

Chownes Mead
Haywards Heath

Heritage Statement

March 2026

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Report

Heritage Statement

Site

Chownes Mead, Haywards Heath

Client

RCM Partnership LLP

Date

March 2026

Planning Authority

Mid Sussex District Council

Grid Reference

TQ 31668 23766

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Report Status

Final

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PN4268 HS2F

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1.0 Introduction

- 1.1 This *Heritage Statement* considers the gardens and house of **Chownes Mead** (Figure 1). The site (hereinafter referred to as the 'study site') and house (hereinafter referred to as the 'subject building') is located at National Grid Reference TQ 31668 23766.
- 1.2 In accordance with the *National Planning Policy Framework* (NPPF 2024) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets.
- 1.3 The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.4 The *Historic England Schedule of Listed Buildings* has been consulted (online) and the relevant designated heritage assets located in the immediate vicinity are identified in Figure 2. There is currently no List of Local Heritage Assets for the area although it is understood that one is in the process of preparation.
- 1.5 A site visit was undertaken when the conditions were fine and sunny, and visibility was good. Full access was available to the subject building and its immediate surroundings. There was some restricted access to more distant areas of the gardens, but this does not affect the outcome of the Heritage Statement.
- 1.6 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.
- 1.7 It ought to be read with the associated information submitted with this application, in particular the architects' and landscape architects' drawings and DAS, together with the Planning Statement. It does not cover archaeology.

Location and Description

- 1.8 The subject site is located at Chownes Mead Lane, which is west of Haywards Heath, just beyond the urban edge of the town. Located on a minor route which runs between Tylers Green and Isaac's Lane, it is aligned with other larger properties set back from the lane (Plate 43).

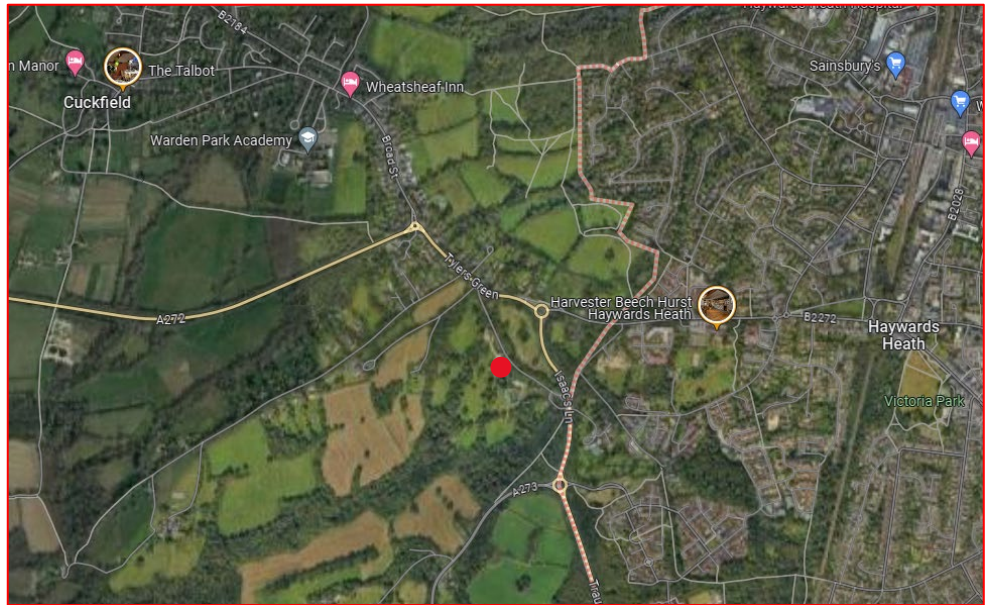
- 1.9 To the north is a ribbon of primarily residential settlement in the form of detached houses along Tylers Green towards Cuckfield to the northwest, and residential development in the form of an estate, to the southeast towards Sandrocks.
- 1.10 To the west and southwest is a largely rural landscape with agricultural fields and wooded areas. It is interspersed occasionally with individual buildings including several farmhouses and cottages.
- 1.11 Chownes Mead is located to the west of Chownes Mead Lane, set beyond a wall and lodge (Plate 43). It is a country house, built at the beginning of the 20th century. A more detailed history is included in Section 3.

Proposals

- 1.12 The proposals are to refurbish the house and grounds as a small hotel. This includes the removal of inappropriate structures and construction of new buildings to support the main house.
- 1.13 Planning permission and listed building consent has previously been granted under references DM/18/2193 and DM/18/2201 for the change of use from a residential dwelling (Use Class C3) to a hotel (Use Class C1) including installation of a lift shaft and minor internal alterations to the Listed Building.
- 1.14 These included the conversion of the garage building with ancillary residential accommodation at first floor level to a yoga studio at ground floor level and additional hotel room at first floor level; and the extension to the pool enclosure building previously permitted under reference 14/04433/HOUS. A lawful development certificate was granted under DM/21/2630 to confirm that the change of use to a hotel has been implemented through the installation of the lift shaft.
- 1.15 This application comprises some of the works previously approved but incorporating several variations. These include some changes to layout and a small ground floor extension to the main house. Revisions are also proposed to ancillary buildings in the garden and landscape layouts.
- 1.16 Pre-application advice has been sought and the results set out in the response from Mid Sussex Council, ref. DM/23/1480 dated 17th November 2023. This advisory note stated that the '*principle of the proposals was considered acceptable*', issues raised included the
- location of the small ground floor extension,
 - alteration of the library window to a door,
 - sub-division of a first-floor bedroom and
 - comment upon the ancillary buildings and landscape.

The response to these comments has been carefully considered and the results are reflected in this revised design and discussed in this '*Heritage Statement*'.

- 1.17** The scheme is also informed by a '*Statement of Significance*' produced by Orion Heritage in July 2024 which provided historic research, setting out the overarching history of the house and gardens, and assessing the values which constitute the historic significance of the subject building and study site. The '*Statement of Significance*' is incorporated into this report.



Google Aerial Map – Chownes Mead location noted by red dot

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out the legislative framework relevant to the protection of Listed Buildings and Conservation Areas and their settings.

2.2 Section 66(1) states:

In considering whether to grant planning 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.

2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention *to the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2024* (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.5** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.6** The NPPF (2024) states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.7** *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.8** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9** *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10** *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11** The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 2.12** Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

2.15 Paragraph 18a-013 concludes:

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

2.16 The key test in the NPPF is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

- 2.17** The document also outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

- 2.18** The NPPF states:

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 affect directly or indirectly 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.

- 2.19** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.20** The Mid Sussex District Plan 2014 – 2031 is the current local plan, adopted in March 2018. It is currently under review as the Mid Sussex District Plan 2021 – 2039, but this has not yet been adopted. The document sets out the policy for heritage assets in Policy DP 34 noting as follows:

- 2.21 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:

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.*

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 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.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.22 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 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.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

2.23 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.24 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.25 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;

4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.26 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results, in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets within and surrounding the site are also discussed below; these are shown on Figure 2.

