

Sunte House, Birchen Lane, Haywards Heath, RH16 1RZ



Heritage Statement | June 2025



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1.0 INTRODUCTION

- 1.1 This Heritage Statement (“the Statement”) was commissioned by Mr Federico Lippi of Richard Parr Associates on behalf of Mr and Mrs Reid (“the Client”). It was prepared by Darcie Kerr BA (Hons) MA (Landscape History) and Esther Robinson Wild BA (Hons) PgDip MA (Archaeology of Buildings) MCIfA FSA, Historic Environment Consultants at Robinson Wild Consulting.
- 1.2 It was commissioned to inform proposals for alteration and development at Sunte House, Birchen Lane, Haywards Heath, RH16 1RZ (fig.2, “the house” / “the site”). The proposals, for which listed building consent is now being sought, have been subject to amendment following a site visit undertaken with Historic England and the local planning authority’s Conservation Officer, and the receipt of advice from the latter under a pre-application process. Sunte House is a large, detached residential property set within mature gardens and large grounds. It is situated on the edge of Haywards Heath, c.900m to the northeast of the railway station.
- 1.3 The Statement presents a summary of the developmental history of the site, and its wider setting, and an assessment of significance. Particular attention has been given to the gardens due to interest previously given to these (a 1968 article in *The Journal of The Royal Horticultural Society*) and the site’s connection with the well-regarded anthropologist and writer Geoffrey Gorer (1905-85) who purchased Sunte House in 1950. Gorer developed an interest in horticultural journalism while residing at Sunte House. Additionally, extant external and internal diagnostic dating features have been analysed to inform a more robust assignment of construction date for the house. Where these have been identified and are considered of interest and significance, they have been referred to. Similarly, where internal diagnostic dating features of subsequent phases of development have been identified and are of interest and significance, they have been referred to. Four key developmental phases have been identified – Phase 1: Late Seventeenth/Early Eighteenth Century; Phase 2: Mid-Nineteenth Century; Phase 3: Mid/Late Nineteenth Century and Phase 4: Twentieth Century.
- 1.4 The extant former agricultural buildings situated to the northeast of the house have been subject to analysis conducted by an accredited archaeologist, Chris Butler MCIfA in September 2021 for a heritage statement. The buildings are composed of a barn, stables, cow shed and byre. The heritage statement has been reviewed as part of the research undertaken for this Statement, and in response to the direction for proportionality contained within the *National Planning Policy Framework* (2024), a separate, detailed analysis of these buildings has not been conducted for this Statement. However, a proportionate level of separate analysis is provided where required, as is reference to the 2021 analysis conducted by Chris Butler. Both planning permission and listed building consent have been previously given for the conversion of the former agricultural buildings (2005 and reaffirmed in 2021).
- 1.5 The Statement also provides an overview of applicable legislation, and national, and local planning policy and guidance against which proposals will be considered by Mid Sussex District Council. It is informed by site visits undertaken on 17th April 2024 and 19th March 2025 and desk-top and archival research. The Statement has been prepared in accordance with The Chartered Institute for Archaeologists, *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

- 1.6 Sunte House is statutorily listed at grade II* (National Heritage List for England (“the NHLE”) List Entry Number: 1192455. See Appendix 3 for the List Entry Description). It is also listed in the Haywards Heath Society list of ‘Other Cherished Places’ as documented within the *Haywards Heath Town Council Neighbourhood Plan 2014 – 2031* (“the *Neighbourhood Plan*”, 2016).
- 1.7 Although not clearly referenced, the earliest available cartographic evidence for Sunte House is a map of Cuckfield, Lindfield and Wivelsfield dating to 1638. The map depicts substantial residences, all generic in design, with the former Wickham Farmhouse also depicted a short distance to the southwest of Sunte House. Whilst the map does not depict details of the architecture of Sunte House, it does provide evidence for its existence within the early seventeenth century. It is unlikely that the earliest extant elevations, being the south and east, date to that time as diagnostic dating features present on these elevations including the use of Flemish Bond, a prominent string course, highlighted quoins, white dentil cornice and brick lintels with highlighted keystones help to date them to the late seventeenth to early eighteenth century when the Restoration Style was popular (for the purposes of this Statement referred to as Phase 1). Further to this, the limited internal visible extant evidence including chamfered beams with Lambs Tongue stops and the discernible former one room deep plan form, contribute to the understanding of the late seventeenth to early eighteenth century date of these elevations.
- 1.8 Peter Bushell within his research publication on Sunte House titled *Sunte House, Haywards Heath, A History* dating to the 1990s, states that Sunte House could have an older core dating from 1522 or that the extant house replaced an older one of the same date. Limited convincing evidence is referenced to support the supposition of an older core dating to 1522 and on the site visits, no visible extant physical evidence of that date or period was found. It is possible that the house replaced an existing dwelling that existed in 1522, however there is no convincing evidence to support this claim. Taking the extant evidence and the map of 1844, it can be suggested that the south and east elevation as well as the staircase, date to the late seventeenth to early eighteenth century and are the oldest parts of the house that remain at present.
- 1.9 The first phase of substantial alterations made to Sunte House occurred between 1845 and 1876 as indicated by the cartographic evidence. By 1876, the large extension to the west side of the house was in situ and two structures on the west and east of the south elevation are depicted. The east extension is depicted as having a glass roof and therefore is likely to have been a conservatory or sunroom. Within the nineteenth century, the term conservatory was increasingly applied to a glass structure which attached to the house which was often used as an additional sitting room (p43, Anthony, 1997). Due to the position of the glass structure on the east side of the south elevation where the sitting room is at present, it is possible that this was a conservatory used as a secondary sitting room leading off from the primary sitting room. A large amount of development occurred to the north of the house between 1845 and 1876, most significantly, the adjoining of the northern buildings to the north of the east elevation. On the 1845 map, a rectangular outbuilding is depicted located to the north elevation of the east wing. On the 1876 map the rectangular building adjoins the north of the eastern elevation. Further to this, the north of the outbuilding has been extended to the west to form an L shape. A small building is depicted to the north adjoining the outbuilding on its north elevation. There is also another small building in between the outbuilding and tool shed to the east which shares

a boundary with the walled formal garden. Moving further north, the tool shed is depicted with its pump as at present.

- 1.10 The wider landscape underwent a large amount of change in the period between 1845 to and 1876 as indicated by the cartographic evidence. The approach and circular drive are depicted, and a large walled kitchen garden with a curved recess along the northern wall is situated to the west on a previous field. The formal garden to the east is now seen, with a lawned terrace, formal walled garden to the north, lawn and large ornamental pond (the “pond”). It is likely that such changes to the house and within the landscape were made by the Catt family who bought Sunte House, according to Bushell, in 1870. It was common practice that when work was carried out to an older building, changes to the layout of the grounds also occurred in an attempt to create a new scheme and establish the new owners as a long-established family (Carder, 1986). George Catt was a wealthy merchant, miller, landholder and corn-factor and lived at Sunte House with his wife, five children and three servants. It is therefore likely that the house was extended under his ownership to accommodate the family. The extension of both the house and the service buildings to the north reflected both George Catt’s success as a miller and corn-factor as well as his desire to make his own imprint on the site. Such changes to both the house and the wider site, would have adequately reflected George’s social standing to the wider community.
- 1.11 The cartographic regression clearly shows that change to the site largely occurred in the north and to the outbuildings (former service buildings). On both the 1897 and 1899 Ordnance Surveys Sunte House and the grounds remain largely the same however, the northern outbuilding which previously had an L shaped footprint now appears to have a rectangular footprint as at present. The small building in between the outbuilding and tool shed to the east remains however the small building that was previously to the west is no longer present. The garage to the north of the house is now seen. The later maps of Sunte House reveal very little detail about the plan form and footprint of the house and outbuildings however, at present the building referred to as the dairy (the “dairy”) is not connected to the house and is again detached as it was on the 1844 map.
- 1.12 The second phase of substantial alteration to the house occurred in the late twentieth century. This extended to all floors and included the reconfiguration of rooms and space on the ground floor within the later nineteenth century extension and on the first floor across all areas. The alterations included opening the ground floor former kitchen and family room to create a large open plan kitchen and the reconfiguration of the southwest area on the first floor to create two bedrooms from one, a new corridor and staircase from the first floor to the second floor. The extent of the alterations is clearly shown in the phasing drawings contained in Appendix 1. The fenestration has been changed on the ground floor (east and northwest elevation; northeast courtyard elevation and north courtyard elevation). Additionally, it appears that the single-glazed timber-framed windows and doors are of a commensurate date and are likely to date to the late twentieth century (see the separate Window Schedule which is a photographic record with brief detail on condition).
- 1.13 The setting of Sunte House changed significantly from the beginning of the twentieth century as Haywards Heath expanded, primarily through residential development. Development within its immediate setting first began on either side of the approach with the creation of Sunte Close. By 1963 this development had significantly increased, and further development had occurred directly to the west of the pond. By 1974, the approach

to Sunte House had been truncated due to the expansion of development to the south along Sunte Close and Gander Green. New development had also occurred at this time along the north of Birchen Lane. The 1992-1993 Ordnance Survey map shows increased development on the land to the northeast of Sunte House and, aside from the truncated drive and the fields to the west, the area surrounding Sunte House is now largely residential.

- 1.14 There are several designated heritage assets within the site and a 250m radius of it (fig.27). A 250m radius ("Assessment Area") was drawn up following consultation of the Heritage Gateway, Historic England's National Heritage List for England, and other source repositories. It was also chosen as it represents the furthest distance at which it was anticipated that a perceptible measure of magnitude of change to the settings of heritage assets might bring about an impact on those settings and thereby potentially on their significance.
- 1.15 The designated heritage assets are,
- Garden Building, within walled garden, to the east of Sunte House. Grade II (NHLE List Entry Number: 1354936), c.47m to the northeast of the house;
 - Garden Wall to north east of Sunte House. Grade II (NHLE List Entry Number: 1286574), c.40m to the northeast of the house;
 - Wickham Farmhouse. Grade II* (NHLE List Entry Number: 1286539), c.155m to the southwest of the house;
- 1.16 In accordance with paragraph 018 of the *Historic Environment PPG*, the Impact Assessment has considered the proposals in the context of the potential impact on the significance of the identified designated heritage assets. It concludes that the proposals will have a **Neutral impact**. On this basis, and with reference to the *NPPF*, it is considered that paragraphs 213 - 215 which address harm are disengaged. Therefore, it is concluded that there are no axiomatic reasons arising from historic environment considerations to not provide listed building consent for the proposals.
- 1.17 As noted above, the house has undergone substantial extension (Phase 3) and alteration (Phases 3 and 4) since it was constructed. These phases in the developmental history of the house have contributed to, and compromised significance. The alterations undertaken post-1987 can be considered the most impactful in terms of compromising significance. These involved substantial alteration to the plan form of the ground, first and second floors, predominantly in the Phase 1 areas. The proposals for the house have been considered in the context of a breakdown of its significance.
- 1.18 Notwithstanding the proposed introduction of new build elements within the house's setting, it is considered that they will not represent harmful interventions. Specifically, it is considered that the house's significance is primarily derived from its evidential, historical and aesthetic values in of itself and where formerly, its rural and latterly, semi-rural and farmstead setting would have materially contributed to significance, this is no longer the case due to significant alteration to its setting.
- 1.19 Notably, the new build elements avoid pastiche and the superficial echoing of historic features in a new building/structure, which itself can erode setting rather than enhance it. There will be no confusion brought about over the historicity of the house. From the visual

and experiential perspectives, there will be no discernible harmful impact arising from the proposals.



Figure 1: Site Location



Figure 2: Site Plan



Figure 3: Site Plan – Aerial View

2.0 LEGISLATIVE, PLANNING POLICY AND GUIDANCE CONTEXT

2.1 Legislation

- 2.1.1 The ***Planning (Listed Buildings and Conservation Areas) Act (1990)*** (“the Act”) contains legislation relating to listed buildings and conservation areas. The Act sets out the legislative framework within which works or development affecting listed buildings and conservation areas must be considered by local planning authorities, upon which it imposes a general duty in the exercise of planning functions.
- 2.1.2 Sections 16(2) and 66(1) direct the local planning authority when considering whether to grant consent for any works or development to a listed building or within its setting to 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.

2.2 Planning Policy

- 2.2.1 The policy context is the ***National Planning Policy Framework (“the NPPF”)*** (March 2012, revised July 2018, updated February and June 2019, revised July 2021, updated September 2023, December 2023 and December 2024) and Mid Sussex District Council’s ***Adopted Mid Sussex District Plan 2014 – 2031 (“the District Plan”)*** (adopted March 2018). The *District Plan* is the adopted statutory document that guides (planning) decisions on the use and development of land in the district. The relevant policies relating to the historic environment against which a proposal for alteration and development will be assessed are set out and discussed below.
- 2.2.2 The *NPPF* sets out the land-use planning principles and policies which should underpin both plan-making and decision-taking. Central to the *NPPF* is a presumption in favour of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three interdependent overarching objectives, these being economic, social, and environmental. In determining planning applications, local planning authorities are required to take account of viability, design, well-being and the protection and enhancement of the historic environment, amongst others. This then should allow for any proposal to be considered in the context of the overarching objectives which lead to the achievement of sustainable development.
- 2.2.3 Section 12 sets out the policies relating to achieving well-designed places. It states that good design is a key aspect of sustainable development, and that planning policies and decisions should ensure that development is visually attractive because of good architecture and is sympathetic to local character and history. It directs (paragraph 139) decision-makers to give significant weight to development which reflects local design policies and government guidance on design. Further, they are directed to refuse development that is not well designed, especially where it fails to reflect local design policies and government guidance on design.
- 2.2.4 The ***Planning Practice Guidance. Design: process and tools (“the Design PPG”)*** (March 2014, revised October 2019) is a supplementary guidance document to the *NPPF*. It provides advice on the key points to consider on design. It describes local design guides and

design codes and their purpose (paragraphs 005; 008), and the role of Design and Access Statements in achieving well-designed places (paragraph 012).

- 2.2.5 To be read alongside the **Design PPG** is the **National Design Guide** (“the NDG”) (October 2019, amended January 2021) which sets out the characteristics of well-designed places and demonstrates what good design means in practice. There are ten characteristics which include context (C1 - 2), identity (I1 – 3) and built form (B1 – 3). Of these, C1 – Understand and relate well to the site, its local and wider context; C2 – Value heritage, local history and culture and I1 – Respond to existing local character and identity are the most relevant within the NDG when considering proposals for alterations and/or development which may affect a heritage asset, including within its setting.
- 2.2.6 Section 16 ‘Conserving and enhancing the historic environment’ of the *NPPF* sets out the policies relating to conserving and enhancing the historic environment. It directs that heritage assets are 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.
- 2.2.7 The *NPPF* defines ‘Heritage Assets’ 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.” The definition extends to both designated heritage assets and non-designated heritage assets, the latter being those which are identified by a local planning authority as having local interest and sometimes recorded as being of such through local listing.
- 2.2.8 The **Planning Practice Guidance. Historic Environment** (“the Historic Environment PPG”) (April 2014, updated February 2018, revised July 2019) is a supplementary guidance document to the *NPPF*. It provides advice on conserving and enhancing the historic environment, and viable uses for heritage assets. It sets out the approach to assessing harm to heritage assets and details what is meant by the term public benefits in the context of development, amongst others.
- 2.2.9 The policies and guidance direct the decision-makers to ensure that an applicant has evaluated and understood the significance of a heritage asset and any contribution that setting makes to its significance when developing any proposal, and that any harm which may arise because of the impact of a proposal on significance is justified. It is recommended that an understanding of the significance of a heritage asset and its setting is obtained at an early stage in the design process to help inform the development of proposal which avoid or minimise harm (PPG Paragraph 008). Paragraphs 006 and 013 of the *Historic Environment PPG* set out definitions of significance and setting, respectively.
- 2.2.10 Paragraph 207 of the *NPPF* is prescriptive in stating that “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.”
- 2.2.11 Paragraph 208 (*NPPF*) is similarly prescriptive in stating that the local planning authority should also identify and assess the significance of any heritage assets that may be affected by a proposal, including by development affecting the setting of a heritage asset. They should take this into account when considering the impact of a proposal on the heritage asset.
- 2.2.12 The emphasis throughout is on assessing the impact on significance with Paragraph 018 of the *Historic Environment PPG* stating,

“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.”

- 2.2.13 Paragraph 018 further contemplates that a proposal may have no impact on a heritage asset’s significance,

“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.”

- 2.2.14 Paragraph 212 of the *NPPF* directs the decision-makers to give great weight to the asset’s conservation when considering the impact of a proposal on the significance of a designated heritage asset.

- 2.2.15 Paragraph 215 (*NPPF*) states that where a 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. The optimum viable use of a heritage asset may not be the most economically viable one. Nor need it be the original use.

- 2.2.16 Paragraph 020 of the *Historic Environment PPG* defines what is meant by the term public benefits and states that they may be anything that delivers economic, social, or environmental objectives. They should be of a nature or scale to be of benefit to the public at large and not just be of a private benefit. Heritage benefits may include sustaining or enhancing the significance of a heritage asset and the contribution of its setting.

- 2.2.17 The *Historic Environment PPG* acknowledges (Paragraph 002) that “Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets.....”

- 2.2.18 Paragraph 210 of the *NPPF* states that “when determining applications local planning authorities should take account of...the desirability of new development making a positive contribution to local character and distinctiveness.”

2.3 Local Planning Policy

- 2.3.1 With respect to local policy, Mid Sussex District Council’s ***Adopted Mid Sussex District Plan 2014 – 2031*** sets out the strategic planning policies and development principles to guide development. It is the adopted statutory document against which planning decisions are made. The ***Haywards Heath Town Council Neighbourhood Plan 2014 - 2031 (December 2016)*** (“the *Neighbourhood Plan*”) is a document that also assists in the decision-making process. The policies, and specifically the relevant excerpts relating to the historic environment and alteration and development are reproduced below.

2.3.2 Policy DP26: Character and Design

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; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

Evidence Base: CABE Good Practice Guidance.

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
-
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
-
-
- *positively addresses sustainability considerations in the layout and the building design;*
-
- *optimises the potential of the site to accommodate development.*

2.3.3 Policy DP34: Listed Buildings and Other Heritage Assets

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

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

Listed Buildings

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

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
-
-
-

- *Special regard is given to protecting the setting of a listed building;*

....

....

2.3.4 The Neighbourhood Plan

2.3.5 *“Policy H9 – Extensions to existing dwellings will be permitted where it meets the following criteria:*

- *The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*

-

-

- *Materials are compatible with the materials of the existing building.*

Cont.....”

2.4 Supplementary Planning Documents (“SPDs”)

2.4.1 Mid Sussex District Council’s ***Mid Sussex Design Guide*** (2020) (the “*Design Guide*”) is an applicable SPD to which reference should be made. The *Design Guide* is intended to inform and guide the quality of design for all development across the District. It sets out “*design principles that aim to deliver high quality new development across Mid Sussex that is inclusive and responds appropriately to its context while prioritising sustainability in the design process.*” (p.6).

2.4.2 It emphasises that understanding the context and character of a site is an essential starting point in the design process.

“Applicants should clearly identify whether their site lies within or in the setting of any statutory or non-statutory designation. Any development proposals within or in the setting of one or more of these designations will be required to demonstrate how the proposals respond to national and local policies relevant to the designation.

After identifying the relevant Planning designations, applicants should prepare a Character Study that identifies the context within which the application site is set, considering both the characteristics of the landscape and the settlement within which it is located or relates. This Study will help to guide and inform the proposals that are prepared later in the design process including the opportunities to contribute positively to the sustainability agenda.”

2.4.3 Section 6 High Quality and Sustainable Building Design (pp 93 – 113) of the *Design Guide* primarily addresses new buildings rather than extension to existing. However, it does provide useful general guidance on design that should be considered herein. Specifically, and notwithstanding the direct reference to “*new buildings*”, sub-section 6.1 Introduction states,

“The various components of new buildings including their form, proportions, roofscape and overall appearance should also display underlying architectural integrity and contribute to a sense of place by being borne from their location. Being responsive to the character of the

existing built form should not result in pastiche replicas, instead the emphasis should be placed on contemporary interpretation of traditional building forms to suit today's needs." (p.94)

- 2.4.4 Sub-section 6.3 Delivering Architectural Integrity and a Sense of Place sets out Principle DG38: Design buildings with architectural integrity and a sense of place (p 98). Although primarily considering new buildings, the principle offers useful guidance in forming a proposal for alteration to an existing building of architectural merit. Specifically, it states,

"Applicants should establish an architectural approach and identity in the design of the building that is borne from the place.

.....

Good architecture involves the successful co-ordination of proportions, materials, colour and detail. Buildings should therefore be holistically designed with each part in harmony with its whole while appropriately responding to both its context and modern living requirements."

- 2.4.5 Section 9 addresses household extensions (pp 128 – 133). It also reiterates the importance of understanding significance when considering a proposal for the extension of a building that is statutorily listed. As with the other sections of the *Design Guide*, it sets out design principles – DG49: General principles for extensions; DG50: Front and side extensions; DG51: Rear extensions and DG52: Loft conversions and roof extensions. Not all of these are applicable to the draft proposal for alteration considered at this time. Principles DG49 and DG50 are applicable.

2.4.6 Principle DG49: General principles for extensions

"Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling. There are two general approaches to extending a property:

- *Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- *Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area.

All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity)."

2.4.7 Principle DG50: Front and side extensions

"Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

.....

Side extensions

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building."

.....

- 2.4.8 Section 10 addresses building conversions (pp 136 – 139) and notably acknowledges the positive environmental and sustainability associated impacts brought about by the conversion and re-use of vacant buildings that no longer fulfil their original function. It states,

"Conversions allow for the re-use of existing buildings to preserve their contribution to their urban or rural context while contributing to the sustainability agenda by capturing the embodied energy associated with the building's original construction, and avoiding the wider environmental costs linked with demolition and redevelopment. Repurposing of buildings can also give them an interesting new identity. The Council therefore support the re-use of buildings when they make a positive contribution to the character of an area."

- 2.4.9 The section considers two categories of building conversions – traditional buildings with heritage value into residential and non-residential uses and conversion of office buildings to residential use. Principle DG53: Principles for conversions of traditional buildings with heritage value (p 137) primarily considers statutorily listed or unlisted buildings with local heritage value. Pertinent extracts from the principle are set out below.

"The primary objective of all conversions of traditional buildings must be to retain the character and appearance of the original building, and its defining architectural characteristics.

.....

Where appropriate, existing ancillary buildings should be re-used such as for garages and ancillary domestic buildings, to avoid the need for new buildings. The Landscaping and boundary treatments should not detract from the character or layout of the original building.

The structural integrity of a building will be a factor in determining whether it is capable of conversion without substantial rebuilding or extension; this may need to be demonstrated in a structural report."

3.0 HISTORICAL DEVELOPMENT AND SITE AND HOUSE DESCRIPTION

- 3.1 The site is situated in the northeast corner of the parish of Haywards Heath and to the northeast of the Lindfield parish boundary (fig 1). Haywards Heath is situated in the centre of the Mid Sussex District and is in the county of West Sussex (Haywards Heath Town Council Neighbourhood Plan 2014 - 2031, 2016). As a town it is characterised predominantly by residential development and within which the railway station acts as the nucleus with development radiating out into the wider landscape. Whilst Sunte House sits just outside the centre, it is bounded by residential development to the south, east and northeast. To the northwest are two fields before further residential development to the north. The surrounding landscape of Haywards Heath is largely agricultural with the village of Cuckfield to the west and Lindfield to the northeast. Development has, however, largely joined Haywards Heath to Lindfield. Burgess Hill lies to the south of Haywards Heath and Brighton is c15 miles to the south.
- 3.2 Whilst the former Roman road which connected Hassocks to London no longer exists, it is thought that it ran through Haywards Heath and was located to the west of the station near Lucastes Road, though, the exact route is not confirmed (Haywards Heath Historic Character Assessment Report, 2005). In 1998-1999 a geophysical survey was carried out in the southwest of Haywards Heath which found evidence of a sandstone metalled road which is thought to suggest the presence of a Roman road (Haywards Heath Historic Character Assessment Report, 2005). Further evidence of Roman occupation within this area of the town was found in 1922 when Roman pottery was discovered at Lucastes Avenue, near to the suggested site of the Roman road (Haywards Heath Historic Character Assessment Report, 2005). An excavation at Birchen Lane, directly to the northeast of Sunte House and from which the site can be accessed, found an iron-smelting furnace, rake-out pit and a posthole that was thought to be of Iron Age/ Roman in date (HER: Land at Birchen Lane, MWS12937).
- 3.3 Evidence of occupation prior to the Romans at Haywards Heath was identified at Penlands Farm to the west of Sunte House. Trial trenching was conducted and features from the Bronze Age, Iron Age and Roman period were found. A curvilinear enclosure which was thought to date from the Late Prehistoric period was also identified (HER: Land at Penlands Farm MWS11725). Evidence of Medieval Settlement within Haywards Heath is largely found within remaining buildings. The name Haywards Heath denotes the heath where the original core of the village was located. It is thought that the name Hayward is derived from Hayworth, referring to an enclosure by fence or hedge or the person responsible for the maintenance of fences or hedges (Haywards Heath Historic Character Assessment Report, 2005). Much of the heath was enclosed in 1862 which allowed for further development close to the station.
- 3.4 Haywards Heath was part of the parish of Cuckfield before becoming its own civil parish in 1894. The railway arrived in Haywards Heath in 1841 and in the beginning, development around the station was largely commercial, with a large agricultural market adjacent to it. The opening of a mental hospital in Haywards Heath in 1859 brought with it the expansion of the town. Quickly, Haywards Heath became a thriving town with a corn and cattle market as well as several brickyards (Haywards Heath Historic Character Assessment Report, 2005).

