



Heritage and Archaeology Statement

(Pre-Planning)

**Hampton House, Judges Close,
East Grinstead,
RH19 3AW**

National Grid Reference:

539495, 137924

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Abstract

This heritage and archaeological assessment has been undertaken on the site of Hampton House, Judges Close, East Grinstead, RH19 3AW. The site currently comprises a three-storey building, most recently utilised as offices.

The building is of late 18th Century date, with a modern 1990's extension to the rear.

Hampton House is situated 51 metres south of East Grinstead High Street, within the East Grinstead Conservation Area.

The proposal is for the development of four dwellings, comprised of three 1 bedroom and one four-bedroomed flats. The proposed design offers very little structural interior alterations.

This report concludes that the proposals will have a negligible impact upon the original fabric and structure of Hampton House, its immediate setting, and local heritage assets.

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1. Introduction

- 1.1 This pre-application heritage and archaeological assessment has been prepared for B+C Architecture, on behalf of their client by Aldington & Romney Archaeology. This report comprises a heritage assessment, supported by a site visit, of the impacts of proposed development within the immediate locale of Hampton House, Judges Close, East Grinstead, RH19 3AW (the Site).
- 1.2 The Site is located in the town and civil parish of East Grinstead, West Sussex, and lies within the administrative area of Mid Sussex District Council. The site is approximately centred at NGR: 539495, 137924 (TQ394379), (Figure 1).
- 1.3 The site currently comprises a three-storey building, being most recently utilised as offices (Plate 1).
- 1.4 There are 20 Listed Buildings within 100 metres of the site.
- 1.5 This report assesses the potential impact of the development proposals on the setting and significance of the following:
 - Undesignated and potential archaeological heritage assets;
 - Listed Buildings within the vicinity of the application site.

2. Methodology

- 2.1 The aim of this statement is to assess the potential impact of the proposed scheme upon the immediate historic environment, comprising both designated and undesignated heritage assets, and their setting.
- 2.2 The historic environment may be impacted in the following ways:
 - Removal or truncation of buried archaeological remains during enabling works, utilities, landscaping and residential development.
 - Removal or truncation of sensitive remains through the movement of heavy plant and alteration of ground conditions.
 - Impacts of vibration during enabling works on historic structures.

- Changes to the historic landscape through removal of field boundaries and other landscape features.
- Direct impacts and impacts to setting through development within and adjacent to conservation areas and other designated heritage assets.

2.3 This Heritage Statement has been carried out in accordance with the standards set out by the Chartered Institute for Archaeologists (CIFA): Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014; updated January 2017). Assessment has been undertaken with reference to Historic England Good Practice Advice Note 2.

2.4 For the purposes of this report, a search was conducted within 250m of the proposed development site. The following sources were consulted in order to produce an accurate summary of the resources present within the study area:

- West Sussex Historic Environment Record
- Published and unpublished archaeological reports
- Mid Sussex District Council website (planning).
- Historic England: National Heritage List for England
- Aerial Photographs and satellite imagery
- LiDAR data
- Historic maps
- Documentary sources
- British Geological Survey
- Additional published and unpublished sources as referenced.

3. **Legislation, Planning and Guidance**

3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing

the character of a Conservation Area and/or to preserve Listed Buildings and their settings.

- 3.2 The Ancient Monuments and Archaeological Areas Act 1979 obliges the Secretary of State for Culture Media and Sport to maintain a Schedule of Monuments, including historic buildings or sites, of National Significance, and affords designated sites protections through the process of Scheduled Monument Consent.

3.3 National Planning Policy

The *National Planning and Policy Framework (NPPF)* was introduced in March 2012 and updated in July 2021, replacing all previous planning policies and guidance. Chapter 16 of the NPPF outlines the government's policies relating to '*Conserving and enhancing the historic environment*':

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

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

186. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

187. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

188. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the

potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

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

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

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

202. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

3.4 The National Planning Practice Guidance for the historic environment was updated on 23rd July 2019 and provides the following additional guidance in respect of the NPPF. Sections relevant to this report are reproduced as follows:

Conservation and enhancement: Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.

Significance: in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

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

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Assessing harm: What matters in assessing whether a proposal might cause 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.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, 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. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting. The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 194).

Harm to conservation areas: Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than

substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces.