Historical Background: the wider area

- 3.3 *Blaue's Map of 1662-5* (Figure 3) shows the area of the study site and its wider environs, as a largely wooded area with few points of reference to settlement of any size. From this it can be deduced that development in the area was relatively later in relation to surrounding settlements.
- 3.4 To the west, *Wakehurst* and *Ardingly* are identified, *Uckfield* is to the south and *East Grinstead* to the north. There is no identification of *Haywards Heath* or *Cuckfield*, the majority of local development being small agricultural holdings. Cuckfield is mentioned slightly earlier in records, the Saxon name describing a clearing in woods.
- 3.5 A hunting lodge and chapel were built at '*Kukefeld*' in Saxon times, and in 1255, Henry III granted a market. By the end of the 13th century, 55 people were recorded as living in Cuckfield, the earliest houses dating back to the 14th century. The 16th century saw the establishment of a grammar school, and growth enhanced by the first direct road from London appeared in 1761, continuing to Brighton.
- 3.6 At the beginning of the 19th century concerned landowners objected to proposals for a railway, initially located in Haywards Heath, which prior to this time lagged behind Cuckfield in development. This spurred development of Haywards Heath.
- 3.7 Prior to the advent of the railway, the primary recorded event was a minor battle at *Muster Green*, noted in 1642. It is at this time that the beginnings of communal development began to appear around Haywards Heath.
- 3.8 The *Ordnance Survey Map of 1874* (Figure 4) illustrates the rural context of the study site, although '*Chownes*' is identified in its current location as a small group of buildings set within fields and woodland, the only other identifiable buildings being *Butlersgreen House* to the east, *Bolnor House* to the southwest and *Kids Farm* to the northeast.

- 3.9** The area remained largely rural by the end of the century, where the *Ordnance Survey Map of 1896* (Figure 5) suggests that little has changed with only a small number of additional buildings, despite the growth of nearby Haywards Heath. To the south of 'Chownes' is 'The Meads', clearly the current name being an amalgamation of the two.
- 3.10** The *Ordnance Survey Map of 1909* (Figure 6) shows the plan form of the new house. It is also seen in the later *Ordnance Survey Map of 1938* (Figure 7), on 'Chownes Road' as the Lane was known at that time.
- 3.11** Not enough detail is shown to enable detail of Gertude Jekyll's garden design to be clearly identified, but fortunately her drawings and associated images have been retained in an archive, several examples of the drawings are included within the plates in Appendix B of this report.

The Study Site and Subject Building – Chownes Mead

- 3.12** *Historic England Listing* includes a detailed description of the building which is included in its entirety in *Appendix A*. The following is a brief summary:
- 3.13** ***Chownes Mead, Assoc. Coachhouse, Paved Terrace, Gate Piers, Iron Gates***
Grade: II and List Entry Number: 1396585 (full description in Appendix A)
- 3.14** *Country house, begun just before the First World War and finished in 1920, by builders Norman and Burt of Burgess Hill for the Kleinwort family. Minor later alterations.*
- 3.15** *STYLE & MATERIALS: neo-Elizabethan in style, and has a mixture of half-timbered, brick and tile-hung elevations with a pitched stone roof and clusters of tall red brick chimneys.*
- 3.16** *PLAN: roughly H-shaped, with two cross wings under pitched roofs advancing very slightly from the south front. It has two principal storeys plus a partial basement and attic.*
- 3.17** The heritage asset is also included within the *West Sussex Historic Environment Record*, reference MWS132. It is described as 'Historic garden at Chownes Mead with Gertrude Jekyll connections'

Historic Background

- 3.18** As the railways and roads expanded, easier means of travel allowed good connections from such previously distant areas as Haywards Heath into London. Roads also resulted in visits to the emerging recreational facilities offered by Brighton and other coastal resorts, to become a viable prospect.

- 3.19** The area, as a result, became a desirable location in which to combine country living within relatively easy reach of commerce in London. Convenient transport allowed the larger settlements, including Haywards Heath, to expand and provide local services to a growing number of fine estates which often replaced earlier manor houses.
- 3.20** Affluent families took advantage of the ability to travel to their businesses in London during the day and retreat to the bucolic countryside at night. One such family were the Kleinwort family, who had originated in Germany and developed a significant banking enterprise.
- 3.21** In the 19th century, the family had come to live at *Bolnere House*, a Grade II Listed, Decimus Burton-designed mansion. Today it is extended and developed as individual apartments. As the Kleinwort family grew, so additional properties were constructed to accommodate them. These were often on the site of earlier buildings, one such house being *Chownes Mead*.
- 3.22** Chownes Mead is thought to have been built originally for Alexander Kleinwort's son, Cyril, as this was given as his address in the *London Gazette* in the 1930s. His brother Ernest lived at '*Heaselands*' nearer to Cuckfield.
- 3.23** The building contractors were *Norman and Burt*, but no eminent architect has been named. A single drawing exists of the house plan in the *RIBA Archive* (Plate 47). This is dated 1920 and, as it is known that works began sometime before this around 2012-3, it is unlikely to be the original design drawing.
- 3.24** The name in the plate to the lower right-hand corner of the drawings, of *C. E. Kemp*, identifies a company of stained-glass manufacturers. It may be that a local architect in conjunction with the contractors designed the house. Unlike Bolnor House, it is designed in a Jacobean Revival style, which continues through the interior and exterior.
- 3.25** As noted, a detailed description is provided in *Historic England's Listing* is included in Appendix A. This Listing Description notes that its values are as a result of:
- *architectural interest: a handsome neo-Elizabethan-style house begun just before the outbreak of the First World War by local builders Norman and Burt;*
 - *interiors: a richly-decorated neo-Jacobean interior complete with plasterwork ceilings, panelled walls, carved wood and stone fireplaces, and a grand open-well staircase;*

- *intactness: good survival of original fixtures and fittings in the servants' quarters, as well as in the principal rooms, and a coach house in the grounds*
- *landscape: a stone-paved terrace, gate piers topped with obelisks and iron gates all form part of the original design and create a suitably grand landscape setting for the house.*

- 3.26** Curiously, no mention is made in the Listing Description of the contribution of Gertrude Jekyll as the designer of the gardens. Fortunately, several drawings, related letters and notes are included with the archive which rests in the University of California Archive which have been obtained.
- 3.27** Several of these images are included with in the attached Plates, together with photographs sent to Gertrude Jekyll, presumably as records of either works in progress or of completed work.
- 3.28** The drawings and photographs clearly relate to what is seen at the house today. In particular the stone walls and gates in proximity to the house are easily recognisable (Plate 48).
- 3.29** Plate 49 shows the wooded setting further away from the house, and Plates 50 and 51 illustrate the stone steps and terrace to the southwest elevation, which are still in evidence. Plates 33 and 34 show almost identical images taken recently, largely unchanged.
- 3.30** During the Second World War, the house is recorded as being requisitioned and used as the Canadian Forces field command. In order to free space at the local hospital for treatment of war casualties as a result of the Normandy Campaign, Chownes Mead took on the role of a maternity home.
- 3.31** Plate 45 illustrates the southwest elevation at this time, and Plate 46 shows some of the staff who ran the maternity home. Local archives (identified in 'Sources' at the end of this report) include recollections from both Canadian army personnel together with those born at the hospital of their time spent at the house.
- 3.32** Following World War II, it became the official home of Lord Woolton, who served under both Neville Chamberlain and Churchill. The tradition, begun by the Kleinwort family, of inviting eminent people to stay, continued under his residency.
- 3.33** Finally, it was auctioned in 1955 and has been in residential use since that time. Its historic detail has remained remarkably unchanged despite its constant residential use and its service to the community.

