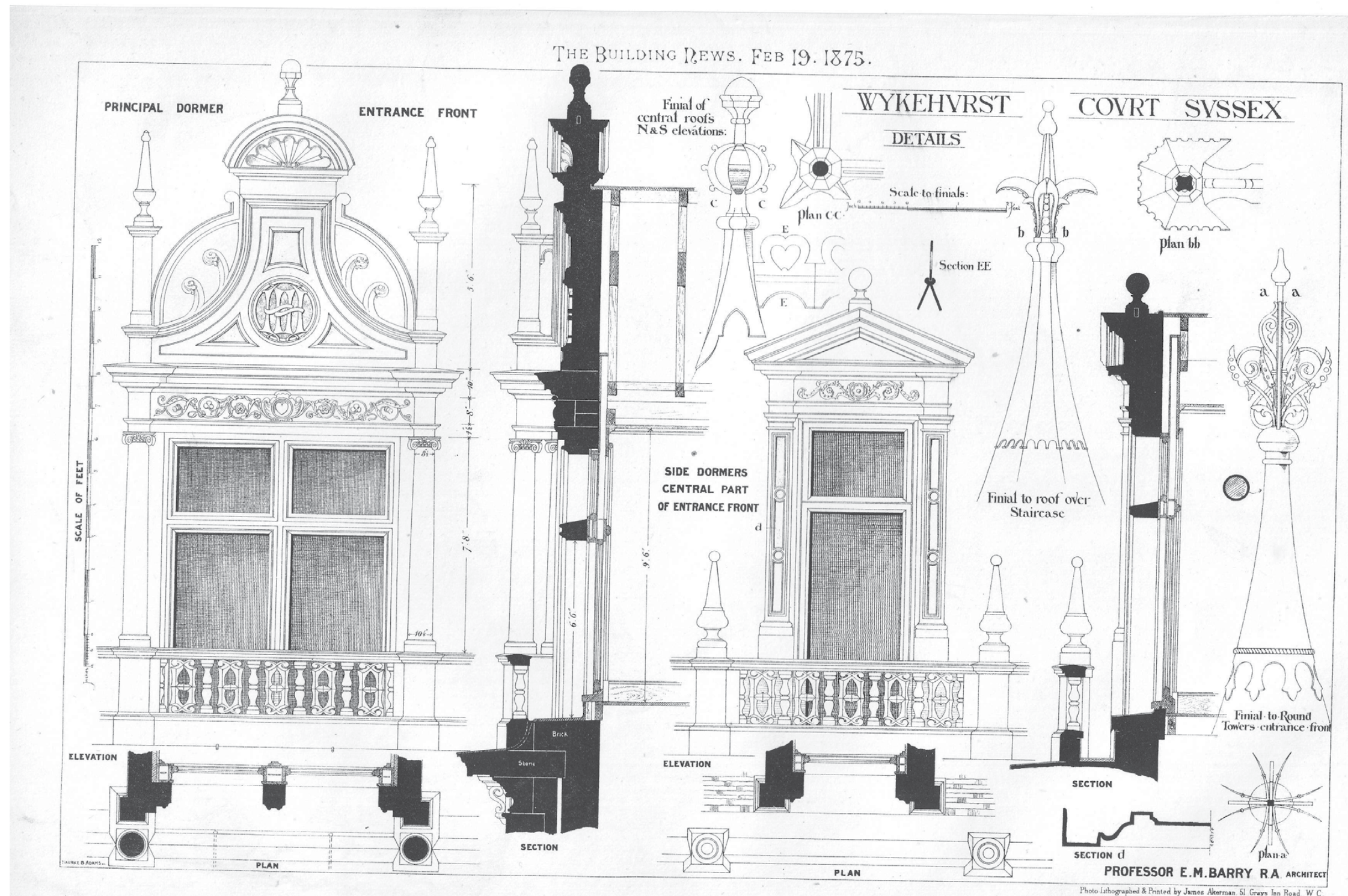


Figure I.04

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