

Castle Inn, London Road, Hickstead, RH17 5LZ

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ARCHITECTS

Revision A

Full Planning & LBC
Application

Design & Access
Statement

Project No.1725



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Project address:	The Castle Inn, Hickstead, RH17 5LZ
Proposal:	Erection of new outbuilding, internal and external alterations to Grade II Listed Building. Change of use to allow C1 Use to upper floors.
Submission:	Local Authority Full Planning and Listed Building Consent
Date:	March 2025
Client:	Honeybunn Breen Castle Ltd
Prepared by:	O Moune and L Furness Landivar Architects Limited The Workshop, Unit 3, 29-42 Windsor Street, Brighton, BN1 1RJ 01273 739590 info@landivar-architects.com

Preface

This Heritage Statement and Design and Access statement has been prepared on behalf of the applicant, Honeybunn Breen Castle Ltd, in support of the Full Planning Application and Listed Building Consent for :

- Internal and external alterations to the Grade II Listed Building
- Change of Use to allow C1 Use (Hotel) to upper floors.
- Construction of new outbuildings to replace non original structures to accommodate wcs, office, staff room and storage.



As Existing OS Plan



As Proposed Site Plan

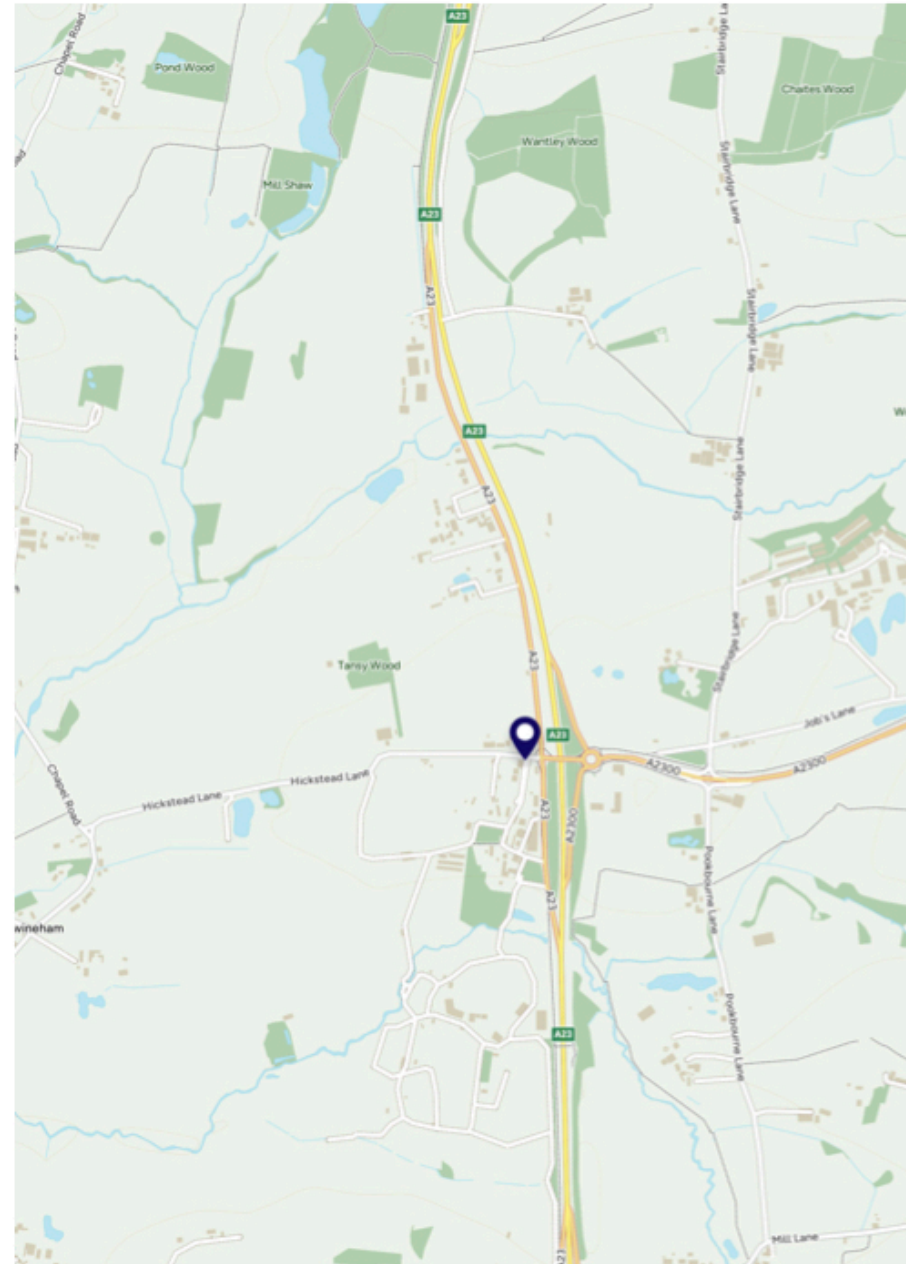
1.0 The Site



The Site

- 1.01 The site is The Castle Inn, a disused public house and restaurant within the hamlet of Hickstead, in the parish of Twineham, about 12 miles from Brighton and the South Coast .
- 1.02 It is an irregular plot of 6000m2 occupied by a Grade II Listed Building that is made up of an agglomeration of structures of various ages: the original farm house and stables dating from the 18th Century, with additions and infills dating from early 19th through to late 20th Century.
- 1.03 The site is within a predominantly rural area with agricultural fields and a cluster of residential properties around the neighbouring Hickstead Place and Hickstead All England showjumping ground.
- 1.04 The site is bound by Hickstead Lane to the south, residential properties to the west, agricultural fields to the north and the main arterial A23 road to the east.
- 1.05 The site comprises a large garden area to the south of the building with mature trees to the southern boundary and a large area of hardstanding to the north and west of the site that is currently used as a car park and storage area.

A Chinese restaurant was operating on the site until recently. It ceased trading in January 2025 and it has since been purchased by the neighbouring owner of Hickstead Place.