- 3.34** The *artistic and architectural value* of Chownes Mead, although not designed by a named architect, is medium. It is as a result of its careful interpretation of Jacobean design, and the relative completeness of its interiors.
- 3.35** This value is elevated by the involvement of Gertrude Jekyll, whose gardens provide the setting for the house. As an eminent garden designer of the early 20th century, her influential work is often connected with the designs of Lutyens, whose influence can be seen in the main house at Chownes Mead.
- 3.36** Its *historic value*, as a residence of a family highly eminent in the financial world, together with the heritage asset's local military, medical and political connections, is also medium.

Listed Buildings within proximity of Chownes Mead

- 3.37** The wider area includes numerous heritage assets which might be considered to be in the wider setting of the subject building and study site. As such, there is the potential for their significance to be impacted by development in their setting.
- 3.38** However, due to the enclosed nature of the study site, with extensive tree screening, together with considerable distances to other assets, it is considered unlikely that development on the study site will impact other heritage assets, thus only those with the potential to be impacted are included in this report.
- 3.39** The heritage assets in closest proximity are briefly described below. They are located on Figure 2
- 3.40** ***Burnt House Farmhouse*** is Listed Grade II and List Entry Number 1025499. It is to the west of the study site beyond dense planting and a topography which limits intervisibility. As a 17th century, three-bay lobby entrance house, the main elevation was refaced re-fronted in the 19th century.
- 3.41** With a ground floor of red brick and upper floor of timber frame with brick infill, it is part tiled to one elevation. The half-hipped tiled roof has a central brick chimney stack. It predates Chownes Mead by several hundred years.
- 3.42** ***Pear Tree*** to the south is Listed Grade II and List Entry Number 1354907. It comprises a pair of estate cottages of the late 19th century in Tudor style. They are two-storey timber frame with brick infill to ground floor and plaster infill to first floor.
- 3.43** ***Iron Pear Tree Cottages*** are also to the south, Listed Grade II and List Entry Number 1192032. They comprise nos. 1, 2 and 3 Iron Pear Tree Cottages which are 17th century re-fronted in the mid-19th century.

- 3.44 *Paddocks Farmhouse*** to the east. It is Listed Grade II and List Entry Number 1025547. Formerly a farmhouse of the late 15th or early 16th century, it was refaced in the 18th century and with 19th century additions.
- 3.45** The above assets share common contributors to their significance. They are all remnants of the areas' extensive agricultural past. All except Pear Tree have earlier cores largely from the 15th - 17th century. with later refurbishment including refacing and extension to '*modernise*' the dwelling.
- 3.46** The heritage assets architectural value derives from their early origins, with later additions to ensure that they evolved to respond to changes of use. They are examples of local vernacular building and detail. Their architectural value is medium.
- 3.47** The lack of intervisibility results in Chownes Mead making only a minor contribution to their wider rural setting. It is considered that the refurbishment works proposed will provide a positive contribution to this value.
- 3.48** The proposals do not impact the assets historic significance, which derives from their connection with the area's agricultural past, and as long established and recognised buildings within the landscape, with names which have remained largely unchanged.
- 3.49 *Butlers Green House*** to east is Listed Grade II* and List Entry Number 1192341. It is a former manor house, now sub-divided into flats and dates from the 16th century with later alterations and additions.
- 3.50** The associated ***Wall and Tool Shed Attached to North of Butlers Green House*** and the ***Summerhouse/Teahouse and Section of Wall to North East of Butlers Green House*** are both Listed Grade II List Entry Numbers 1354933 and 1192362 respectively.
- 3.51** Its Grade II* Listing as a result of its early origin in the 16th century and its retained extent of external and internal detail. This results in its architectural value being at the upper level of the medium. Historic value as a Manor House established since late medieval times is also at the upper level of the medium scale.
- 3.52** Chownes Mead might be considered to be within the much wider setting of these heritage assets but without intervisibility. As such, it has a very limited contribution to their setting. Its historic value is not impacted at all by the development. It is concluded that, they are all at such distance beyond planted and/or built screening, and without connections to suggest that Chownes Mead contributes significantly to their setting.

- 3.53** It is noted that the Coach House (Plate 44) is included briefly within the listing of Chownes Mead. It is not included within the study site and no works are proposed to it in this application. It is considered that the refurbishment of the primary heritage asset and its setting will enhance the setting of the Coach House and cause no harm to its significance by development in its setting.
- 3.54** Therefore, it is considered that the significance of all buildings in both close and wider proximity will not be harmed by development in their setting, and they are considered no further in this Heritage Statement.

Non-Designated Heritage Assets

- 3.55** As noted, there is currently no formal list of non-designated heritage assets for the area. These are often identified as a result of the planning process, but it is not anticipated that any will result from this application..

Conservation Areas

- 3.56** There are several Conservation Areas in the wider proximity, identified on Figure 2. However, they are largely located in denser settlements, such as within Haywards Heath or Cuckfield. The distance, screening and lack of other connections suggests that Chownes Mead is not within their setting. They are considered no further in this report.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

The Proposed Development - overview

- 4.2 The proposed development comprises:
- The refurbishment of the main house as a small hotel. This includes retention of the format and detail of the rooms to the main core of the original building.
 - The extensions which enclose the kitchen courtyard are either refurbished or augmented. This allows an accessible room to be created at ground level and ancillary services including kitchen to be upgraded.
 - The current agglomeration of structures to the east side of the main house are replaced with new buildings which reflect the scale and materials of the heritage asset but are undoubtedly of current date.
 - The gardens are also refurbished. The design retains and responds to the works of Gertrude Jekyll but also interprets proposed additions in a contemporary manner.
 - The relocation of secondary access into the study site.

Potential Impacts on Heritage Assets

General points

- 4.3 In order to understand how any new development could affect the significance of these heritage assets, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.
- 4.4 As noted previously, assessment of the heritage assets in proximity has concluded that only the subject building and study site merit full assessment to determine the impact of the proposals on their significance.
- 4.5 It is assumed that the following will apply to all areas, both internally and externally:

- Like-for-like repair will be carried out where necessary, together with a full redecoration internally and externally to all areas. This is not repeated in this report for each element of the design.
- Service routes will follow existing. Where investigative works indicate that additional routes are required, these will be incorporated into less significant elements.
- It is assumed that detail such as lighting, new ironmongery, floor finishes, and other interior and exterior features, will be requested as part of conditions of the approval to be discharged.

Impact of Development Proposals on the Main House

Interior

Ground Floor

- 4.6** The main interior rooms have extensive historic detail. This includes panelling, carved detail and decorative plasterwork, which it is proposed to retain and repair as existing where required. Room names are as proposed plans.
- 4.7** The ***Reception Hall*** and ***Foyer*** include full height panelling (Plate 2), plain panelled to main walls and decorated around chimney piece and door openings. The chimney piece is particularly imposing in a relatively small space. The floor comprises plain floorboards, and the ceiling has large panels with decorative downstands.
- 4.8** The staircase illustrates particularly fine detail, reflecting Tudor pilasters, friezes and balustrades (Plate 1). The stairwell is fully panelled up to ceiling height (Plate 15) with decorative arches augmenting the carved bottle-shaped balustrades at first floor level (Plate 14).
- 4.9** Panelling continues to the first-floor landing, with plaster ceilings with raised arabesque detail above. The staircase, foyer and landing present an impressive core to the house.
- 4.10** The elaboration of the decoration continues along the ***Foyer*** (Plate 7) which leads to the other main ground floor rooms including the *Drawing Room*, *Library* and *Dining Rooms*.
- 4.11** The ***Meeting Room/Private Dining Room*** is accessed from the Reception Hall (Plate 2). Panelling is at low-level only, with a simple ceiling cornice, no frieze and decorative chimney piece set in a timber surround (Plate 3). A similarly detailed door casing is to the left of the chimney piece.