- 3.5 Sunte House was originally part of the parish of Lindfield (to the northeast of the current Haywards Heath parish boundary) before Haywards Heath became a civil parish in 1894. Lindfield features several buildings dating to the medieval period such as The Tiger and Bower House (Lindfield and Lindfield Rural Neighbourhood Plan, 2016). During the Saxon period, Lindfield was under the manorial system and a 765 charter notes that the land was owned by Hunlabe an earl of Aeldwulf becoming part of the Manor of Stanmer (Lindfield and Lindfield Rural Neighbourhood Plan, 2016). The name Lindfield is thought to derive from the Lime trees which line the High Street (Lindfield and Lindfield Rural Neighbourhood Plan, 2016).
- 3.6 The earliest available cartographic evidence for Sunte House is the map of Cuckfield, Lindfield and Wivelsfield from 1638 (fig.4). Though there is no label denoting who it is owned by, as is the case with other buildings which are marked, it can be identified as Sunte House due to its proximity to Wickham Farm, a grade II* listed building (Historic England List Entry Number 1286539) thought to date from the sixteenth century and situated c.155m to the southwest. The map does not provide details of the architecture of Sunte House nor the layout of the garden and wider site, however it does show the largely open character of the landscape surrounding the site as well as providing evidence for its existence within the seventeenth century. It is not until 1844 on the map of Lindfield parish (West Sussex Record Office, Add Mss 32977) where Sunte House is depicted in further detail, specifically the footprint of the house and the layout of the site.
- 3.7 A map of 1844 (fig.5) is the earliest available definitive evidence for the footprint of Sunte House, and the layout of the site. Sunte House is depicted as having an inverted L shape footprint with long south and east elevations and stepped to the rear on the west side denoting the position of the staircase. The east elevation differs to that of the south as its' north end is slightly elongated, possibly indicating an extension.

Phase 1 – Late Seventeenth/Early Eighteenth Century

- 3.8 The NHLE List Entry Description (List Entry Number: 1192455) for Sunte House dates the south and east elevations to 1700. Peter Bushell, who wrote *Sunte House, Haywards Heath, A History* in the 1990s, suggested that Sunte House was refurbished and enlarged in 1690 and that the extant elevations date to this time (West Sussex Record Office, ref: MP 4664). Bushell does not provide any evidence to substantiate the suggestion that the extant house dates to the 1690s, however, the date of 1690 does loosely match with the date of construction provided by Historic England.
- 3.9 The bricks used on both the south and east elevations are handmade and laid to Flemish Bond with grey headers and light red stretchers. Darker red brick is used as a border to the windows on the east elevation and the first storey windows on the south (fig.40, plate 7; fig.43, plate 10). The use of handmade brick suggests these elevations were built before the mechanisation of brick making in the second half of the nineteenth century and, the small gap in between the bricks and pointing suggests that good quality bricks were used. The use of Flemish Bond can also be used to help date the elevations as the bond became popular within the late seventeenth and early eighteenth century. The NHLE List Entry Description describes the brickwork as having a Diaper pattern, in which the contrasting colours of the light red stretchers and grey headers were used to add a decorative element to exterior elevations. Diaper pattern was used throughout the Tudor period and into the

seventeenth century and usually denotes the use of grey brick against red brick to create patterns such as diamonds or crosses. Whilst the use of grey and light red brick is evident at Sunte House, it is simple in design and is therefore more likely to be a way of adding visual appeal drawing on elements of Diaper pattern rather than being a true Diaper pattern.

- 3.10 It is likely, therefore, that these elevations date to the late seventeenth to early eighteenth century as it includes design elements from both the seventeenth century and eighteenth century, sitting within the transition period between the late Stuart and early Georgian styles. The style of building at this time (between 1660 and 1714) was known as the Restoration style and elements of this style are present at Sunte House including the use of Dormer windows, a prominent string course, highlighted quoins, white cornice and brick lintels (some of which feature a highlighted keystone) (fig.42, plate 9; fig.43, plate 10). Further to this, sash windows became available from the 1680s and were quickly adopted as the window of choice, as seen at Sunte House. The amalgamation of styles within the two elevations highlights the transitional period in which the elevations were constructed and the attempt to reflect the changes in fashion which would have been popular within urban centres but often slower to reach the upper classes in more rural areas.
- 3.11 Further evidence that the extant elevations date to the late seventeenth century to early eighteenth century, sitting within the transition period between the late Stuart and early Georgian styles, is to be found in the sections of the house where timber beams are extant and within the discernible former one room deep plan form (plate 58; plate 68). It was not until the very late seventeenth-century and into the Georgian period that double pile houses were built and, if the elevations were only part of a refurbishment of the house that is depicted in the 1638 map rather than a wholesale rebuilding as Peter Bushell suggests, it is likely that refurbishments were concentrated on the exterior and the possible extension of the house on either of the elevations to make a larger dwelling. The steep pitched roof profile also indicates that the sections of the house behind these elevations were one room deep as shallower pitched roofs did not come into use until the later eighteenth century when double pile houses were more common and new lighter materials were used for roof construction.
- 3.12 Internally, visible extant fixtures, fittings and features of late seventeenth/early eighteenth century date are very limited and include the chamfered beams within the sitting room and dining room which have Lambs Tongue stops which were popular throughout the seventeenth century (Wild & Moir, 2014) (plate 57), and the principal timber staircase, that has been altered in the twentieth century. Research has indicated that the staircase was originally of a dog-leg form and subsequently altered to open-well form. It has open, turned balusters with a distinctive elegant vase shape to the top half of the main shaft. This profile indicates a post-1655/pre-1700 date, being the period in which the vase and bottle shapes were introduced and remained popular.
- 3.13 It is unclear who owned Sunte House during the period in which the south and east elevations were constructed, however, according to research undertaken by Peter Bushell, it is thought that Sunte House was leased to Walter Burrell of Wickham Esquire in 1724 (Bushell, 1990s). While the refurbishment dates to the time before Walter Burrell is resident at Sunte House, it does help to evidence that Sunte House was a house of importance and was considered an appropriate dwelling for an Esquire, suggesting that the improvements were conducted before Walter Burrell's ownership.

- 3.14 Peter Bushell within his research also states that Sunte House could have an older core dating to c.1522 or that it replaced an older building. Bushell references *The Metropolis of Mid Sussex* from 1981 as evidence as it states that in 1522 the Will of Richard Mascall refers to “Sonnte land in Lydenfelde” (Bushell, 1990s). The Will, however, does not refer to a house at Sonnte only land and, on the site visit there was no visible extant physical evidence to indicate that part of the house dates to c.1522. It is possible that the house replaced an existing dwelling that existed in 1522, however there is no available evidence to support the supposition of an older core dating to 1522. Taking the evidence, including the discernible former one-room deep plan form and the map of 1844, it is suggested that the oldest parts of the extant house date to the late seventeenth/early eighteenth century.
- 3.15 An in-depth analysis of the extant former agricultural buildings comprised a barn (figs.57, 61; plates 26, 30), stables (fig.63; plate 32), cow shed (fig.62; plate 31) and byre (fig.64; plate 33) was undertaken by Chris Butler Archaeological Services Ltd in September 2021 for a heritage statement. The analysis (pp. 18 – 19) indicates that the barn, although altered in the late nineteenth century through extension on the west side, and substantially rebuilt in the 1980s, retains evidence indicating an original construction date in the mid-late seventeenth century/early-mid eighteenth century.

Phase 2 – Mid-Nineteenth Century

- 3.16 As noted in paragraph 3.7, a map of 1844 (fig.5) is the earliest available definitive evidence for the footprint of Sunte House, and the layout of the site. On this map the east elevation differs to that of the south as its’ north end is slightly elongated, possibly indicating an extension. The NHLE List Entry Description (Appendix 2) describes an eighteenth-century northeast laundry extension “of 1 storey red brick with Horsham stone slab roof and metal casements”. The description of the laundry extension shares similarities, in terms of materials, to that of the extant building referred to as the dairy which is a separate structure to the house (fig.75; plate 42). Whilst the List Entry Description states that the building was an extension, there is no evidence that the outbuilding ever connected to the house. Historic photographs show that the outbuilding abutted the north of the east elevation but did not join it, meaning it was a separate standalone building. A planning application from 1988 regarding the ‘partial demolition of outhouse adjacent to rear of Sunte House’ helps to substantiate the hypotheses that the dairy was and continues to be an outbuilding rather than an extension.
- 3.17 Due to the ascribed eighteenth century date to the laundry building it is expected to be depicted on the map of 1844 however, a clear depiction of this building is not evident. The north end of the east elevation does extend at an angle that is not flush with the rest of the elevation meaning that this could be evidence of the location of the former laundry building. However, this would mean that the building joined to the north of the east elevation where the chimney is located. It is unclear, therefore, if the laundry building is depicted within this map and if it is the extant dairy. The white dentil cornice that is seen on both the south and east elevation, ceases at the chimney breast on the north elevation and does not continue west of the chimney breast (fig.80; plate 47). One potential explanation for this is that the north elevation of the house was less likely to be seen by visitors and therefore to save money, the dentil cornice was not continued round to the north elevation. The brick that is used to the west of the chimney breast does not follow the same pattern as the south and east elevations, suggesting either it was a later

reconfiguration, or it was completed in a less elegant style due to the fact it was not going to be seen by visitors (fig.80; plate 47).

- 3.18 To the east of the house, the garden (east) is depicted on the 1844 map in a layout that is very different from what is at present. The formal lawned terrace and stairs which lead to the lawn from the east elevation are not depicted and it appears this area of the garden is largely open lawn. Further east, close to the pond, a boundary line is depicted with a small building adjoining a section of its eastern side. This contrasts with the present garden as there is a large lawn in between the pond and lawned terrace. The pond is depicted in the same location and appears to be the same size as at present. Adjoining the pond to the northeast is a small building which no longer exists. Documents relating to the marriage settlement of John Hamlin Borrer (owner of Sunte House from c.1841) dating to 1848 lists 'The Cold Bath' as part of the estate and it is possible that it is the building depicted to the north of the pond (West Sussex Record Office, Add Mss 28152-28160). Aside from this, very little detail is provided about the garden (east) and the garden wall to the northwest is not depicted despite its List Entry Description dating it to the eighteenth century (NHLE List Entry Number: 1286574).
- 3.19 To the north, the former agricultural buildings are depicted with the cowshed and the stables together forming an L shape around a central courtyard. Analysis of these undertaken by Chris Butler Archaeological Services Ltd indicates that, as with the barn, these buildings have undergone significant alteration and/or modification since they were constructed. This is also borne out by observations made on the site visits for this Statement. Notable are the modern materials contained within the fabric, particularly the concrete block facing of the south wall and the tiles of the pitched roof of the former stables (of six bays and oak framed), and the absence of original internal features in this building. The floor slabs are agricultural concrete laid with little regard to finish and level. The style of construction of the former stables indicates that it is of later eighteenth or early nineteenth century date (p.20), but it has been modified and re-roofed in the twentieth century. The former six bay, oak framed cowshed with tile clad pitched roof, considered to be contemporaneous with the former stables, also has concrete block walls (east and west) and retains limited original historic features. It has been observed that none of the extant internal features, including the animal stalls, appear to be original and are likely to date to the twentieth century. The roof structure appears to be original. Forming the third side of the courtyard and adjoining the cowshed is a four bay oak framed cart shed. Its pitched roof is supported from a high brick and stone garden wall and supported on beams and posts facing the courtyard.
- 3.20 To the east of the former agricultural buildings is what appears to be a path leading away from the farm to the north. It is unclear where the approach to the house is, however, there is an opening along the main road to the east which runs west to the front of the house, passing the pond and garden. The surrounding landscape is characterised by agricultural fields and the railway is located to the west.
- 3.21 On the 1845 Tithe Map (fig.6), the site is noted as Sunt Farm. This highlights the relationship between the house and the wider landscape and its position as a farm belonging to the ranks of the local gentry rather than solely a country residence. The east elevation appears shorter than it is on the 1844 map and there is an additional detached rectangular shaped building to the north, near to, and almost abutting, the northwest corner of the north elevation. It is likely that this is the eighteenth-century service wing that the NHLE List Entry

Description describes, which is likely to be depicted on the 1844 map though not specifically demarcated which could account for why the east elevation is longer on the 1844 map. It is also to be noted that the house was statutorily listed in 1951 and photographs in the Gorer Archive of mid/late twentieth century date show (figs.18-20) a rectangular single-storey building almost abutting the east elevation.

- 3.22 The position of the building on the 1845 map is similar to the position of the dairy, however the gap between the north elevation and the building is very small whereas at present, it is much larger as a result of the 1988 planning application which sought to partially demolish the outhouse. It is possible, however, that the building was used in a service capacity as it is located to the north of the house, where decoration such as cornicing are not present. This lack of decoration which is seen elsewhere could be because the service buildings were functional and located to the north and therefore decoration was not needed as visitors would not see this side of the house.
- 3.23 To the east, the garden continues to be depicted in the same way as it is on the 1844 map, however, the building to the north of the pond which was possibly the Cold Bath is much larger than it is on the 1844 map. To the north, the cowshed and stables remain, however the west end of the stables has been extended forming the extant cottage. Within the marriage settlement document of John Hamlin Borrer in 1848, it lists a 'house and yards' which is likely to denote the cottage and associated agricultural buildings (West Sussex Record Office, Add Mss 28152-28160). To the west in between the agricultural buildings and the house is a small building which no longer exists. The Tithe Map notes John Ellis as the occupier of Sunte Farm and a large majority of the land surrounding it (West Sussex Record Office, TD/E91). According to Peter Bushell, Sunte was owned by John Hamlin Borrer (son of Ann Hamlin and John Borrer) though it was leased to William Hobden in 1841 (Bushell, 1990s). The site and lands are then, according to the Tithe, leased to John Ellis by 1845.

Phase 3 – Mid/Late Nineteenth Century

- 3.24 Sunte House and the site underwent a large degree of change after 1845 as indicated by a comparison of the 1845 Tithe Map and the Ordnance Survey of 1876 (surveyed between 1873 to 1874) (fig.7). The most significant area of change to the house is on the west side where a large new extension, running in a north – south direction is evident. On the map the west elevation of this new extension does not sit flush with the earlier one-room deep section of the west elevation. The extent of this extension is also clearly demarcated through extant physical evidence which is visible on the exterior and in the interior of the house. This includes a roof height that is slightly higher than that of the section of the house that sits behind the south elevation and the west elevation of this extension does not feature a white dentil cornice (fig.85, plate 52). Additionally, the extant plan form, notably the extant secondary staircase evidences the attendant change to the interior of the house through the construction of the extension.
- 3.25 Further change can be identified on the south elevation where two additional structures are depicted. On the east side of the elevation, the structure is depicted as having a glass roof and, a 1952 photograph within the Geoffrey Gorer Archive (the "Gorer Archive"), shows a glass conservatory in this area and a glass canopy that runs along the south elevation to its west side. It also shows a small fence acting as the southern boundary of

Sunte House (fig.16). Due to the inclusion of this conservatory on the 1876 map it means that both the conservatory and canopy can be dated to c.1873/1874 when the survey for the 1876 map was undertaken. Another image from a similar date shows the drive, conservatory, and canopy as well as the stone terrace with brick pier that is still present (fig.16). In the nineteenth century, the term conservatory was increasingly applied to a glass structure which attached to the house, and which was often used as an additional sitting room (p43, Anthony, 1997). Due to the position of the glass structure on the east side of the south elevation where the sitting room is at present, it is possible that this conservatory was used as a secondary sitting room leading off from the primary sitting room. At present, there is no visible extant evidence on the south elevation to suggest their former presence.

- 3.26 Additionally, a large amount of development had occurred to the north of the house between the years 1845 and 1873 most significantly, the adjoining of the northern service buildings to the north elevation. This contrasts with the 1845 Tithe map where the service building is depicted as having a rectangular floorplan and appearing detached from the house. On the 1876 Ordnance Survey the rectangular building adjoins the north of the north elevation. Further to this, the north of the service building has been extended to the west to form an L shape. A small building is depicted to the north adjoining the service building on its north elevation. There is also another small building in between the service building and the tool shed to the east which shares a boundary with the walled formal garden. This building is still present in later photographs found in the Gorer Archive (fig.17). Photographs from the Gorer Archive show that the dairy was originally a longer building than at present. Several photographs show the dairy abutting the north of the east elevation featuring both its own chimney and rooflight (figs.18-20). An image of the rear of the house further reveals how the dairy adjoined the north of the north elevation as well as the chimney to the south (fig.20). Windows on the west elevation appear in the same way that as present, however, there is an additional door on the west elevation which is no longer present. A small porch structure adjoins the dairy to the west, connecting to the east of the west wing forming a small courtyard to the rear of the house (fig.20). This courtyard is evident on the 1897 map (fig.9). Moving further north, the tool shed is depicted with its pump as at present. The former agricultural buildings to the northeast remain largely the same however the byre is now depicted. There are new additional buildings to the north of the former stables and cottage. The map does not depict the east of the estate, however, on the Ordnance Survey of 1879, a small building is depicted to the northeast of the cottage. A photograph from the Gorer Archive shows a two-storey house to the northeast of the one storey cottage and farmyard (fig.21). This highlights the large workforce that was associated with the house and its continued prominence as both a farm and an established country residence. Whilst the house is no longer extant, it is depicted on the map of 1992-1993 (fig.15) and therefore was demolished after this date.
- 3.27 According to Peter Bushell, in 1870 Sunte House was sold to George Catt, a prosperous merchant and landholder. Catt lived at Sunte with his wife and five children as well as three servants. Prior to Sunte being sold to Catt, it was owned by Emily Forrest and John Hamlin Borrer. After John Hamlin Borrer's death in 1851, the house was held by the family steward. It was later leased to farmer Daniel Sebbon Baker in 1855 and farmer John A. King in 1861 (Bushell, 1990s). While prosperous, neither of these owners (according to Bushell) had large families and therefore did not require such a large extension as that which is seen on the 1876 map. Based on this, therefore, it is likely that Sunte House was extended between

1870 and 1873 to accommodate George Catt's large family. The extension of both the main house and the service buildings to the north reflected both George Catt's success as a miller and corn-factor and his desire to make his own imprint on the house. Such changes to both the house and the wider landscape, would have adequately reflected George's social standing to the wider community. It is known that the Catt family were well respected within the community as indicated by the Sussex Express of 1892 which detailed the marriage of Mary Ann Catt (daughter of George Catt) and Arthur George Mossop. Within the newspaper, it details that the marriage "excited a good deal of popular interest" and that the church was "occupied to its utmost capacity not only by the residents of the town and district, but also by many friends from Newhaven, Brighton, and other places". It further states that the large amount of people who attended the celebrations reflected the "many acts of kindness and large-hearted charity" of the family, demonstrating their position in society as a well-established family (British Newspaper Archive).

- 3.28 Within the wider landscape, a large amount of change also occurred between 1845 and 1873/74. The Ordnance Survey of 1876 is the first map that shows the garden (west and east) in detail, providing a clear depiction of the relationship between the house and garden. A clear approach is now depicted running from the southeast culminating in a circular drive at the front (south) of the house. Paths run off from the drive to the east and west. To the west of house, in what was previously depicted as a field with a boundary on the 1845 map, there is now a large walled garden with a curved recess along the northern wall. The land around the walled garden (west) is largely planted with trees. A path is depicted running alongside the exterior of the south wall culminating in a circle which may have been a statue or garden building. A path leads from the circular drive to the north where the walled garden (west) can be accessed from two points on the east and north wall. Leading from the east elevation, a more formal garden is seen in the same layout as present. . A pond is located within the formal terrace leading from the east elevation in between two sections of lawn. To the north of the formal lawned terrace is a walled section of garden where the present formal garden is. It is likely that this was a formal garden as at present but walled on all sides. The wall extends on the west elevation towards the south to join with the east elevation, screening the service buildings from the view of the formal landscape to the east.
- 3.29 The Ordnance Survey of 1879 (surveyed 1874) (fig.8) provides further detail on the layout of the land around Sunte House, clearly showing the garden to both the west and east and how it transitioned into a designed landscape in contrast to the Tithe map of 1845 (fig.6). The drive to the south of the house leads visitors through fields which would have been owned and used by the Catt family, showcasing their wealth and participation in agricultural production akin to the sweeping drives of the landed elite. As on the 1876 Ordnance Survey, the approach leads to the front south elevation culminating in a circular drive with paths leading to the west and east towards the walled garden (west) and formal garden and lawn.
- 3.30 The walled garden (west) is depicted as having two large rectangular planting beds with a path running around the perimeter and through the middle. It is likely that this was a walled kitchen garden, created to serve the house. Its position to the west near the service buildings and farmyard, away from the principal garden to the east further indicates that it was used as a kitchen garden. Manure from the farmyard would have been used to fertilise the soil and would have been able to be transported to the garden without being seen within the main house or within the principal garden. The western location also meant that

it was close to the water pump located by the present-day tool shed as well as being in a suitable location to be accessed from the functional outbuildings without having to walk round the south or east elevation. Trees planted around the walled garden would have also helped to screen it from view and, as historian Tom Williamson notes, throughout the nineteenth century, “productive areas usually remained separate from ornamental ones” (p10, Williamson, 2020).

- 3.31 Whilst nothing of the original walled kitchen garden survives at present, it is likely that it would have been used to plant vegetables for the house as well as flowers and even fruit trees. Curving north walls as originally seen at Sunte House are a key indicator that fruit trees would have been grown within the garden as it was thought that they generated more heat than straight walls and improved air circulation (Shaw, 2009), allowing for fruit trees like peach, cheery and plum to be trained against the south facing wall in espaliers (Williamson, 2020). Landscape designer Repton frequently wrote about walled gardens and often laid walks leading to or around the outside of kitchen gardens (p9, Williamson, 2020), this design is mirrored at Sunte House where a path leads along the southern exterior wall of the kitchen garden leading from the main drive. Whilst the walled kitchen garden would have been a primarily productive garden, it would have also been enjoyed by the family. As the late kitchen garden historian Susan Campbell notes, kitchen gardens often had gravel lined paths running in between planting beds in which people could comfortably take walks around the garden (Campbell, 1999). Such paths are evident at Sunte and highlights the dual nature of the landscape in which production and leisure were combined. Along the exterior of the north wall is a small building which could potentially have been a greenhouse. Greenhouses were particularly common from the mid nineteenth century as planting techniques were improved (Anthony, 1997). Despite the fact the original walled garden no longer exists, the area, although predominantly in leisure use, does continue to be used in part as a productive garden, linking to its past use.
- 3.32 To the east, the garden looked very similar to at present, with a formal terraced lawn leading from the east elevation and a large lawn leading to an ornamental pond. The small walled garden and garden shed to the northwest of the lawn are also depicted for the first time. The late Victorian period is often referred to as the battle of the styles as garden and landscape design was not confined to one dominant form and instead a mixture of styles including natural, formal, revival and architectural were promoted and used (Helmreich, 2008). This mixture of formal and natural styles came to be known as the Gardenesque and throughout much of the latter half of the nineteenth century, diversity in garden design was common. As expressed by designer William Robinson in *The English Flower Garden* (1883), there were two styles “the one strait-laced, mechanical, with much wall and stone, with fountains and sculpture; the other the natural, which once free of the house, accepts the ground lines of the earth herself” (Gore and Fleming, 1988).
- 3.33 Due to such contrasting ideas, Victorian gardens often included both styles. Whilst there was a range of styles present within late Victorian gardens, they continued to share the same principal ethos, that of beauty and the intimate relationship between the house and gardens. Such a relationship was achieved by formal techniques such as placing a terrace directly next to the house in which it was accessed by one of the main reception rooms, creating a flow between house and garden (Helmeich, 2008). This is evident at Sunte House on both the 1876 and 1879 Ordnance Surveys where the east elevation leads directly onto a lawned terrace with a central fountain and a sweeping view of the lawn, accessed by a short flight of stairs. By placing the terrace along the eastern elevation where the reception

rooms are, it allows visitors sweeping views of the garden as well easy access to the terrace and lawn from the reception rooms, creating an intimate link between house and garden (fig.93, plate 60).

- 3.34 Leading from the terrace to the north is a walled garden where the formal garden is at present (fig.49, plate 16). On the 1879 Ordnance Survey it is depicted as being walled on four sides whereas at present it is only walled on three. It is likely that this would have been a walled flower garden, situated within the more formal section of the garden as opposed to the 'natural' styled lawn. The garden would have been used for flower and fruit tree planting in which members of the house would walk around, providing a place of reflection. Evidence of fruit tree production against the walls is seen through the large number of holes and nails within the mortar between the bricks as well as the tall walls which would ensure that frost or wind would be kept out of the garden (fig.52, plate 19). Its location to the north of the terrace would mean that it screened the services to the north and west whilst also being in a suitable location for manure and water. On the western wall there is a blocked-up door which would have led to the service buildings, kitchen garden and round to the agricultural buildings, providing access to water and manure for the garden without disrupting the principal garden to the south (fig.51, plate 18).
- 3.35 Another important theme within Victorian garden design was the gardens' role as spaces of peace and tranquillity, providing respite from the outside world (Helmeich, 2008). This was often achieved by using hedges and walls to screen views outside of the garden and, garden designers like E.S Prior, encouraged designers to use dense planting on the edges of gardens to block the view of surrounding roads or houses (Helmeich, 2008). These techniques are evident on the 1879 Ordnance Survey of Sunte in which trees are planted either side of the lawn screening the view of wider landscape. Such planting is also seen within twentieth century photographs from the Gorer Archive (fig.23; fig.26). Further to this, the garden wall along the northwest edge of the lawn which forms part of a small walled garden within the east garden, would have screened views to the agricultural buildings and courtyard to the north, aiding in creating a peaceful and private garden to the main house and following the design recommendations that were popular within this period.
- 3.36 The NHLE List Entry Description states that the wall within the east garden dates to the eighteenth century and is laid to random bond. It does not state what the wall would have been used for, however, it is likely to have acted as a screen between the farmyard and the principal garden. At present, the wall forms part of a small walled garden which is walled on the north, south and west sides (fig.55, plate 22; fig.62, plate 29). The wall to the north is of different brick to the south and west wall and is likely to have been built later, a large barn to the east forms part of the garden boundary (fig.58, plate 25). The western wall forms part of formal garden adjacent to the lawned terrace and is likely to be of the same date as the southern wall. Interestingly, there is no wall to the east and the southern wall forms a natural stop indicating it did not join to another wall in the past (fig.56, plate 23). Taking this together with the small size of the garden, it is likely to have been predominantly created to screen the agricultural buildings and yard from the garden as suggested by prominent garden designers rather than as a place of leisure or large production. It is possible that flowers or herbs were planted there and acted as a small-scale garden for the house.