OS map: Castle Inn, Hickstead, RH17 5LZ



Aerial view

The Site



1.06 The Castle Hotel, circa 1910

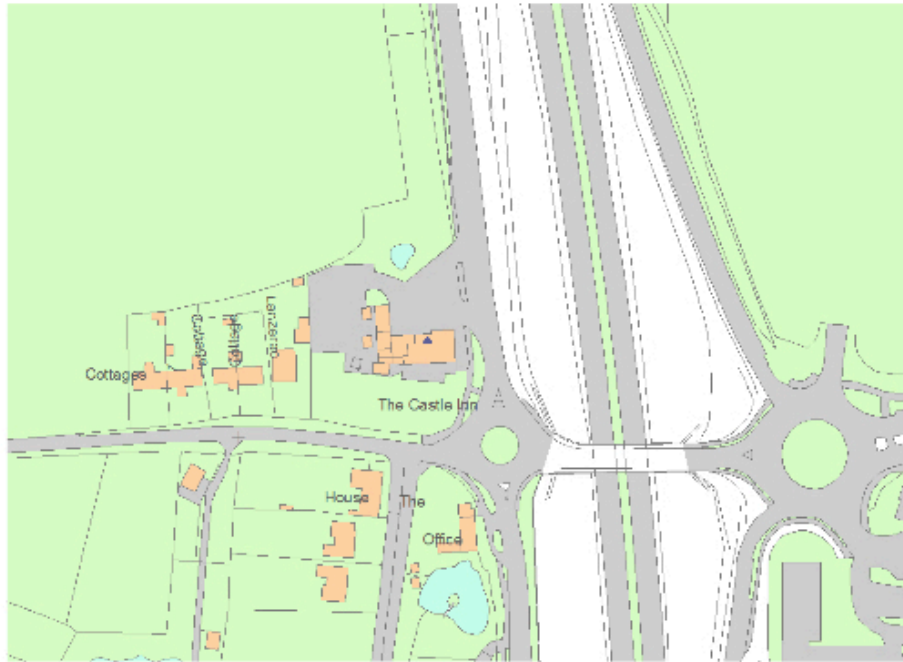


1.07 The Castle Inn, circa 1965



1.08 The Castle Inn, present day (now closed)

The Site



1.09 As Existing footprint on site



1.10 Historical evolution of building



1.11 Aerial view of site

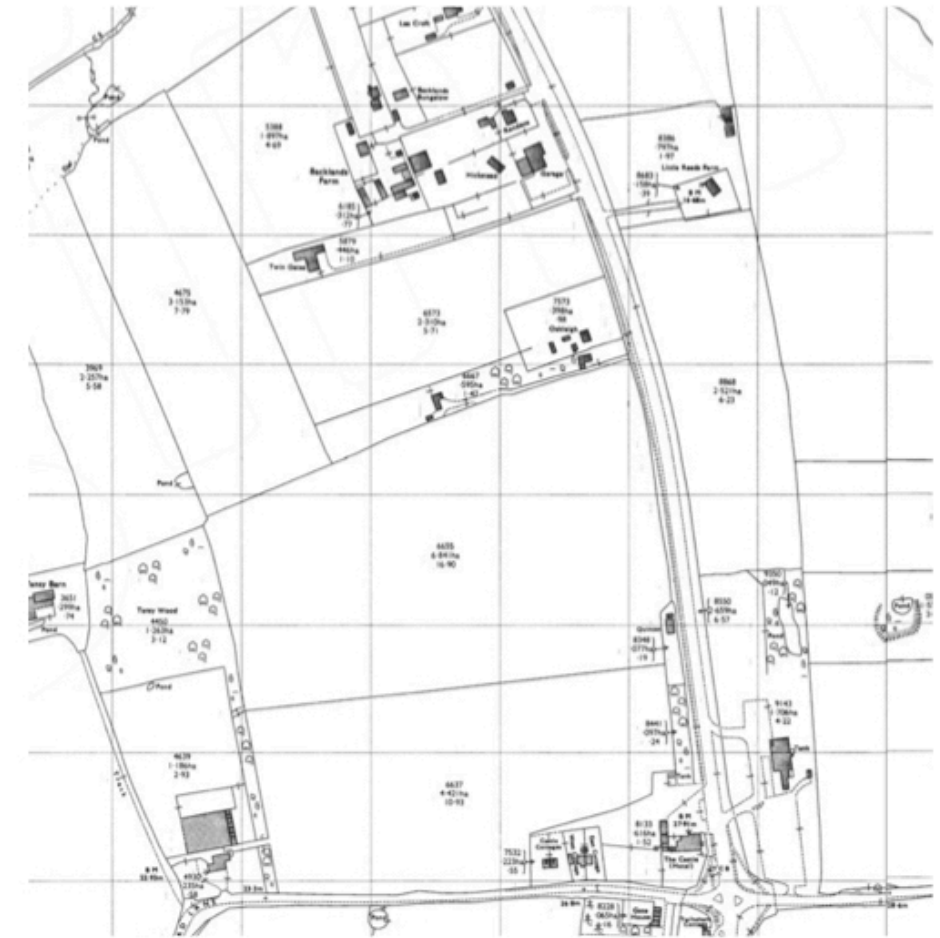
The Site



1.12 The site would have originally been a farmstead - Hickstead Farm, as shown on the OS map of 1870.



1.13 The original farmhouse and stables were developed into a hotel at some stage during the late 19th century to early 20th century as shown on OS map of 1910.



1.14 The hotel then also became a public house known as The Castle in the mid 20th century as shown on OS map of 1970.

2.0 Use



Use



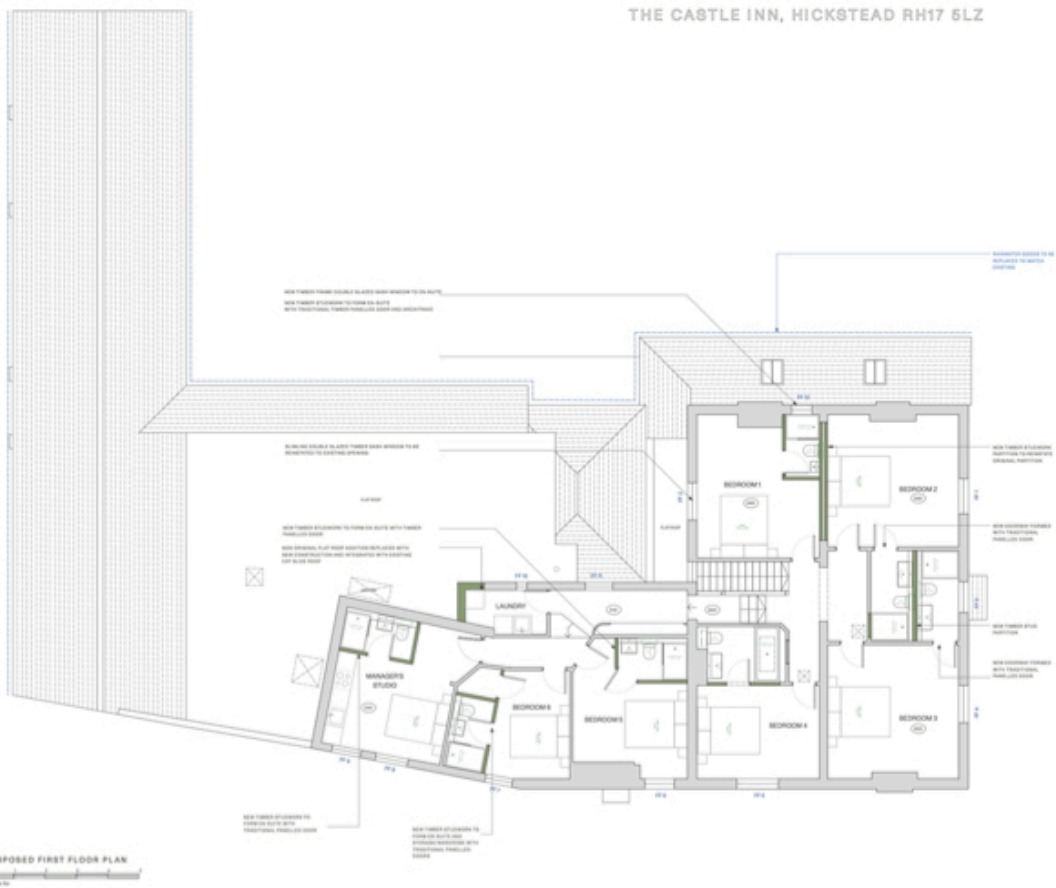
2.01 The hotel became a public house in the mid 20th century and was recently also operating as a Chinese restaurant. Trading ceased in January 2025 .