- 4.12 Some detail in this room is likely of a later date but it follows the lead of the original decorative scheme.
- 4.13 The **Drawing Room** leads off from the Foyer (Plate 7). Panelling is again low-level with pilasters extending to connect with the ceiling frieze. The cornice above has shallow dentils (Plate 4). The ceiling is highly decorated with panels in both a square and circular pattern. Downstands and roses are decorated with vine and floral motifs (Plate 6).
- 4.14 The chimney piece includes a decorative insert with double columns either side (Plate 5). The floor is of plain timber floorboards. Matching pilastered and decorated door casings are either end of the wall with the entrance door to the Foyer. One door has been closed and infilled with bookshelves set within the existing surround but remains evident on the opposite side in the library (Plate 4).
- 4.15 The **Library** is fully panelled, with largely plain panels to frieze level. The frieze and cornice are also of timber, with a carved frieze interspersed with small bracket details (Plate 8). The timber detailing extends to the ceiling, where plain timber beams meet central decorated downstands.
- 4.16 Small plaster ceiling panels are highly decorated with flowers and birds (Plate 9). The former location of a door is hidden behind a bookshelf, but it is understood that the door from the Drawing Room remains in situ and the doorway is to be reopened as it was originally.
- 4.17 **Dining Room 2** also has full height panelling, divided into mainly square panels with a diamond shape inside (Plate 10). Panelling extends into window reveals and joins with a carved chimney piece with a large arched stone surround, appropriate for a dining room.
- 4.18 The floor is carpeted. It is assumed that a timber floor is beneath although it is not known if this has been altered to incorporate strengthening to take the weight of the gym equipment located in this space.
- 4.19 The **Passageway** from the Foyer to Dining Room 2 has a timber board floor and plain panelling reaching up to approximately two thirds up the height of the doors (Plate 11). At the exit to the grounds just beyond the entrance to dining room 1, is a small, angled doorway at the lower end of the turret, viewed externally (Plate 27).
- 4.20 The former kitchen constitutes **Dining Room 1**. There is no visible historic detail remaining and, as a result of the visible extent of refurbishment, unlikely to be any hidden behind the kitchen units.

- 4.21 With the exception of Dining Room 1, where no historic detail survives, the rooms described include extensive original, or near original detail. It is considered an integral element within the design of the hotel and there is no intention to change or remove it.
- 4.22 The only intervention is to reopen the existing door between the Drawing Room and the Library, set within the original decorative door casings. This constitutes a return to the original layout and is a positive contribution to the asset.
- 4.23 The detail and layout are to be retained and repaired where necessary. The interiors and their completeness, set out in considerable detail in the Listing description, constitute a major element within the architectural value of Chownes Mead. Their retention and restoration will be an enhancement to the heritage assets architectural value.
- 4.24 The *primary alterations to the ground floor layout* are:
- 4.25 The change of the current family room to an accessible bedroom and bathroom. This allows easy access to a ground floor room, from which all of the recreational areas are available. Some minor internal alterations will be required, but these do not impact historic detail. There is no impact to the exterior (Plate 36)
- 4.26 Alterations and small extension to the utility, gym and plant area to create a kitchen and associated staff and ancillary facilities are proposed. There was discussion during the consultation process as to how this '*back of house*' area might be handled.
- 4.27 Pre-application Advice, ref. DM/23/1480, noted that the preferable location or an extension would be to the southeast elevation, rather than to the northwest elevation facing the 'rear' service area, as a result of the amount of original detail within the small courtyard adjacent which it was considered might be negatively impacted.
- 4.28 This has been the subject of extensive study. As a result, it is considered that the proposal for the extension to the southeast elevation causes less impact both physically to the historic fabric of the building and visual impact when viewed from the northwest. However, the design has also been revised to further limit this impact. The reasons for this decision are set out below:
- 4.29 In contrast to the more formal northwest elevation (Plate 41), the southeast elevation is a vibrant combination of elements (Plate 27). Included are two primary elevations set in different planes, separated by the '*pepper pot*' roofed turret set at an angle to the parts of the house it separates.

- 4.30** At roof level there are imposing brick chimneys and dormer windows. This varied elevation retains cohesion through its common materials, including brick to the north section of the elevation, tile hanging to the south, timber leaded light windows and brick chimneys with corbelled detail. The chimney stack is brick with stone quoins, the roofs tile with lead to the turret, culminating in a small pinnacle to the top (Plate 24).
- 4.31** Its architectural value arises out of this profusion of forms, and it is concluded that it would be desirable not to impact its value by extending part of it. It provides a less formal backdrop to the recreational area of the main house. In addition to this, the proximity of Ancient Woodland (discussed in more detail in other documents in this submission) limits possibility in this area.
- 4.32** The proposal is for the small extension to be within the area to the northeast of the service range. It would be seen as part of the wider northwest elevation (Plate 41). This includes the main elevation the house facing the entrance courtyard (Plate 37) which is visually dominant.
- 4.33** Set just to its north is the ground floor office with the family room located slightly beyond, the kitchen courtyard enclosed between them (Plate 38). The combination is picturesque (Plate 40) but remains as a backdrop to, and does not detract from, the dominance of the main southwest elevation.
- 4.34** Discordant elements, added more recently and not part of the fabric which might be considered of architectural value within this area, include the glazed roof to the courtyard (Plate 38) and the plant/gym elevation, seen to the far left of Plate 41. It is proposed to remove the former and locate the proposed extension to improve the latter.
- 4.35** The proposed extension will be set slightly forward of the latter. However, as it is the furthest elevation from the main house and the proposals will be detailed and of materials which better accord with the historic context, the impact of this extension will be barely perceptible.
- 4.36** It is concluded that this is the optimum location for the extension, which also affords opportunity to enhance the varied combination of elements within his area. There are also minor alterations to garages to incorporate staff and ancillary facilities, which will be carried out to reflect the proposed extension and therefore also constitute improvement to the area.
- 4.37** The main northwest elevation the house (Plate 41) combines the typical Tudor ‘*half-timbered*’ part-elevation, with the lower stone office (Plate 36) which also has stone mullion windows, to one side of the main entrance and a brick and stone quoined chimney stack separating it from a tile hung section to the other.

- 4.38** The variety of materials successfully evokes the impression of an earlier building which has evolved over several hundred years. This idea is continued in the design of the associated Lodge (Plate 44), although this is excluded from the study site for this application.
- 4.39** Lesser detail, including the hoppers and downpipes included in the rainwater goods (Plate 36) enhance this impression. The effect is convincing due to the quality of the materials and craftsmanship employed.
- 4.40** The southwest elevation is a combination of brickwork and '*half-timbered*' bay windows (Plate 30). The proposal, which the Pre-application Advice did not consider acceptable, to change the Library window to a door, is now omitted and there is no alteration to this elevation with the exception of like-for-like repair to all elements.
- 4.41** This elevation provides a backdrop to the terrace (Plate 33) much of the detail of this is largely unchanged from the designs of Gertrude Jekyll (Plate 51). It remains as existing in the proposals apart from like-for-like repair and changes to recent materials.

