

HAVELOCK FARM

HERITAGE IMPACT STATEMENT

March 2026



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PREPARED BY

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SITE DETAILS

Address: Havelock Farm, Wakehurst Place, Ardingly, Haywards Heath, Sussex,
Postcode: RH17 6TN
Listing Status: Not listed

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1 EXECUTIVE SUMMARY

- 1.1 This Heritage Impact Statement has been prepared by Martin Ashley Architects on behalf of the Royal Botanic Gardens Kew (RBG Kew), in support of a planning application for the adaptation and part conversion of Havelock Farm into office use. The proposals form part of the Applicant's initiative to consolidate and upgrade Wakehurst's office facilities - an important component and enabler of RBG Kew's wider strategic vision for the Wakehurst site.
- 1.2 The areas that will be physically impacted in Havelock Farm are the East and South ranges, primarily made up of the Bothy building and the stables. The Barn and West range stables do not form part of the scheme and will remain as existing.
- 1.3 The farm site came into RBG Kew's ownership in 2012 with parts of the farmstead under separate National Trust Ownership. It is to be noted that Wakehurst Farmhouse is in separate private ownership and is not included in the proposals.
- 1.4 The Havelock Farm buildings are not listed but are regarded as non-designated heritage assets (NDHAs). The south range borders the extensive Wakehurst Place Grade II* registered park and garden with the farmstead considered within the setting but not within the boundary of the RPG.
- 1.5 The proposed works have been carefully designed to convert the existing agricultural buildings into modern, sustainable office accommodation while retaining the form, character and significance of the affected buildings. Existing level changes have been addressed to maximise accessibility across the ground-floor spaces, ensuring the long-term viability and adaptive reuse of a constrained site.

2 INTRODUCTION & BACKGROUND

- 2.1 Havelock Farm stands within the wider Wakehurst Estate, now managed by the RBG Kew. The estate covers approximately 500 acres and includes botanical gardens, ornamental lakes, formal lawns, woodland, and a nature reserve. There is also the Grade I listed Mansion nearby providing views across the surrounding landscaped gardens.
- 2.2 As part of the Wakehurst Masterplan, RBG Kew propose to regenerate the largely disused and dilapidated Havelock Farm site as part of the wider upgrade to Wakehurst's office facilities. The consolidation of current office provision across the site includes the removal of the temporary portacabin offices with staff being transferred to the proposed Havelock Farm office hub.
- 2.3 Havelock Farm buildings appear to date from between 1869-1871 and although altered may be regarded as NDHAs and as having group value with the adjacent farmhouse.
- 2.4 The proposed conversion includes façade works, adaptations to selected existing openings, the reinstatement of bricked-up openings, new roof coverings with raised rooflines to accommodate insulation, raised floor levels, and a series of internal alterations required to facilitate the adaptive reuse of the buildings. These proposals fall within the scope of the planning process and will be assessed in accordance with the NPPF (2024).
- 2.5 The current scheme has evolved through pre-application engagement with Mid Sussex Planning and Conservation officers, with comments received on 28 May 2025. In response, the scope has been reduced, with educational uses removed from the proposals and no works now proposed to the Barn or West Range. The existing agricultural features within the West Range will be retained in full. All proposed changes have been carefully considered and are limited to those necessary to support the adaptive reuse and conversion of the farmstead into a viable and accessible office facility. The heritage impacts of these interventions within the historic setting and fabric, together with their justification, are assessed in the following sections.