- 3.37 Within the mid to late Victorian period, lawns were often associated with both formal and natural gardens. Within the later part of the period, the fashion was for long borders which were positioned against hedges or walls creating a central lawn area which could be used for recreation including tennis and badminton (Helmeich, 2008). Tennis started to increase in popularity within the 1870s and lawn tennis became the pastime of choice especially for social gatherings (Helmeich, 2008). Whilst there is no exact evidence that those living at Sunte enjoyed tennis on the lawn, the style of garden which would allow this is evident as it has a large lawn bordered by beds of flowers, creating a mix between beauty and also enjoyment within the landscape. Furthermore, if the Catt family were seeking to cement their role within society and present themselves as an established family, hosting social gatherings which included pastimes such as tennis would have shown they were aware of fashions within society. The garden, largely, therefore conforms to the hybrid mix of styles that were prevalent within Victorian gardens, situating formal elements close to the house where they could be directly accessed from the reception rooms against a natural landscape further away from the house.
- 3.38 The use of water within landscapes is a long-established element within landscape design. An ornamental pond is evident at Sunte on the 1844 map and due to a lack of precise evidence it is not known when it was first created however, it is not seen on the map of 1638. From the 1740s onwards, hybrid lakes of “two or more straight sides, the other edges being wavy” came into fashion and in the eighteenth and nineteenth centuries irregular lakes started to appear (Bishop, 2019). The pond at Sunte features two straight sides on the west and east whilst the north and south edges are curved, giving it a more natural appearance than a geometric lake. Interestingly, the construction of lakes/ponds declined from 1815 onwards and therefore it is likely that the pond was constructed prior to this date (Bishop, 2019). From the mid nineteenth century, a lake was no longer deemed as an essential component of the landscape and where they were created it was due to personal taste.
- 3.39 As previously discussed, it is likely that the construction of the large new extension on the west side of the house and the addition of several service buildings and outbuildings were undertaken when the Catt family owned Sunte House. It was common practice that when work was carried out to an older building, changes to the layout of the grounds also occurred in an attempt to create a new scheme and establish the new owners as a long-established family (Carder, 1986). Victorian design elements are evident within the reception rooms to the east, including the curved recessed shelves and high skirting boards (fig.92, plate 59). Due to the close relationship between the house and garden, it is likely that at the time such changes were being made internally to the house, the garden also changed to reflect such a change. This would account for the change in style of the garden from the 1845 map to the 1876 Ordnance Survey which was surveyed between 1873/1874.
- 3.40 The next Ordnance Surveys after 1879 are those of 1897 and 1899 (figs.9-10). On both, Sunte House and the grounds remain largely the same however, the northern outbuilding which previously had an L shaped footprint now appears to have a rectangular footprint as at present. The small building in between the outbuilding and tool shed to the east remains however the small building that was previously to the west is no longer present. The garage to the north of the house is now depicted and the cottage appears to have been extended to the north. On the exterior wall of the walled kitchen garden (within the west garden),

three structures are depicted rather than one. The 1899 Ordnance Survey shows the drive in the same position as it is on the 1879 Ordnance Survey.

Phase 4 – Twentieth Century

- 3.41 The house underwent significant alteration in the late twentieth century. This extended to all floors and included the reconfiguration of rooms and space on the ground floor within the later nineteenth century extension and on the first floor across all areas. The alterations included opening the ground floor former kitchen and family room to create a large open plan kitchen and the reconfiguration of the southwest area on the first floor to create two bedrooms from one, a new corridor and staircase from the first floor to the second floor. The extent of the alterations is clearly shown in the phasing drawings contained in Appendix 1. Additionally, it appears that the single-glazed timber-framed windows and doors are of a commensurate date and are likely to date to this period (see the separate Window Schedule).
- 3.42 The Ordnance Survey of 1910 shows no change to the footprint of the house nor the layout of the site. The Ordnance Survey of 1912 reveals very little about the house and it is unclear if the sunroom/conservatory and the canopy on the south elevation are still in situ. Photographs from the Gorer Archive show that the sunroom/conservatory was still in situ in 1952 (fig.16) and, a photograph dated to 1961 of the south elevation, reveals that by this time the sunroom/conservatory and canopy were no longer present. The south elevation has therefore undergone a large amount of alteration from when it was first constructed.
- 3.43 The landscape remains largely the same and a boat house is labelled to the northeast of the ornamental pond (east garden) (fig.11). The wider landscape to the south is largely undeveloped and photographs from the Gorer Archive reveal the setting of Sunte House before development began (fig.22). Whilst the map of 1950 indicates little alteration to the footprint of the house and the layout of the site, it does highlight the increased development surrounding it. The approach remains the same however, development within the fields either side of the approach has commenced. To the west of the approach, Sunte Close has been created with several properties and to the east, several properties are also depicted. The map of 1963 (fig.13) shows the large expansion of Haywards Heath and how it encroached upon the setting of Sunte House. The approach is now largely surrounded by development and to the east of the house, behind the pond, several houses have been constructed. By 1974 (fig.14), the approach to the house has been significantly reduced due to the expansion of Sunte Close and the creation of Gander Green. To the east of Sunte House more development along Birchen Lane is evident. The 1992-1993 map (fig.15) depicts the expansion of Birchen Lane to the east of Sunte House and demonstrates the large amount of change that has occurred in the wider landscape effecting the immediate setting of Sunte House.

House Description – Exterior (also partly provided in the NHLE List Entry Description in Appendix 2)

- 3.44 The site is accessed off a private drive leading from Sunte Park through a gate which culminates in a circular driveway. Two paths lead from the driveway, one to the east leading to the garden and one to the west leading to the tennis court and garden. The south

elevation is laid to Flemish Bond with light red stretchers and grey headers in a style influenced by Diaper pattern. It features a prominent string course detail made of stone, stone highlighted quoins and white dentil cornice. There are nine sash windows though the ground floor and first floor windows to the east are internally blocked up. Both ground floor and first floor windows feature brick lintels though they are only at full height on the ground floor. All windows are accented by a brick boarder of dark red contrasting with the light red used throughout the elevation. Evidence of a possible former window opening can be seen on the first floor to the east where there is a red brick boarder. The front door is centrally located and features a flat bracketed hood. Above the door is a rectangular fanlight which continues around the door to the west and east. Attached to the south elevation is a forecourt wall made of stone with two brick piers with moulded tops and ball caps. The roof is of slate and is steep pitched with two dormers. A prominent brick chimney is located to the east. The eastern elevation shares many similarities to the south however the ground floor windows also feature highlighted stone keystones. There are nine sash windows (four at ground level, five on the first floor) and a central doorcase which echoes the sash windows, being largely glass with a rectangular fanlight. Leading from the door are a set of stairs with an iron handrail. A stone plinth runs around the lower section of the elevation. The roof features one dormer.

- 3.45 Adjacent to the east elevation is a lawned terrace with a central stone fountain. To the north of the terrace is a formal garden with several planting beds bordered by stone paving. The formal garden is walled on its north, west and east sides. The walls are built of brick with stone coping. The western wall features a door to the north and a blocked-up door with brick lintel further along the wall to the south. The western wall joins to the west elevation of both the tool shed and the dairy. The roofs of both buildings abut the wall. There is no building between the north of the east elevation and the south of the dairy, allowing access from the lawned terrace and formal garden to the rear of the house. The eastern wall of the formal garden features a low brick plinth that runs along the internal elevation though does not continue to the north or west wall.
- 3.46 A short flight of stone steps leading from the terrace lead to a large open lawn. The lawn has a hedge boarder to the south and east. At the far eastern edge of the lawn is a small pond with a bridge on its eastern edge leading to a circular island in the middle. To the northwest of the lawn is the grade II listed garden wall built of brick laid to random bond and stone. Different bricks are evident to the east of the wall suggesting these are areas of repair. The wall ceases to the east and does not join to anything on this side. To the west the wall joins to the south elevation of a garden building which protrudes to the south. Moving along the wall is a small opening leading to the walled garden. Along the internal south wall is the grade II listed garden building built of red brick contrasting to that of the garden wall to the east. It has a tiled roof with a wooden door and wooden casement window. The garden comprises of various planting beds with stone walkways. The wall to the west is built of stone and brick and adjoins the southeast of the byre. To the north, the wall is constructed of red brick of a later date and along the wall to the west is an opening leading to the collection of former agricultural buildings. The south elevation of the barn forms part of the northern boundary.
- 3.47 The west side of the house is predominantly comprised a later extension of c.1873-74. The west elevation of the earlier building features the same design features as the south and east elevations. There are only two sash windows on this elevation, one on the ground floor and one on the first floor. The first floor window is smaller than the ground floor window

which mirrors those on the other elevations. A bricked-up window is evident on the first floor to the south side. The roof features a prominent brick chimney in the same style as that to the south. Adjoining this earlier section of the house to the north is the Victorian extension built of brick featuring a brick string course detail and brick cornice. It features six sash windows, three on the ground floor and three on the first floor. The ground floor windows are all the same size whilst the first-floor windows include one smaller sash which contrasts to the rest. To the north, a ground floor and first floor window has been bricked up. The roof is covered with slate and has a modest brick chimney.

- 3.48 The northeast elevation has a brick string course, white cornice and two bricked up windows with brick lintels and highlighted stone keystones to the east of the chimney. The white cornice does not continue to the west of the chimney and instead, the timber rafter under the eaves is exposed. To the west of the chimney is a sash window on the first floor with brick lintel. The west elevation on the eastern section of the house features a decorative tile scheme that covers the length of the elevation. The central rear elevation is of brick with a central door featuring a glass panel and side lights as well as a curving brick lintel. To the west of the door is a small window, the window to the east has been bricked up. A large sash window sits above the door and two smaller sash windows are located either side. There is no corncicing or timber rafters visible under the eaves on this or the remaining elevations. The east elevation of the western section of the house features four windows of different styles. On the north elevation is a small door with rectangular fanlight and two sash windows.
- 3.49 As a result of the construction of the west wing in the nineteenth century, a small courtyard space was created to the north of the house. The exact historic use of the courtyard is unclear; however, it is likely that it was used to facilitate access between the service wing and service buildings due to it being located by the service wing and these buildings. Photographs held within the Gorer Archive show that the courtyard used to contain a canopy which included a vertical board to the west which partially blocked views to the courtyard from the north (by the service buildings) when looking south. Further to this, the extant door on the south courtyard elevation was originally a window with access to the west wing located on the southeast elevation, further highlighting the relationship between the west wing and courtyard. It is clear that the courtyard area was not a highly significant space, and it is likely that it was largely related to the running of the house.

Windows

- 3.50 On-site and desktop analysis indicates that there are no extant windows dating to Phase 1. Regarding the south elevation, the list entry description notes that there were “five windows to each principal elevation” of which those on the south are described as “16 pane sashes”. Historic photos within the Gorer Archive show a glass conservatory attached to a section of the south elevation (east) and, from cartographic evidence, it is known that the conservatory had been in situ since c. 1873/74. The list entry description, however, does not include the conservatory. Within the historic photographs (figures 16-17) the windows on the west side of this elevation are shown as extending to floor level with much larger panes of glass than at present and thus it is possible that the five principal windows described within the list entry description are only referring to the first-floor windows. To the east, the historic photograph shows the conservatory as having rooflights thus suggesting that the conservatory was a fully enclosed space. As such, it is expected there would have been an entrance from the sitting room into the conservatory meaning that

one of the extant windows was once a doorway. Below the window to the east of the extant central doorway is an area of brick that differs to that seen on the southern elevation. The pointing within this area is distinctly different, suggesting that this is an area of alteration. Based on this extant evidence and the historic photographs, it is possible that this window was once a doorway into the conservatory and was changed into a window when the conservatory was removed whilst Gorer lived at Sunte House (post mid 1950s) and that the windows to the west were also altered at this time to match those on the first floor.

- 3.51 The extant ground floor windows on the south elevation have simple curved sash horns which share a similar profile to a sash horn profile that was introduced between 1881-1883. After the abolition of the window tax in 1851 and the duty on glass in 1857 plate glass (which allowed for much larger panes) was able to be used more generally. This meant that each sash could only have two panes of glass which were divided either vertically or horizontally. However, as this glass was heavier than smaller panes and did not include glazing bars the sash horn was invented to ease the strain of the weight on the sash frame. Thus, sash horns are primarily used when there are very fewer glazing bars and larger panes of glass. The extant windows on the ground floor of the south elevation, however, feature small panes of glass and several glazing bars meaning that a sash horn is not necessary (as seen on several of the first floor windows where the horn is not present) and thus it can be assumed that the sash horn is simply a decorative detail which was added to the window when it was altered in the twentieth century in order to add to character. Similarly, the use of a modern brass Brighton Fastener (used from the nineteenth century onwards), is considered an addition designed to add character and intimate age. These modern window fasteners are found throughout the building. Based on available evidence, it is considered that the ground floor windows to the south elevation are of twentieth century date.
- 3.52 Within the Gorer photographs the central door contains a fanlight and side lights comprised of one pane of glass, contrasting to the three panes which are present today. It also shows the door as being largely comprised glass rather than timber. It is unclear when the alterations to the door was carried out.
- 3.53 As noted above, the 8 over 8 sash windows to the first floor of the south elevation do not have horns. Likewise the windows to the first floor of the east elevation. Analysis of these windows indicates that they date to no earlier than 1774. Each window is recessed with the sash box hidden behind the brickwork as dictated by the Building Act of 1774. The fine glazing bars also indicate a later date, i.e. not that within the date range of Phase 1. These windows also have modern brass Brighton Fasteners. Given their presence and the fair condition of the windows it is likely that they have been refurbished in the twentieth century or replaced in part.
- 3.54 Regarding the east elevation, images within the Gorer Archive reveal that the ground floor windows differed to those on the first floor, being one over one rather than four over four. The central door to this elevation also features one large pane of glass with decorative glazing bars to the edges and a fan light which is also comprised of one pane of glass. Later photos held within the archive reveal the windows as they appear at present as four over four sash windows and depicts the central door as it is at present with the central pane of glass being four over three and a three-light over-door window. Gorer lived at Sunte House in 1950 until his death in 1985. The house was listed in 1951, and the list entry description provides limited detail as to the type of windows that were present on each elevation. Regarding the east elevation it states, "east or garden elevation has

windows with stone keystone.” Based on photographic evidence, it is likely that at this time the windows on the ground floor east elevation were one over one and were later altered in c.1970s at the time of the coloured photographs to four over four. The list entry description does not provide a description of the central door; however, it is likely that it underwent change at a similar time to mirror the style of the ground floor windows

- 3.55 It should be noted that all the windows on the south and east elevation shown within the historic Gorer photographs (including those which were altered during his residency) include a larger timber frame at the top. This suggests that the extant windows, which do not have this feature, have undergone later alteration that post-dates Gorer’s residency. It is known that the house underwent a series of alterations within the late 1980s (post 1987), as set out within this Statement and, after an assessment of the extant fabric, it appears that the windows have been altered. The brass Brighton Fasteners are replicated throughout on the sash windows suggesting they have been refurbished at some point in time. The single-glazing on all the windows appears to be modern. Evidence of concrete infilling between the brick and the timber case is evident on several of the windows, serving as further evidence of later alteration.
- 3.56 Regarding the windows to the west (ground floor – kitchen) and north (first floor – bedrooms) elevations, it is to be noted that notwithstanding the characteristic Georgian style, specifically the presence of 10 over 10 panes, and the absence of horns, these windows are not of that period being situated within the section of the building that was constructed in the late nineteenth century.

House Description – Interior

- 3.57 The house is accessed by a central front door that leads to a small porch which features a second set of double doors with a large glass pane in each and a rectangular fanlight. The porch leads to the entrance hall with the principal timber staircase leading to a galleried first floor landing. As noted in paragraph 3.12, research has indicated that the staircase has undergone alteration. Notably, the landing has been made smaller to create a larger open well staircase. Close inspection indicates that the original balusters have been reused.
- 3.58 To the west of the entrance hall there is a large dining room which has a chamfered beam with Lambs Tongue stops running in a north - south direction and white dentil cornice that runs around the perimeter of the room. A large square fireplace with a square fire surround is located on the west wall. The room is accessed via two doors, one from the entrance hall and one to the north from the small lobby leading from the kitchen to the northwest. To the east of the entrance hall is a formal sitting room that also has a chamfered beam with Lambs Tongue stops running in an east - west direction. A large square fireplace with a square timber fire surround with marble sides is located on the south wall. The fire surround is of a simple design with ribbed lintel of early nineteenth century date. Along the east wall are two sash windows with built in window seats and a door which leads to the formal lawned terrace. To the north is an open partition which has two classical inspired columns to the west and east. Along the north wall is a central panelled door with two recessed shelves with glass doors either side. The door leads to a smaller sitting room which has two sash windows with built in window seats on the east elevation. A fireplace with a marble and timber fire surround is located on the north wall. Although of similarly simple design, the surround differs in design to that in the sitting room, featuring a much taller

timber surround. The ribbed design of the lintel is of early nineteenth century date. This room can be accessed by the formal sitting room and from a door in the west elevation leading from the entrance hall. The dining room and two sitting rooms feature a high skirting board that runs along the perimeter of each room.

- 3.59 Along the entrance hall to the northeast leads to a rear porch that provides access to the service buildings to the north. It has a modern ceiling and bathroom to the west. To the northwest of the staircase is a small corridor that leads underneath the staircase to a small lobby in which the kitchen can be accessed to the north. A set of stairs leading to the first floor are located to the southeast. The kitchen is accessed by a door which mirrors the design the porch, featuring a large glass pane and a rectangular fanlight. The kitchen is open plan with modern downlights to the north. To the northwest is a door which leads to the rear of the extension which contains a lavatory and utility room.
- 3.60 This nineteenth century western wing forms the Victorian extension and much of the plan form within this section of the house has been removed because of alterations undertaken in 1987. Consequently, and notwithstanding the secondary staircase and position of the chimney breast, there is no evidence within the extant kitchen and dining area of historic plan form. No historic circulation pattern is therefore experienced or retained. The north section of the west wing has been subdivided as part of the late twentieth century alterations and there is no evidence as to how this area was laid out or used. The north elevation of the west wing was also altered as part of the late twentieth century alterations with the insertion of a door in the position of a previous window (west). A door on the southeast courtyard elevation has been replaced with a window and thus the way this area is entered from the courtyard has been altered. No historic entrance points therefore exist, meaning the historic plan form is not retained.
- 3.61 The original position of the fireplace to the north of the west wing is extant. The adjoining east wall of the fireplace has been altered because of the 1987 plans. A section of the wall was infilled as part of the consented scheme and thus the historic plan form has previously been altered within this section of the wing within the twentieth century. As part of the Victorian wing, a new secondary service stair and lobby was created to the southwest.
- 3.62 Leading from the first flight of stairs from the entrance hall is an office which is accessed by double doors which share the same design as the kitchen door and porch door. On the north wall there is a large sash window flanked by two smaller sash windows of a different design. A small square fireplace with a decorative marble and timber square fire surround with festoons is located on the west wall. Following the principal staircase round to the east leads to a small library with tall shelving on the north and south elevations and a sash window with a built-in window seat to the east. Prior to 1987, this space acted as a small lobby in between the north and south bedrooms with doors on both the north and south wall. As part of the 1987 planning application, both doors were infilled, and the space was turned into a library. Along the north elevation is a door which leads to a bedroom which features modern downlights and two sash windows on the east elevation. To the west is modern partition wall with a door which leads to the modern ensuite.
- 3.63 Following along the small corridor is a supporting post which reaches to ceiling height and along from this, is the principal bedroom. The bedroom features a chamfered beam running in an east - west direction and modern downlights. Two sash windows are located on the east wall, and one is located on the south wall to the west of the fireplace. The fireplace

has a simple timber and marble fire surround and a decorative, ducks egg nest cast iron hob grate with cast iron sides. The grate type and design are of early nineteenth century date. The chimney breast protrudes outwards into the room from the south wall. To the west is a modern partition with a door leading to an ensuite and walk-in wardrobe fitted with modern fittings. From the principal bedroom running west is a long corridor in which two other bedrooms can be accessed along the south elevation. The first bedroom is plain in design and has one sash window on the south elevation. The next bedroom has a chamfered beam running north to south along the eastern wall and a sash window located on the south elevation. The beam is continued into the corridor. The bottom of the corridor (west) features a sash window. To the northwest is a bathroom with modern fittings. The north elevation of the corridor contains cupboards and a curved opening leading to a second corridor associated with the western extension.

- 3.64 Leading from the curved opening is a staircase to the west leading to the second floor and a staircase to the east leading to the rear dining room entrance and kitchen entrance. There are also several steps that lead to the office and principal staircase which can be accessed by a door. The rooms are located on the west elevation and consist of two bedrooms and two bathrooms all of which feature modern fixtures and fittings.
- 3.65 The first floor has undergone a large degree of alteration because of the consented 1987 application including the creation of a corridor to the west and the alteration of the secondary staircase. As a result, the historic plan form of the first floor has not been retained, and it is unclear from extant evidence how the first floor was designed or its original plan form.
- 3.66 The set of stairs to the west lead to a small second floor landing with a door to the north and a door to the south. To the north is a small room which leads to the internal roof space. To the south is the converted loft space with exposed timber framing, several of the beams have carpenters' marks inscribed on them. Multiple roof lights have been inserted.

Former Service Buildings

- 3.67 To the northwest are three former service buildings consisting of the former dairy, tool shed and garage. The former dairy is constructed of brick with a clipped gable roof of stone and clay tiles. The roof on the west elevation is comprised a mixture of materials including Horsham stone, tile and ridge tiles. The roof to the east is comprised tile. Historic photographs from the Gorer Archive show the same extant materials on the west elevation with the east elevation being constructed from tiles of various dates. The east elevation once included a roof light which has since been removed. To the west elevation there are two casement windows and to the north a door with a brick lintel. The south elevation appears to be of different brick to the west and north elevation and features a stone engraving. A stone plinth runs along the bottom of the south and west elevations.
- 3.68 Based on photographs held within the Gorer Archive, it is clear that the dairy has undergone alteration. Within these photographs the dairy is depicted as a longer building abutting a section of the north elevation of the east wing (the building line of which is visible on the north elevation of the east wing) (plate 81). At present there is a large gap between the east wing and the dairy because of the latter's reduction in size. Planning approval was granted in 1988 for the demolition of part of the dairy (which was called the 'outbuilding')

and the construction of a wall from “second hand brickwork to match”. The south elevation of the dairy, therefore, is not original. Historic photographs show a door to the west elevation, which is no longer present, though the two windows (extant) remain in the same location. The extant door on the north elevation is also depicted in historic photographs. It is clear, therefore, that the alterations were concentrated on the south section of the dairy. Historic photographs reveal that the southern end included a chimney which was removed because of the alterations.

- 3.69 The windows to the west elevation appear to be the same as those depicted within historic photographs and have therefore not been altered during Gorer’s residency nor because of the post 1987 alterations. The north window features two casements each with 18 panes. The window to the south features three casements with the same number of panes in each window. The windows are in poor condition and need repair to make them serviceable.
- 3.70 Externally, the roof covering on the west side is comprised a mixture of materials including Horsham stone, tile and ridge tiles. The roof covering on the east side is comprised tile. Historic photographs from the Gorer Archive show the same extant materials on the west side with the east side being covered with tiles of various dates. The roof slope on the east elevation once included a roof light which has since been infilled.
- 3.71 Internally, the dairy is divided by a brick wall, creating two smaller rooms with a door in between. It is possible that the wall forms an original partition and thus dates to the original construction, however, notwithstanding that the wall may be historic it does not contribute to an understanding of a specific phase of interest in the building’s historical development. It is a structural feature that facilitated a historic function but is not considered of heritage value which may contribute to significance. There are no remaining visible original internal fixtures or fittings which provide evidence as to the buildings past use. Due to the alterations undertaken in the late twentieth century, very little of the historic plan form has been retained and there is no extant evidence as to how the building was historically used. Research undertaken as part of this assessment leads to the conclusion that the ascription of ‘dairy’ is unevidenced.
- 3.72 To the north of the dairy is the tool shed, built of brick with a dual pitched tile roof. Both the south and north elevations have white wooden boarding on the exterior, a water pump is located on the north elevation. The west elevation features two doors which each have a window above them. The windows cannot be opened and have six single-glazed panes each. Based on extant evidence, the historic use of the tool shed is unclear, however, it is likely that it would have been used in an ancillary capacity to the house. Photographs from the Gorer Archive show a small building in between the dairy and the tool shed which is no longer in place. Internally the tool shed is divided by a brick wall which encompasses the former truss, suggesting the height and profile of the roof has been altered. The timbers to the roof are modern. There are no internal fixtures or fittings which evidence the past use of the tool shed or its historic plan form.
- 3.73 A building of Victorian date in use as a garage is located to the north of the tool shed. It is built of brick and has a dual pitched tile roof. Three large doors are located on the west elevation and to the south there is a set of wooden stairs leading to a first floor door.