Existing Use:

Sui Generis - Public House

Class E (Commercial, Business and Service) - Restaurant.

Class C3 (Residential) - Upper floors.



2.02 The proposal is for 6 bedrooms with en-suite bathrooms and a manager's studio accommodation to the 1st floor. The existing ground floor use of Class E and Sui Generis would be maintained with the public house and restaurant continuing with a café and farm shop proposed in the West wing.

Proposed Use:

Sui Generis - Public House

Class E (Commercial, Business and Service) - Restaurant, café and shop

Class C1 (Hotel) - Upper floors.



3.0 Flood risk



Flood risk

3.00 The site is within Flood Zone 1, an area with low probability of flooding.

Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



EA Flood risk map: The Castle Inn, Hickstead, RH17 5LZ

4.00 Listed Building and Heritage



Listed Building and Heritage

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1025583**

Date first listed: **11-May-1983**

List Entry Name: **THE CASTLE HOTEL**

Statutory Address 1: **THE CASTLE HOTEL, LONDON ROAD**

Location

Statutory Address: **THE CASTLE HOTEL, LONDON ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **West Sussex**

District: **Mid Sussex (District Authority)**

Parish: **Twineham**

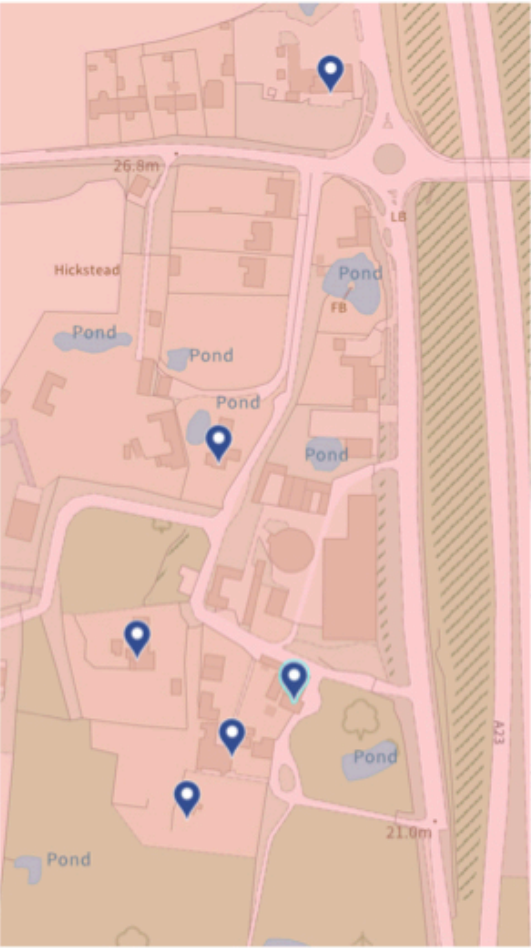
National Grid Reference: **TQ 26845 20330**

Details

TWINEHAM LONDON ROAD 1. 5405 Hickstead The Castle Hotel TQ 22 SE 15/158 II

2. L-shaped building. West wing C18. Two storeys. Four windows. Ground floor red brick and grey headers, above tile-bung. Tiled roof. Glazing bars intact. North wing early C19. Two parallel ranges. Two storeys. Three windows. Painted brick. Tiled roof. Windows with wooden shutters and glazing bars intact.

Listing NGR: TQ2684520330



WESTOVERS
Heritage Category: Listed Building
Grade: II
List Entry Number: 1025582

HICKSTEAD PLACE
Heritage Category: Listed Building
Grade: II*
List Entry Number: 1181866

BARN TO THE NORTH EAST OF HICKSTEAD PLACE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1181888

LITTLE HICKSTEAD PLACE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1181890

THE CASTLE TO THE SOUTH WEST OF HICKSTEAD PLACE
Heritage Category: Listed Building
Grade: II



South Elevation

3.01 The site was Grade II Listed in 1983, highlighting the original 18th century L shaped plan and early 19th century double pitched roof wing. The site is not in a Conservation Area or an AONB or the South Downs National Park.

3.02 There are five other Listed Buildings to the south of the site, all centred around Hickstead Place, which is Grade II* Listed. None of these are visible from the site.

3.03 The initial 18th century red brick and clay tiled part of the Listed Building is visible on the southern elevation, with hung tiles at first floor level, however much of the ground floor fenestration is no longer original and sections of the hanging tiles have been replaced with new tiles. The roof tiles of the original 18th century buildings have all been replaced, probably when the 'North wing' (painted brick) was added in the 19th century.



Listed Building and Heritage



North Elevation

3.04 The original 18th century farm and stables courtyard has been infilled and the original farmhouse building subsumed by various additions, some of which, constructed in the early 1980's, have not been at all sympathetic to the historic building.



North and East Elevation

3.05 The single storey brick 1980's infill with upvc bay windows was serving as the Chinese restaurant dining room. The original stables building to the west has been used as the kitchen and food storage area.



East Elevation

3.06 The front of the stables was re-clad in stone and new metal windows were installed at some point during the late 20th century. The roof covering is also non original.

Listed Building and Heritage



West Elevation

3.07 The red and grey brick with buttresses of the original stables building is evident from the western side. There is also an existing historic brick outhouse building with slate roof. This may date from late 19th century.



West Elevation

3.08 The roof form of the original stables is evident however the introduction of a large aluminium extract flue to service the kitchen has caused considerable harm to this elevation, as did the addition in the 1980's of unsightly storage structures positioned very close to the building. (These non consented structures have now been demolished.)



West Elevation viewed from the south

3.09 The hardstanding area to the rear of the pub was dotted with various storage containment structures that have done considerable harm to the setting of the Listed Building.

Listed Building and Heritage



West and South Elevation (Stables)



South Elevation (Stables and farmhouse junction)



South elevation (Farmhouse)

3.10 The structure and footprint of the original stables is evident to the western and southern side of the building, though possibly of non original construction as the brickwork varies considerably. Upvc windows in non original openings and new outbuilding structures have caused considerable detriment to the appearance of the historic form and the setting.

3.11 The addition of new adjoining outbuildings, electric cabling, concrete lintels and upvc French doors has had a very negative impact on the appearance and character of the Listed Building.