3 DESCRIPTION & HISTORY

3.1 A BRIEF HISTORY OF HAVELOCK FARM

- 3.1.1 The following historical information has been referenced from the Wessex Archaeology Report 2010 of Wakehurst Place, and the 2022 Heritage Statement by Pick Everard, prepared to inform and support the adjacent Conservation & Research Nursery project.
- 3.1.2 Havelock Farm, originally the home farm of the Wakehurst estate, has a history spanning over 150 years, evolving from a traditional Victorian farmstead into a modern scientific and educational hub for the Royal Botanic Gardens, Kew with the forthcoming Conservation and Research Nursery consented scheme. The proposed office hub within the identified farm buildings will add to the chronology of change on the site.
- 3.1.3 **Origins and 19th Century Development:** While the Wakehurst estate dates back to 1205, historical map regression suggests the specific farmstead buildings were developed between 1869 and 1871. The first documented evidence of the farmstead appears in 1871, consisting of the Farmhouse and supporting courtyard buildings (fig2.). Between 1869 and 1874, the Dowager Marchioness of Downshire moved the estate's kitchen gardens to this location, further developing the site. By 1896, additional buildings had been constructed within the area that serves as the current courtyard (now cleared).
- 3.1.4 **The Loder and Price Eras:** Under the ownership of Gerald Loder (1903–1936), the site transitioned toward horticultural use when he established the estate's first nursery there in 1912. During this period, the farm remained a bustling centre of activity, housing a dairy for Jersey cattle, Berkshire pigs, a blacksmith, and the estate's electrical generator.
- 3.1.5 In 1936, the estate was purchased by Sir Henry Price, who launched an ambitious four-year reclamation plan to revitalise the farm's fertility and profitability. Price utilised the site for his prize-winning herd of Guernsey cattle. During World War II, the farm and the nearby Mansion served as the Advanced Headquarters for the Canadian Corps and a preparation site for the invasion of Normandy.



Fig1. Map accompanying Sale Particulars of 1869, Wessex Archaeology Report (2010). The Mansion in red with former footprint.

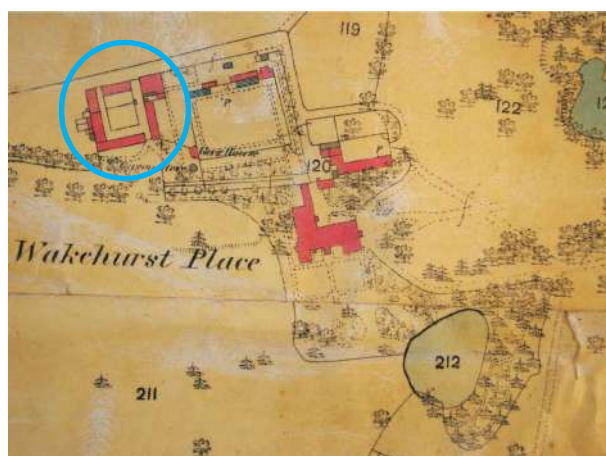


Fig2. Map extract from 1871 Ordnance Survey. Note, first appearance of Havelock Farm (outlined blue).

3.1.6 Ownership and Modern Transition: After Sir Henry Price's death, the estate was bequeathed to the National Trust in 1963, and the gardens were leased to the Royal Botanic Gardens, Kew in 1965. Significant changes occurred during the 1970s when the farmstead was divided.

3.1.6.1 The farming buildings were sold to a separate owner and continued to be used for agricultural purposes until 2012.

3.1.6.2 The Wakehurst Farmhouse was separated from the farm buildings and remains a private residence today.

3.1.6.3 In 2023, a series of dilapidated agricultural structures were demolished to clear the site for development.

3.1.7 An aerial photograph taken in 1949, looking south, shows the Wakehurst Farmhouse and Havelock Farm together with supporting agricultural buildings.



Fig3. Aerial photograph of Wakehurst Farmhouse and Havelock Farm – Source: Compass Archaeology Ltd.

3.1.8 In the present day, Wakehurst Farmhouse remains under separate ownership and is still used as a private residence. The National Trust have ownership of the Barn and of the Bothy building, whilst Kew owns the Stables blocks.



Fig4. 3D photogrammetric model of Havelock Farm (2024)

4 GENERAL CONDITION & HERITAGE VALUE

4.1 WAKEHURST FARMHOUSE (outside site boundary)

- 4.1.1 A substantial detached privately-owned two-story dwelling to the immediate north of the farmstead. The farmstead's Bothy is located only a few metres from the south elevation of the farmhouse. The building has two large brickwork chimneys, similar to that on the Bothy, with steeply pitched, plain clay tile hipped roofs incorporating bonnet hip tiles. The property has half-round cast iron gutters and round downpipes. The front elevation is faced in rough ashlar with side and back elevations comprising of facing brickwork in Sussex bond with slender timber double hung sash windows.
- 4.1.2 The building form of the farmhouse sits harmoniously with the Bothy and the range buildings. It appears very likely that these buildings correspond with those indicated on the 1871 map (Fig2) which places the Farmhouse and the Farmstead as being contemporaneous with each other. The Farmhouse therefore has significance in its own right but also has a group value with the adjacent Farmstead. As a non-designated asset, we consider it to have *MEDIUM* heritage value.