Former Agricultural Buildings

- 3.74 The former agricultural buildings are composed of the barn, stables, cowshed and byre and were the subject of a heritage statement produced by Chris Butler Archaeological Services in September 2021 in which a detailed building description is given on pages 17 – 23 in that report. The report prepared by Chris Butler Archaeological Services should be read in conjunction with this Statement.
- 3.75 The farmyard includes a principal barn to the east. Barns were often the central building on the farmstead and were traditionally used for threshing and storing the corn and crops grown on the farm as well as housing hay and threshed straw for livestock. Features associated with such barns often include large doors to the threshing floor set within a wide doorway with an opposing door. It was common for barns to have a single threshing floor which was placed either in the centre of the barn or slightly off centre at one end resulting in a different number of bays on each side of the threshing floor.
- 3.76 The structural survey, carried out by Built Engineers (2025), notes the presence of a “previous crude bolted timber strengthening splint” on the east wall opposite the west door which “may have carried previous mechanical kit or framed historic opening”. The Chris Butler report states that “there was originally an entrance in the east wall opposite the current entrance” though does not provide evidence to substantiate this claim. From an analysis of the extant fabric, there is very little evidence (aside from the timber splints) of an opening on this elevation due to the insertion of modern timber boards. The lack of extant evidence is unsurprising considering the barn was largely rebuilt using a mix of historic timber and modern fabric.
- 3.77 Historic photographs (c. 1950s-1960s) held within the Gorer Archive show the barn as having a cat slide roof which stretches the entirety of the west elevation creating an open aisle along the west elevation. It also shows a small building abutting the barn to the east elevation. It is not clear if the extant lean-to extensions were in place at that time. Further to this, whilst it is not clear if the large double doors to the west elevation were present at that time, it is unlikely that the barn was used for threshing due to the cat slide roof preventing the threshing process taking place. It is possible that the principal elevation was the east elevation due to the low cat slide roof to the west, however, due to the barn having undergone a substantial rebuild which involved the reuse of historic timbers this is unclear.
- 3.78 At present the barn is comprised an open space which is open to full height. It is suggested within the structural survey that the south gable wall features evidence of a possible hayloft, however, this cannot be properly substantiated due to the fact the timbers have been reused. The floor is of one material and there is no delineation of a former threshing floor nor how the barn was internally divided. There is a clear mix of old and new timbers within the barn which denote the areas which have been repaired/ amended over time. It is suggested within the Chris Butler report that many of the posts have been re-used due to a large proportion of the posts having missing head braces. Cartographically, the barn is not depicted on the map of 1844 but is on the map of 1845 which would suggest that the barn may have been rebuilt in the nineteenth century using re-used older timbers. The Chris Butler report also suggests that the barn may have been re-roofed in the late nineteenth century at the same time when the lean-to extensions to the west may have been added.

Cowshed

- 3.79 Internally, much of the former cowshed is modern with the only historic features being limited to the timber frame and part of the timber roof structure. The walls are largely constructed of modern concrete blocks and inside are modern fittings related to the cowshed's former use. The north gable shares a wall with the cottage and is of brick with modern infilling at the top. There is evidence of a former doorway within the centre of the wall which since has been infilled. The brick lintel is still evident, and it suggests that the cowshed and the cottage were once connected.

Stables

- 3.80 The stable is a six bayed timber framed building which has undergone a large degree of modern intervention. Historic fabric is limited to some areas of sandstone which made up the original plinth and part of the timber frame. Internally there are no visible historic fixtures and fittings which provide evidence of its past use.

Cottage

- 3.81 Adjoining the former stables on its western elevation is the cottage which can be accessed via the former cowshed, the back of the farmyard along Birchen Lane as well as from the western side of the house. It is a one storey building built of brick largely laid to Flemish bond with a dual pitched roof and chimney to the west. On the south elevation are two casement windows either side of a plain central door with a large rectangular fanlight which mirrors the design of the casement windows. The west elevation includes one casement window to the south and chimney to the north. A pair of gates are located to the west leading to Birchen Lane. On the north elevation is a casement window of different design to those on the south elevation and a later single storey extension of brick featuring a modern UPVC window on the west elevation. Further along the north elevation are two casement windows.
- 3.82 Internally, the cottage is accessed by a central door that gives access to a small entrance hall. To the west is a kitchen with a modern ceiling and fittings and to the northwest is the sitting room which features a brick chimney. The ceiling in the rear sitting room has partially collapsed in one area. To the east is a rectangular room with a modern ceiling and low skirting board. Leading from the hall to the north is a small corridor in which the bathroom is located to the east. At the end of the corridor is the later extension which is a rectangular room with a modern ceiling and UPVC window.

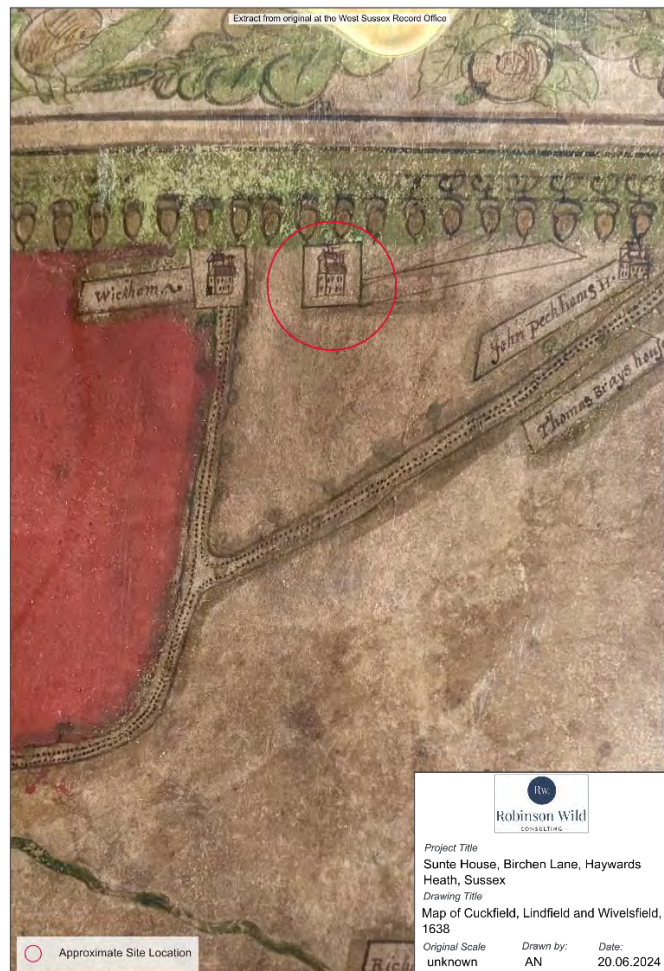


Figure 4: **1638** A detail from the Map of Cuckfield, Lindfield and Wivelsfield (source: West Sussex Record Office, ref: Add Mss 28784. Reproduced with kind permission of West Sussex Record Office)



Figure 5: **1844** A detail from the Map of Lindfield Parish in the County of Sussex made from actual survey (source: West Sussex Record Office, ref: Add Mss 32977. Reproduced with kind permission of West Sussex Record Office)



Figure 6: **1845** A detail from the Cuckfield Tithe Map (source: West Sussex Record Office, ref: TD/E91. Reproduced with kind permission of West Sussex Record Office)



Figure 7: **1876** A detail from the Ordnance Survey - Sussex sheet XXVI



Figure 8: 1879 A detail from the Ordnance Survey - Sussex Sheet XXVI, surveyed 1874 published 1879



Figure 9: 1897 A detail from the Ordnance Survey - Sussex Sheet XXVI.6 (source: National Library of Scotland)



Figure 10: **1910** A detail from the Ordnance Survey - Sussex Sheet XXVI.6 (source: National Library of Scotland)

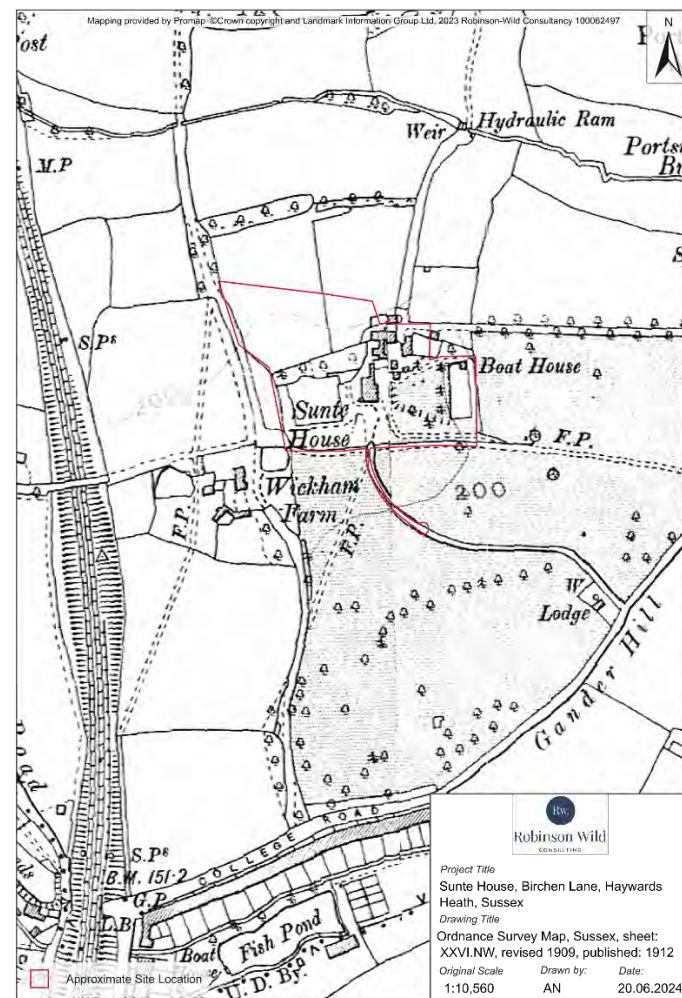


Figure 11: **1912** A detail from the Landmark Historical Mapping (source: Promap)

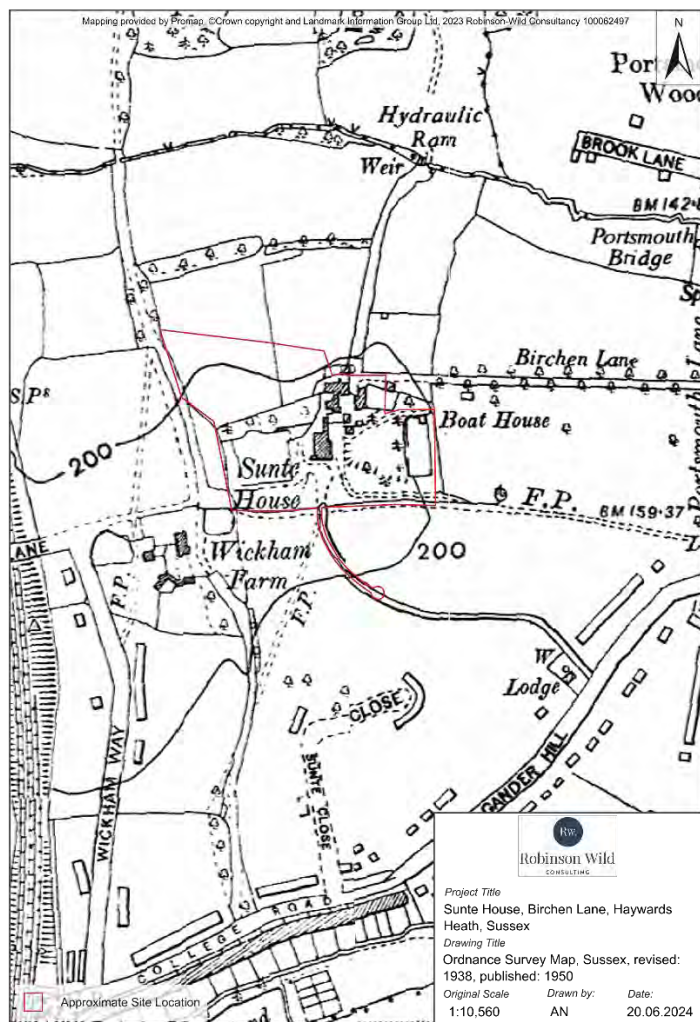


Figure 12: 1950 A detail from the Landmark Historical Mapping (source: Promap)

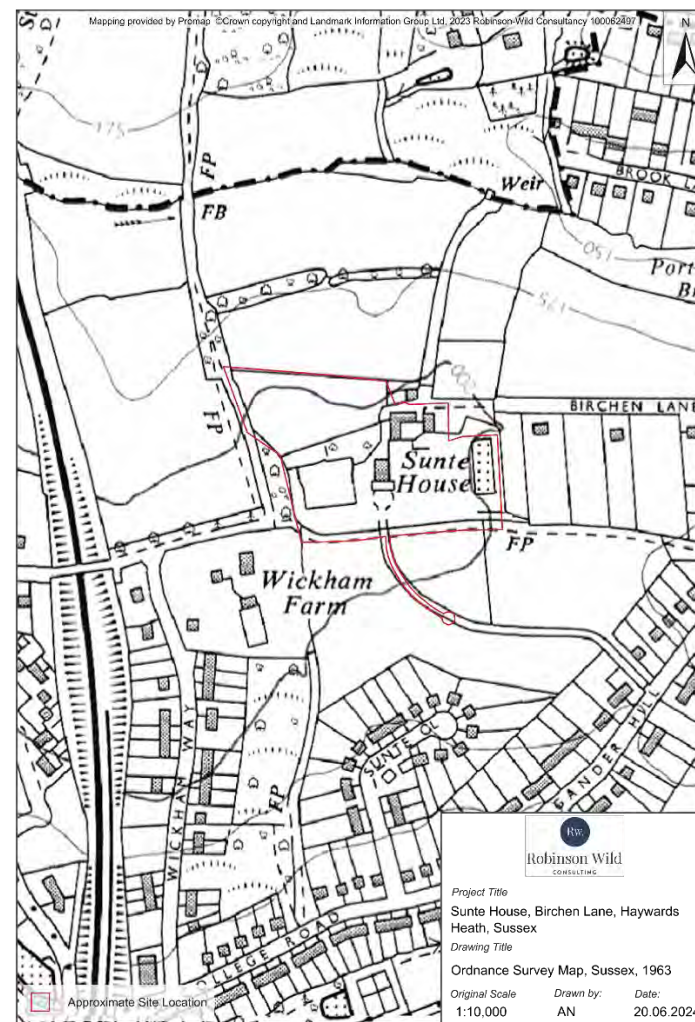


Figure 13: 1963 A detail from the Landmark Historical Mapping (source: Promap)

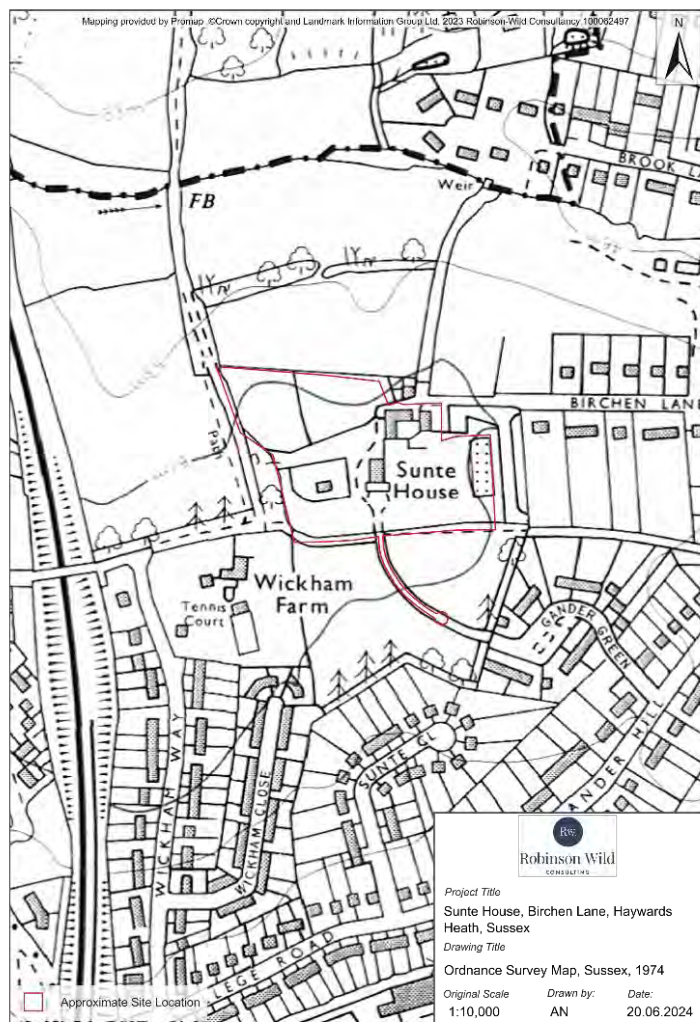


Figure 14: 1974 A detail from the Landmark Historical Mapping (source: Promap)

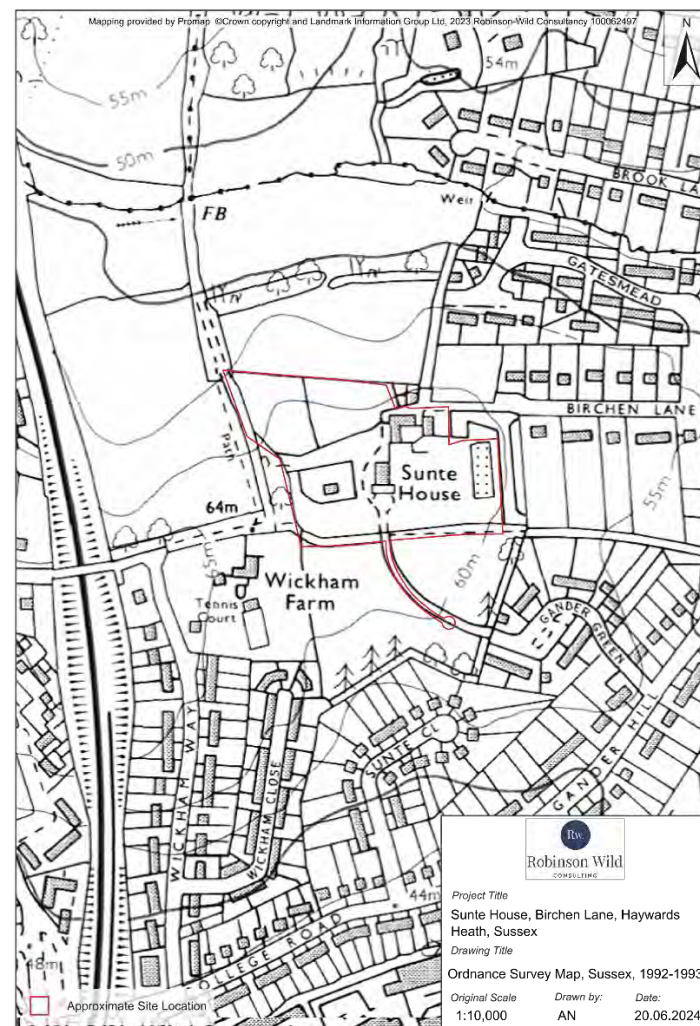


Figure 15: 1992 – 93 A detail from the Landmark Historical Mapping (source: Promap)

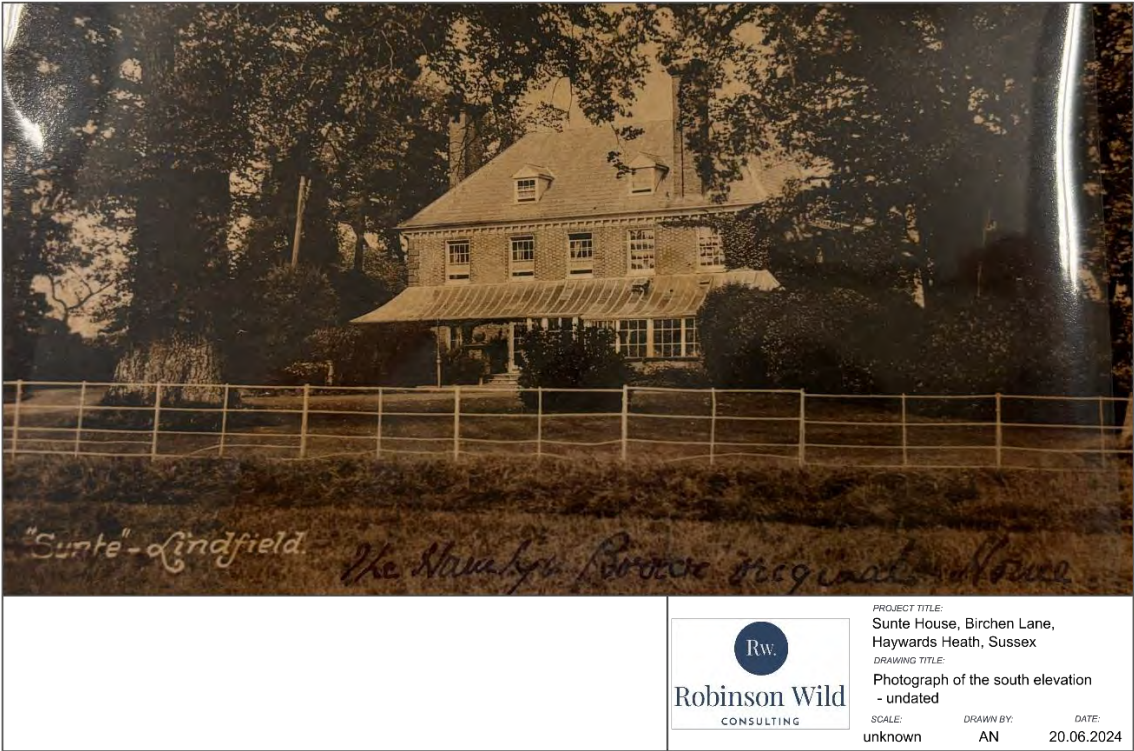


Figure 16: **Undated** Photograph of the south elevation (source: Geoffrey Gorer Archive, ref: SxMs52/9/1/1/5)



Figure 17: **Undated** Photograph of the south elevation (source: Geoffrey Gorer Archive, ref: SxMs52/9/1/1/5)



Figure 18: **Undated** Photograph of the east elevation showing the three service buildings to the north (source: Geoffrey Gorer Archive, ref: SxMs52/9/1/1/5)



Figure 19: **Undated** Photograph of the east elevation (source: Geoffrey Gorer Archive, ref: SxMs52/9/1/1/5)



Figure 20: **Undated** Photograph of the rear of Sunte House (source: Geoffrey Gorer Archive , ref: SxMs52/9/1/1/5)



Figure 21: **Undated** Photograph of the house to the northeast of the cottage (source: Geoffrey Gorer Archive, ref: SxMs52/9/1/1/5)

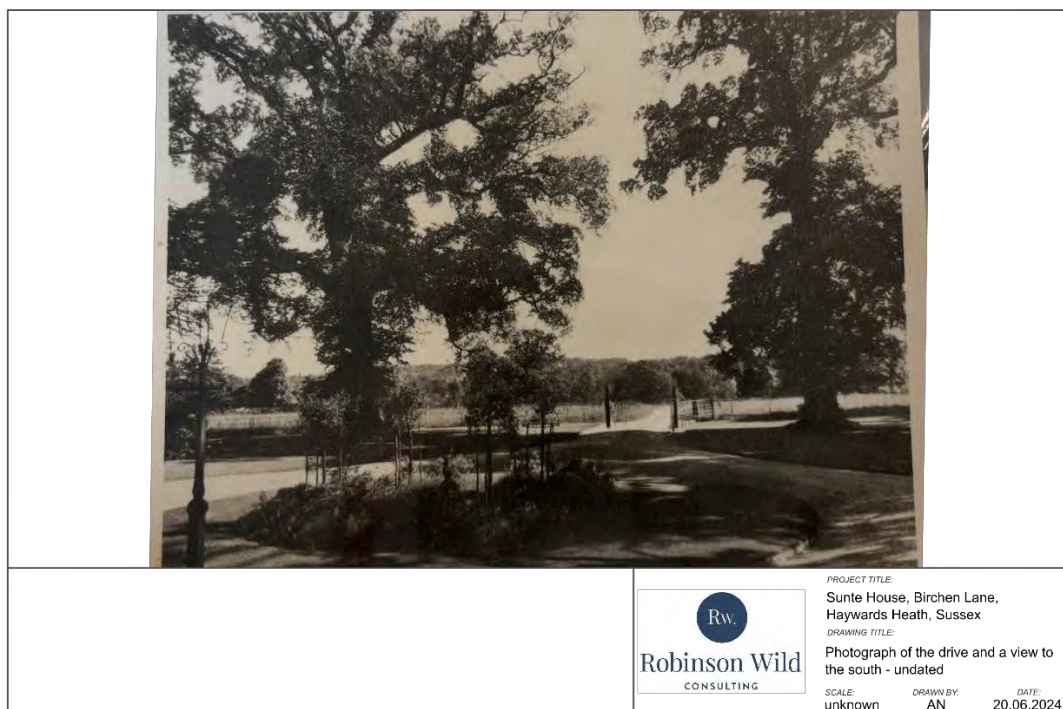


Figure 22: **Undated** Photograph of the drive and a view to the south (source: Geoffrey Gorer Archive, ref: SxMs52/9/1/1/5)



Figure 23: **Undated** Photograph of the formal garden and terrace (source: Geoffrey Gorer Archive, ref: SxMs52/9/1/1/5)

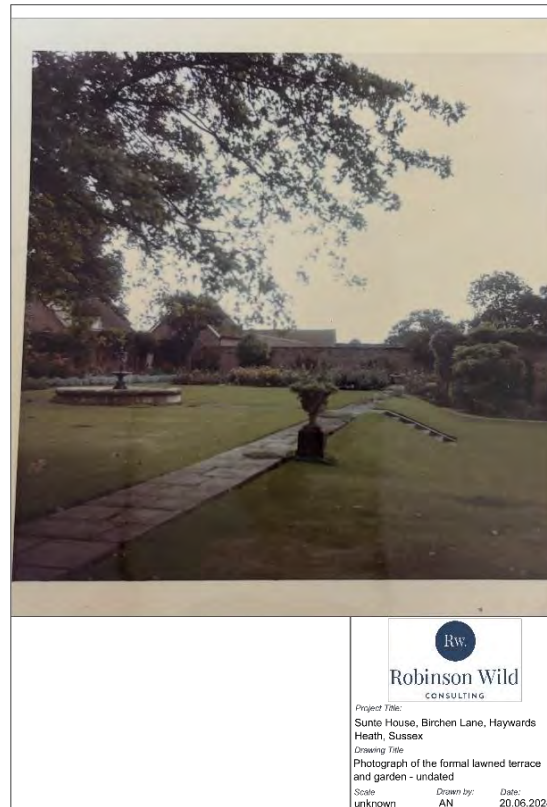


Figure 24: **Undated** Photograph of the formal lawned terrace and garden (source: Geoffrey Gorer Archive, ref: SxMs52/9/1/1/5)



Figure 25: **Undated** Aerial photograph of Sunte House and garden (source: Geoffrey Gorer Archive, ref: SxMs52/9/1/1/5)

4.0 ASSESSMENT OF SIGNIFICANCE

- 4.1 The *NPPF* directs that for planning purposes, local planning authorities should require an applicant to describe the significance of any heritage assets affected by proposed alterations and/or development. The *NPPF* also points out that significance derives not only from a heritage asset's physical presence, but also from its setting, being the surroundings in which it is experienced.
- 4.2 Historic England in *Conservation Principles, Policies and Guidance* (2008) identify four principal heritage values: Evidential (deriving from the potential of a place to yield evidence about past human activity), Historical (deriving from the ways in which past people, events and aspects of life can be connected through a place to the present), Aesthetic (deriving from the ways in which people draw sensory and intellectual stimulation from a place), and Communal (deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory) which might be taken into account when assessing the significance of heritage assets, whether they are designated or not.
- 4.3 The *NPPF* suggests that for planning purposes, the significance of heritage assets should be assessed under the headings of archaeological, architectural, artistic, or historic which essentially correspond with the Historic England values.
- 4.4 Assessing the significance of heritage assets is to a great extent based on knowledge of the asset type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people. The incorporation of a values-based benchmark within the assessment helps to ensure a consistency of approach when determining significance in the context of managing change to historic buildings and/or places.
- 4.5 The principal heritage values, or interests can be weighted in terms of their relative importance for a heritage asset. The significance of heritage assets or their elements can be measured on different levels:

Table 1.