First and second floor

- 4.42** Upper floors do not possess the same extent of detail. Some small areas of panelling and other details exist, but many of the remaining architectural features are partial and some are not original (Plate 16). A secondary stair includes bottle balusters (Plate 17) but is appropriately less detailed, and at smaller scale, than the main stair.
- 4.43** Any original detail to the first and second floors will be retained, and there is minimal impact to layouts. Concern was expressed in the Pre-application Advice about subdivision to create a bathroom in one area. This has now been omitted from the proposals.
- 4.44** Use of the second floor is restricted in many areas by limited head height to both rooms (Plates 19 and 20) and corridors (Plate 18). It is considered that, as the majority of the work retains, repairs and refurbishes the heritage asset, it is beneficial to its values and resulting significance.

Exterior

- 4.45** The exterior comprises four individual elevations which relate to the function and layout of a typical fine country house. The *northwest* elevation (Plate 41) is the main elevation to the house, including the main entrance. It is intended to be seen at the culmination of the short driveway and is impressive without being imposing.

4.46 The *northeast elevation* is the ‘service’ area of the house, suggesting a more utilitarian character (Plate 38). There are several later alterations, not all of which are entirely complementary to the house. The original northeast elevation does complement the northwest elevation when viewed from the north (Plate 40) and they provide a particularly picturesque view.

4.47 The area is proposed for some reordering and refurbishment. As this work is intrinsically related to interior proposals, it has been included within the ‘Interiors’ section of this report.

Proposed ancillary buildings to southeast of main house

4.48 The proposed ancillary structures are located to the southeast of the house, therefore both *southeast and southwest elevations* are impacted. Descriptions and the extent of this work are assessed in this section.

4.49 The existing ancillary buildings, located to the southeast of the main house, extend the southwest elevation (Plate 23) to the southeast. They comprise several freestanding temporary structures (Plate 27 and Plate 29) and a disused pool (Plate 28) which detract from the architectural value of the heritage asset, embodied in the Listed Building beyond. They are proposed to be removed.

4.50 The southeast elevation of the main house, is the least structured and less visible area of the study site (Plate 28). The Listed elevation is a more informal agglomeration of different elements which combine to identify it as a less structured area, thus identifying it as the recreational area of the residence. Jekyll’s drawings (Plate 52) suggest it is an intermediary area between the house and landscape, reiterated in contemporary images (Plate 49).

4.51 They also suggest that the wall boundary to the terrace returned around the southeast elevation, just seen on Plate 45. All of these aspects of the design of these elevations, have been carefully considered within the proposals, and design responds in a modern idiom.

4.52 The proposed ancillary buildings comprise two interconnected buildings with a swimming pool and associated facilities including changing and wellness suites, gym and members lounge, all subservient to the Listed Building. In contrast to the Listed Building, they are primary horizontal in elevation, with a considerably lower roof level than the main house, following site typography. The qualities of the existing Listed Building and its setting, are described, followed by a description of the manner in which the proposals respond to them. The following sets out the particular aspects which comprise the architectural value of the building and its setting.

- 4.53** These have been carefully considered in the design of the proposed buildings in the area to ensure that they respond to the setting and context. The southwest elevation is designed to take advantage of the views over the garden from the interior, as is the terrace externally, set in front of the elevation (Plate 26). It remains substantially unaltered since its construction.
- 4.54** The proposals continue this intent, in that they are oriented to allow windows to overlook the landscape. The terrace continues along the southwest elevation, providing a continual underlining and linking the existing and proposed developments.
- 4.55** The existing elevation itself comprises three double height bays, set beyond brick walls and a stone base, of timber frame and infill panels. The large windows look over the terrace to the landscape beyond, the stone wall to the terrace boundary underling the elevation (Plate 30).
- 4.56** This elevation is primarily of vertical planes, underlined by the horizontal lines of the terrace, its boundary wall, stone base and roof eaves line. To emphasise that the proposed buildings are ancillary, they are horizontal in emphasis which suggests subservience to the heritage asset.
- 4.57** The '*flat*' emphasis relates them to the horizontal planes of the terrace and the stone base of the existing house. However, by largely omitting strong vertical lines, the proposed buildings do not compete with the main house.
- 4.58** Whilst the proposed scheme is intended to be subservient, it contains its own identity as an example of carefully considered design in its own right. The new structures will avoid anonymity by virtue of their considered proportion and detail. Relatively simple rectangular-gridded elevational treatment, the detail of which is largely unadorned, provides a backdrop for the exuberance of the southwest and southeast elevations.
- 4.59** However, the more detailed roof and eaves of the proposed scheme are redolent of the strong eaves line to the main house. The eaves detail of the proposed buildings, both responds to that on the main house, and reiterates the horizontal focus of the proposed buildings.
- 4.60** The meticulous detailing of the terrace walls, shown in Gertrude Jekyll's archived drawings (Plate 53), can be appreciated in that they are carefully modulated to frame both the house, the views and connect the various levels within the design (Plate 32). The boundary wall and terrace continue from the main house along in front of much of the proposed elevation. This provides a continuity with the Listed Building. It is particularly important in views from the landscape to the southeast, to retain a coherence between the existing and proposed elements of the elevation.

- 4.61** Underpinning and reinforcing the above design intentions is the selection of materials for the proposals. These are either natural materials or natural-coloured materials. However, they are detailed in such a manner as set out earlier, to avoid resembling a pastiche of the heritage asset which would undermine its significance.
- 4.62** The use of stone for the continuation of the terrace walls will connect the proposed buildings to the existing heritage asset. Timber is used for rainscreens, louvre panels and the building frame. Buff and grey mix brickwork, to match existing brickwork, when combined with the timber elements, reflects the materials of the main house in a modern context.
- 4.63** Roofs are either zinc, which by its finish and tone, fits well in the natural environment, or planted roofs. Contemporary aluminium doors and windows and powder coated and combined with Corten (pre-rusted) steel to present new materials but ones which will integrate with the traditional finishes also used.

Impact of Development Proposals on the Landscape and Setting of the House

- 4.64** The landscape architect's proposals set out in detail the manner in which the landscape design both responds to and reinforces the principles of Gertrude Jekyll's original proposals. This report considers only the overarching relationship between the existing and proposed building and landscape.
- 4.65** The landscaping proposals respect and take their cue from the gardens designed by Gertrude Jekyll. However, the landscape architect has been careful to avoid producing a pastiche of the original design which would undermine its significance.
- 4.66** The remains of the original garden combined with research into the elements which have been lost, and consideration of how the proposed works can be incorporated into the landscape, have all been considered. The results contribute to a landscape which respects the origins of the site but allows the development of a context which supports the next phase of its evolution.
- 4.67** Also taken into account is the change in attitudes to planting as a result of current requirements for sustainability, biodiversity and use of native species. Jekyll's planting lists, which are available in her archive, promote the 1920s preference for colourful, exotic plants. The plants chosen take the lead from her selection, but reflect a more varied palette with subdued colours, native perennials and low maintenance.
- 4.68** Broadly, in proximity to the main house, hard landscape in the form of driveways (Plate 41) and terraces (Plate 33), extends the built form of the house itself into a transition zone between the building and wider landscape.