Fig5 & 6. Views of Wakehurst Farmhouse looking south and Havelock Farm's Bothy looking east



Fig7. View of Havelock Farm's Bothy and East Range looking west

4.2 HAVELOCK FARM – THE BOTHY & EAST RANGE

- 4.2.1 The two-story building forming the east wing of the Farmstead called the Bothy is currently occupied by the Estates Office. The building has a pitched roof with central ridge running north-south clad with plain clay tiles. There is a single corbelled brick chimney at the ridge with mortar fillets and lead apron. There are plastic gutters and a mix of square and circular downpipes. The external elevations

are mostly Sussex bond brickwork but are interrupted by several repaired and altered sections, including new façade openings made and a blocked up existing opening to the courtyard. There are two hipped dormer windows to the west elevation of the east range with most of the windows in timber in a mix of original and modern replacements. The dormer windows appear to have originally extended to first floor level but now have raised cills with brick infills below. There is also a modern 1980s entrance porch to the Estates Office on the east elevation. The Bothy has been lined internally with plasterboard whereas the East range has exposed brick internal walls. The East range is dilapidated internally.

- 4.2.2 The Bothy and East Range are identifiable on the 1871 map as part of the original Farmstead and together with the Farmhouse have historical significance. The 20th century additions such as the rainwater goods, modern windows, new lobby entrance and internal fixtures and fittings have no such historic value. As a non-designated asset, we consider this section of the farm to have *MEDIUM* heritage value.

4.3 HAVELOCK FARM – SOUTH RANGE

- 4.3.1 The single-storey South Range of the Farmstead is split into an upper (South-east Range) and lower (South-west Range) wing. The upper wing adjoins the East Range with a mortar fillet to the roof/wall junction. The 1871 map indicates a former opening between these buildings at this point and a running brick bond is present at this location, very different to the Sussex bond on the rest of the elevation. The Range is single-storey with two pitched roofs, both are clad in plain clay tiles with a central ridge. The historic brick elevations are in Sussex bond, with individual door and window openings. The current doors and windows across the Range are an incohesive mix of styles and ages, whilst the roofs are tiled in a mix of three colours. Both roofs and external elevations are in poor condition.
- 4.3.2 The interiors of the South Range are unused and dilapidated. The upper wing has individual stalls with concrete troughs inside, whilst the lower wing is a single large space with a concrete floor, mid-height stall dividers and a recessed trench in the centre. Exposed timber beams with raked struts are spaced at centres which support the roof purlins. Timber close boarding remains on the lower half of the pitched roof fixed through the rafters. The upper south range typically has uPVC replacement windows within timber frames, while the lower range building has timber windows to the south and uPVC to the north elevations.
- 4.3.3 The South Range is identifiable on the 1871 map as part of the original Farmstead. As a non-designated asset, we consider it to have *MEDIUM* heritage value.



Fig8 & 9. Views of Havelock Farm's upper & lower stables building looking south (South Range)



Fig10 & 11. Internal view of the upper and lower stable buildings

4.4 HAVELOCK FARM – WEST RANGE (outside scheme boundary)

- 4.4.1 The West Range of the Farmstead is comprised of a single-storey building with a pitched roof, a centre ridge running north-south clad in plain tiles, with plastic rainwater goods. There are a series of opening “stable doors” along the east elevation, with modern uPVC windows, opening onto traditional stalls. The external walls mostly comprise of brickwork in a Sussex bond. The northern part of the building adjoins the adjacent single-storey barn adjacent and has a modern roller shutter doorway with a concrete lintel above it. The building is in a semi-dilapidated state with the valley gutter and rainwater goods in a poor condition. The walls are in variable condition, with some eroded sections of mortar and patches of modern repairs.
- 4.4.2 Again, the West Range is identifiable on the 1871 map and has historical significance as part of the Farmstead. The 20th century additions such as the rainwater goods, modern windows and roller shutter have little historic value. As a non-designated asset, we consider it to have *MEDIUM* heritage value.
- 4.4.3 No works are proposed to the West Range as part of the scheme apart from at the roof junction with the south-range with new roof coverings above the extent of the passageway.