3.12 The clay roof is not original although it is historic. The roof was altered and re-tiled probably at the time of the large two storey 19th century extension to the east, described as the North Wing in the listing. The hanging tiles to the upper floor are a mix of original and modern clay tiles. Installation of Upvc French doors and a solid fire door have also had a negative impact on the only remaining elevation of the original 18th century farmhouse building.

Listed Building and Heritage



Front Elevation



Main entrance



Parallel ranges of 19th century addition

3.13 The North wing, as described in the Listing , was added in the 19th century and forms the main front elevation. The existing shutters were added during the middle of the 20th century and are not an original feature although they are noted in the listing description.

3.14 The building was listed in 1983, presumably after most of the harmful alterations and additions had been made. At the present day, it is clear that the building has not been maintained and has fallen into serious disrepair.

4.00 Site and Architectural layout



Site and Architectural layout - As Existing

Block Plan



- 4.01 The existing site is an irregular plot of 1.5 acres and accessed via a crossover from the A23 slip road, just north of the Hickstead village roundabout.

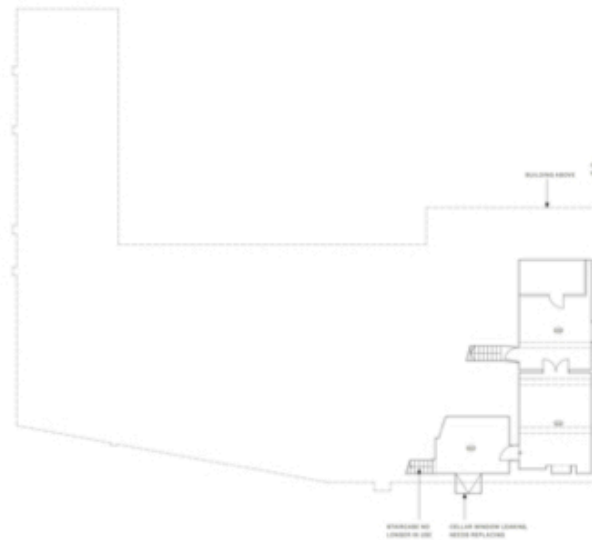
Site Plan



- 4.02 The site is edged by mature trees to the southern boundary and a swale or ditch just beyond the boundary. To the north there are agricultural fields and to the west, residential properties and gardens. The building itself is surrounded by a large area of hardstanding to the north and west and lawn to the south.

Site and Architectural layout - As Existing

Basement Plan



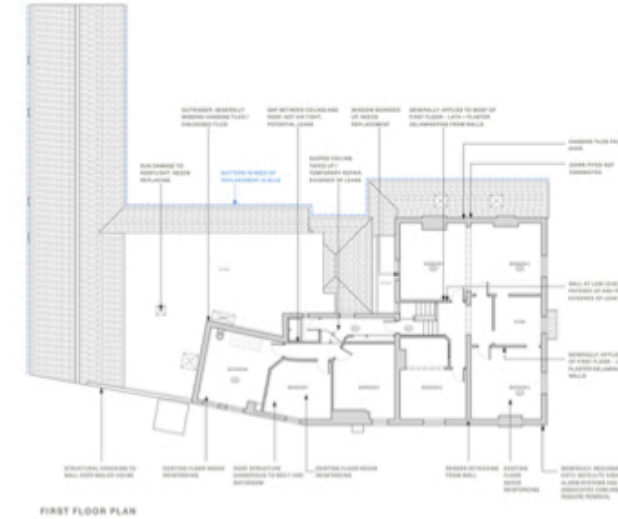
BASMENT PLAN

Ground Floor Plan



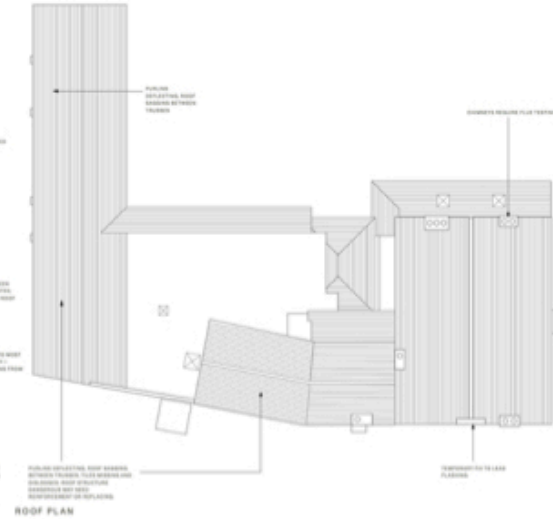
GROUND FLOOR PLAN

First Floor Plan



FIRST FLOOR PLAN

Roof Plan



ROOF PLAN

4.03 The pub cellar occupies the basement of the building and is accessed via a steep stair from behind the bar. There are two chutes to the cellar from the outside, one on the east side just beside the front door and the other on the south side.

4.04 The ground floor comprises the main bar, a saloon bar, two restaurant dining rooms, a large kitchen, two wc areas and a function room area in the old stables. There are currently two public entrances to the pub, one from the front eastern elevation and one from the northern car park side.

4.05 The first floor consists of 7 bedrooms and 2 bathrooms, accessed by a non original stair from behind the bar downstairs and a corridor landing connecting the 18th century and 19th century parts of the building.

Site and Architectural layout - As Proposed

Site Plan



4.06 The unsympathetic 1980's storage units and outbuildings have now been demolished and the proposal is for the construction of two new structures on the western side of the building, one to house 2 wcs for the garden area and another single storey building to house a staff room, office and stores. A new 1.1m high brick boundary wall is proposed to the south eastern corner of the site.