- 3.5 The Hedgerow Regulations 1997 affords protection to lines of trees or shrubs in the countryside; 'important' hedgerows are defined as being in excess of 30 years old which could mark a pre-1850 parish boundary, be associated with a Scheduled Monument or undesignated heritage asset, mark boundary or estate of a pre-1600 manor/estate or represent part of a pre-enclosure (1865) field-system.

3.6 **Local Planning Policy**

Mid Sussex District Council's Adopted Plan 2014-2031 was adopted on the 28th March 2018, and sets out the Council's vision, aims and objectives determining future development within the Borough to 2031.

3.6.1 Policy DP34 states:

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.

3.6.2 There also a number of additional policies to be considered:

- Policy DP29: Noise, Air and Light Pollution
- Policy DP35: Conservation Areas
- Policy DP36: Historic Parks and Gardens
- Policy DP38: Biodiversity

4. **Geology and Topography**

4.1 The British Geological Survey shows the site sits upon a superficial geology of Head, comprised of clay, silt and gravel, overlying a bedrock of Ardingly Sandstone Member.

5. **Conservation Areas**

5.1 The site is located within the designated Conservation Area of East Grinstead, and is therefore subject to Article 4 (Figure 1).

6. Archaeological and Historical Background

6.1 The following section sets out the archaeological and historical background of the Site, and sets it within its landscape context. This section draws on the data sets outlined in Section 2 above, and on additional published and unpublished sources as referenced. A search of the West Sussex Historic Environment Record was made within 100m of the Site.

6.2 History of East Grinstead

East Grinstead began life as a Saxon village. Its name means green place. The Hundred of East Grinstead is mentioned in the Domesday Book of 1086, comprised of 12 individual villages.

In the 13th century, East Grinstead became a town. In 1247 the town was given a charter which confirmed the right to hold weekly markets. It also granted East Grinstead an annual fair, and from 1516 two annual fairs were held in the town. The High Street contains one of the longest continuous runs of 14th-century timber-framed buildings in England.

In 1556, during the reign of Queen Mary, three Protestants were martyred in East Grinstead.

The Greenwich Meridian runs through the grounds of the historic 1769 East Court mansion.

The town's subsequent prosperity was built on a thriving coaching business, utilising the town's location halfway between the capital and the coast. However, the Victorian period saw a dramatic decline in the town's fortunes, when the railway to the South Coast was routed through Three Bridges.

During the Second World War, the Queen Victoria Hospital developed a specialist burns unit led by Sir Archibald McIndoe. It became world-famous for pioneering treatment of RAF and allied aircrew who were badly burned or crushed, and required reconstructive plastic surgery. In 1941, patients of McIndoe who had undergone experimental reconstructive plastic surgery formed the Guinea Pig Club, which then became a support network for the aircrew and their family members.

6.3 Statutory and Non-Statutory Designations

- 6.3.1 Statutory designated heritage assets, protected under the relevant legislation, comprise World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wrecks, Registered Parks and Gardens, Registered Battlefields and Conservation Areas. In addition, non-statutory designations include locally Listed Buildings, Archaeological Priority Areas or Areas of Archaeological Potential, and other local listings including locally listed parks and gardens.
- 6.3.2 There are no World Heritage Sites, Registered Parks and Gardens, Protected Wrecks, or Registered Battlefields within 100m of the study site.
- 6.3.3 There are 20 Listed Buildings within 100m of the application site. These are all associated with East Grinstead High Street. A full gazetteer can be found in Appendix I.

6.4 Recent Archaeological Investigations

- 6.4.1 The West Sussex HER holds three records of archaeological investigations within 100m of the application site; Two trenches excavated at the new museum site, recording medieval sherds and a later rubbish pit associated with the Crown Hotel; Archaeological interpretative survey carried out in advance of proposed development at 39 High Street; Watching brief undertaken during the construction of an extension to 42 High Street revealed a possible cess/latrine pit dating from 1550-1650. A pit and drainage pipes of 19th century date were also revealed.

6.5 Non-Designated Heritage Assets

- 6.5.1 The following section is derived principally from the data held by the West Sussex Historic Environment Record, and describes sites and finds recorded within 250m of the study site.

6.5.2 Prehistoric

No recorded entries.

6.5.3 Roman

No recorded entries.

6.5.4 Saxon and Early Mediaeval

No recorded entries.

6.5.5 Mediaeval

Other than the Listed Buildings already mentioned, the HER holds no records of this period.

6.5.6 Post-Mediaeval

No recorded entries.