Value / Criteria	Description
Very High Building/site/area of international significance	Sites, buildings, monuments, or landscapes of international significance and listed on the World Heritage Site List, or other sites, buildings, monuments, or landscapes of comparable quality
High Building/site/area of national significance	Listed Buildings Grade I, Grade II*, Conservation Areas (containing very important buildings) Scheduled Monuments, non-designated sites or assets of comparable quality, Registered battlefields, Registered Parks and Gardens Grade I and Grade II*. An aspect (e.g., structure or feature) that strongly contributes to significance
Medium Building/site/area of national significance	Listed Buildings Grade II, Conservation Areas, Historic Townscapes, Registered Parks and Gardens Grade II. An aspect (e.g., structure or feature) that makes a moderate contribution to significance
Low Buildings/sites/areas of regional/local significance	Buildings and areas of local interest, sites and archaeological remains which are not of national importance, historic landscapes of regional/county importance. An aspect (e.g., structure or feature) that makes a lesser contribution to significance

Negligible Buildings /Sites / Areas of little or no significance;	Buildings/sites/areas of little or no significance. An aspect (e.g., structure or feature) that has little or no value and therefore does not impact significance, either positively or negatively
Negative	An aspect (structure or feature) that detracts from the significance of a heritage asset

- 4.6 The house is grade II* listed. Its listed status is a formal recognition of its heritage value and, when taken in the context of the weighting of significance as set out above, its deemed **high** significance. However, it is important to take a more nuanced approach to the assessment of significance and arrive at a detailed understanding of the heritage values which may contribute to it. The assessment also considers the significance of key elements and features of the house within the context of the heritage values as it is recognized that not all parts of a heritage asset will necessarily be of equal significance. The assessment below considers these values in detail.
- 4.7 The garden wall and garden building within the walled garden are both grade II listed. This is a formal recognition of their heritage value and, when taken in the context of the weighting of significance as set out above, they are deemed of **medium** significance.
- 4.8 The aim of the assessment is to inform the level of change that is likely to be acceptable under any proposals for alteration and/or development, and it will ensure that decisions relating to the long-term management of the house consider the values which contribute to its significance.

Evidential Value

- 4.9 Evidential value is essentially an archaeological measure, but it can be derived from above-ground physical remains which have been inherited from the past just as well as remains buried in the ground. In this regard, our ability to understand and interpret the evidence relies upon the intactness of the extant remains.
- 4.10 In this case, the potential for buried archaeological deposits of high value or interest is likely to be low - medium. Given the archaeological evidence for Iron Age/Roman activity close to the site (HER: Land at Birchen Lane, MWS12937), it is possible there may be archaeological evidence for activity on the site in a commensurate period. However, it is considered more likely that any buried archaeological deposits are likely to be limited to evidence of the house's construction and finds and/or features related to the occupants and the former agricultural-related activity on the site and none of which are likely to be of high value or interest.

4.11 House

Turning to above ground, a key feature of high significance that has been identified is the extant plan form of the older core of the house dating to the late seventeenth century/early eighteenth century (Phase 1) within the south and east sections of the house, including the location of the stairs. These sections of the house reflect the building typology and architectural style of the time and the growing importance of the house within the landscape prior to later changes and extensions. It is evident that over time alterations have occurred to the rear of the house including to the building referred to as the dairy which previously abutted a section (on the east side) of the north elevation of the house. This represents how the house responded to the needs of the owners and the primary functional role of the service

buildings to the north. In the west section of the house, the significance also lies in its contribution to the understanding of the developmental history of the house and how it relates to its expansion in the Victorian period as a response to new ownership under the Catt family. It holds less significance than the south and east sections but does still play an important role in contributing to the understanding of the developmental history of the house. Overall, the house is considered of **high** evidential value.

- 4.12 Extant visible historic internal features, fixtures and fittings dating to Phase 1 are limited and include the principal staircase. It has been altered and consequently is considered of **medium-high** evidential value. There are several fire surrounds (dining room; sitting room and principal bedroom) of early nineteenth century design which are considered of **medium** evidential value.
- 4.13 As a result the post 1987 alterations, the historic plan form of the first floor has not been retained, and it is unclear from extant evidence how the first floor was originally laid out. Evidential value is limited to the presence of an original beam within the southwest and southeast bedrooms dating to the first phase of construction.
- 4.14 On-site analysis and desktop research indicates that the extant windows are not original, specifically, none date to Phase 1. Additionally, analysis indicates that none date to pre-1774. Given the presence of modern brass Brighton Fasteners (used from the nineteenth century onwards) throughout on the sash windows and their fair condition, it is likely that they have undergone a series of refurbishments/replacement. It is known that the building has undergone substantial addition and alteration in the late nineteenth century and late twentieth century and the refurbishment/replacement may have been undertaken at these times with the intent of maintaining historic character through the glazing pattern, sash horn design and window fasteners. In the absence of strong evidence for the date of insertion, and in the knowledge that twentieth century windows with traditional characteristics have been inserted, it is not possible to assign a high level of evidential value to the windows. . The windows are considered to contribute mainly to the aesthetic value of the house though to a very limited extent. In of themselves the windows are not considered to contribute in a highly meaningful way to the significance of the house for the reasons set out above. Those which display historic characteristics demonstrable of at least a post-1774 date (first floor – south and east elevations) are considered of low evidential value.

Rear courtyard

- 4.15 Its evidential value is limited due to the alterations made to it within the twentieth century, most notably the shortening of the dairy. Little extant evidence as to how this space was used or navigated is retained and thus it is of **low** evidential value. Further to this, within the hierarchy of spaces, the courtyard is of considered of low significance.

Garden and landscape – Walled Garden (west – former kitchen garden)

- 4.16 As set out in Section 3.0 Historical Development, the walled garden would have served as a dual-purpose kitchen garden providing fruit, flowers and vegetables for the house. It is evident that the garden has been heavily altered since the Ordnance Survey map of 1876 (in which it is first depicted on historic mapping) something which is reflected in its change in use over time with the creation of a tennis court to the south within the former boundary. Overtime, the way the former walled garden has been used and experienced has changed. Consequently, its relationship with the house has also been altered. Its original, primary use was as both a

productive and leisure space. It would have been used to supply the house with produce whilst also being enjoyed for walks and leisure. Overtime, this productive relationship to the house has changed as much of the garden is no longer used for its original productive capacity and has been heavily altered as a result. Consequently, the extant garden retains little historic fabric or planting that is associated with walled kitchen gardens and thus its significance as a walled kitchen garden has been diminished. It no longer holds significance as a designed productive space as it retains little historic fabric or evidence that relates to its original use.

- 4.17 It is acknowledged that the extant north and east wall are in a similar position as depicted on the 1876 map, and, by demarcating part of the original garden boundary, have a degree of evidential value. The walls, however, are not original and it should be noted that the north wall and the north section of the east wall have been altered since the Ordnance Survey map of 1876 and do not fully follow the same boundary line. The north wall originally featured a substantial curve at its centre. This section of the wall no longer exists, and the wall here has been removed and replaced with a hedge. The wall does not continue westwards after the hedge and terminates to the east of the hedge. On the 1876 map, the north section of the east wall protrudes eastwards rather than following a continuous straight line as is extant. This protrusion continues to be cartographically depicted until the Ordnance Survey map of 1974 suggesting the wall was altered between the maps of 1963 and 1974.
- 4.18 Both extant walls are constructed of demonstrably modern brick, as evidenced by their size and materiality. At the very base of the wall (below the soil line) there is a change in brick which is only visible by one layer. This may be possible evidence of the original boundary wall however, investigation to the lowest level of brick beyond that which is visible was not possible. Further to this, this line of brick is not visible and most of the extant fabric on both walls is modern meaning that the base of the wall only contributes partly to the walls significance. It is not considered that the two partial extant walls (in terms of the fabric) contribute to the significance of the space due to the fact they are principally constructed of modern brick. It is acknowledged that they in part denote the former walled garden boundary line, however this has been substantially altered and thus the contribution the walls make to the significance of the space has also been diminished.
- 4.19 The walled garden has undergone a large amount of internal alteration since it was first depicted on the 1876 Ordnance Survey map including the removal and rebuilding of garden walls and the insertion of a tennis court. This in turn has meant that the use of the space has changed over time and thus its relationship to the house. Walled gardens were spaces of both function and leisure, being used to produce fruit and vegetables whilst also being spaces to take walks. Overtime, the walled garden has primarily become a space for leisure and its more functional purpose has declined. Overall, the walled garden is considered of **low** evidential value. Its value is derived from the fact it is a physical marker of a historic boundary.

Garden and landscape – Lawned terrace and formal garden (east)

- 4.20 The formal garden and terrace (east garden), according to the cartographic evidence was in situ by the time the 1876 Ordnance Survey was surveyed (1873/74). These features are important as, combined with the lawn and ornamental pond, they help to reflect the Victorian Gardenesque style that was at Sunte as well as revealing how the landscape was used and enjoyed. The walled garden and garden building within the east garden date, according to the

NHLE List Entry Description, to the eighteenth century (however the garden building does not appear on the 1845 Tithe Map) and therefore form an early part of the garden's history. Overall, the gardens are of **medium** evidential value.

Former service buildings

- 4.21 The three former service buildings to the northeast of the house comprise the dairy, tool shed and garage. Together, they evidence in part the developmental history of the site. The dairy and tool shed are considered of **medium** evidential value.
- 4.22 The dairy has undergone a large degree of alteration both internally and externally because of the 1988 consented planning application. Internally, the dairy is divided by a brick wall, creating two smaller rooms with a door in between. It is possible that the wall forms an original partition and thus dates to the original construction, however, notwithstanding that the wall may be historic it does not contribute to an understanding of a specific phase of interest in the building's historical development. It is a structural feature that facilitated a historic function but is not considered of heritage value which may contribute to significance. There are no remaining original internal fixtures or fittings which provide evidence as to the buildings past use. The roof does retain some historic timbers though altered because of the later alteration of the dairy.
- 4.23 The western section of the roof includes Horsham Stone, tile and ridge tiles. Horsham stone was a popular material largely used in West Sussex and areas of East Sussex and Surrey. It is common for roofs to feature a mixture of stone and tiles as seen on the dairy, with stone on the lower half and tile on the upper. This is often due to there being less stone available for re-roofing and the mixed use of materials is a long-established method of repair and is largely seen as 'traditional' (Stone roofing association, 2009). At this time, the age of the tiles and stone is unclear and from cartographic and photographic evidence it is clear that the dairy has been historically altered meaning changes/ amendments to its roof over time are highly likely to have taken place. Overall, it is considered to be of low evidential value. It contributes to an understanding of the hierarchy of space and its materials (specifically the use of Horsham Stone) positively contribute to its significance in that it is an example of local vernacular architecture. It forms a group with the other service buildings and as such contributes to the group value (**Medium**) of the service buildings.
- 4.24 The tool shed retains no visible internal fixtures or fittings which evidence its past use of or its historic plan form.

Former agricultural buildings

- 4.25 The former agricultural buildings to the north of the house serve as evidence of the prominent role farming played in relation to the house. No longer in use, they are in varying degrees of poor condition and overall are of **medium** evidential value. In and of themselves, they are of low evidential value, but some value is derived from their contribution to the historic legibility and integrity of the historic former farm yard which is an important element of the developmental history of the site.
- 4.26 The barn was substantially altered and rebuilt in the 1980s (as evidenced by fabric and historic photographs) and includes a large proportion of modern fabric. Substantial alterations have occurred to the roof structure and exterior which now features unsympathetic building materials including concrete blocks on both the west and south elevations. There is no extant

evidence of how the barn was internally organised and there is limited evidence of former openings. As a result of this, the evidential value of the barn has been diminished as it does not retain its historic plan form, nor any historic fixtures or fittings relating to its past use and has been unsympathetically altered. Part of its significance is derived from its size which indicates its use as the primary barn within the courtyard.

- 4.27 Regarding the cow shed, historic fabric is limited to the timber frame and part of the roof structure. It has been unsympathetically altered and thus features modern unsympathetic fabric to the exterior. significance is linked to its height, external plan form and relationship with the other agricultural buildings.
- 4.28 The stables have undergone a large degree of alteration and as such includes a large proportion of modern fabric. Unsympathetic modern fabric is evidenced on the exterior elevation. Its historic plan form has not been retained. There are no extant historic fixtures or fittings. Its significance is linked to its height, external plan form and relationship with the other agricultural buildings.
- 4.29 The cottage, which adjoins to the west of the stables, highlights the dominance of agricultural production and its role in generating wealth for the house as well as the provision of accommodation for those working within the grounds. Internally, there is very little historic evidential value and within the rear sitting room part of the ceiling has fallen through. Overall, the cottage is of low evidential value.

Historical Value

House

- 4.30 The south and east elevations of the house are a good example of the architectural style during the transitional period between the late Stuart and early Georgian eras. The extension to the west and the alterations to the north symbolise the developmental history of the site as it changed hands between families. From 1870 the house was owned by the Catt family who were respected members of the community and who helped in attributing a degree of local significance to Sunte House. The garden (east) is a good example of the Victorian Gardenesque style which contained elements of both formal and 'natural' design. The house and gardens are considered to be of **medium** historic value.
- 4.31 The well-regarded anthropologist and writer Geoffrey Gorer (1905-85) purchased Sunte House in 1950 and he remained there until his death in 1985. He was noted for his application of psychoanalytic techniques to anthropology and his studies of national character ranged from West African tribal life to Japanese propaganda during the Second World War. It was these anthropological studies which made his name and his studies of English life and culture (1955 – 70) consolidated it. It was through the latter that he became well known to readers of newspapers during the 1950s and 1960s when, with newspaper sponsorship, he undertook national surveys on English attitudes and character. These would lead to a series of accompanying articles in the newspaper in question which analysed the findings. Some of his early studies culminated in a book, *Exploring English Character* (1955).
- 4.32 His subjects for research were wide in scope and his professional writings took in horticultural journalism (he developed an expertise in cultivating rhododendrons when residing at Sunte House) and literary parody. His first major work was *The Revolutionary Ideas of the Marquis*

de Sade (1934, revised in 1953 and again in 1964 as *The Life and Ideas of the Marquis de Sade*). His association with the site is considered of **medium** historic value.

- 4.33 The west wing retains minimal historic fabric. It can provide evidence of the developmental history of the house and its expansion in the nineteenth century. Due to the removal of a large amount of internal historic fabric, the historic plan form is not able to be ascertained. Further to this, aside from the position of the former fireplace (in particular the fire breast), and the service stair and lobby, no extant historic fixtures or fittings remain.
- 4.34 Due to the substantial alteration of the first floor in the late twentieth century, historic plan form has not been retained. Historical value is limited to the principal staircase (which has been altered), chimney breasts and some of the fire surrounds.

Rear Courtyard

- 4.35 The courtyard was formed because of the construction of the west wing in the nineteenth century and therefore forms part of the developmental history of the house and the changing requirements of the owners. It is suggested that the space was largely used as an access to the rear service buildings, however, due to alterations to the fenestration of the courtyard elevations and the shortening of the dairy in the late twentieth century, its historical value has been diminished, and the space no longer serves its original purpose. It is considered of low historical value.

Garden and landscape

- 4.36 The walled garden as a space retains a degree of historical value as it associated with how the landscape was laid out and used within the nineteenth century. The north and east wall, in part, demarcate the original boundary of the walled garden thus revealing part of the original layout of the walled garden. This historical value, however, has been diminished due to the removal of the south and west walls and part of the north and east wall meaning only part of the garden is walled. Further to this, the walls retain limited original fabric. The walled garden is no longer used for its original purpose and has been largely turned over to leisure. Permission was granted in 1987 for the construction of a tennis court and swimming pool within the walled garden and thus the principle of the garden being largely used for leisure has long been established. Due to the insertion of a tennis court, which encompasses a large section of the walled garden, combined with the fact only part of the garden is wall, its original historic use is obscured. It is considered to be of **low** historical value.

Former Service Buildings

- 4.37 No internal fixtures or fittings associated with how the dairy was historically used have been retained. The historic plan form has been altered because of the alterations undertaken post-1988. The building's historical value is in part derived from it forming a group with the other former service buildings which together evidence the past use of this area of the site. Overall, it is considered to be of **low** historical value.
- 4.38 The tool shed forms part of the group of former service buildings associated with the house and thus, it can serve as evidence as to the requirements of those living at Sunte at a particular period.

Former agricultural buildings

- 4.39 Individually in of themselves they are of limited significance. Significance is derived from their value as a group in which they can demonstrate the former use of the site.
- 4.40 The barn's historical significance is derived from its group value with the rest of the buildings within the farmyard. It can provide evidence as to how the site was used and the former relationship between the farm and Sunte house. Large scale alterations mean that its historic plan form has not been retained though it still legible as a former agricultural building. Internally there are no historic fixtures and fittings of note. The historic timber beams do constitute a degree of historical value.
- 4.41 The cowshed's historical value is derived from its relationship with the other buildings within the farmyard as it helps to contribute to understanding the historic use of the site.
- 4.42 The stables' historical value is derived from its relationship with the other buildings within the farmyard as it helps to contribute to understanding the historic use of the site.

Aesthetic Value

House

- 4.43 The south and east elevations of the house have a high degree of aesthetic value, featuring key design features relating to the Restoration style including a prominent stone string course, highlighted quoins and white dentil cornice. The use of bricks with grey headers and light red stretchers add to its aesthetic appeal. The later western extension is not visible from the south elevation and is largely in keeping with the rest of the house. Overall, the house is considered of **high** aesthetic value. The lawned terrace and formal garden to the east of the house combined with the small walled garden to the east make a positive impact on the landscape and are of **high** aesthetic value.
- 4.44 Due to the large degree of alterations within the twentieth century, the interior of the west wing does not retain a high level of aesthetic value. The exterior of the wing does hold a small degree of aesthetic value including a brick string course and brick cornice. It is plainer than the elevations to the south and east and reflects its use as a service wing.
- 4.45 Due to the substantial amount of alterations which occurred within the late twentieth century, the first floor retains very little aesthetic value. Aesthetic value is limited to the principal staircase.

Rear Courtyard

- 4.46 Due to the fact the courtyard was likely to have been used as an access from the service wing to the service buildings, the courtyard retains little aesthetic value.

Garden and landscape

- 4.47 **The Walled Garden (West, former kitchen garden).** The walled garden to the west no longer entirely carries out its original function as a walled kitchen garden and as such, how the interior is planned and designed is vastly different from how it would have looked during the nineteenth century. This in turn means that its aesthetic significance in relation to the house

has also been altered as it no longer occupies a prominent relationship with the house as it once would have.

- 4.48 Part of the garden to the north and northeast are still used in a productive capacity, however, a large portion of the garden is turned over to leisure including a large tennis court to the south and a dining area to the southeast. Aesthetically, therefore, the walled garden is only partly used for its original purpose, and it no longer fully carries out the same functional relationship with the house as it once did. As a result of this change in purpose and the alterations to the wall and interior, the aesthetic value of the garden is diminished. Overall, it is considered of **low** aesthetic value.

Former service buildings

- 4.49 Each of the buildings differ slightly in design though together, are clearly identifiable as service buildings that are subservient to the house. The dairy is clearly different in design to the tool shed and garage which share more similarities in design. The dairy is distinctive to the other service buildings due to having a clipped gable roof partly made of stone and two casement windows on its west elevation. It is smaller in size compared to the tool shed and garage and features a stone engraving on the south elevation. Overall, it is considered of **medium** aesthetic value. The tool shed has a dual pitch roof which is longer on the east elevation. Both the north and south elevations feature white wooden boards whilst the west elevation is brick. Two symmetrical doors with rectangular fan lights are located on the west elevation. These features positively contribute to the building's aesthetic value and its plain design helps to identify it as a building which had a practical purpose for the services of the house and grounds. Overall, it is considered of **medium** aesthetic value. The garage is later in date compared to the dairy and tool shed and features a dual pitch roof. The west elevation has three large doors and on the south elevation a small door is accessed by a set of stairs. This building has less visual interest compared to the tool shed and dairy and is of **low** aesthetic value.

Former agricultural buildings

- 4.50 To the rear, the former agricultural buildings are largely not in use, they in part retain some of their original character in terms of planned form and height however, it is clear that alterations have been conducted over time lowering their aesthetic value. Overall, they are considered to be of **low** aesthetic value. Externally, the cottage is in fairly good condition and, though plain in design, does share some design elements with the main house including the use of grey and red bricks also laid to Flemish bond. Its simpler design is reflective of it being a cottage for those working on the farm whilst also containing a degree of aestheticism due to being related to the house. Overall, it is considered of having **low** aesthetic value.

Communal Value

- 4.51 The historic and current use of the house precludes an assignment of high or medium communal value to it as it has not been the focus of any communal activity of interest. However, it may feature in the collective memory of previous inhabitants, visitors, and members of the local community. The building is considered of **low** communal value.

Setting

- 4.52 The effect of development on the significance of the setting of heritage assets is a material consideration in determining a planning application and the *NPPF* advises local planning authorities that they should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance.
- 4.53 Setting is defined as the surroundings in which a heritage asset is experienced, and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore, the heritage assets identified in this assessment have a setting and assessment will identify the key attributes of the heritage assets and their settings and the potential impact upon these occasioned by a proposal.
- 4.54 To identify these key attributes, it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, including the way the assets are appreciated and the assets' associations and patterns of use.
- 4.55 A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting contributes to the heritage assets. Development can affect the settings of heritage assets and the ability to understand, experience and appreciate them.
- 4.56 An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of the assessment undertaken in relation to a proposal for alteration and/or development and will be undertaken with reference to the Historic England document, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning*:3. The value of a heritage asset can be harmed or lost through alteration and/or development within its setting or through its destruction. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a heritage asset, it may affect the ability to appreciate that value or it may be neutral.
- 4.57 Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a heritage asset across, though into and out of its setting will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. To undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by a proposal for alteration and/or development, the assessment will seek to describe the setting for each significant heritage asset and provide a measure of the contribution that the setting plays in the value of the asset.
- 4.58 Many heritage assets within any given landscape may be visible from several locations – publicly accessible areas such as footpaths, streets and the open countryside and private spaces such as dwellings and private land. Many sightlines from, to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to any given heritage asset. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance.
- 4.59 Sunte House is situated on a large plot with a private driveway to the south leading to the south elevation. To the west and east are the associated gardens and to the north is the former farmyard. Directly behind the house to the northwest are two fields. Sunte House can be

partially viewed from the approach to the south though it is largely screened by trees. As discussed within section 3.0 Historical Development and Site and House Description, the setting of Sunte House has changed significantly from the beginning of the twentieth century onwards as Haywards Heath expanded. Development first began to increase along Gander Hill to the south of Sunte House as well as either side of the approach leading to the house with the creation of Sunte Close. By 1963 the land behind the pond at Sunte House had been developed, directly effecting the setting of the garden. Further to this, increased development located off Gander Hill at the beginning of the drive significantly impacts the setting of the approach and how it would have been experienced. Development to the south of the grade II* listed Wickham Farmhouse is also evident.