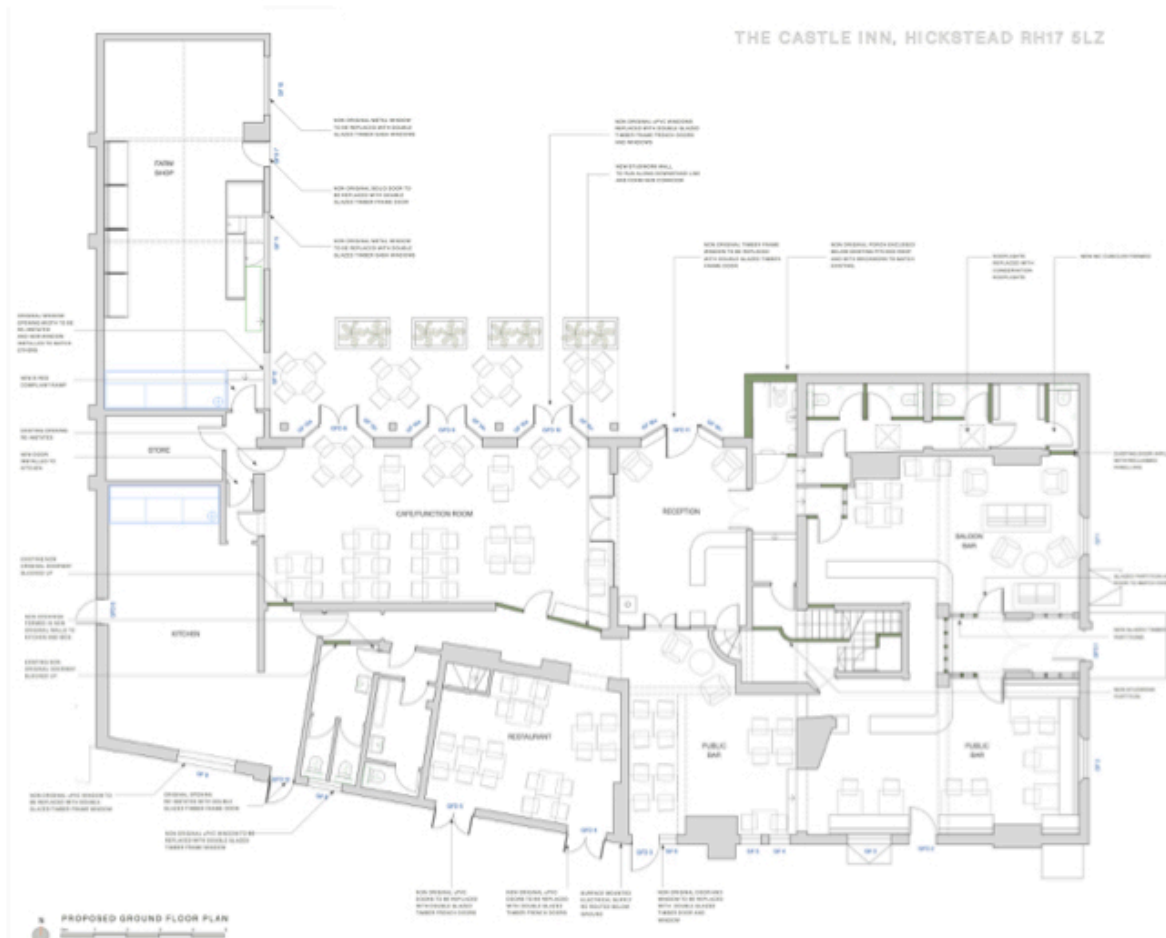
Ground Floor Context Plan



4.09 Native trees and shrubs are to be planted along the boundary and to the large pub garden area to provide shading and screening as well as increased biodiversity. The cafe would benefit from a landscaped terrace with planters and hedging to provide screening from the parking zone.

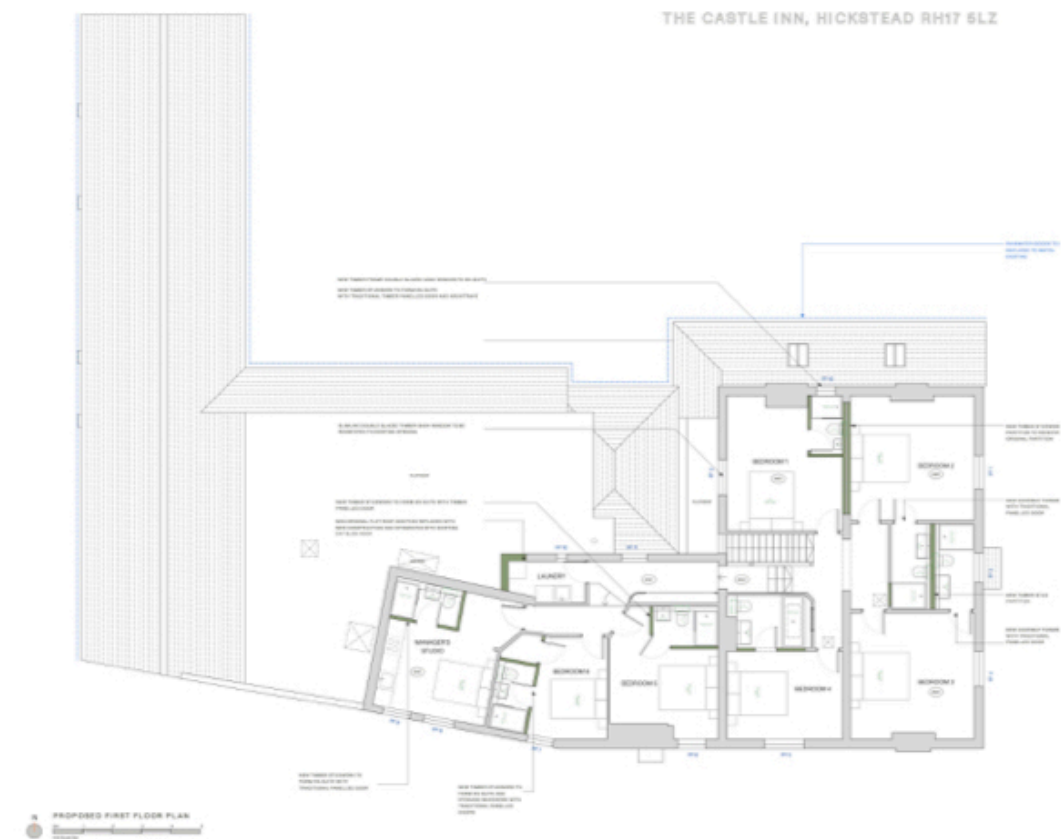
Site and Architectural layout - As Proposed

Ground Floor Plan



- 4.10 Proposed alterations to the ground floor are minimal: The existing entrance porch area is to be enclosed to form a disabled wc, French doors installed to replace the Upvc windows in the existing bay windows to the cafe and new timber studwork to form new corridor between kitchen and pub and between reception and stair.

First Floor Plan



- 4.11 The proposed alterations to the first floor consist of new timber studwork to form en suite bathrooms for each bedroom and reinstatement of the wall between bedroom 1 and 2. The proposal includes a modest extension to the laundry room by replacing the existing incongruous flat roof dormer with a pitched cat slide roof to tie into the existing. A new window is proposed from bedroom 1 en-suite on the North elevation. Solar PV panels are proposed on the large flat roof.

5.00 Scale



Scale

South Elevation (As Proposed)



5.01 The replacement windows to the ground floor are to match the existing in style, scale and material. They would be slimline double glazed timber sash windows installed into the existing openings. The non original Upvc windows and doors to the South elevation are to be replaced with double glazed painted white timber frame doors and windows, to match the existing historic style.

North Elevation (As Proposed)



5.02 The proposed French doors to be installed to the existing bay windows to the north elevation match the proportion and scale of the bays. The proposed small timber frame sash window to the first floor is of an appropriate scale and style for the elevation. The new structure that is proposed parallel to the west wing is of a similar proportion and height as the existing and will complement the variety of roofs and forms that already exist on site. The current unsightly dormer extension to the first floor would be removed and replaced with an extension of the existing cat slide roof, significantly improving the roofscape and removing the harmful impact of the current dormer.