Fig12. View of Havelock Farm's West Range looking west, with Barn Store roof beyond



Fig13. View of the north end of the West Range and Barn Store looking southwest

4.5 HAVELOCK FARM – BARN STORE (outside scheme boundary)

- 4.5.1 The Barn Store adjoins the West Range. A single storey building with a modern opening roller shutter door to the west. The facing brick elevations are Sussex bond to match the original farmstead buildings, but have bullnose bricks to the door openings and concrete and steel lintels over the openings. The roof is hipped, with plain tiles and bonnet hips. It has integrated rooflights and plastic rainwater goods, with a squat single flue brick chimney in the northwest corner. The building is generally in fair condition and is currently used as a store by RBG Kew.
- 4.5.2 The 1871 map shows a building standing in the same spot as the Barn Store, but the historic footprint was shorter, with a 25% section to the north absent from the map. It is possible then that the Barn Store was a later 20th century addition, though it has been present since at least 1949. As a non-designated asset, the Barn Store has group value as part of the farmstead potentially as a later addition and so we consider it to have *MEDIUM/LOW* heritage value.



Fig14 & 15. Views of Havelock Farm's Barn Store looking north

4.6 SETTING

- 4.6.1 The Farmstead site is not within the Registered Grade II* park and garden, but lies directly adjacent to the northern boundary. Similarly, Havelock Farm sits within the setting of the Grade I listed Wakehurst Mansion and the Grade II* listed (Mansion) Stables located to the north-east of the Mansion.
- 4.6.2 The Wakehurst estate sits in the heart of the South Downs within the High Weald Area of Outstanding Natural Beauty (AONB) and it's also a Site of Special Scientific Interest (SSSI). As a registered park and botanic garden, it is home to a significant collection of trees and plants, which require the highest levels of protection against damage and disease. Havelock Farm is also known to have nesting bats and birds within its buildings.

4.7 SUMMARY OF HERITAGE VALUE

	HERITAGE ASSET	DESIGNATION	HERITAGE VALUE
1	Wakehurst Place	Grade I	Very High
2	The Stables	Grade II*	Very High
3	Registered Park & Gardens	Grade II*	Very High
4	Wakehurst Farmhouse	NDHA	Medium
5	Havelock Farm – The Bothy (East Range)	NDHA	Medium
6	Havelock Farm – South Range	NDHA	Medium
7	Havelock Farm – West Range	NDHA	Medium
8	Havelock Farm – Store & Garage	NDHA	Medium/Low

5 PROPOSED WORKS

5.1 OVERVIEW

- 5.1.1 The Royal Botanic Gardens, Kew have appointed Martin Ashley Architects to develop the proposed alterations, refurbishment and conversion of Havelock Farm. The project seeks to consolidate ancillary office accommodation at Wakehurst, requiring a change of use of the existing buildings and associated physical alterations. The buildings currently accommodate a mixture of workshops, stores, interim staff offices and dilapidated stables.
- 5.1.2 Aside from the Millennium Seed Bank, desk-based staff at Wakehurst are dispersed across several locations, including the Mansion (first floor), the Orchards Building, the Havelock Farm Bothy and a series of temporary portacabins. The temporary relocation to portacabins during the Mansion roof works has been positively received by RBG Kew, having enabled more open-plan working and greater departmental interaction.
- 5.1.3 Havelock Farm was previously identified for full demolition but is now considered a viable opportunity for re-use and refurbishment. The existing buildings have been selected by RBG Kew as the preferred location to support new working arrangements and permanently consolidate staff offices into modern, flexible workspaces.
- 5.1.4 This approach will allow the historic Mansion House to be re-purposed to support and enhance the wider visitor experience, and will also enable the removal of temporary portacabins from the gardens.
- 5.1.5 The project sits alongside the forthcoming Conservation Research Nursery (CRN), consented in 2023, located on the adjacent site to the west. The proposed external plant space forming part of the Havelock Farm scheme adjoins the CRN boundary, including the shared access road and turning head to the north.