- 4.60 By 1974, the approach to Sunte House had been truncated due to the expansion of development to the south along Sunte Close and Gander Green. New development is also seen at this time along the north of Birchen Lane. The 1992-1993 Ordnance Survey map shows increased development on the land to the northeast of Sunte House and, aside from the truncated drive and the fields to the west, the land around Sunte House is now largely residential. Thus, the setting of Sunte House has dramatically changed throughout the twentieth century with residential development being permitted within the immediate setting of the house, to the south and west. Development to the west can be seen from the garden affecting its setting and new development has been permitted and built along the western and eastern edge of the drive further reducing the size of the land on either side of the approach. New development has also been permitted to the north behind the farmyard at the bottom of Birchen Lane which can be viewed within the courtyard.
- 4.61 Approximately 150 meters southwest of Sunte House is grade II* Wickham Farm. The setting of Wickham Farm has also been affected by modern development and views to Sunte House from Wickham Farm are largely screened by trees. Aside from this and the two listed structures within the garden, there are no other designated heritage assets within the radius of Sunte House.
- 4.62 There are three designated heritage assets within the site/a 250m radius of the house. A 250m radius ("Assessment Area") was drawn up following consultation of the Heritage Gateway, Historic England's National Heritage List for England, and other source repositories. It was also chosen as it represents the furthest distance at which it was anticipated that a perceptible measure of magnitude of change to the settings of heritage assets might bring about an impact on those settings.
- 4.63 The designated heritage assets are,
- Wickham Farmhouse. Grade II* (NHLE List Entry Number: 1286539), c.150m to the southwest of the house;
 - Garden Wall to North East of Sunte House. Grade II (NHLE List Entry Number: 1286574), c.40m northeast of the house;
 - Garden Building, within walled garden, to the east of Sunte House. Grade II (NHLE List Entry Number: 1354936), c.47m northeast of the house
- 4.64 The designated status of the heritage assets is a formal recognition of their heritage value and when taken in the context of the weighting of significance as set out in table 1 above, Wickham Farmhouse is deemed of **high** significance and the garden wall and garden building within the grounds of Sunte House are deemed **medium** significance.

- 4.65 The NHLE List Description for Wickham Farmhouse states that a building on the site is mentioned in 1279 and the foundations may relate to this, but the extant building is a late sixteenth century lobby entrance house of fine quality with an early seventeenth parlour wing added to south. There is a later seventeenth century extension to the west with late nineteenth century alterations and a further extension of c1960 to the rear in matching materials. It is grade II* due to its frame being of high quality and the survival of rare internal features.

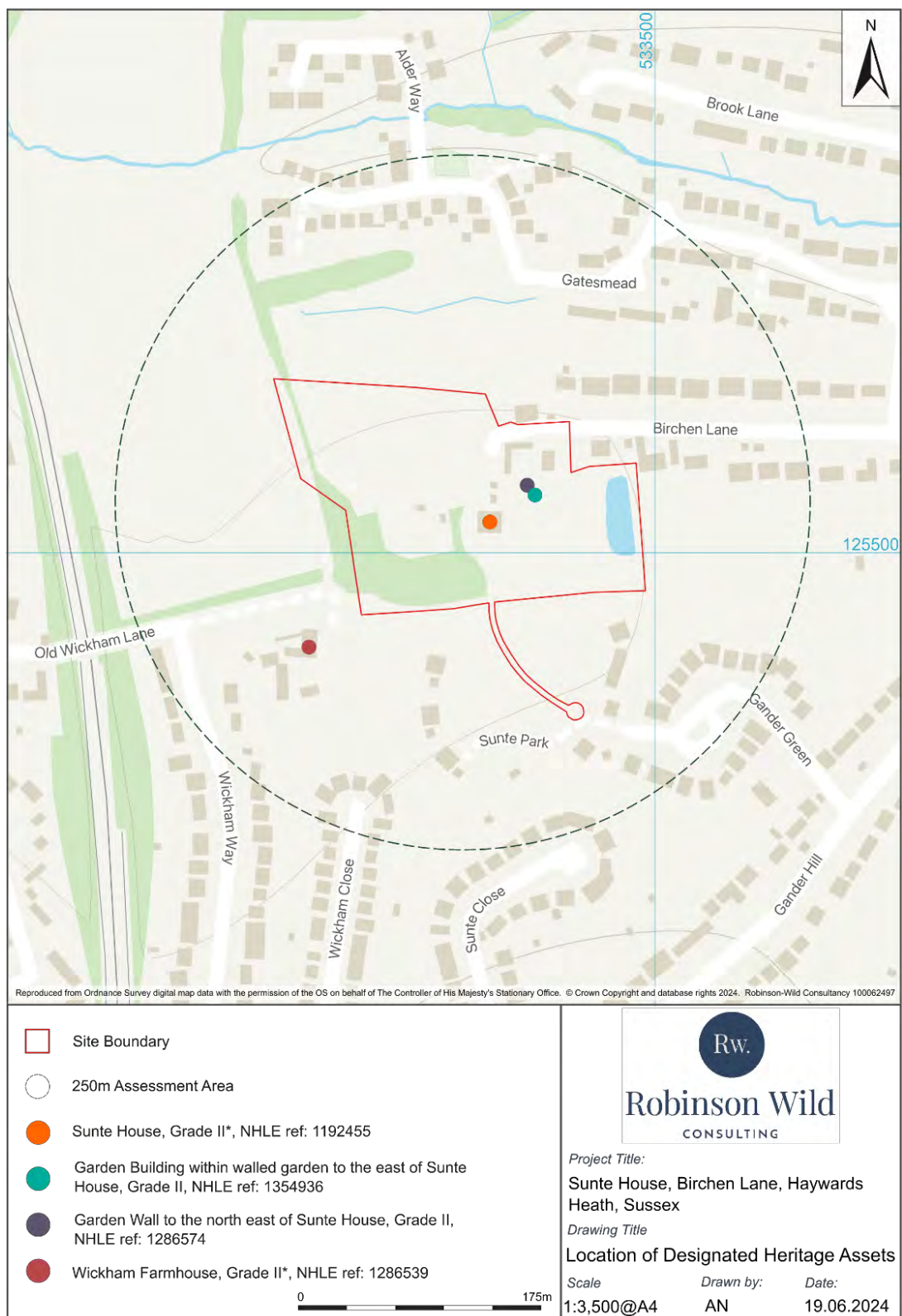


Figure 26: Location of designated heritage assets within a 250m radius

5.0 PROPOSALS AND IMPACT ASSESSMENT

- 5.1 The proposals provide an opportunity for a comprehensive refurbishment of Sunte House and the conversion of the redundant, former agricultural buildings, as part of a sensitive design strategy aimed at maintaining and improving residential amenity and ensuring the continued conservation of Sunte House, and the wider site. Both planning permission and listed building consent have been previously given for the conversion of the former agricultural buildings (2005 and reaffirmed in 2021). Sunte House has historically undergone alteration (See Appendix , most notably and substantially in the mid/late nineteenth century (Phase 3) and the twentieth century (Phase 4). The extent of the areas of alteration are shown in the phasing plans (figs.29-31).
- 5.2 The proposals can be summarised as comprising internal and external alterations to the house, including the replacement of windows on a like for like basis; the enclosure of the northeast courtyard to create a breakfast room; a small extension to the former Dairy and the construction of a glazed link between the latter and the Tool Shed; internal and external alterations to the cottage; the conversion of the former agricultural buildings; and the construction of a pool house in the walled garden. They are detailed in Table 4 below and are fully detailed in the material prepared and collated by Richard Parr Associates.
- 5.3 When assessing a proposal that may affect a heritage asset, the local planning authority is directed by legislation, national and local planning policy, and guidance. The decisive heritage-related factors associated with the proposal is the impact, if any, upon the significance of the identified heritage assets, including the contribution that their setting makes to it.
- 5.4 Proposed alteration and/or development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm. Paragraphs 213 - 215 of the *NPPF* consider the impact of a proposed development on the significance of a designated heritage asset and notes two categories of harm – ‘substantial’ and ‘less than substantial’. The revised (July 2019) *Historic Environment PPG* confirms that it is no longer enough to simply identify the category of harm with further articulation about where the proposal sits within that category now also required (Paragraph 018).
- 5.5 In response to the directive in paragraph 018 of the *Historic Environment PPG*, the impact of a proposal for alteration and/or development on the significance of the identified heritage assets (fig.14) will be assessed by drawing on a methodology for environmental impact assessment to quantify the significance of effect of the proposed development.
- 5.6 The potential impact of the proposals is considered in the context of the assessment of weighting significance of key features/elements of the heritage assets; an assessment of the magnitude of the impact (Table 2. Factors in the Assessment); and significance of effect (Table 3. Effect Significance Matrix) of the proposed development in the context of the legislative and planning policy related to the decisive heritage-related factor.
- 5.7 For the purposes of assessing direct impacts to a heritage asset the pre-eminent characteristic of the impact is the scale to which the impact alters the asset. This can be gauged by cross referencing the potential impact activities with each known asset. In addition, the type of impact is judged to arrive at a magnitude. The scale ranges from neutral, through minor and moderate to substantial and the type of impact can be beneficial or adverse. A matrix can be completed which provides a rating based upon the scale and type of impact and extent or

components of the asset affected. The magnitude of impact to an individual asset is a matter of professional judgment and is based on a five-fold scale (substantial, moderate, minor, neutral and no impact). The range of impact magnitude is explained in Table 2 below.

Table 2. Factors in the Assessment of Magnitude of Impact to Heritage Assets

Impact Magnitude	Description
Substantial Adverse	Total loss of asset
Substantial Beneficial	Comprehensive improvement to the asset through restoration or enhancement
Moderate Adverse	Partial loss of or detrimental modification to the asset, but integrity of majority of asset remains
Moderate Beneficial	Improvement to asset condition/preservation through enhancement or protection
Minor Adverse	Some measurable depreciation to the attributes and quality of asset
Minor Beneficial	Some measurable improvement to the attributes and quality of asset
Neutral	No loss or alteration of asset, no discernible impact either adverse or beneficial, or Very slight loss or detrimental alteration to asset or Very slight benefit to condition/preservation of asset

- 5.8 The significance of the residual effect on an asset is a combination of the importance of the asset and the magnitude of the impact. The required combination for an identified heritage asset and its respective key features/elements has been undertaken with the aid of a matrix, as shown in Table 3 below, to assist professional judgements regarding importance and impact magnitude in order that a reasonable and balanced assessment of effect significance (either beneficial or adverse) can be reached. In summary, the significance of the residual effect assignment is based both on a matrix that assists judgements regarding the importance of the assets and the magnitude of the impact, and professional judgement.
- 5.9 The assessment of impacts using this (EIA) methodology is not exactly the same as an assessment of impacts under the *NPPF*. The terminology is different, and the policy assessment in *NPPF* is geared to harmful impacts whereas the EIA assessment is geared to a range of effects that may or may not lead to significant impacts. In both cases, however, it is the impact on the heritage significance of the asset, as the receptor, which is key. For the purposes of the assessment, it is necessary to have regard to the provisions of the *NPPF*. Paragraphs 213 and 214 of the *NPPF* make it clear that substantial harm amounts to the total or near complete loss of significance of a designated heritage asset. The *NPPF* use of ‘substantial harm’ sets a high threshold for significance of effect, shown in the table below graphically as effects which are of Substantial effect shown in emboldened text.
- 5.10 The assessment of impacts and effects following the *NPPF* differs in criteria and terminology from those used by Historic England (formerly English Heritage) for assessing significance in

the context of managing change and formalised in *Conservation Principles, Policies and Guidance*. Consequently, the issue of assessing the proposal against Conservation Principles is considered in Table 3 below. Notwithstanding the criteria and terminology differences, Conservation Principles also allows for system aided judgement through the incorporation of a values-based benchmark which helps to ensure a consistency of approach.

Table 3. Effect Significance Matrix for Assets

Importance of Asset	Very High	Neutral	Moderate	Substantial	Substantial
	High	Neutral	Moderate	Substantial	Substantial
	Medium	Neutral	Minor / Moderate	Moderate / Substantial	Substantial
	Low	Neutral	Minor	Minor / Moderate	Moderate
	Neutral	Neutral	Minor	Minor	Minor / Moderate
	Unknown	Neutral	Neutral	Minor	Moderate
		Neutral	Minor	Moderate	Substantial
		MAGNITUDE OF IMPACT TO ASSET			

- 5.11 It is considered that the proposals will have a **Neutral** impact upon the significance of the house.
- 5.12 Notwithstanding the introduction of new build elements within the house's setting, it is considered that they do not represent harmful interventions. Specifically, it is considered that the house's significance is primarily derived from its evidential, historical and aesthetic values in of itself and where formerly, its rural and latterly, semi-rural and farmstead setting would have materially contributed to significance, this is no longer the case due to significant alteration to its setting.
- 5.13 Notably, the new build elements avoid pastiche and the superficial echoing of historic features in a new building/structure, which itself can erode setting rather than enhance it. There will be no confusion brought about over the historicity of the house. From the visual and experiential perspectives, there will be no discernible harmful impact arising from the proposals.

Table 4. Impact Assessment

Heritage Asset	Status	Asset Significance	Breakdown of Significance	Decisive Issue
Sunte House	Grade II*	High	<u>High Value</u> Exterior • south and east elevations (phase 1) Interior • chamfered beams with Lambs Tongue stops (sitting room, dining room) (phase 1) • beams (bedroom to the southwest and bedroom to the southeast with a partial section of beam within the corridor) • plan form (ground floor) (phase 1) <u>Medium-High Value</u> Interior • principal (altered) stairs between ground and first floors (phase 1) <u>Medium Value</u> Exterior • lawned terrace and formal garden to the east Interior • plan form (secondary stairs and stairs hall) (phase 3) • early nineteenth century fire surrounds (dining room; sitting room, principal bedroom); <u>Low Value</u> Exterior • North side of the west elevation; north and northeast elevations (phases 3 & 4) • Rear courtyard	The impact upon the special architectural and/or historic interest of the Grade II* listed building

			Interior • plan form (ground floor – kitchen and utility room; first floor – southern section (principal stairs landing and bedrooms); second floor (phases 3 & 4)	
Former service buildings (to the northeast, excluding the garage)		Medium	Derived from evidential, historical and aesthetic values	
Former agricultural buildings		Medium	<u>Medium Value</u> • loose courtyard plan	
Former kitchen garden		Low		
Garden building within walled garden, to the east of Sunte House	Grade II	Medium	Derived from evidential and historical values	The impact upon the special architectural and/or historic interest of the Grade II listed building
Garden wall, to the northeast of Sunte House	Grade II	Medium	Derived from evidential and historical values	The impact upon the special architectural and/or historic interest of the Grade II listed structure
Wickham Farmhouse	Grade II*	High	Derived from evidential, historical and aesthetic values	The impact upon the special architectural and/or historic interest of the Grade II* listed building

Proposal		Justification	Commentary	Significance of Effect of the proposal in the context of the Decisive Issues
<u>Sunte House</u> Exterior - Enclosure of the northeast courtyard and construction of a small extension to the former Dairy (<i>details amended post pre app</i>) - Construction of a glazed link between the former Dairy and the Tool Shed (<i>details amended post pre app</i>) - Northeast elevation (to courtyard), Ground floor – doorway altered to a window (reinstatement of historic opening) - North elevation, Ground floor – doorway altered to a window (reinstatement of historic opening) - West elevation (north side), Ground floor – window altered to a doorway to provide access to proposed west terrace		Improve residential amenity and increase useable space	<u>Enclosure of the northeast courtyard and construction of a glazed link between the former Dairy and the Tool Shed</u> This area of the site has undergone a large degree of change. There is historic precedent (as evidenced on maps, photographs and extant evidence) for built form within both the courtyard and between the dairy and the east wing. Historically, the courtyard formed part of the ‘functional’ part of the site, formerly facilitating access between the west wing and the service buildings. The relationship between the courtyard and house has, overtime, changed and diminished due to the change of use of both the west wing and the service buildings. The proposal seeks to create a flat roofed glazed extension which will cover and enclose the courtyard and in doing so, will partly reinstate the functional relationship between the buildings, albeit in an altered form. The simple form and design of the extension means that it is subservient to the house and will not visually detract from the view to the rear elevation. The use of glazing will allow for a clear distinction to be made between the ‘old’ and the ‘new’. Historic photographs (figs.18-19) which take in the east elevation show a continuous building line running off the east side of the north elevation and evidencing the former extent of the Dairy building. This is also evidenced through the visible extant building line on the north	Sunte House: High significance Former Service Buildings: Medium significance <u>Magnitude of Impact:</u> Sunte House: Neutral Former Service Buildings: Neutral <u>Significance of Effect:</u> Sunte House: Neutral Former Service Buildings: Neutral ----- Listed Structure - Garden building within walled garden: Neutral Listed Structure - Garden wall: Neutral

• West elevation (north side), First Floor – reinstatement of historic opening • Roof - additional rooflights added to the north facing and west facing slopes		elevation of the east wing. As was the case historically, before the alteration of the Dairy to facilitate access off the east terrace into the courtyard (undertaken in the late twentieth century), the proposal seeks to reintroduce the enclosure of this area through an extension which features glazing to the east elevation. The use of glazing marks it out as a modern intervention. This will allow for the extension to form a cohesive relationship with the extant buildings and negate any negative visual impact. The use of glazing for both the enclosure of the proposed courtyard and dairy extensions means that a sense of openness will be retained and the visual impact of the extension within the garden is reduced. Views to this elevation from the garden have historically taken in built form to the south of the dairy and thus views to the house and courtyard from the garden will not be negatively altered or affected. The use of glazing for the extension will ensure that the original, historic parts of the house and the previous layout will remain legible as it will clearly be able to be viewed as a modern addition. The hierarchy of built form, specifically the distinction between the primary and secondary sections of the house, will be maintained. Internally, the application will retain the extant plan form of the dairy by retaining the internal brick wall. As set out within Section 4.0, the interior of the dairy does not retain its historic plan form and thus its reuse will not alter its significance in this regard. It is proposed that a glazed link be constructed between the former Dairy and the Tool Shed. The link will be primarily of glass with timber trusses to the roof. The height of the link is such that it enables the retention of the half hip to the gable of the dairy and is lower than both the dairy and toolshed roofs, ensuring that it remains subservient to the extant buildings. The light weight roof form complements the historic character of the dairy and toolshed. There is historic precedent	<i>Listed Building - Wickham Farmhouse: Neutral</i>
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		for built form within this location as historic photographs show a flat roofed building between the dairy and toolshed. Extant evidence for this building is found through the blocked-up doorway on the east elevation of the garden wall which the application seeks to reinstate. Views to the former service buildings from the garden will not be negatively impacted by this addition, nor will the significance of the garden be altered as a result of the proposal due to the sensitive choice of materials and subservient scale and massing. The extant plan form will not be altered by the proposals. The alterations are limited to reversible alterations including the insertion of a partition wall and sanitary wear. It is suggested in Section 3.0 Historical Development that cartographic evidence suggests that the walled garden to the northeast was once walled on all sides from at least the late nineteenth century. This would have meant that views to this area from the lawn would have comprised of a garden wall. The southern wall extended to the southwest acting as a screen so that views to the service buildings would not have been seen from the lawn. It is only after subsequent alteration, which saw the removal of the south and southwest wall that the view from the lawn encompasses the service buildings. The view to this section of the landscape from the lawn is therefore not a designed view and holds low-negligible significance. As a result, the creation of both the dairy extension and link will not have an impact on the significance of the garden or views from within the garden. The proposals will not negatively impact the legibility of the buildings, as ancillary and subservient to the house. It is also considered that there will not be a negative impact on the setting, specifically that part which contributes to the significance of the house.	
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		<u>Changes to the fenestration</u> The proposal seeks to create a window in the position of the present door on the north elevation of the west wing. This will bring the elevation back to its fenestration plan prior to the consented 1987 alterations. Entrance to the west wing will be facilitated by a door on the east courtyard elevation. A door was previously located to the north of the east elevation prior to the 1987 alterations and thus the proposal partially reinstates this. It is also proposed to change a window to a door opening on the north end of the west elevation. The historic fenestration to the north and east elevation of the north wing is not, at this time, clear due to the extensive alterations made post 1987. It has been established, however, that the extant fenestrations that the proposal seeks to change do not contribute to the significance of the house nor the west wing specifically. Currently, there are several rooflights within the north, east and west facing roof slopes. It is proposed that three additional rooflights - two to the north facing slope and one to the west facing roof slope are inserted higher up the slope with the intention of increasing light penetration into the second floor. A viewpoint analysis has been undertaken to assess the potential impact on views to the house, and its significance. Plates 89 – 95 show the views to the house (looking southeast/south/southwest) when taken in from the field to the north-northwest, and from Birchen Lane to the north/northeast. It is to be highlighted that Birchen Lane is a private road and the only public right of way near the site runs to the south and west. The intervening natural and built form (tree and hedge cover) obscure views to the site. Therefore there are no views to it from publicly accessible areas. The analysis has concluded that the proposed rooflights will not be discernible in the views shown in plates 89 – 93 (from the field to the north/northwest, from Birchen Lane from the northeast, from within the former farmyard). Those proposed on the north facing slope will	
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		only be visible from the entrance gates and within the parking area at the rear of the house. Consequently, there will be very limited and restricted views to them, and it is considered that their insertion is acceptable and will not result in harm to the significance of the building. They will not impact on the understanding of its heritage values, specifically, its aesthetic value. There is no significance derived from the roof profile of the north, east and west facing slopes. The rooflights will be a demonstrable modern intervention and one for which there is precedent. The element of the proposals which relate to the alteration and insertion of fenestration are considered acceptable. The elevations of the west extension to the house (phase 3) are of low significance and the proposals will not negatively impact the understanding of this section of the house being a different and later phase than that of the original phase 1 section. The insertion of additional skylights to the roof are also considered acceptable and do not constitute harm to significance.	
Windows (general) - replacement of single-glazed windows for double-glazed (like for like).	Improves residential amenity and thermal efficiency (forms part of a whole building analysis and approach to improve thermal efficiency).	On-site and desktop analysis indicates that there are no extant windows dating to Phase 1. The windows are single-glazed, and in the main sash.. Materiality and glazing contribute a small part to the current architectural value and thereby overall significance. The windows were assessed as part of a whole building thermal efficiency assessment (submitted as part of the application) in which it was concluded that heat was being lost through the windows in various ways such as at the sash junction and at the head of various windows where there is gapping. It is evident from inspection that the windows require some maintenance, however, they are all considered to be in	Negligible to low – contribution to evidential and aesthetic value <u>Magnitude of Impact:</u> Sunte House: Neutral (if like for like) <u>Significance of Effect:</u> Neutral (if like for like)

		fair condition with no sign of rotting or failure (non-invasive survey from the interior). It is proposed that all of the windows are replaced like for like with slim line double glaze in a way to improve the thermal efficiency of the house. The windows will be carefully inspected for damage and defect and documented with a photographic and measured survey before replacement. Within Historic England’s Modifying Historic Windows as Part of Retrofitting Energy Saving Measures (January 2023, updates July 2024) it states that the first step in considering modifying historic windows is to understand their significance. This has been set out in Section 4.0 Assessment of Significance. It concludes that the windows have undergone alteration and, notably during Gorer’s residency and in the 1980s. The extant window furniture and glass is modern and is of no significance. It is noted that the design of the windows is sympathetic to the building and contribute to the overall aesthetic value of Sunte house, however, this contribution is limited. As previously stated, the windows appear to be in fair condition though, in several instances, there are visible gaps which is allowing for thermal leakage. The guidance note emphasises that window improvements “should be considered in the context of a whole building approach to energy efficiency” and as such the works to the windows should be “proportionate, efficient and effective” ensuring that it does not harm the significance of the building. The application seeks to replace the windows as part of a whole building approach in which improvements to insulation will also be addressed. As previously noted, the thermal efficiency assessment identified that the windows were contributing to	
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		a loss of heat and thus, by upgrading the windows alongside the proposed improvements to insulation, a whole building approach has been undertaken. Due to the negligible - low value of the windows and the proposed like for like replacement with sensitive double glazing, it is concluded that the proposed replacement is proportionate, efficient and will be an effective initiative to be put in place. It is considered that due to the fact the replacement windows will be like for like, the contribution the windows make to the aesthetic value of the building will not be impacted nor its significance harmed.	
Interior – Basement Perimeter walls to be tanked with a Delta Membrane System to manage water ingress	Improved residential amenity	The proposal involves creating a waterproof barrier using a studded cavity drain membrane system lapped to the floor membrane and finished with dry lining or joinery. This system manages water ingress by directing it into a drainage system and then to a sump pump for evacuation. The proposed system is favoured by English Heritage and the SPAB and is understood to be widely used in listed buildings. It is understood that the architects have experience of the proposed system and its insertion into other listed buildings, including a grade II* building. It is proposed that the works will adhere to guidance (Historic England and the SPAB) to ensure that they do not compromise the breathability or integrity of the extant historic fabric (brickwork). A Method Statement will be produced in advance of the works commencing.	
Interior – Ground Floor – West Wing Removal of modern partitions in the utility room and rear entrance lobby to create a sitting room	Improved residential amenity	<u>West Wing</u> The proposed partitions for removal are modern interventions and do not possess any significance. They do not contribute to historic plan	Plan form (ground floor – kitchen and utility room; lavatory and small rear hall): Low significance