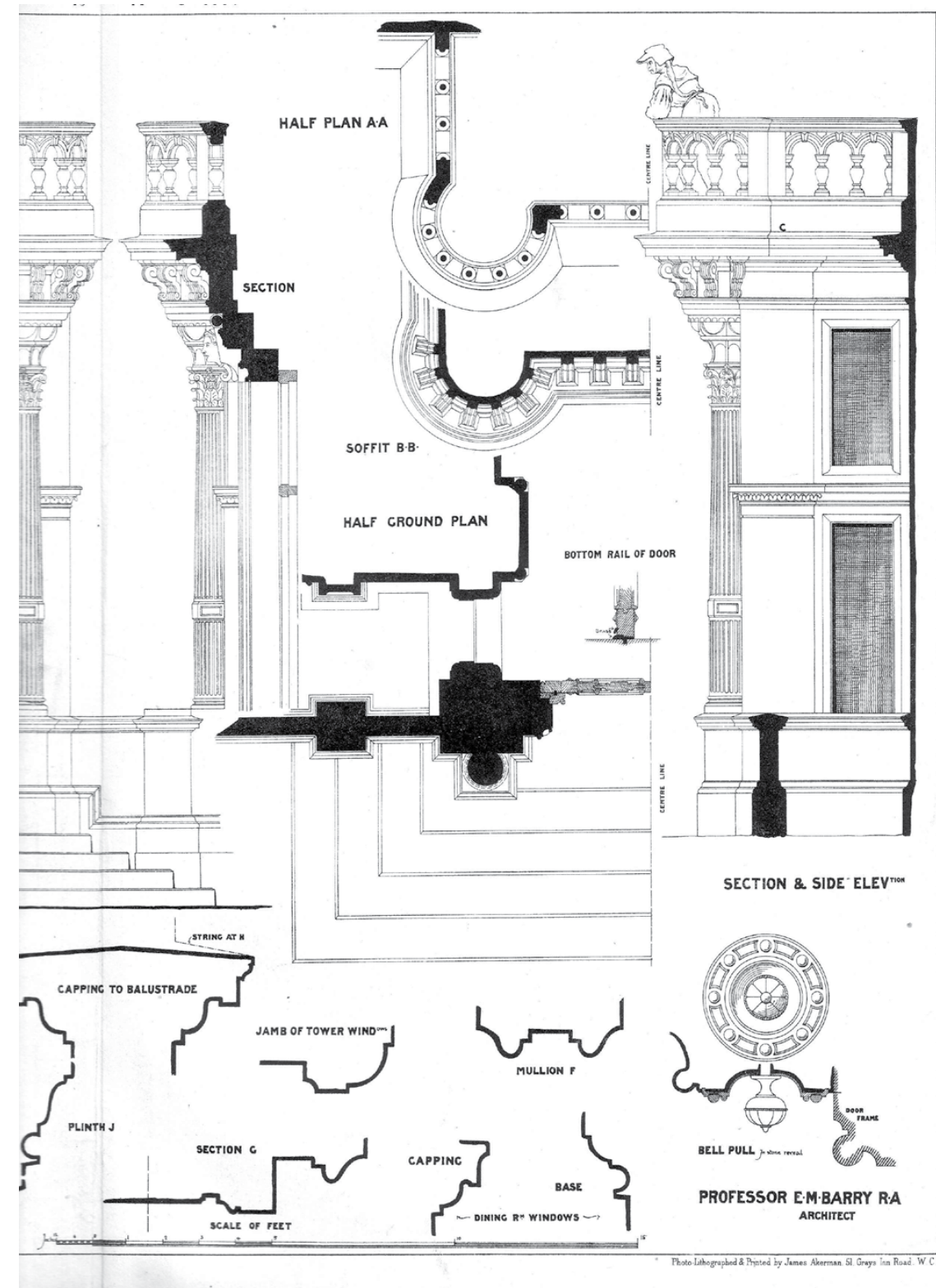
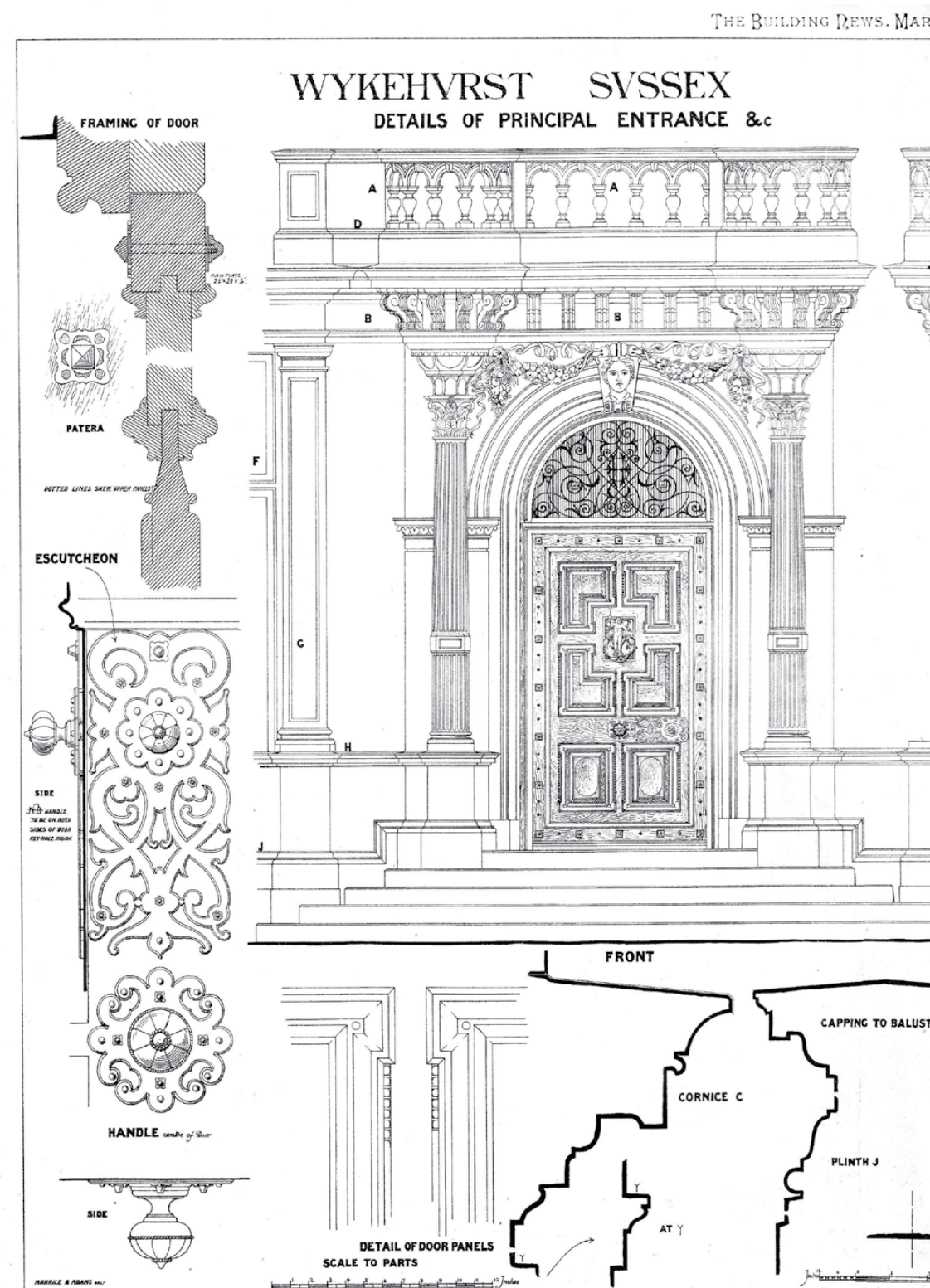