6.5.7 Modern

World War II Civil Air Raid Shelter, East Grinstead (MWS15113)

7. Cartographic Sources

7.1 The following section draws on available historic mapping to provide a more detailed review of the post-medieval and modern development of the study area, and wider landscape.

7.2 John Speed's Map of Sussex 1610 (Figures 4 & 5)

Speed's map of 1610 shows that by this time, the area has not seen some fair development.

7.3 Ordnance Survey 1820 (Figure 6)

The earliest Ordnance Survey map of East Grinstead, dated 1820, clearly shows a building on the site of Hampton House, although it is not named.

7.3 Ordnance Survey 1870 (Figure 7)

The Ordnance Survey map of 1870 indicates a structure on the site of Hampton House, although it appears to be altered or extended.

8. Historic Landscape Characterisation

8.1 HLC data, provided by West Sussex HER shows the development site falls within the area characterised as Stone Quarry High Weald.

9. Ground Investigation

At the time of writing no geotechnical ground investigation data was available for this site.

10. Assessment of Significance

10.1 This section will assess the heritage significance of the designated and undesignated heritage assets as identified in the preceding assessment; these are summarised as follows:

- Listed Buildings within the search area.

10.1.1 The criteria for assessing heritage significance are outlined in Section 3.4 (above) in respect of the NPPF and NPPG. In summary these comprise architectural and artistic interest, historic interest and archaeological interest. Where relevant, the assessment also includes setting as this is a contributory factor for a heritage asset's overall significance.

11. Effects on Significance

11.1 The following section reviews the development proposals and assesses what (if any) impact they are likely to have on the significance of the heritage assets outlined above.

11.2 The application proposals

The proposal is for the development of four dwellings, comprised of three 1 bedroom and one four-bedroomed flats. The proposed design offers very little structural interior alterations. (Figure 3).

The following assessment should be read in conjunction with drawings and plans submitted with the application, along with the images and plates found in Appendices I and II.

The main heritage considerations are the impact of the design proposals upon the fabric and construction of Hampton House, both internally and externally, and the setting of nearby Listed Buildings, when considered against section 72(1) of the

Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) chapter 16 policies for conserving and enhancing the historic environment, and policy DP34 of the Mid Sussex District Plan 2018 and Article 4 of permitted development legislation.

11.3 Effect upon Hampton House

Hampton House is an 18th Century building. It is of a timber frame construction with modern plastered interior walls. There are a number of exposed beams within the building's interior, and there are no proposals to alter the condition or appearance of the beams.

There are very few original features such as fireplaces, doors and windows, however those that do remain will be retained.

The exterior of the building is made of 18th Century locally produced brick. The window and door recesses are original, along with the overall appearance of the building, however the window frames and glass are not original (Plate 1).

The design proposals would have a neutral impact upon both the external appearance of Hampton House, and the internal fabric and original features.

11.4 Effect on undesignated archaeological heritage assets

The proposals are highly unlikely to have any significant effect on any undesignated archaeological assets. The HER clearly states there are no assets within the development area, and photographic and cartographic resources has not indicated the presence of any such features.

11.5 Effect on the Setting of Listed Buildings in the wider area

The current proposals would not have an effect on the setting of Listed Buildings within the wider area. This is because the majority of the Listed Buildings are located upon the High Street, and have only very severely restricted views of Hampton House (Plate 2).

12. Summary and Conclusions

- 12.1 This heritage and archaeological assessment has been undertaken within a 100m radius the Site.
- 12.2 The Site is considered to have very low potential for undesignated archaeological heritage assets of prehistoric, medieval and post-medieval origin.
- 12.3 This report concludes that the proposals will have a negligible impact upon Hampton House or the setting of the Listed Buildings within the wider area.
- 12.4 In conclusion, this development will not have any significant impact upon any designated or undesignated archaeological heritage assets, or Listed Buildings within the immediate landscape or any Listed Buildings within the wider area.

13. **References**

A Topographical Dictionary of England. Originally published by S Lewis, London, 1848

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Historic England, 2015. Managing Significance in Decision-Taking in the Historic Environment. Good Practice Advice Note 2.