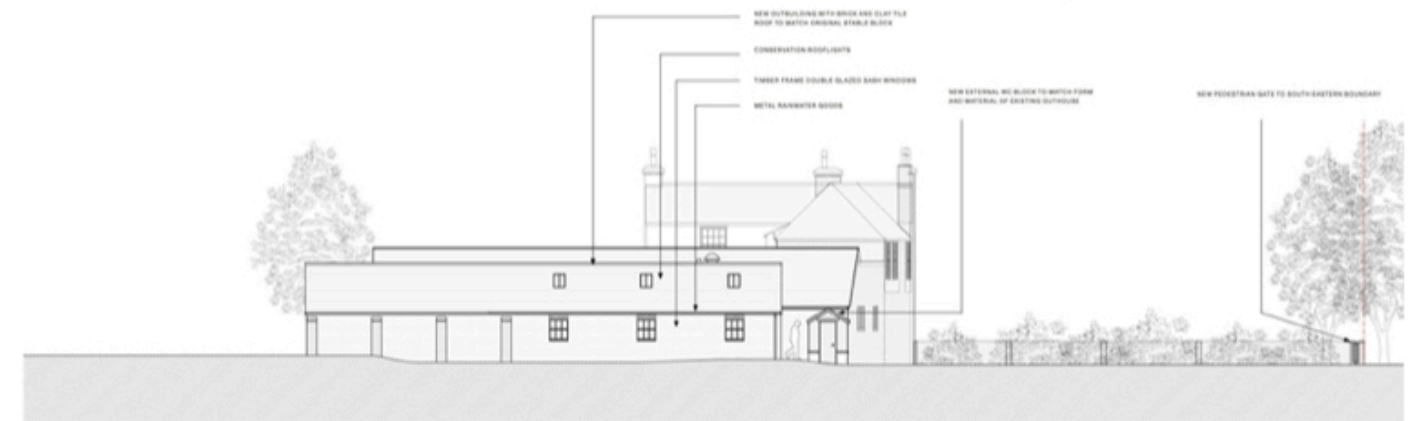
Scale

East Elevation (As Proposed)



- 5.03 The alterations proposed to the East (Front) elevation are the reinstatement of the historic porch and the removal of the non original shutters.

West Elevation (As Proposed)

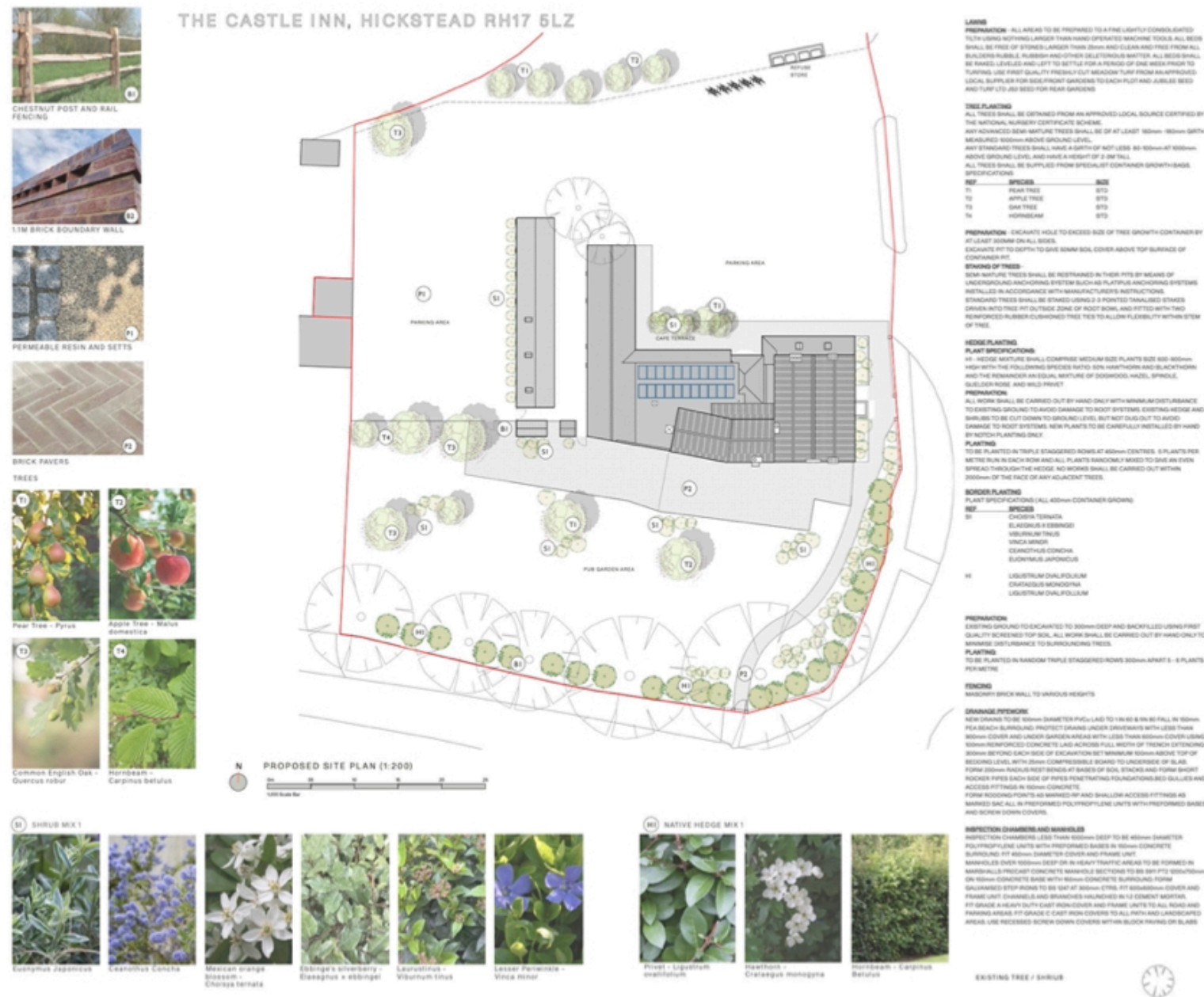


- 5.04 The proposed new wc outhouse building matches the existing outhouse building in scale and height, emulating the form of the existing and simply extending it. The proposed staff room and office barn building echoes the proportions of the existing old stable wing. Both new structures are positioned to reflect a traditional farm cluster arrangement therefore sitting comfortably within the setting.

6.00 Landscape & Ecology



Landscape & Ecology



- 6.01 The landscaping proposal is for a permeable resin surface to the car park area, chestnut post and rail fencing to delineate between the pub garden and the car park and brick pavers to the pub garden terrace and cafe terrace.
- 6.02 New trees are to be planted throughout the site, providing visual interest as well as increased biodiversity. Fruit trees are proposed in the pub garden and on the northern section of the site. Larger specimen oak and hornbeam trees are proposed around the car park.
- 6.03 Native hedging of privet, hornbeam and hawthorn is proposed to supplement the existing vegetation along the southern and eastern corner boundary.
- 6.04 A mix of evergreen shrubs are proposed to encourage a range of bio diversity all year round. These would be interspersed in groups across the pub garden and also to the cafe terrace area to provide screening from the road and car park.
- 6.05 The proposal would significantly improve the biodiversity of the site by reducing the existing area of hardstanding and introducing a permeable surface as well as significantly more vegetation than is currently on the site.