- 4.69** Inappropriate recent finishes, such as the pool terrace, are replaced with more suitable materials. These are set out in some detail in the Landscape Architect's report.
- 4.70** The definitive boundary is the terrace walls (Plate 35), which are interspersed with decorative gateways and railings (Plate 34). These are, based upon photographs and drawings, as Jekyll intended (Plate 48 and Plate 52).
- 4.71** Immediately beyond the wall is lawn, but the trees, which in Jekyll's design were more prevalent in proximity to the house (Plate 53 and Plate 45), take visual dominance within the views from the terraces (Plate 37, Plate 35 and Plate 25). The lake reinstates an earlier water feature, its design related to the pool area beyond.
- 4.72** This principle of a viewing terrace from which a heavily screened landscape is visible, is retained within the proposed buildings. In reverse, it was also intended that the buildings ought to be viewed through tree and shrub screening, showing snippets of built form through and beyond the trees (Plate 31 and Plate 49).
- 4.73** This principle is reflected within the intended scheme, with existing screening retained and augmented to provide the frame through which the proposed buildings are viewed. The use of natural materials and colours, described in more detail earlier in this report, in the proposals, enhances this effect.
- 4.74** The secondary route from Chownes Mead Lane is relocated to the southeastern end of the lane (Plate 42). The lane is fronted by the boundary wall and fencing, overshadowed along its length by mature tree planting (Plate 42). It is located within an area in which it will exert least impact.
- 4.75** The proposals are designed to be subservient to the main house but not to be invisible. They have their own identity which is contemporary and heralds a new phase of the evolution of Chownes Mead.

Assessment of impact of the proposed works

- 4.76** The works proposed for the Main House are largely confined to more recent areas or reinstate original detail. There is minimal intrusion upon the extensive original detail, which is retained and repaired in the proposals. Where additional works are carried out to the main house, they are in unobtrusive areas and use detail and materials to reflect the original building.
- 4.77** Whilst the proposals for the ancillary structures are within a larger footprint than those existing, the considered design and detailing minimise their impact upon the significance of the heritage asset, by development in its setting.

- 4.78** The considered landscape design refreshes the connection between the existing house and its landscape and settles the proposed buildings into their context. It takes its cue from Gertrude Jekyll's work, reinstates and emphasises detail where appropriate and introduces new elements. Planting acknowledges the original planting lists but reflects current concerns with biodiversity, native species and low maintenance.
- 4.79** As a result, the level of harm assessed to the significance of the heritage assets by development in their setting, would be at the level of less than substantial harm. However, this is further minimised by the level of refurbishment which the development affords to the Listed Building, providing a beneficial purpose thus securing its future. Public benefits to outweigh this are set out separately in the planning report which accompanies this submission.

5.0 Summary and Conclusions

- 5.1** The subject site is located at Chownes Mead Lane, which is west of Haywards Heath. On a minor route, it is set alongside other larger properties set back from the lane (Plate 43). To the north is residential settlement and development in the form of an estate, to the southeast. West and southwest is largely agricultural land and wooded areas, interspersed with several farmhouses and cottages.
- 5.2** Chownes Mead is set beyond a wall and lodge (Plate 43). Built as a country house at the beginning of the 20th century, it reflects a late medieval house. The use of multiple materials suggests an evolution over several hundred years, despite its recent construction.
- 5.3** Begun just before the First World War and finished in 1920, by builders Norman and Burt of Burgess Hill for the Kleinwort family, there are some later alterations. The gardens include work by Gertrude Jekyll and is Listed Grade II, although the landscape is not referenced in the Listing.
- 5.4** The heritage asset is also included within the West Sussex Historic Environment Record, reference MWS132. It is described as '*Historic garden at Chownes Mead with Gertrude Jekyll connections*'.
- 5.5** A more detailed description in *Historic England's* Listing is included in Appendix A. This Listing Description notes that its values are as a result of:
- *architectural interest: a handsome neo-Elizabethan-style house begun just before the outbreak of the First World War by local builders Norman and Burt;*
 - *interiors: a richly-decorated neo-Jacobean interior complete with plasterwork ceilings, panelled walls, carved wood and stone fireplaces, and a grand open-well staircase;*
 - *intactness: good survival of original fixtures and fittings in the servants' quarters, as well as in the principal rooms, and a coach house in the grounds*
 - *landscape: a stone-paved terrace, gate piers topped with obelisks and iron gates all form part of the original design and create a suitably grand landscape setting for the house.*
- 5.6** These values have been carefully considered in the development of the scheme. The proposals are to refurbish the house and grounds as a small hotel. This includes the removal of inappropriate structures and replacement with ancillary buildings to support the main house.

- 5.7 Assessment of heritage assets within proximity has been carried out and it was found that none had intervisibility or other functional connections which suggested that the study site was in their setting. Thus, it was concluded that no assets beyond the study site boundaries had the potential to have their significance harmed by development within their setting.
- 5.8 Planning permission and Listed Building Consent has previously been granted under references DM/18/2193 and DM/18/2201. A lawful development certificate ref. DM/21/2630 to confirm that the change of use to a hotel has been implemented through the installation of the lift shaft.
- 5.9 This application includes some of the works previously approved with several variations including changes to layout. Revisions are also proposed to ancillary buildings in the garden and landscape layouts.
- 5.10 Pre-application advice was provided in the response from Mid Sussex Council, ref. DM/23/1480 dated 17th November 2023. This advisory note stated that the *'principle of the proposals was considered acceptable'*, issues raised included the
- location of the small ground floor extension,
 - alteration of the library window to a door,
 - sub-division of a first-floor bedroom and
 - comment upon the ancillary buildings and landscape.

The revised design responds to these comments.

- 5.11 The proposals for the main house have negligible impact upon the highly detailed ground floor interiors. Original room layouts are largely unaltered, part from re-opening a previously closed doorway.
- 5.12 The proposed ancillary buildings remain subservient to the main house but respond to both its architecture and landscape in a modern manner, creating their own identity. They replace a currently uncoordinated group of structures. These do not respond to the architecture of the heritage asset and not all of which are in good condition.
- 5.13 The scheme is grounded within the landscape and reflects the involvement of Gertrude Jekyll. It is noted that many of the walls and gateways identified in archival images, have remained unchanged.
- 5.14 The works to the main house constitute extensive repair and retention of the historic building fabric. The buildings which replace the existing ancillary structures, whilst covering additional footprint, are both respectful to the heritage asset and create a new dimension within the study site.

- 5.15** These are both modern but also reflects vernacular scale and materials. The design also responds to the Jekyll works in the wider landscape.
- 5.16** The landscape is considered in more detail within the Landscape Architect's design and DAS, but the proposals retain the original concept whilst incorporating contemporary features.
- 5.17** In conclusion, it is considered that the works to refurbish the main house are at the level of less than substantial harm. However, in most respects, they constitute an enhancement of the architectural value, and therefore the significance, of the heritage asset.
- 5.18** The replacement of the existing ancillary structures might be considered at a level of less than substantial harm. However, they are carefully crafted buildings which embody architectural quality in their own right and constitute an improvement upon the ancillary structures on site at present. The development also facilitates the refurbishment of the Listed Building and the landscape.