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West Sussex HER

Appendix I

Figures

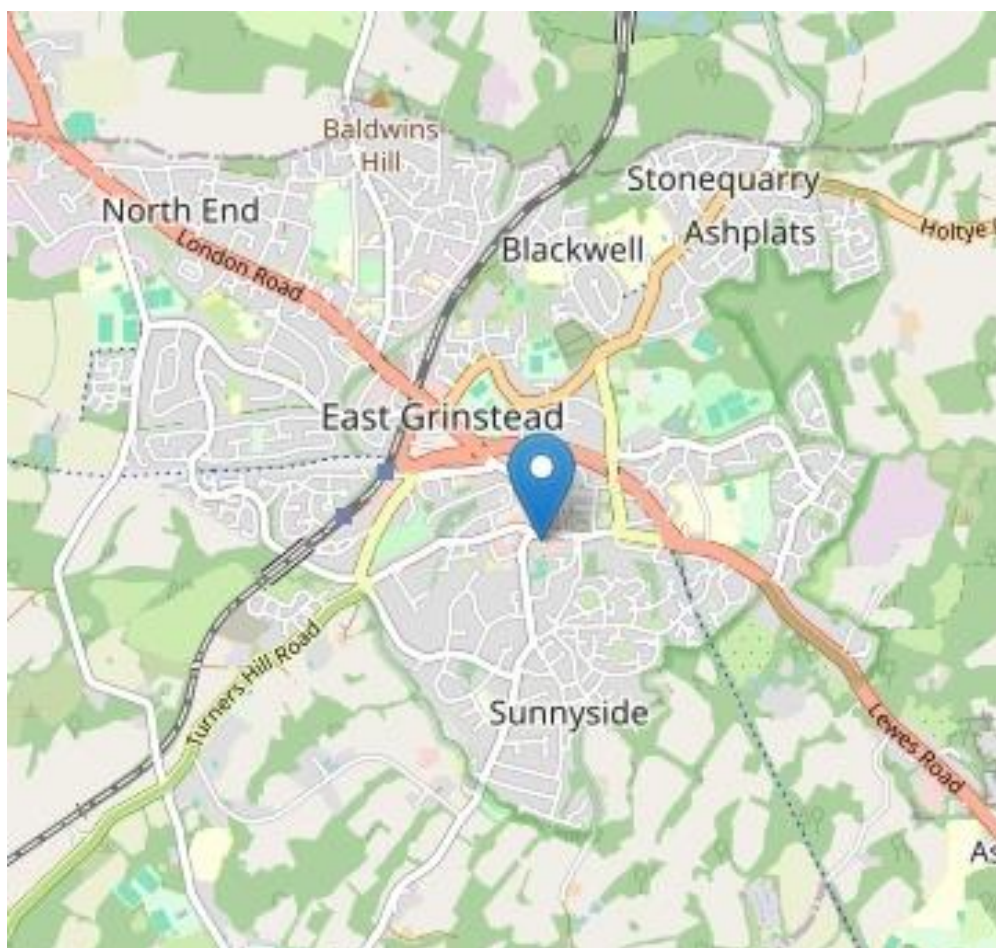