5.2 AIM OF PROPOSALS.

- 5.2.1 The project objectives are to refurbish and convert the farm into habitable office accommodation by;
- Bringing the existing buildings up to modern standards with the aim of reducing the building's energy consumption as low as possible within the confines of the budget and without significantly reducing the floor space.
 - Conserving the character of the spaces by minimising fabric alterations, whilst supporting the occupancy needs of the estate with the briefing to provide open plan, modern, flexible workspaces.
 - Addressing the stepped and sloped level changes by maximising the accessible internal office areas at ground floor.
 - Limiting underpinning works when installing a new insulated floor slab to reduce embodied carbon and minimise costs to ensure viability of the scheme.
- 5.2.2 General works include:
- Existing roof tiles to be partially salvaged and reused, with a % of new tiles installed
 - The roofline to the East Range and Bothy will need to be adjusted to account for a new insulation zone above the rafters raising by 85mm
 - New rainwater goods throughout

- New photovoltaic panels on south range roof
- New double-glazed windows and doors throughout, except for the Bothy and South-west Range timber windows, which are to be retrofitted with double glazing
- New internal insulated plaster to walls throughout
- New openings through dividing walls with retention of masonry nibs to restrain walls
- New reinforced and insulated concrete slabs with existing modern quarry tiles and screed layer removed, existing brick pavers generally retained
- Repairs to existing timber trusses, new steelwork beams, new steel posts, and new timber trusses.

5.2.3 Works to The Bothy:

- Existing bricked up opening to Bothy courtyard façade at ground floor to be reopened
- New shared staircase and new opening between Bothy and East Range at first floor.

5.2.4 Works to the East Range

- Raised opening heads and raised thresholds to courtyard façade
- Existing bricked up opening to East Range 1st floor to be reopened



Fig16 & 17. Internal view of the East Range upper floor looking north & south

5.2.5 Works to the South Range

- 2no. existing openings bricked up
- New window opening to south facade
- Removal of stall dividers in south-west range to allow raised concrete slab to be installed
- Removal of concrete troughs to facilitate office use (1no. retained).



Fig18 & 19. Internal views of the upper South Range showing the trough being retained and the other removed



Fig20 & 21. Internal views of the lower South Range showing existing trusses to be retained with stall dividers needing to be removed, looking east & west

6 ASSESSMENT OF IMPACT

- 6.1 Each proposal affecting the historic fabric is assessed with a clear explanation of its direct impact and justification. The likely effect on the asset's significance is identified, with mitigation measures outlined where appropriate to minimise residual harm. Positive impacts, both direct and indirect, are also considered. In line with the NPPF, the level of harm is categorised as either substantial harm or less than substantial harm, with the latter further described as moderate, minor or negligible.

6.2 HAVELOCK FARM – GENERAL WORKS

6.2.1 THE ROOF COVERINGS

- 6.2.1.1 **Proposal.** Replacement of all existing roof coverings with new handmade plain tiles combined with ~50% reuse of existing clay tiles. Rooflines raised by 85mm to accommodate insulation above rafters.
- 6.2.1.2 **Purpose/necessity.** The current roof contains areas where the tiles have slipped or are missing, it also contains a mix of three different tiles in large patches, where repairs have been carried out in the past. Updating the roof fabric will unify each range with tiles stripped, sorted and salvaged for reuse in a coherent mix on the East, and with new handmade tiles installed on the South range. Installing close boarding below the rafters will act as a structural diaphragm with increased insulation installed between and above the rafters to reduce heat loss and comply with Building Regulations.