7.00 Sustainability



Sustainability

- 7.01 The primary energy strategy is to improve insulation and air tightness refurbishment of the any original windows where possible. The existing Upvc doors and windows would be replaced with double glazed timber framed units.
- 7.02 Fossil fuel free electricity would be provided on site by the installation of solar PV panels onto the large area of flat roof above the café.
- 7.03 The site is in a sustainable location with a coach stop 30 yards away on the A23 slip road. Buses run regularly to London, Brighton, Worthing, Gatwick and Heathrow. There is a petrol station less than a mile away on the other side of the A23.



8.00 Appearance



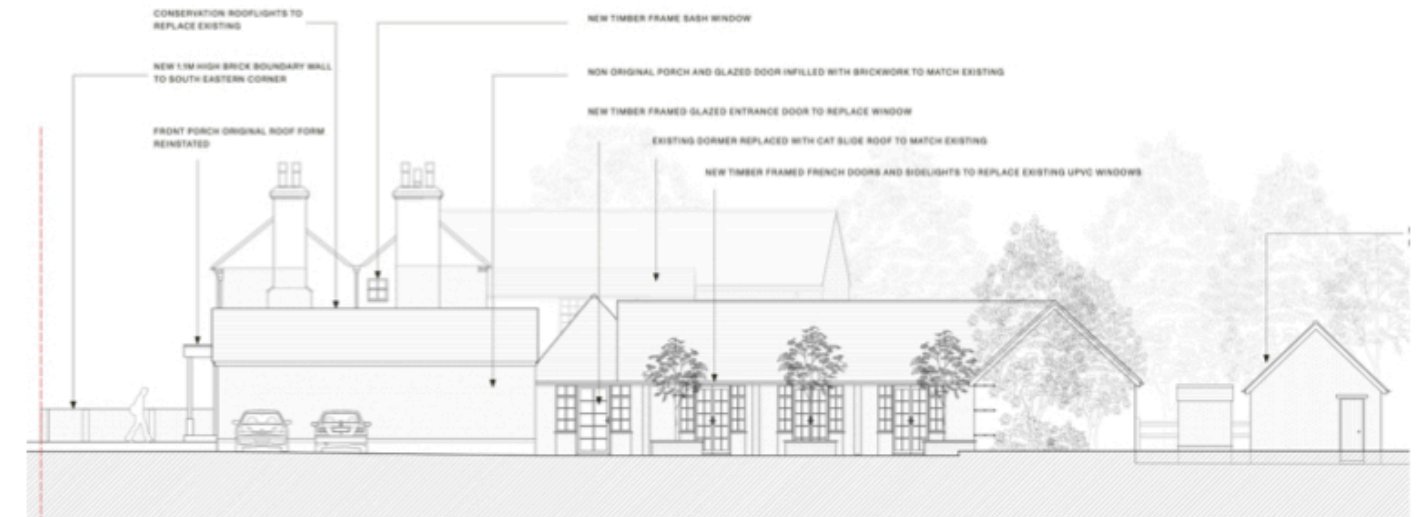
Appearance

East Elevation (As Proposed)



- 8.01 The replacement windows are to match the existing in size, material and appearance. The non original shutters are to be removed from the front elevation and the brick facade sanded and restored. The current porch with tiled front door step and non original railing will be replaced with a flat roof porch structure to match the original historic porch as visible in photo from 1910 (p7). The current white picket fence is to be replaced with a similar height brick boundary wall, bricks to match main building.

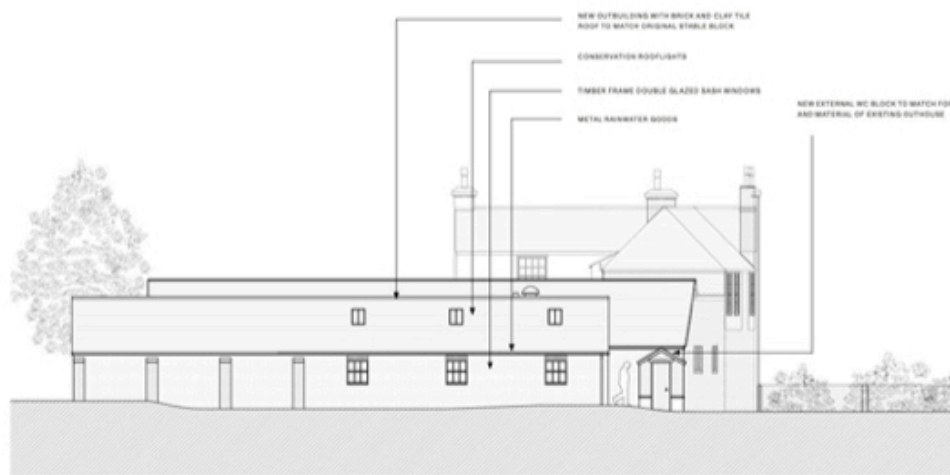
North Elevation (As Proposed)



- 8.02 The proposed small window to the first floor of the North elevation is a white painted timber frame sash to match the period of the building. The existing incongruous lead clad dormer will be replaced with a much more sympathetic extension to the current tiled cat slide roof. The brick infill of the porch will tie into the existing brickwork and roof, thereby restoring some balance to the side extension. The existing signage and rainwater goods will be removed and repositioned more rationally. The proposed French doors to the bay windows and the new entrance door will be white painted timber frame double glazed units with glazing bars to match the historic style of the building.

Appearance

West Elevation (As Proposed)



8.03 The proposed new outhouse buildings will match the existing old stable and wc outhouse buildings in scale and proportion as well as material. The brick bond and mortar will match the red and grey brick of the main building and the elevation on the western side of the new building echoes the current stable elevation.

South Elevation (As Proposed)



8.04 The later additions of Upvc doors and windows to the southern elevation have caused significant harm and by replacing these with white painted timber framed fenestration to match the historic period of the building the overall appearance of the building will be improved and the character of the heritage asset restored. The new structures to the west of the original building have an appropriate profile in context with the building as a whole and do not cause any harm to the setting of the Listed Building.

Appearance

West Elevation



Typical sash window



8.05 The proposed materials all match the fabric of the existing historic building and are appropriate for the refurbishment of a building of this period.

8.06 The proposed new doors and windows are designed to align with the current proportions and opening sizes and are of traditional timber frame, matching the style of the building.