Figure 1. The location of the site

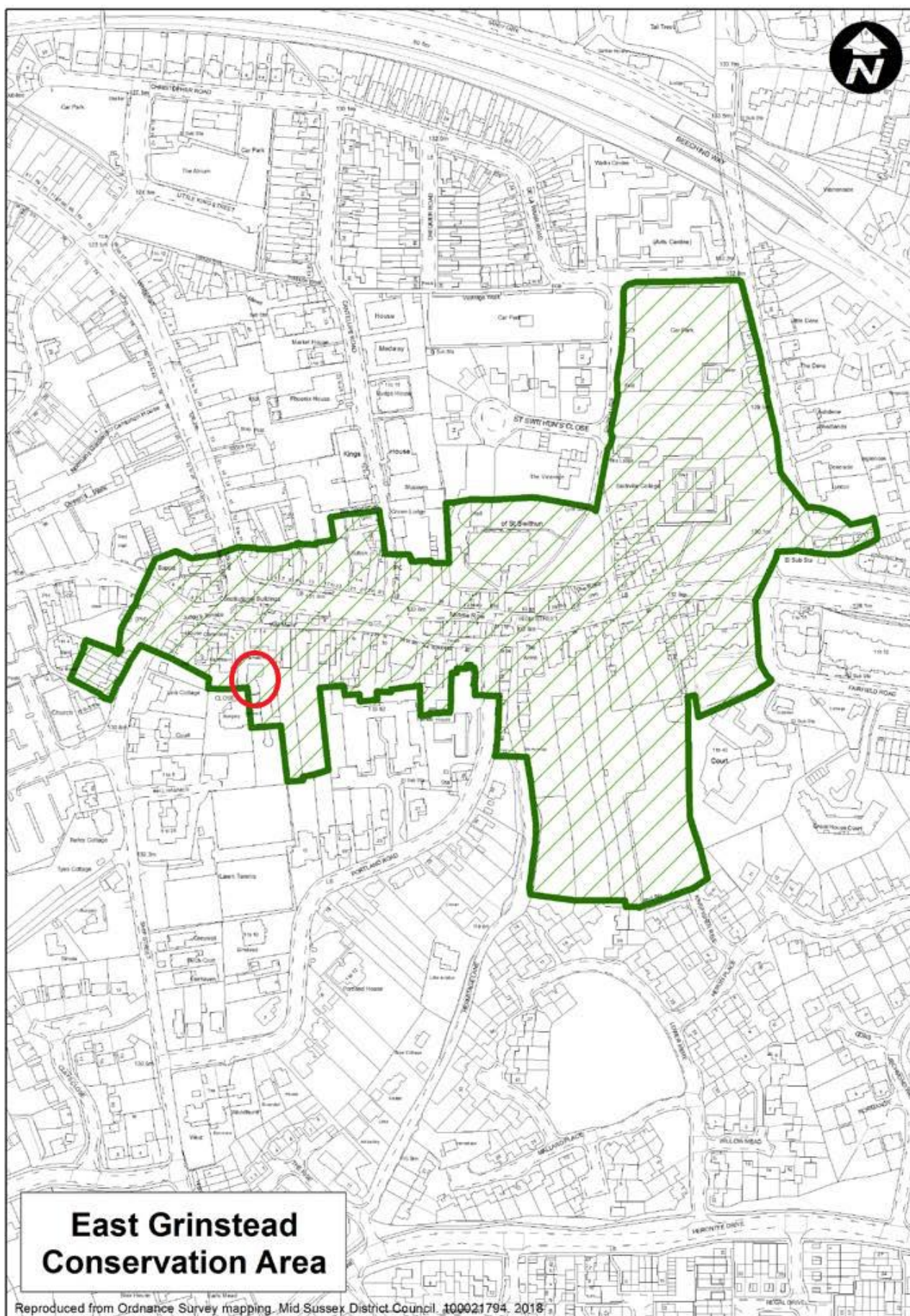


Figure 2. The location of the site within the Conservation Area of East Grinstead.