- Alteration of window to create a door on the west elevation - Wall to east of chimney breast removed Interior – Ground Floor – Lavatory and small rear hall - Removal of modern partitions demarcating the space to reconfigure space and create a hallway		form and therefore their removal will have no effect on the significance of the west wing. As part of the alterations to this section of the west wing, the application seeks to remove a section of wall to the east of the fireplace. Plans associated with the 1987 planning application for alterations at Sunte House show the proposed infilling of this same space between the chimney breast and the east wall. This appears to have been carried out and therefore the area proposed for removal is comprised of modern material and does not hold any significance. <u>Ground Floor – Lavatory and small rear hall</u> The proposal will see the retention of the secondary service stair alongside the secondary stair hall. It seeks to infill the doorway to the east of the stair hall which at present allows access to the back stair landing. This will reinstate the private nature of the secondary stair, and the plan form of the ground floor stair hall. The lavatory within the central north extent of the house is proposed to be removed alongside several modern partitions to create a rear hallway running west to east and a guest lavatory. At present this section of the house contains modern fabric and does not retain its historic plan form. The fabric within this area is modern and thus the interventions will not impact on the significance of the building. The creation of a new hallway will result in very limited historic fabric being removed (a nib within the guest lavatory). This fabric is not considered to contribute to the significance of Sunte house. Further to this, due to modern alterations, the historic plan form of this section of the ground floor is not legible and thus the proposals are not seen to impact on the significance of the plan form.	<u>Magnitude of Impact:</u> Plan form (ground floor – kitchen and utility room): Neutral <u>Significance of Effect:</u> Plan form (ground floor – kitchen and utility room): Neutral ----- <i>Listed Building – Sunte House: Neutral</i> <i>Listed Structure - Garden building within walled garden: Neutral</i> <i>Listed Structure - Garden wall: Neutral</i> <i>Listed Building - Wickham Farmhouse: Neutral</i>
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Interior – First & Second Floors Reconfiguration of a limited amount of space	Improved residential amenity and increase usable space	It has been established that the first floor retains very little historic fabric or plan form as a result of the 1987 consented planning application. It was advised during the pre-application stage that the cellular form of the first floor should be retained as best as possible and the proposals have been amended to reflect this advice. There are only a limited number of alterations proposed for the first floor including internal alterations to the bathroom to the southwest which would see the removal of the raised bath area and the insertion of a partition to create a laundry room. Along the south elevation, the extant bedrooms to the west will see a door inserted within the modern wall and the door to one of the bedrooms will be blocked up. None of the material effected through these amendments is original nor does it contribute to the significance of the house. Other alterations include the construction of partitions within areas which are comprised of modern fabric. All of the above alterations concern modern fabric and are not deemed to alter the significance of the house as the extant plan form is largely as a result of the 1987 alterations.	Plan form (first floor – southern section (principal stairs landing and bedrooms); second floor: Low significance <u>Magnitude of Impact:</u> Plan form (first floor – southern section (principal stairs landing and bedrooms); second floor: Neutral <u>Significance of Effect:</u> <i>Plan form (first floor – southern section (principal stairs landing and bedrooms); second floor: Neutral</i> ----- <i>Listed Building – Sunte House: Neutral</i> <i>Listed Structure - Garden building within walled garden: Neutral</i> <i>Listed Structure - Garden wall: Neutral</i>
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			<i>Listed Building - Wickham Farmhouse: Neutral</i>
Former agricultural buildings and cottage • Barn: Small extension and internal mezzanine • Stables: Conversion to residential use • Cow shed: Conversion to residential use (including minor reconfiguration) • Cottage: Reconfiguration and refurbishment	Redundant/Vacant (Cottage); Poor condition (former Stables, Byre and Cart Shed) Improved residential amenity through the retention of historic buildings Planning permission (05/02450/FUL) and listed building consent (05/02781/LBC) for conversion to residential use received and reconfirmed (DM/21/0793) in 2021 for the conversion of the former agricultural buildings, and the cottage	The impact assessment below addresses elements of the proposals which are considered of sufficient importance relative to the significance of each of the former agricultural buildings affected to assess directly and individually. It is not a line-by-line list but rather a targeted and proportionate impact assessment. The agricultural buildings which comprise the former farmyard (of courtyard plan) have been, apart from the barn, redundant for several years. The cottage is also vacant. The barn, which is in wind and watertight condition is used for storage. <u>Barn</u> The Barn has had a previously approved planning application which sought to extend it to the south into the walled garden thus providing a precedent for the acceptance of built form, and specifically the extension of the barn into this area. The proposal seeks to draw upon the previous approval and extend the barn to the south into the walled garden. The extension is largely glazed with a tiled roof. It will demonstrably be a modern intervention but one that respects the barn's form and materiality. The use of glazing means that the interior and form of the barn will be able to be appreciated. As part of the extension, two sections of the southern wall will be removed to connect the barn and extension. It has been noted within analysis undertaken by Chris Butler Archaeological services and from observations on site that the barn has undergone significant alteration including a substantial rebuild in the 1980s and that the extant timbers are reused historic timbers. As such, whilst the material proposed for removal is in itself historic, it does not aid in evidencing the former use or plan form of the barn as it has been reused. As such, its removal is not considered to impact on the significance of the barn which is largely	Former agricultural buildings: Medium significance Barn: Low significance Stables: Low significance Cowshed: Low significance Cottage: Low significance <u>Magnitude of Impact:</u> Former agricultural buildings: Neutral Barn: Neutral Stables: Neutral Cowshed: Neutral Cottage: Neutral <u>Significance of Effect:</u> <i>Former agricultural buildings: Neutral</i> <i>Barn: Neutral</i> <i>Stables: Neutral</i> <i>Cowshed: Neutral</i> <i>Cottage: Neutral</i> -----

		derived from its size, position within the courtyard and relationship with the other agricultural buildings. The full height of the barn will be retained aside from the north end which will see the insertion of a mezzanine. A kitchen, cloakroom and lavatory are proposed to be inserted within the northwest section of the barn within the offshoot which comprises largely modern fabric. As part of this, a small section of fabric on the west elevation will be removed to create two doors. The exterior wall to this elevation is made of modern concrete blocks. The base includes a section of timber below which are a series of bricks. The insertion of two doors within this elevation will result in the removal of some fabric, however, this is largely modern and is not considered to contribute to the significance of the barn. It is deemed that the addition of two doors will not negatively alter the plan form of the barn as the space will still be able to read as an offshoot to the main barn both externally and internally. Internally, therefore, the character of the barn as a former working agricultural building will still be able to be read and appreciated. The plan form will substantially retain the extant bay layout through the retention of part of the dividing timbers. This assists in understanding the historic use of the barn and its plan form. Externally, the application seeks to insert two rooflights on the west roof slope and two on the east. It is considered that the insertion of the rooflights (which is kept to a minimum) will not affect the legibility of the original use of the barn nor will it affect its agricultural character. Historic England guidance states, “Where rooflights are to be added it is often better to locate them on the least prominent roof-slope when viewed from a public vantage point. It is always preferable to use the	<i>Listed Building – Sunte House: Neutral</i> <i>Listed Structure - Garden building within walled garden: Neutral</i> <i>Listed Structure - Garden wall: Neutral</i> <i>Listed Building - Wickham Farmhouse: Neutral</i>
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		flush ‘conservation type’ roof lights as these have less impact on the roof surface, particularly if non-reflective glass is used” (Adapting Traditional Farm Buildings, 2017). The barn cannot be viewed from any public rights of way and there are no public vantage points near to the barn which would allow for it to be viewed by the public. Birchen Lane is a private road. Conservation type roof lights are proposed to be used. The sloping roof is to be retained, and timber cladding is proposed to match that which is already present on the north, south and east elevations. This will improve the appearance of both the barn and the former farmyard as there will no longer be a mixture of unsympathetic and discordant materials to the west elevation. At present the barn is not in use and no longer serves its original purpose. The proposal will allow for the reuse of the barn as an ancillary structure to the house, once again reinstating a relationship between the two. Much of the original interior plan form will be retained and there is considered to be a limited amount of alteration to historic fabric. The retention of demonstrable features (both internally and externally) of former building typology will allow for an understanding of the former use of the building. <u>Stables</u> As set out in Section 4.0 Assessment of Significance, the stables do not retain any fixtures or fittings, nor does it retain its historic plan form. Externally the stables have been significantly altered and include unsympathetic modern materials. The base of the stables includes areas of sandstone which may be part of the original construction. The buildings agricultural character is derived from its massing, position within the farmyard and relationship with the other buildings. As a standalone building it is not considered to retain a large degree of	
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		agricultural character due to the large amount of modern fabric that it possesses. The proposal seeks to convert the stables to residential use. Internally this involves the erection of limited number of partitions to form a lavatory. This work is not deemed to alter the significance of the stables in which there are no internal historic fixtures, fittings or partitions, the presence of which may contribute to evidential and/or historical value. Externally the proposal seeks to retain the limestone base and introduce timber cladding to the south elevation to match that of the barn. This will help in creating a cohesive relationship between the buildings whilst ensuring there is no longer the use of a mix of unsympathetic materials. The extant door to the west will remain, retaining the limited amount of plan form that is present. The exterior of the stables will comprise of five sections of glazing and the use of timber shutters and vertical timber louvers which aid in maintaining the agricultural character of the stables. It is considered that the areas of glazing will have a minimal impact on the stable's exterior and the use of shutters and louvers will aid in mitigating their impact. As Historic England guidance states, "glazing of openings is a particularly subtle aspect of design in farm building adaptation work" and that "the use of joinery for shutters and horizontal subdivision" can "minimis(e) the impact of new windows and glazing". (Adapting Traditional Farm Buildings, 2017, p23, 25). Two rooflights to the south roof slop are proposed. These are considered not to impact on the significance of the stables as they will still allow for an understanding of the building's past use. <u>Cowshed</u> The proposal seeks to convert the cowshed into residential use linked with the refurbishment of the cottage. As part of this, a modern	
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		partition to the south will be removed and a new partition will be created to the north separating the north and south sections of the cowshed. To north several new partitions will be added to create a bathroom, and an opening will be made in the north wall to join the cottage to the cowshed. There is evidence, in the form of an infilled doorway on the north elevation of the cowshed, that the cottage and cowshed were historically once connected. The proposal, therefore, seeks to reinstate this connection. The historic plan form of the cowshed has not been retained and thus the proposal is deemed not to impact upon its significance in this regard. Externally the design follows the same design principals as the stables including the use of timber cladding, glazing, shutters and louvres. The sections of extant timber which denote the former bays are to be retained aiding in the understanding of the former use of the cowshed and its plan form. The extant door to the south will also remain. Due to modern, unsympathetic alterations, much of the external agricultural character of the cowshed has been eroded. Its significance (and agricultural character) is derived from its scale, position within the farmyard and relationship with the other agricultural buildings. The proposal seeks to introduce sensitive materials which will improve the external appearance of both the cowshed and the farmyard as a whole. The external alterations are not considered to impact on the agricultural character or significance of the cowshed. <u>Summary</u> The principle of development has been accepted with the granting of permission and consent for conversion to residential use. Attendant with the change of use there will be the removal of fabric and fixtures and fittings (byre) much of it modern however, from a sustainability perspective, it is important to retain the buildings, and these are	
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		necessary interventions to facilitate the new use. Notwithstanding the change of use, and the attendant slightly altered experience of them (they will demonstrably not be in agricultural use, but they are not currently), the proposals will not negatively impact the legibility of the buildings, collectively, as ancillary and subservient buildings to the house. It is also considered that there will not be a negative impact on the setting, specifically that part which contributes to the significance of the house.	
Former Kitchen Garden Construction of a pool house	Improved residential amenity	The former walled kitchen garden has undergone substantial alteration and as such, its relationship to the house as well as its significance has been altered. The extant walls are constructed of demonstrably modern brick and whilst they retain part of the original boundary line (though altered) they are considered to be of limited value. Much of the space, through the removal of the majority of the walls and the creation of a tennis court, has been altered and as such its original historic use is obscured. The change in use is reflective of the changing requirements of the house and the wider decline of walled kitchen gardens associated with substantial houses. Whilst a small section of the garden is used for planting, it has largely been turned over to leisure use and there is no extant evidence of historic planting schemes or internal design. Following pre-application feedback, the proposals for the pool house within the walled garden have been substantially altered including a reduction in its size and the removal of the outdoor dining area. The extant brick walls will be retained and thus this section of the historic boundary will still be legible. Not only this, but the use of brick will continue to contribute to the extant enclosed (albeit limited) nature of the space. The pool house will not extend further than the line of the wall to the east meaning it will sit behind the line of the current eastern gate. This will aid in mitigating the impact the new building will have on the space and the perception of mass when looking towards the garden	Former Kitchen Garden : Low significance <u>Magnitude of Impact:</u> Kitchen Garden: Neutral <u>Significance of Effect:</u> <i>Kitchen Garden: Neutral</i> ----- <i>Listed Building – Sunte House: Neutral</i> <i>Listed Structure - Garden building within walled garden: Neutral</i> <i>Listed Structure - Garden wall: Neutral</i> <i>Listed Building - Wickham Farmhouse: Neutral</i>

		from the east. The length of the pool is such that it will cease before the end of the extant wall to the west, with the west end of the space being used as a kitchen garden. This means that the pool house will remain enclosed within the space and the overall contained character of the former kitchen garden will be retained. Further to this, by still using part of the space as a kitchen garden, its historic use will be continued. Overall, the mass and scale of the pool house is considered to be sensitive to the extant space due to the fact it will sit within the northeast corner of the garden using the boundary of the present walls as a guidance point. This will give it a tucked away appearance with much of the open space of the extant garden being retained. The design, scale, form, massing and materiality of the pool house is respectful of the extant built form and therefore will not have a negative impact on the significance of the house. The proposed roof profile has been chosen to mitigate the new building's visual impact. Its highest point is to the north in which a glazed clerestory runs along the top of the north wall. The use of glazing here mitigates the impact of views to the garden from the north (a view which is not considered to hold significance). A clerestory is also proposed to the east. The use of glass is considered to be an unintrusive addition to the north and east elevations. Further to this, the choice of zinc for the roof will create a visually cohesive relationship with the slate roof of the house to the east. The south elevation of the pool house features timber cladding to the west side and large glass windows with timber divides. The use of such materials helps in reducing the visual impact the pool will have within the garden and views to it from the south. Views to the pool house from the west elevation of the house are minimal due to planting along the east wall of the garden	
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		The proposal seeks to insert an oriel window along the north wall. As previously stated, the wall is constructed of modern brick and thus this intervention is not considered to harm any historic fabric. The window will not affect the historic boundary line as the wall will continue to run in the same position as extant. The window will not be able to be seen when looking towards the space from the east and will only be seen from within (where it will be obscured by the pool house) and when looking to the wall from the north which has already been established as not a significant viewpoint. This intervention is not considered to harm the significance of the former walled garden as the inward looking and contained character (which has already been partially eroded by the removal of the majority of the former walls) will still be legible. The roof will be of tile, reflecting the tile used throughout the site, creating a sense of cohesion. The proposal includes the use of tiled solar panels which will contribute to the energy efficiency of the site and the reduction of carbon emissions. The significance of the space has decreased overtime and is in part derived from the partial retention of its former boundary (which is largely demarcated by planting and a small section of wall to the north and east) and its position within the wider landscape. The proposal, which does not alter the boundary of the walled garden nor alter the relationship the space has to the house, is considered to not have a negative impact on significance or setting. The pool house will sit comfortably within the garden without affecting the significance of the principal building and will clearly be recognised as ancillary to the house. The former kitchen garden has undergone several alterations both within it (construction of a tennis court) and to its boundary walls including along the northern wall which has been reconstructed with modern brick. Despite these alterations, the footprint of the garden has remained largely the same and it is still partly used as a kitchen garden.	
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		The design, scale, form, massing and materiality of the proposed pool house are respectful of the extant built form and therefore will not have a harmful impact on significance. It is considered that the proposals will not have a negative impact on setting, specifically that part which contributes to the significance of the house.	
Driveway Reconfiguration of the driveway	Improve amenity	The layout of the front entrance driveway and the turning circle in front of the house will be retained. This is the area of interest. It is proposed that the section of the driveway which runs to the west of the house to the rear will be realigned. This is considered acceptable as this section of the driveway is considered to contribute to the significance of the house.	Driveway: Low significance <u>Magnitude of Impact:</u> Neutral <u>Significance of Effect:</u> Neutral ----- <i>Listed Building – Sunte House: Neutral</i> <i>Listed Structure - Garden building within walled garden: Neutral</i> <i>Listed Structure - Garden wall: Neutral</i> <i>Listed Building - Wickham Farmhouse: Neutral</i>

6.0 CONCLUSION

- 6.1 The proposals are set out in Table 3 in Section 5.0 above and are detailed in the material prepared and collated by Richard Parr Associates. The proposals are compliant with heritage-related legislation, planning policy and guidance in that they are responsive to the environmental objective of conserving and enhancing the historic environment.
- 6.2 Paragraph 002 of the *Historic Environment PPG* acknowledges that “Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets.....”. The proposals for the house and the site have been formed with the intention of maintaining the viable use of the house as a single-family dwelling through the improvement of residential amenity, and the retention and conservation of redundant historic buildings to increase useable space.
- 6.3 The house has undergone substantial extension (Phase 3) and alteration (Phases 3 and 4) since it was constructed. These phases in the developmental history of the house have contributed to, and compromised significance. The alterations undertaken post-1987 can be considered the most impactful in terms of compromising significance. These involved substantial alteration to the plan form of the ground, first and second floors, predominantly in the Phase 1 areas. The proposals for the house have been considered in the context of a breakdown of its significance and notwithstanding the proposal for the removal of the secondary stairs and hall, overall, it is considered that the proposals will have a **Neutral impact**.
- 6.4 The design of the new build elements (the small extension to the former Dairy; the glazed link between the Dairy and the Tool Shed; the Pool House) avoids pastiche and the superficial echoing of historic features in a new building/structure, which itself can erode setting rather than enhance it. In this the design of the individual elements complies with the directive in the *Mid Sussex Design Guide* (sub-section 6.1) that being responsive to the character of the existing built form should not result in pastiche replicas, “instead the emphasis should be placed on contemporary interpretation of traditional building forms to suit today’s needs.” (p.94). In this, the new build elements are responsive to, and respectful of, historic existing built form but also that which was there previously. Specifically, the small extension to the former Dairy reintroduces built form in an area for which there is evidence of alteration and historic built form. It offers the opportunity to re-establish the historic and important spatial relationships between the house and the former service buildings to the northeast. In this it is responsive to the directives in the *NDG* which sets out the characteristics of well-designed places including Context (C1 – 2) which address the requirement for the design response to reflect an understanding of the site and value heritage.
- 6.5 The form, scale, height and materiality of the new build elements are responsive to, and respectful of site context and character. Specifically, the form and height of the extension to the former Dairy has been carefully considered to ensure that it remains a subservient structure to the house, and that the understanding of ancillary use continues to be conveyed through new built form. The roofline height is maintained at the lower, single-storey level ensuring that the hierarchy of built form is maintained and remains legible. In this, the proposals comply with Policy DP26 - Character and Design of the *District Plan*, and Policy H9 of the *Neighbourhood Plan*.
- 6.6 Planning permission and listed building consent has previously been given for the conversion of the former agricultural buildings. The buildings are redundant and will not come back into

the functional use for which they were constructed. As a group, they have some significance, evidencing a period in the developmental history of the site that contributes to an understanding of local socio-economic history. The retention of these buildings represents a sustainable approach to development which will ensure that they are conserved, albeit through a different use.

- 6.7 This Statement enables an informed, sensitive, sustainable, and responsible approach to alteration to a designated heritage asset and development within its setting. The information provided meets the expectations of paragraph 207 of the *NPPF*, paragraph 008 of the *Historic Environment PPG* and Policy DP34: Listed Buildings and Other Heritage Assets in the *District Plan* in that the applicant has assessed the significance of the heritage assets which may be affected by the proposals and has also assessed any contribution made to it by their setting. As directed in the *Mid Sussex Design Guide*, the assessment has considered the context and the character of the site which in turn, has informed the design process.
- 6.8 In accordance with paragraph 018 of the *Historic Environment PPG*, the Impact Assessment has considered the proposals in the context of the potential impact on the significance of the identified designated heritage assets. It concludes that overall, the proposals will have a **Neutral** impact. On this basis, and with reference to the *NPPF*, it is considered that paragraphs 213 - 215 which address harm are disengaged. Therefore, it is concluded that there are no axiomatic reasons arising from historic environment considerations to refuse planning permission.

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<https://historicengland.org.uk/listing/the-list/>

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https://www.sussex.ac.uk/library/speccoll/collection_descriptions/gorer.html

APPENDIX 1: INDICATIVE PHASING DRAWINGS

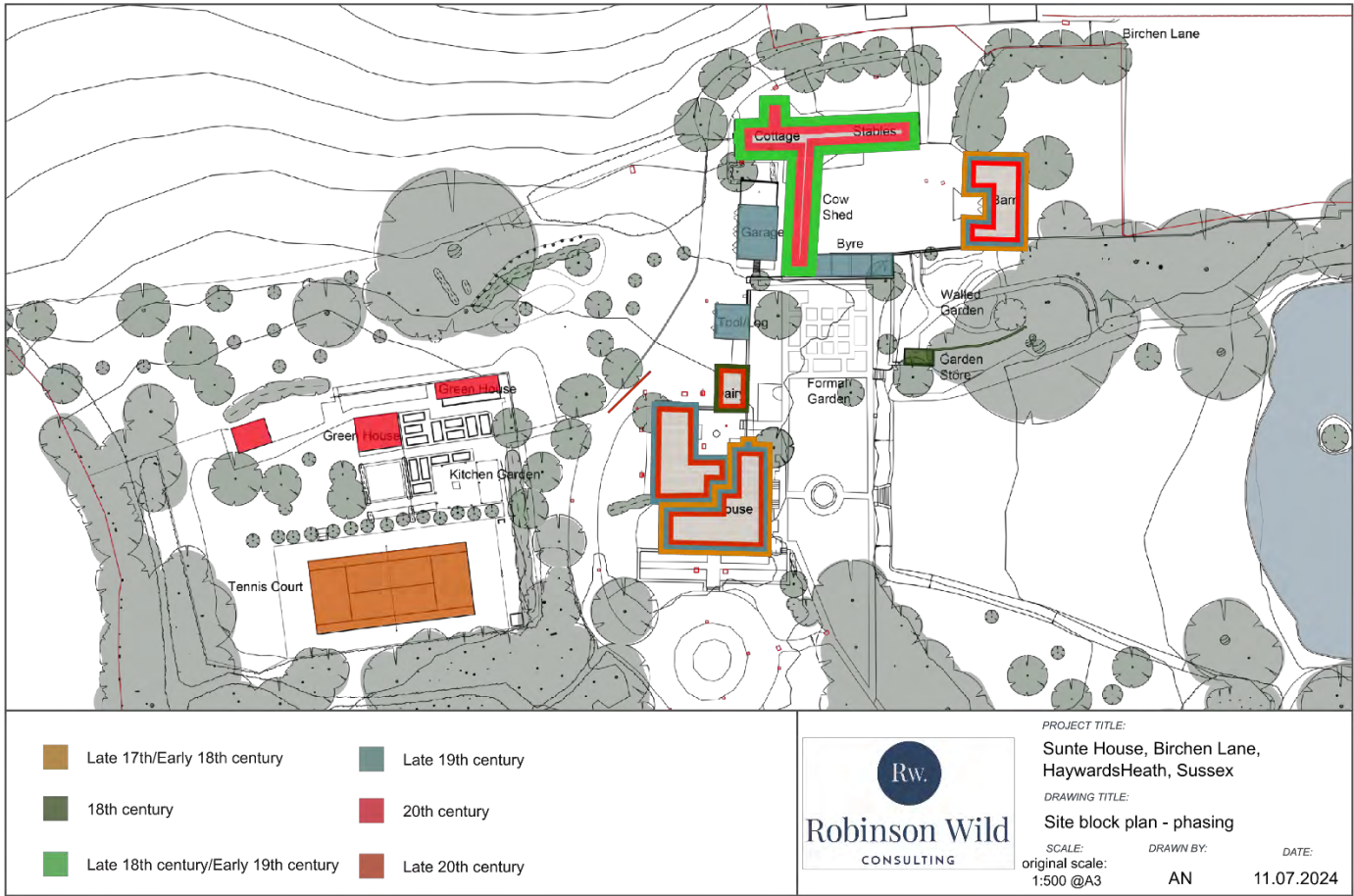


Figure 27: Site Block Plan – Indicative Phasing



Figure 28: Post-1987 Alterations to the fenestration and glazing



Figure 29: Ground floor phasing including Post-1987 internal alterations



Figure 30: First floor including Post-1987 internal alterations



Figure 31: Second floor including Post-1987 internal alterations

APPENDIX 2: SITE AND HOUSE PHOTOGRAPHS

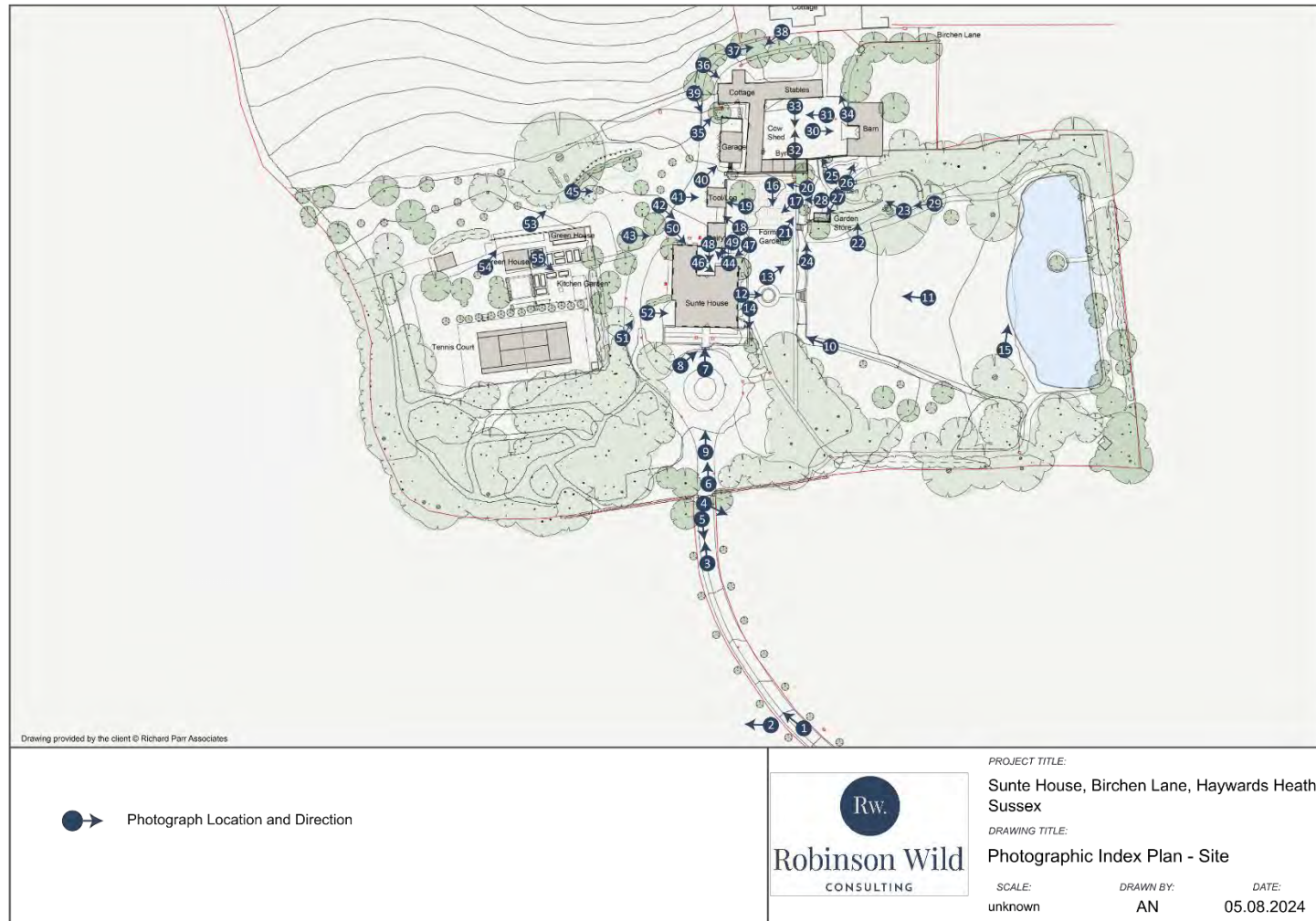


Figure 32: Photographic Index Plan – Site



Figure 33: Photographic Index Plan – Interior: Ground Floor



Figure 34: Photographic Index Plan – Interior: First Floor



Figure 35: Photographic Index Plan – Interior: Second Floor



Figure 36: Plate 1 - Start of the approach to Sunte House from Sunte Park looking northwest



Figure 37: Plate 2 - Development to the west of the approach looking west from the approach.