- 6.2.1.3 **Fabric affected and significance.** The roof fabric has been replaced and patched over the years and isn't likely to be original, it is therefore designated as low significance. The roof form generates a large part of the character of Havelock Farm and is of medium significance.
- 6.2.1.4 **Potential impact/harm.** The part replacement roof coverings will be irreversible; however, the existing tiles will be salvaged for ~50% reuse. The raising of the roofline by 85mm is considered to cause a minor degree of harm to the views of the roofscape, views from the Farmhouse and the overall setting of the NDHA. These minor harms are considered justifiable when balanced with the positive impacts outlined below.
- 6.2.1.5 **Positive Impact/mitigation.** Updating the roof fabric will improve thermal performance, enhance weatherproofing, and allow the reinstatement of close boarding beneath the rafters visible internally. New areas of tiling will use handmade clay plain tiles that match those recently installed on the Mansion roof, with salvaged tiles reused to ensure a coherent and consistent finish.

6.2.2 NEW RAINWATER GOODS

- 6.2.2.1 **Proposal.** Replacement of all existing rainwater goods with new.
- 6.2.2.2 **Purpose/necessity.** The current rainwater goods are generally dilapidated or missing.
- 6.2.2.3 **Fabric affected and significance.** The rainwater goods have been replaced over the years and are not original. The current pipework is black uPVC with zero significance.
- 6.2.2.4 **Potential impact/harm.** The proposal will be irreversible; the existing rainwater goods will be removed and replaced. uPVC is proposed to ensure viability of the scheme with no harm considered beyond the current provision.
- 6.2.2.5 **Positive Impact/mitigation.** New uPVC rainwater goods will replace the existing, providing improved water collection and management. The new goods will keep water away from the building fabric, helping to prevent decay to the structure.

6.2.3 NEW PHOTOVOLTAIC PANELS

- 6.2.3.1 **Proposal.** Replacement of existing PV panels and expansion of new photovoltaic panels across the southern facing half of the South Range roof.
- 6.2.3.2 **Purpose/necessity.** The existing photovoltaic provision is inadequate to support the proposed change of use, and additional panels are therefore required to improve the scheme's overall sustainability.
- 6.2.3.3 **Fabric affected and significance.** The roof fabric is of medium significance and contributes to the overall setting. The photovoltaic panels will be surface-mounted on the plain clay tiles, with fixings secured back to the timber roof structure and all penetrations appropriately waterproofed.
- 6.2.3.4 **Potential impact/harm.** The proposals are reversible, as the photovoltaic panels can be removed in the future without permanent alteration to the roof fabric. The south-facing roof is largely screened during the summer months by established vegetation, with only limited winter glimpses available from the garden path and longer-distance views from the upper floors of the Mansion. In addition, the existing WC block obscures a substantial portion of the roof in direct views. As a result, the impact on the setting of the non-designated heritage asset and on the Registered Park and Garden is assessed as less than substantial harm at the lower end of the scale.
- 6.2.3.5 **Positive Impact/mitigation.** The south-facing orientation provides an optimal location for photovoltaic panels, maximising energy generation and supporting the sustainability

objectives of the scheme. The main east elevation remains unaffected, and the proposals will reduce the building's operational carbon footprint, delivering a clear public benefit. When balanced against these sustainability gains, the level of harm is considered acceptable in accordance with the NPPF. Refer to the views below with further images in the DAS.



Fig22 & 23. View of the south facing roof, showing existing PVs and screening from the WC block and foliage.



Fig24. View of the south-east corner of Havelock Farm with south facing roof outlined in red obscured from the high garden wall and by foliage in the summer months.

6.2.4 NEW WINDOWS AND DOORS

- 6.2.4.1 **Proposal.** Installation of new aluminium double-glazed windows and doors throughout, with the exception of the Bothy's existing timber windows and the South-west Range's south-facing timber windows, which will be retained and retrofitted with double glazing.
- 6.2.4.2 **Purpose/necessity.** The current windows and doors are an inconsistent mix of styles, materials, and ages. Many elements are in poor condition and require replacement, including a missing door in the South Range. New units are therefore necessary to provide functioning openings and improve thermal performance across the scheme.
- 6.2.4.3 **Fabric affected and significance.** None of the existing doors are historic and they hold no heritage significance. Most windows comprise deteriorated timber or uPVC replacements and are of low significance, with some openings evidencing historic alterations from former doorways. The timber windows to the Bothy and the south-facing elevation of the South-west Range are of better condition and are likely to be historic; these are therefore assessed as being of medium significance.
- 6.2.4.4 **Potential impact/harm.** The replacement of non-historic windows and doors is irreversible but results in no loss of significant historic fabric. Retrofitting double glazing to the Bothy and South-west Range timber windows will require discreet routing of the existing frames, resulting in a minor degree of harm to these original elements. This harm is considered less than substantial and is justified by the enhanced energy performance and continued retention of the historic joinery. The use of both aluminium and timber is appropriate given the varied fabric and previous alterations to the buildings.
- 6.2.4.5 **Positive Impact/mitigation.** The new windows and doors will create a more coherent and legible elevation while improving thermal efficiency and durability. Retention and sensitive upgrade of the Bothy and South-west Range timber windows will preserve their contribution to the character of these elevations while ensuring they meet modern performance standards. The overall approach balances conservation of significant elements with the functional requirements of the adaptive reuse.