Figure I.05

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

Appendix I

Statutory List Description

THE FORECOURT WALLS AND PIERS OF WYKEHURST PARK, LONDON ROAD

Heritage Category: Listed Building
Grade: II
List Entry Number: 1354827
Date first listed: 28-Jan-1971
Date of most recent amendment:
National Grid Reference: TQ 25770 24405

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

*Information from: <https://historicengland.org.uk/listing/the-list/list-entry/1354827?section=official-list-entry>
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Appendix II

Planning Policy & Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

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

Similarly, section 66 of the above Act states that:

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

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

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

Local Planning Policy and Guidance

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

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

destination.

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

LISTED BUILDINGS

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

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

National Planning Policy Framework

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

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

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

Historic England Advice Notes (HEANs)

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

HEAN 2: Making Changes to Heritage Assets

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

HEAN 12: Historic Environment and Site Allocations in Local Plans

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

Appendix III

ICOMOS Guidelines

Understanding Significance

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

History and Identity

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

Setting and Context

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

Carrying out Research

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

Analysing Building Behaviour and Diagnosing Defects

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

Report Writing

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

Charters and Regulations

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

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

Making Balanced Judgements

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

Obtaining Expert Advice

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

Repair and Maintenance

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

Record Keeping

- L. Document works executed and make same accessible.