Figure 38: Plate 3 - View of the south elevation from the top of the approach looking north.



Figure 39: Plate 4 - View of development to the east of the approach from the top of the approach looking southeast.



Figure 40: Plate 5 - Looking south from the top of the approach.



Figure 41: Plate 6 - View of the south elevation, circular drive and paths from the south looking north



Figure 42: Plate 7 - View of the central section of the south elevation looking north



Figure 43: Plate 8 - View of the east section of the south elevation looking northeast



Figure 44: Plate 9 - South elevation looking north



Figure 45: Plate 10 - View of the east elevation looking northwest from the south



Figure 46: Plate 11 - View of the east elevation and stairs leading from the formal garden to the lawn



Figure 47: Plate 12 - View of the lawn and formal lawned terrace looking east



Figure 48: Plate 13 - View of the garden from the east elevation looking northeast



Figure 49: Plate 14 - View of the garden from the east elevation looking southeast



Figure 50: Plate 15 - View of the ornamental pond and bridge from the southeast looking northeast



Figure 51: Plate 16 - View of the formal garden looking south from the north



Figure 52: Plate 17 - View of the west wall adjoining the dairy from the east looking southwest



Figure 53: Plate 18 - Blocked up door on the west wall of the formal garden

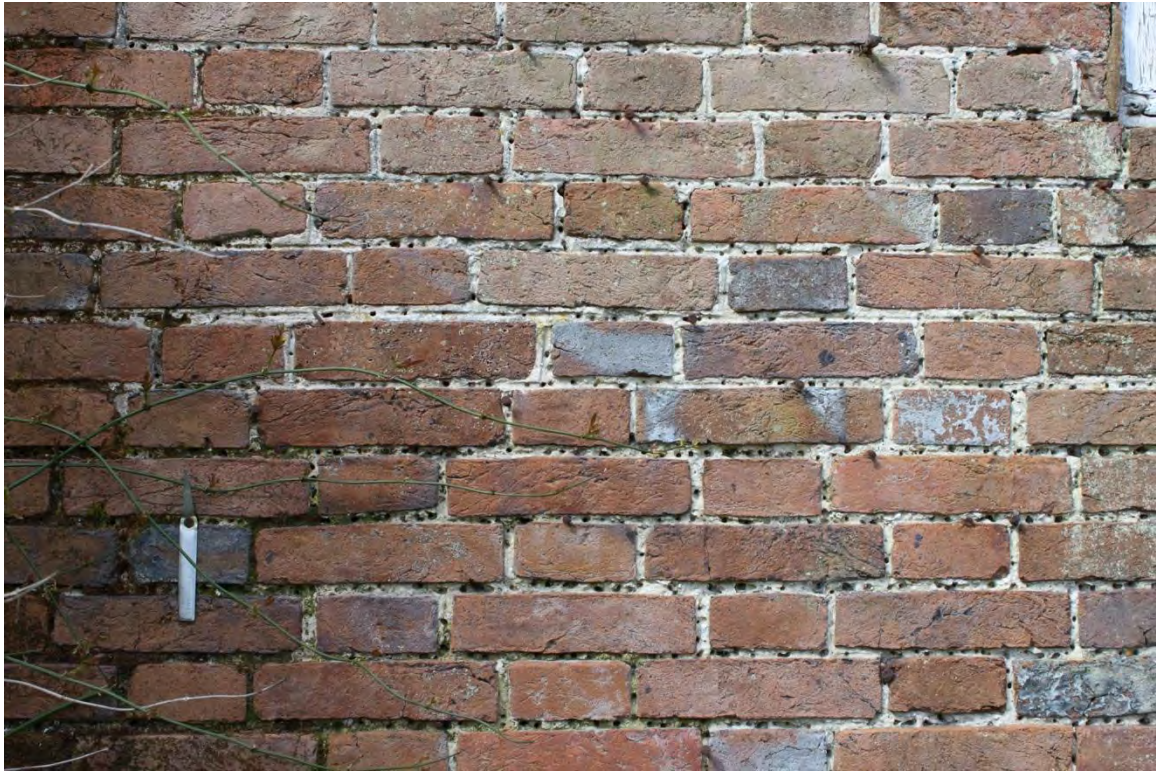


Figure 54: Plate 19 - Holes in the mortar of the west wall



Figure 55: Plate 20 - View of the northwest corner of the formal garden looking northwest



Figure 56: Plate 21 - View of the plinth along the east wall of the formal garden looking northeast



Figure 57: Plate 22 - View of the listed garden wall from the south looking north



Figure 58: Plate 23 - View of the end of the listed garden wall looking northwest



Figure 59: Plate 24 - View of the entrance to the walled garden from the south looking north



Figure 60: Plate 25 - View of the north wall and door of the walled garden looking north



Figure 61: Plate 26 - View of the south elevation of the barn from within the garden looking northeast



Figure 62: Plate 27 - View of the southwest corner of the walled garden from the northwest



Figure 63: Plate 28 - View of the west wall from the east looking west



Figure 64: Plate 29 - View of the garden from the east looking west



Figure 65: Plate 30 - View of the barn from the west looking east



Figure 66: Plate 31 - View of the cow shed from the east looking west



Figure 67: Plate 32 - View of the stables from the south looking north



Figure 68: Plate 33 - View of the byre from the north looking south



Figure 69: Plate 34 - View of development to the north of the farmyard looking north



Figure 70: Plate 35 - View of the west elevation of the cottage from the southwest looking northeast



Figure 71: Plate 36 - View of the extension to the north looking east



Figure 72: Plate 37 - View of development to the east of the cottage looking east



Figure 73: Plate 38 - Rear of the cottage north elevation looking southwest



Figure 74: Plate 39 - View of the west and north elevation of the garage from the northwest looking southeast



Figure 75: Plate 40 - South elevation of the garage looking northeast



Figure 76: Plate 41 - View of the west elevation of the tool shed from the west looking east



Figure 77: Plate 42 - North and west elevation of the dairy looking southeast



Figure 78: Plate 43 - View of the west elevation of the dairy from the west looking east



Figure 79: Plate 44 - South elevation of the dairy looking northwest



Figure 80: Plate 45 - View of all the outbuildings from the west looking east



Figure 81: Plate 46 - Rear west courtyard elevation looking southeast



Figure 82: Plate 47 - Rear north elevation of the east wing looking southwest



Figure 83: Plate 48 - Central rear elevation looking south



Figure 84: Plate 49 - Rear east elevation looking west



Figure 85: Plate 50 - Rear north elevation of the west wing from the north looking southeast



Figure 86: Plate 51 - West elevation from the south looking northeast



Figure 87: Plate 52 - South of the west elevation from the southwest looking east



Figure 88: Plate 53 - View from behind the west kitchen garden looking northeast



Figure 89: Plate 54 - Wall of the kitchen garden looking northeast



Figure 90: Plate 55 - View of the west kitchen garden and tennis court looking southeast



Figure 91: Plate 56 - View of the entrance hall from the north looking south.



Figure 92: Plate 57 - Chamfered beam and cornice detail in the dining room



Figure 93: Plate 58 – Sitting room, looking southwest



Figure 94: Plate 59 - Sitting room – view to the timber chamfered beam



Figure 95: Plate 60 - Sitting room looking north from the south



Figure 96: Plate 61 - Door on east elevation leading to the garden



Figure 97: Plate 62 - Rear north sitting room east elevation from the southwest looking east-



Figure 98: Plate 63 - Staircase leading to the first floor in the west extension looking southwest.



Figure 99: Plate 64 – Kitchen, looking north



Figure 100: Plate 65 – Kitchen, looking east



Figure 101: Plate 66 – Kitchen, looking southeast



Figure 102: Plate 67 – Kitchen, looking southwest



Figure 103: Plate 68 - Principal staircase from the south looking north



Figure 104: Plate 69 - View of the office at the top of the first flight of stairs looking north.

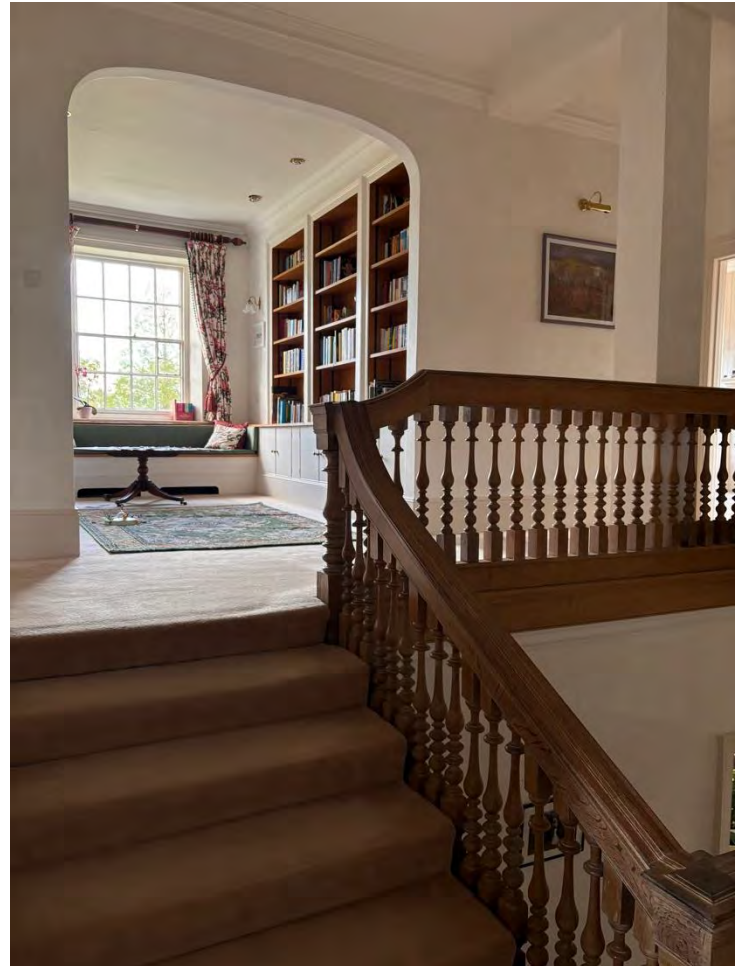


Figure 105: Plate 70 - View of the library and corridor from the staircase looking east.



Figure 107: Plate 71 - View of the secondary staircase looking west.



Figure 106: Plate 72 - Beam in the principal bedroom (east).



Figure 108: Plate 73 - South elevation of the principal bedroom (east).



Figure 109: Plate 74 - Beam within the south corridor



Figure 110: Plate 75 - Bedroom along the south elevation looking south

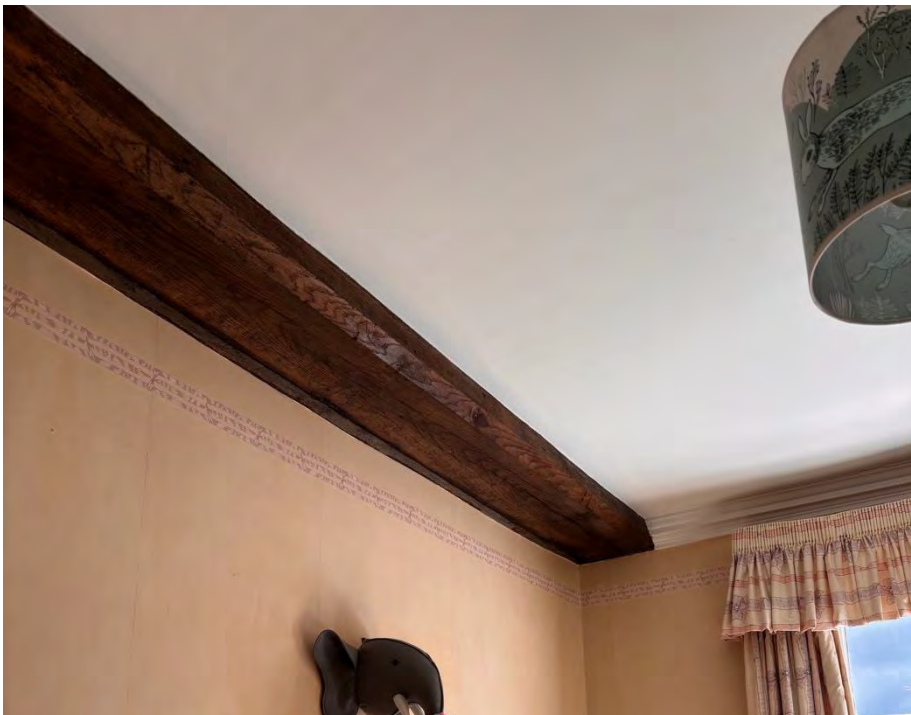


Figure 111: Plate 76 - Beam in the west bedroom in the south wing



Figure 113: Plate 78 - Corridor within the west extension from the south looking north

Figure 112: Plate 77 - Staircase leading up to the second floor

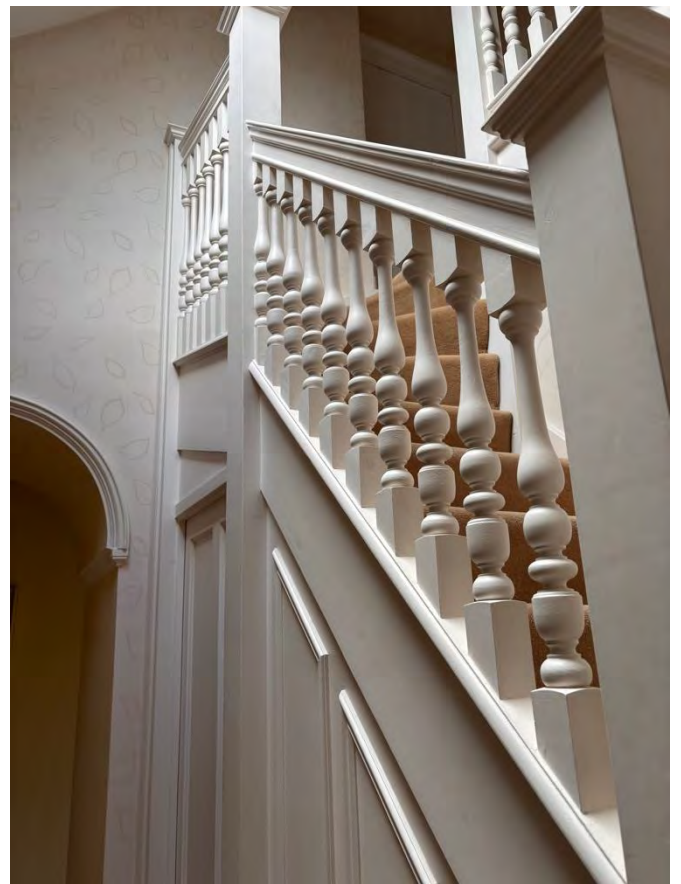




Figure 114: Plate 79 - Second floor. looking southwest from the northeast



Figure 115: Plate 80 - Second floor (north) room looking north.



Figure 116: Plate 81 – North elevation, view to the scarring evidencing the historic abutment of the former dairy building, looking south (19.03.25)



Figure 117: Plate 82 – Former Dairy, view to the brick partition wall, looking north (19.03.25)



Figure 118: Plate 83 – Former Dairy, south section, view to the east wall (19.03.25)



Figure 119: Plate 84 – Former Dairy, view to the timber roof structure (19.03.25)



Figure 120: Plate 85 – Toolshed, view to the interior (19.03.25)



Figure 121: Plate 86 – Toolshed, view to the interior (19.03.25)



Figure 122: Plate 87 – Toolshed, view to the timber roof structure (19.03.25)



Figure 123: Plate 88 – Former Cowshed, view to the north wall (19.03.25)



Figure 124: Plate 89 – View to the site from the field to the north/northwest, looking southeast (1) (19.03.25)



Figure 125: Plate 90 – View to the site from the field to the north/northwest, looking southeast (2) (19.03.25)



Figure 126: Plate 91 – View to the site from the field to the north/northwest, looking south (19.03.25)



Figure 127: Plate 92 – View to the site from Birchen Lane (private road), looking southwest (19.03.25)



Figure 128: Plate 93 – View to the site from within the former farmyard, looking southwest (19.03.25)



Figure 129: Plate 94 – View to the site from the entrance gate off Birchen Lane (private road), looking south (19.03.25)



Figure 130: Plate 95 – View to the north elevation from the parking area to the north of the house, looking south (19.03.25)

APPENDIX 3: NATIONAL HERITAGE LIST FOR ENGLAND OFFICIAL LIST ENTRY DESCRIPTIONS

Heritage Category:	Listed Building
Grade:	II*
List entry Number:	1192455
Date first listed:	09-Sep-1951
List Entry Name:	SUNTE HOUSE
Statutory Address 1:	SUNTE HOUSE, GANDER GREEN

Location

Statutory Address:	SUNTE HOUSE, GANDER GREEN
County:	West Sussex
District:	Mid Sussex (District Authority)
National Grid Reference:	TQ 33381 25519

Details

TQ 32 WW HAYWARDS HEATH GANDER GREEN (off) 1/119 Sunte House 10.9.51 GV II* Large House. L-shaped building of 1700 having 2 principal elevations with C18 service wing to north east and C19 extension to north west in similar style. 2 storeys and attics, 5 windows to each principal elevation. Diaper pattern red brick and grey headers on cemented plinth. Steeply pitched slate roof with 2 pedimented dormers. Deep wooden modillion eaves cornice. Stone quoins and moulded stone band between floors. 16 pane sashes with rubbed brick arches and scalloped blind boxes. Central doorcase to south elevation with flat wooden hood on enriched scrolled wooden brackets. Double door with rectangular fanlight flanked by sidelights. Attached to south is forecourt wall of 2 courses of sandstone blocks with brick piers with moulded tops and ball caps. East or garden elevation has windows with stone keystones and doorcase has flight of steps with ramped iron handrail. West elevation is largely C19 but in matching style. North east extension is an C18 laundry extension of 1 storey red brick with Horsham stone slab roof and metal casements. Interior contains early C18 principal staircase of elm with 3 turned balusters to each step and scrolled tread ends, service well staircase of painted wood with turned balusters and square newel posts, 2 fireplaces with Delft tiles and a fine late C18 or early C19 fireplace on the 1st floor with elaborate cast iron ducks nest grate. Roof has staggered purlins.

Listing NGR: TQ3338125519

Heritage Category:	Listed Building
Grade:	II
List entry Number:	1354936
Date first listed:	11-Dec-1987
List Entry Name:	GARDEN BUILDING, WITHIN WALLED GARDEN, TO THE EAST OF SUNTE HOUSE
Statutory Address 1:	GARDEN BUILDING, WITHIN WALLED GARDEN, TO THE EAST OF SUNTE HOUSE, GANDER GREEN

Location

Statutory Address:	GARDEN BUILDING, WITHIN WALLED GARDEN, TO THE EAST OF SUNTE HOUSE, GANDER GREEN
County:	West Sussex
District:	Mid Sussex (District Authority)
National Grid Reference:	TQ 3341225544

Details

This list entry was subject to a Minor Amendment on 09/11/2012

TQ 32 NW 1/120

HAYWARDS HEATH GANDER GREEN (off) Garden building, within walled garden, to the east of Sunte House

(Formerly listed as Gardener's Cottage to NE of Sunte House)

GV II

Garden building. C18 1 storey lean-to built on to side of garden wall. Brick with tiled roof. 1 C19 casement with diamond lights. C17 reused plank door.

Listing NGR: TQ3341225544

Heritage Category:	Listed Building
Grade:	II
List entry Number:	1286574
Date first listed:	11-Dec-1987
List Entry Name:	GARDEN WALL TO THE NORTH EAST OF SUNTE HOUSE
Statutory Address 1:	GARDEN WALL TO THE NORTH EAST OF SUNTE HOUSE, GANDER GREEN

Location

Statutory Address:	GARDEN WALL TO THE NORTH EAST OF SUNTE HOUSE, GANDER GREEN
County:	West Sussex
District:	Mid Sussex (District Authority)
National Grid Reference:	TQ 3340725549

Details

TQ 32 NW HAYWARDS HEATH GANDER GREEN (off) 1/121 Garden Wall to North East of Sunte House
GV II Garden wall. C18 red brick wall in random bond with some patches of sandstone.

Listing NGR: TQ3340725549

APPENDIX 4: RELEVANT PLANNING HISTORY

- Reference: DM/21/3516; DM/21/3518

Summary description: Modify and repair existing Byre building, excavate and extend cow shed towards courtyard, modify roof pitch to allow space for garaging 3 cars, block up 2 existing doors and 2 large window openings, overboard with new timber cladding to west elevation, new walls with timber cladding and timber boarded sliding garage doors to courtyard (east) elevation and level and resurface the courtyard with porous surfacing material

Decision and date: Withdrawn. 29/06/22

- Reference: DM/21/0793

Summary description: To obtain formal confirmation of implementation, and continued validity, of the existing consents HH/05/02450/FUL and HH/05/02781/LBC (conversion of redundant farm buildings with existing cottage)

Decision and date: Approved. 05/05/21

- Reference: AP/16/0021

Summary description: Land South of Sunte House. Change of use of paddock to residential to allow residential development of 8 dwellings: 4 five bed two storey detached market dwellings, 2 four bed two storey detached market dwellings, and 2 two bed two storey semi-detached affordable dwellings. In addition to formation of 1.25ha landscaped public open space to contain a restored 3m wide driveway alongside public footpath and surface water flood management.

Decision and date: Appeal (against refusal) Allowed. 16/09/16

- Reference: 10/02297/FUL

Summary description: Sunte House. Construction of oak framed shelter within grounds and curtilage of Sunte House

Decision and date: Approved. 15/09/10

- Reference: 05/02450/FUL; 05/02781/LBC

Summary description: Former Sunte Farmyard. Conversion of redundant barn and cowshed together with existing cottage to form two dwellings.

Decision and date: Approved. 04/04/06

- Reference: HH/093/98
 Summary description: Sunte House. SOUTH ENTRANCE AND BOUNDARY GATES.
 Decision and date: Approved. 05/08/98

- Reference: HH/013/88
 Summary description: Sunte House. PARTIAL DEMOLITION OF outhouse ADJACENT TO REAR OF SUNTE HOUSE AND CANOPY LINK TO HOUSE.
 Decision and date: Approved. 23/02/88

- Reference: HH/136/87
 Summary description: Sunte House. CONSTRUCTION OF TENNIS COURT AND SWIMMING POOL IN OLD VEGETABLE GARDEN.
 Decision and date: Approved. 02/07/87

- Reference: HH/062/87/LB
 Summary description: Sunte House. VARIOUS INTERNAL ALTERATIONS TO ROOM ARRANGEMENT PROVISION OF ADDITIONAL WINDOWS, RELOCATION OF REAR ENTRANCE AND REMOVAL OF REDUNDANT CHIMNEY STACK.
 Decision and date: Approved. 01/05/87

- Reference: HH/305/86
 Summary description: CONVERSION OF DERELICT BARN TO DWELLING HOUSE.
 Decision and date: Refused. 23/01/87