Sources

Archive

National Archive, Kew

University of California Archive (Gertude Jekyll's drawings and associated images)

Cartographic

Figure 1: Site Location

Figure 2: Site Plan and location of Listed Buildings in Vicinity

Figure 3: Blaeu Atlas Maior 1662-5 Vol. 5

Figure 4: Ordnance Survey Map of 1874

Figure 5: Ordnance Survey Map of 1896

Figure 6: Ordnance Survey Map of 1909

Figure 7: Ordnance Survey Map of 1938

Websites

Heritage Gateway - <https://www.heritagegateway.org.uk>

Historic England - The National Heritage List for England –

<https://www.historicengland.org.uk>

Cuckfield Society - <https://www.cuckfield.org>

University of California Archive - <https://calisphere.org>

The Slaugham Archives - <https://www.slaughamarchives.org>

Bibliographic

'A Review of the Kent Compendium's list of Historic Parks and Gardens' (April 2010)

Tunbridge Wells Borough and English Heritage (now Historic England)

Wood and Trees (1899) Gertrude Jekyll

CHOWNES MEAD AND ASSOCIATED COACHHOUSE, PAVED TERRACE, GATE PIERS AND IRON GATES

Heritage Category: Listed Building

Grade: II

List Entry Number: 1396585

II Country house, begun just before the First World War and finished in 1920, by builders Norman and Burt of Burgess Hill for the Kleinwort family. Minor later alterations.

STYLE & MATERIALS: neo-Elizabethan in style, and has a mixture of half-timbered, brick and tile-hung elevations with a pitched stone roof and clusters of tall red brick chimneys.

PLAN: roughly H-shaped, with two cross wings under pitched roofs advancing very slightly from the south front. It has two principal storeys plus a partial basement and attic.

EXTERIOR: The house is approached from the north-west and its entrance front comprises a projecting full-height jettied entrance bay under a gable with pegged timber-framing. The bay has mullion windows with leaded lights, and a large oak doorcase and door with strapwork decoration. To either side of the entrance bay the elevation is timber-framed with close-studding and mullion and transom windows. Further to the left is a single storey stone range with an eight-light mullion and transom windows, a pitched roof and a cross-gable with stone ball finials. Further to the right is a large brick chimney stack with stone quoins and a row of four tall brick chimneys with moulded cornices. The south front is symmetrical and has a stone plinth, with three near-identical timber-framed gabled jettied bays, the outer two slightly larger and projecting forward.

These have timber mullion and transom windows and the nogging is rendered in a cream colour, which contrasts with the red tile hanging elsewhere on the elevation. The east front is dominated by a large end chimney stack and a round turret, topped by a lead ogee dome. This has a Tudor-arched door at its base and mullion and transom windows. Abutting the turret, a plainer service range (with a large end chimney stack) runs to the rear of the house. This has brick walls, a tiled roof, mullion and transom windows on the ground and first floor, and attic dormer windows. The northern elevation, to the rear of the building, is plain red brick and its composition largely determined by function. The windows are stone mullions. INTERIORS: largely neo-Jacobean in style. The hallway is panelled, with strapwork to the panelling above the stone fireplace, this with tapering classical pilasters, also decorated with strapwork.

The hall opens into the stair hall, from where an open-well oak staircase with flat balusters and elaborate carved newel posts rises to a gallery landing with open arches supported on carved pillars. There is a 'secret' cupboard on the stair landing, released by a hidden button in the centre of a carved rosette. The stair hall is panelled and has carved pilasters and carved doorcases with pediments leading to the ground floor principal rooms (two pediments are missing); both hall and stair hall have a coffered plaster ceiling.

The drawing room is panelled to dado height and then has fluted Ionic pilasters, and a frieze. There is a strapwork plaster ceiling and a large fireplace with a stone frieze and a timber surround, this with three-quarter, paired Ionic columns. The radiator, like those elsewhere in the house, is boxed in with a grille formed of turned timber balusters. The dining room, and a room linking the dining and drawing rooms, both have panelled walls (with lozenge designs in the panelling) and stone fireplaces with timber overmantles. The middle room has timber beams and decorative plasterwork.

The dining room has three carved timber doorcases with barley-sugar twisted pillars, and a coffered ceiling. A study, accessed off the entrance hall, has panelling to dado height and a full-height panelling above the fireplace, which is stone with green marble reveals. A corridor, panelled to dado height, runs off the entrance hall to the servants' wing. This comprises a series of working rooms including butler's pantry (complete with cupboards), larder (which has stone shelves) and a kitchen containing a 1950s English Rose kitchen suite.

At the end of the service corridor is a sitting room, possibly the housekeeper's room, this with a fireplace, picture rail, in-built shelves and a WC. The service wing has a dog-leg staircase with splat balusters and a timber handrail. The first floor has an open gallery landing, which is panelled and has a Tudor-arched fireplace. The plasterwork ceiling is in a curvilinear design, with a large pendant over the stairwell, from which hangs an iron chandelier. The panelled stairwell is lit by a large 18-light mullion and transom window and has a floral plasterwork frieze.

The four principal bedrooms have original stone fireplaces, also neo-Jacobean in style with timber chimney pieces. There are three original bathrooms, lined with marble, two of which contain original bathtubs, one an original sink. As on the ground floor, there is a corridor leading to the service wing; this is unpanelled, with the wood panelling stopping when it is just out of sight from the landing. The attic contains further rooms, these with simple joinery and no fireplaces, and a set of linen cupboards. A shower room and WC are lined with original glazed tiles in black and white.

COACH HOUSE: timber-framed with tall brick end chimney stacks, a carriage arch under a gabled cross-wing, and windows with timber mullions and leaded lights; interior not inspected.

LANDSCAPE FEATURES: include a PAVED TERRACE running along the south, east and west fronts of the house, this with stone retaining walls which extend alongside the main north-western drive. There are two pairs of GATE PIERS topped with obelisks, complete with IRON GATES.

The boundary wall to the north of the estate, a swimming pool to the east, and tennis courts to the north all post-date the Second World War and lack special interest.

HISTORY: The character of West Sussex changed in the Victorian period, as the growth of London and the beginning of train services to and from the capital made the county a viable home for a new type: the city commuter. Farm land was purchased for development and some agricultural labourers found new work, first building suburban houses and then in service to their wealthy owners. The Kleinwort banking family, originally from Germany, were typical of the very richest of Sussex's new residents. They moved from a villa in Camberwell, south London (a neighbourhood which by the end of the C19 had lost much of its rural charm) to Bolnore House in Cuckfield, a mid-C19 mansion by Decimus Burton (now listed Grade II); the interiors of Bolnore and Chownes Mead share features such as a oak staircase and Jacobean plasterwork ceilings, these introduced to Bolnore House in 1930. From the turn of the century, Alexander Drake Kleinwort commuted each day by car to the family bank in the City of London and it was joked that the villagers of Cuckfield could regulate their lives by his departure every morning, as could the policeman on London Bridge as Kleinwort's Bentley roared past him at a quarter past three every afternoon on his return journey. Chownes Mead appears to have been the home of Alexander's son, Cyril, who is listed at this address in the London Gazette in the 1930s. Cyril and his brother Ernest became partners in the family firm in 1927. Ernest lived in Cuckfield too, at Heaselands, a Victorian farm rebuilt in 1932 (the garden here is on the Register of Historic Parks and Gardens).