Constructive Collaboration

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

Additional guidance on climate change impacts

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

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

Appendix IV

Photograph



Figure IV.01

*Copy of photograph - author unknown.
Photograph of library (G26) assumed during Doyle possession due to furniture and fittings*

Appendix V

Photograph



Figure V.01

*Copy of photograph - author unknown.
Photograph of Bedroom 1 (F08) assumed during Doyle possession due to furniture and fittings*

Appendix VI

Copy of drawing

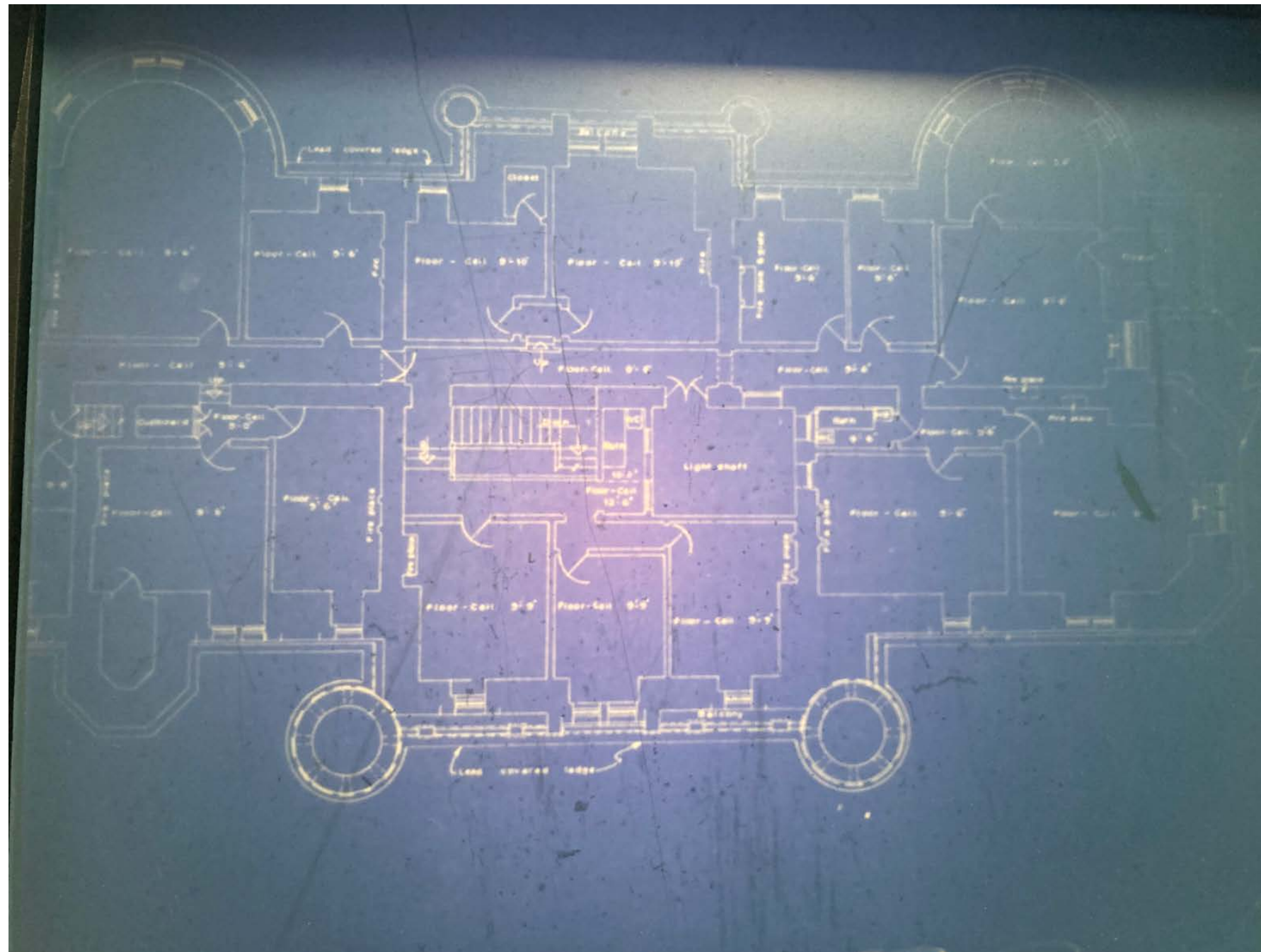


Figure VI.01

*Copy of drawing - author unknown.
2nd floor plan - assumed original layout.*