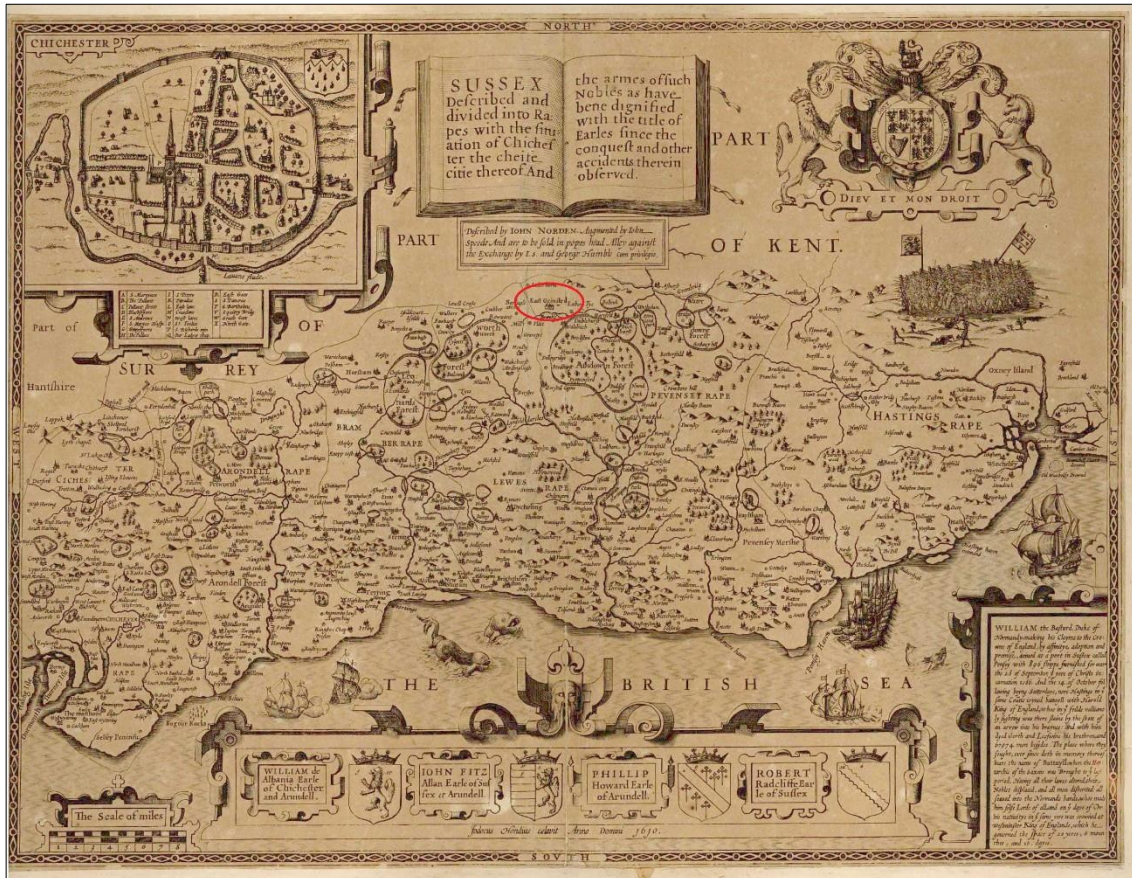


Figure 4. John Speed's Map of Sussex 1610.

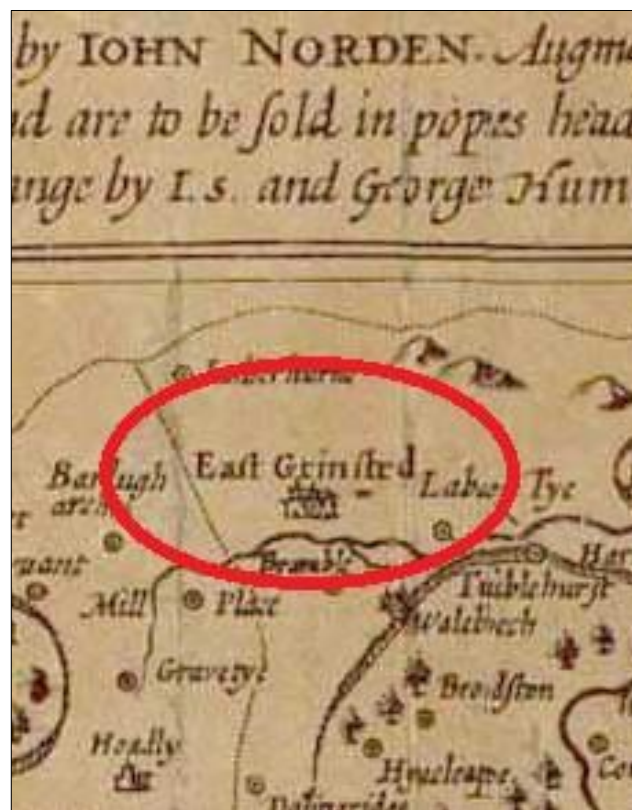


Figure 5. Extract from John Speed's Map of Sussex 1610.



Figure 6. OS Map of 1820.



Figure 7. OS Map of 1870.

Appendix II

Plates



Plate 1. View of the front of Hampton House.



Plate 2. Looking north towards the High Street.

Appendix III

Gazetteer of Listed Buildings

NHLE No.	Description	Grade
1248791	Fountain in front of number 16 High Street	II
1248792	Hampton House	II
1248793	4 & 4a High Street	II
1248794	10 – 14 High Street	II
1248795	6 High Street	II
1248815	16 High Street	II
1248817	22 & 24 High Street	II
1248818	26 & 28 High Street	II
1248819	34 – 40 High Street	II
1248869	7 – 11 High Street	II
1248939	Old Stone House, Judges Terrace High Street	II*
1248940	1 & 2 Judges Terrace High Street	II
1249041	Former Zion Chapel, West Street	II
1249082	Crown Hotel, High Street	II
1277599	Clarendon Cottage, High Street	II
1277662	Clarendon House, High Street	II*
1277705	25 – 31 High Street	II
1277720	42 & 44 High Street	II
1277749	Constitutional Buildings, High Street	II
1426308	East Grinstead War Memorial, High Street	II