*REASONS FOR DESIGNATION: Chownes Mead is listed at Grade II for the following principal reasons: * architectural interest: a handsome neo-Elizabethan-style house begun just before the outbreak of the First World War by local builders Norman and Burt; * interiors: a richly-decorated neo-Jacobean interior complete with plasterwork ceilings, panelled walls, carved wood and stone fireplaces, and a grand open-well staircase; * intactness: good survival of original fixtures and fittings in the servants' quarters, as well as in the principal rooms, and a coach house in the grounds * landscape: a stone-paved terrace, gate piers topped with obelisks and iron gates all form part of the original design and create a suitably grand landscape setting for the house.*

*BURNT HOUSE FARMHOUSE to west
Heritage Category: Listed Building
Grade: II
List Entry Number: 1025499*

Burnt House Farmhouse 6.4.70 II House. C17 3-bay lobby entrance house refronted in C19. Ground floor red brick, first floor exposed framing with brick infill, right end elevation tile hung. Half-hipped tiled roof with central brick chimney stack. 2 storeys, 3 windows; C19 casements. Central doorcase having C19 plank door with arched head and C19 porch with tiled gable supported on square wooden piers.

PEAR TREE to south

Heritage Category: Listed Building

Grade: II

List Entry Number: 1354907

Nos 1 and 2 Pear Tree II Pair of estate cottages. Late C19 in Tudor style. 2 storeys, T-shaped. Ground floor timber-framed with brick infill (some herringbone). First floor timber-framed with plaster infill. Close studding with curved braces. Tiled roof with central clustered brick chimney stack. Bressummer. 2 central projecting gables with elaborate fretted barge-boards with pendants. 2 windows each. Plain 2-light windows to ends, 4 bay oriels to centre, ground floor mullioned and transomed windows. End arched doorcases with plank doors having strapwork panels above.

IRON PEAR TREE COTTAGES to south

Heritage Category: Listed Building

Grade: II

List Entry Number: 1192032

Nos 1, 2 and 3 Iron Pear Tree Cottages GV II House, now 3 cottages. C17 3-bay house refronted and with addition in mid C19. Cement rendered, the right side partially tile hung and red brick with grey headers to ground floor, the rear brick. Tiled roof hipped to left hand side. 2 storeys, 3 windows. C19 diamond paned leaded light casements. 1 off-central ridge stack and 1 end brick stack. Interior of Nos 2 and 3 not accessible at time of survey but said to have exposed beams and inglenook fireplace.

PADDOCKS FARMHOUSE to east

Heritage Category: Listed Building

Grade: II

List Entry Number: 1025547

Paddocks Farmhouse II House, formerly farmhouse. Late C15 or early C17 lobby entrance. House refaced in C18 and with C19 canted bay addition. Red brick with some stone dressings, tile hung to gable end and tiled roof having off-central brick cruciform stack and end brick stack. 2 storeys, 4 bays, with integral outshot to rear. Moulded brick eaves cornice, right end sandstone pilaster and sandstone plinth. Irregular fenestration comprising right hand 2 storeyed C20 4-light bay with pediment above, similar 3-light window with pediment to left, simple casement to ground floor with rubbed brick voussoirs and left hand 2-storeyed, 3-light canted bay. Single modern door.

The Paddocks, which is a C19 wing to South, is not of special interest. Interior contains beams with lambs tongue stops. Roof of Queen post construction. Formerly Kidd's House on estate map of 1638.

*BUTLERS GREEN HOUSE to east
Heritage Category: Listed Building*

*Grade: II**

List Entry Number: 1192341

Butlers Green House 10.9.51 (formerly listed in the Civil Parish of Cuckfield) GV II Former manor house, now sub-divided into flats. Irregular plan of many different building periods. C16 vestiges (in east wing cellar), west wing of c1650, and east wing mainly of c1730. West wing of c1650 is of red brick with grey headers in Flemish bond. Tiled roof half-hipped to one side with off central brick chimney stack. 2 storeys, 5 windows, 3 bays. 5 sashes in moulded architraves with vertical only to 1st floor. 2 oculi, 1 blocked. Ground floor windows are casements with cambered heads. Central doorcase having cambered head with keystone, rusticated pilasters and gable masquerading as pediment. East wing of 1731 (on earlier foundations) is stuccoed with tiled roof. 3 storeys, 5 bays, square plan.*

Square casements to 2nd floor in moulded architraves, 1st floor cambered heads with verticals only. Originally the doorcase was in the centre of the south front but this is now a French window. Stone coping, quoins, band between ground and 1st floors, plinth. Mid C19 entrance in west side with cornice; brackets and side lights. Hipped roof set back and 2 large C19 chimney stacks. To the extreme west is an C18 service wing of 2 bays. Painted brickwork and tiled roof. 2 storeys and attics with modern dormer. Date plaque FW 1731 repositioned. Later splayed doorcase. To the left of this are C20 additions not of special interest to the rear are C18 brick stable additions of 1 storey. The interior of the west wing contains C17 door surrounds and superb early C17 panelling in 2 rooms from the demolished Slaughman Manor inserted in the late C19 with panels depicting mermaids and dragons and classical pilasters.

Plain C18 staircase with turned balusters. The west wing has C16 brick cellars with 2 ovolo moulded windows, a 1731 grand staircase hall with rococo papier mache ceiling with central putto and swags, grapes and floral design, staircase with 3 twisted balusters to each tread and scrolled tread ends, dado panelling and round headed staircase window, a 1st floor reception room having a wide cornice with fascias and fireplaces and a ground floor room with a papier mache ceiling with French horns, sheafs and grapes and a further ground floor room with a papier mache ceiling with central pelican and doves and 2 male and 2 female Grecian heads in the corners. The house is named after the Boteler family who owned land locally for over 150 years from the late C14. In 1612 the house was purchased by John Warden who began the Warden/Sergison dynasty of Cuckfield Park.

*WALL AND TOOL SHED ATTACHED TO NORTH OF BUTLERS GREEN HOUSE**Heritage Category: Listed Building**Grade: II**List Entry Number: 1354933*

Wall and Tool Shed attached to North of Butlers Green House GV II Wall and tool shed. Partly shown in engraving of 1878. Wall about 8 feet high of brown brick incorporating an entrance with rusticated piers, segmented arch, central keystone and gable masquerading as a pediment. To the north of this are triple round headed arches (the central higher) with keystones and rusticated piers ending in a tool shed of 1 storey with pointed headed door with rusticated piers.

*SUMMERHOUSE/TEAHOUSE AND SECTION OF WALL METRES TO NORTH EAST OF BUTLERS GREEN HOUSE**Heritage Category: Listed Building**Grade: II**List Entry Number: 1192362*

Summerhouse/Teahouse and Section of Wall to North East of Butlers Green House GV II Summerhouse/Teahouse and wall. C18 or early C19. Red brick structure of one storey with stone quoins, the roof replaced with corrugated iron sheeting. South side has central projecting entrance with pediment above. Doorcase with rectangular fanlight. 2 sashes. West side (facing house) has crenellated parapet and Gothick window. To the north is a section of wall incorporating entrance with rusticated piers, segmental arch with keystone and gable masquerading as pediment. The wall is of English Garden bond at the bottom but has an unusual bond above of 2 headers and 1 stretcher but arranged so that the stretchers are above each other on alternate rows. Red brick stretchers and vitrified headers. This incorporates a garden feature with Gothick windows and flat gauged brick head alcove with quoins and crenellations. Attached to the east forming an L-shape is a section of red brick walling having brick buttresses and plinth and incorporating segmental arch. Parts of this item appear stylistically C18 but are not shown on the engraving of 1787.