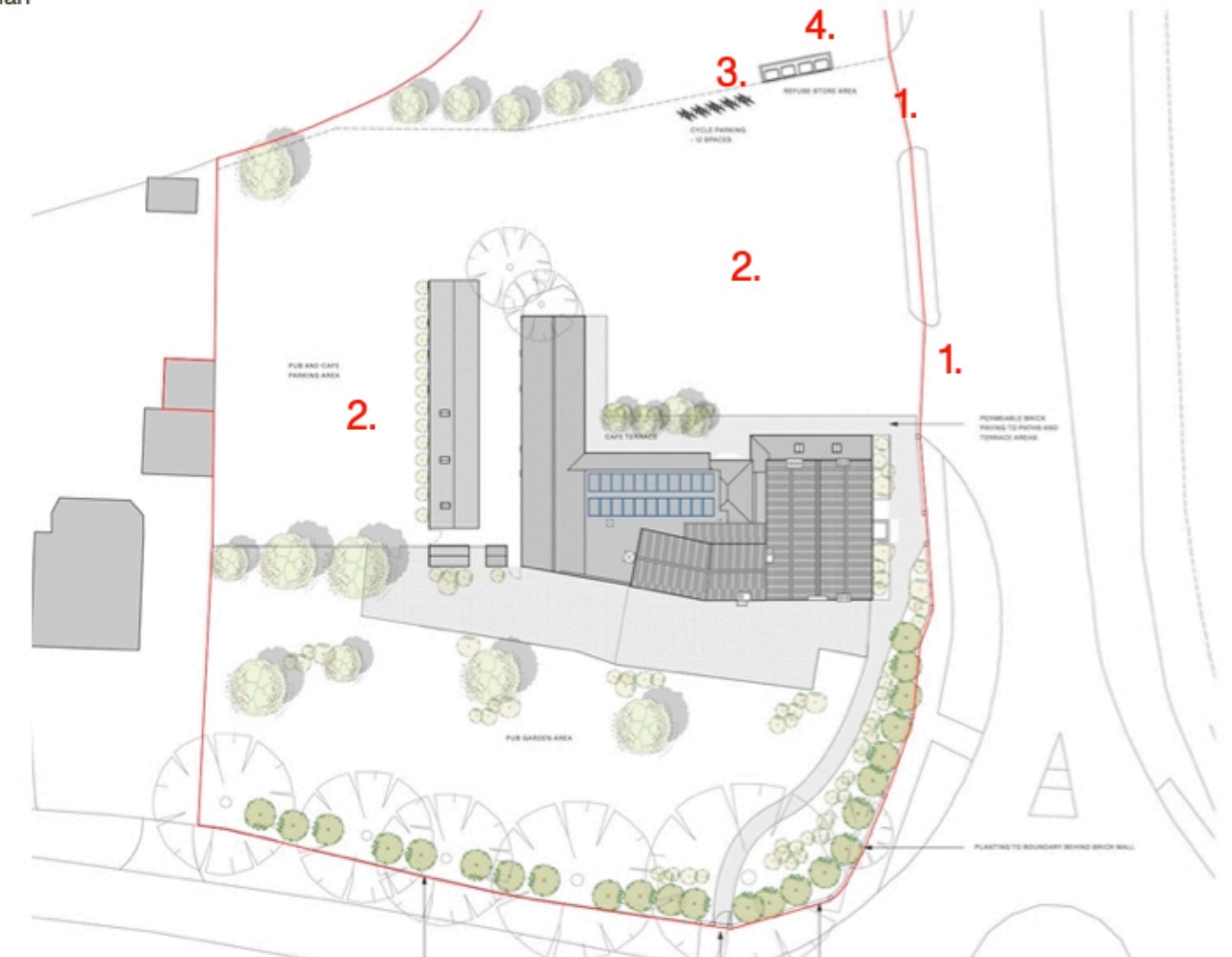
9.00 Access, Refuse & Security



Access, Refuse and Security

- 9.01 The existing access to the site is from two crossovers onto the A2300.
- 9.02 Emergency vehicles have access to the site directly from the A2300 road into the carpark hardstanding area.
- 9.03 Refuse and recycling stores are to be located to the back of house area and also near to the site entrance, to the east of the site within the car park area, to provide easy access for refuse collection..
- 9.04 There will be improved access to the existing stepped entrances to the building with the introduction of a part M compliant ramp to the front elevation and level access to the North and South elevation entrances and also from the car park to the pub garden area.
- 9.05 A secure cycle store area for 12 cycles is proposed just on the northern edge of the car park.

Site Plan



KEY:

- 1. Existing vehicular access and crossover.
- 2. Existing undefined parking areas
- 3. Cycle parking
- 4. Refuse and recycling storage

10.00 Amount



Amount

- 9.01

The application site measures 5965 sqm in total.
- 9.02

EXISTING

Total existing built footprint is 450m2. (The recently demolished non consented outbuildings had an additional footprint of 66m2).

The existing ground floor GIA is 408m2 and comprises: restaurant , kitchen, stores, public bar and wcs.

The existing first floor GIA is 160m2 and comprises 7 bedrooms and two bathrooms.
- 9.03

PROPOSED

Total proposed built footprint is 516m2.

The proposed ground floor GIA is 516m2 and comprises: restaurant , kitchen, stores, public bar, café, staff room, office and wcs.

The existing first floor GIA is 162m2 and comprises 7 bedrooms and 7 en suite bathrooms and a laundry room.

Area Schedule

EXISTING	Cellar	Ground Floor	First Floor	Total GIA	Total Footprint
Area (sqm)	55	408	160	623	450
Bedrooms			7		
PROPOSED					
Area (sqm)	55	516	162	733	516
Bedrooms			7		



11.00 Summary



Summary

- | | | | |
|-------|---|-------|---|
| 11.01 | The proposal is for the refurbishment and repair of a seriously dilapidated Grade II Listed Building and it's surrounding plot to restore it to it's original use of a traditional inn with lodging rooms above, together with a farm shop, café, auxiliary outbuildings and associated landscaping. | 11.06 | The proposed landscaping includes additional native hedging and tree planting to greatly improve the current biodiversity of the site as well as the setting of the Listed Building itself and the wider context. |
| 11.02 | The existing accommodation of 7 bedrooms at first floor level would be retained with minor alterations to provide en-suite bathrooms to each, a manager's studio flat and laundry room. The original plan form is retained with minimal new openings formed to deliver the new guest room layout. | 11.07 | The site is on a very prominent corner plot, visible from all directions and the positive impact the restoration and regeneration of the building would be significant. The proposals are sensitively considered whilst realistic about what alterations are required to provide a viable and sustainable commercial project that would protect the integrity and life of the heritage asset. |
| 11.03 | The ground floor layout also has minimal alterations proposed to provide an improved circulation between the kitchen and restaurant/ café space and the hotel reception and the stairwell. An additional disabled wc and disabled access is proposed to the ground floor area with level thresholds installed to the new French windows from the café, restaurant and public bar. | 11.08 | The proposal complies with the relevant local planning policies that include: sustainability, natural environment, countryside, built environment (Listed Buildings and Heritage assets), transport and economy as well as the National Planning Policy Framework guidance and should therefore be considered a positive development that would protect a degraded heritage asset whilst also promoting local economic activity and employment as well as improved sustainability, biodiversity and ecological value to the surrounding area. |
| 11.04 | The proposal includes the construction of new auxiliary outbuildings to match the style of the existing stable wing, to provide staff room, office and stores as well as additional wcs for access from the garden. | | |
| 11.05 | The proposal includes the restoration and reinstatement of traditional fenestration to replace unsympathetic upvc doors and windows that were installed in the late 20th century. | | |

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