6.2.5 NEW INTERNAL WALL INSULATION

- 6.2.5.1 **Proposal.** Installation of new internal lime- and cork-based insulated plaster to the internal faces of external walls.
- 6.2.5.2 **Purpose/necessity.** To improve energy efficiency and reduce the risk of surface condensation arising from the intensified office use.
- 6.2.5.3 **Fabric affected and significance.** The works are irreversible, as the insulated plaster cannot be removed without damaging the underlying surface. The existing internal wall finishes - exposed brickwork or previously rendered and painted surfaces - are of low significance due to historic alterations and multiple layers of previous coverings.
- 6.2.5.4 **Potential impact/harm.** Window and door reveals will be marginally narrowed and existing wall surfaces concealed. This results in a minor level of less than substantial harm to the NDHA, which is considered acceptable when weighed against the benefits of the upgrade.
- 6.2.5.5 **Positive Impact/mitigation.** The insulation will reduce heating demand and support improved environmental performance. The lime-based plaster will allow the building to performing effectively in terms of moisture management, ensuring the intervention remains compatible with the historic fabric.

6.2.6 NEW OPENINGS THROUGH INTERNAL DIVIDING WALLS

- 6.2.6.1 **Proposal.** Creation of new openings through internal dividing walls, with masonry nibs retained to restrain the South Range façades and maintain legibility of the original plan form.
- 6.2.6.2 **Purpose/necessity.** To facilitate the formation of open-plan office space, allowing internal circulation as part of the adaptive reuse of the buildings.
- 6.2.6.3 **Fabric affected and significance.** The works are irreversible. The affected walls are historic masonry partitions of medium significance as they express the original subdivision and functional layout of the former stables.
- 6.2.6.4 **Potential impact/harm.** The removal of sections of these walls will result in a moderate level of less than substantial harm due to the loss of individual stable compartments. However, the intervention is considered necessary to achieve a viable and sustainable reuse of the building in accordance with the NPPF.
- 6.2.6.5 **Positive Impact/mitigation.** Retaining the masonry nibs preserves the footprint and proportions of the former stables, ensuring their historic spatial form remains interpretable within the new layout. This approach minimises harm and maintains an understanding of the building's original function.

6.2.7 NEW RAISED CONCRETE FLOOR SLABS

- 6.2.7.1 **Proposal.** Installation of new insulated reinforced concrete floor slabs, with existing non-historic floor coverings removed and the historic brick and concrete pavers below generally retained.
- 6.2.7.2 **Purpose/necessity.** Raising the floor level allows installation of insulation and waterproofing required for conversion to office use, while avoiding the need for widespread underpinning of the existing shallow footings.
- 6.2.7.3 **Fabric affected and significance.** The works are largely irreversible. The overlying quarry tiles and screed are non-historic and of negligible significance and will be removed. The historic pavers beneath are of medium significance and will be retained wherever possible, except in isolated areas where localised lowering or removal is required to accommodate underpinning or internal retaining walls.
- 6.2.7.4 **Potential impact/harm.** Raising floor levels will alter external door thresholds and head heights, and some pavers will be lost where ground works are necessary. Given the extent of historic adaptation already present, this results in a minor level of less than substantial harm. The intervention is justified to enable the building's viable adaptive reuse and to address existing site level constraints.
- 6.2.7.5 **Positive Impact/mitigation.** The insulated slab will significantly improve thermal performance and internal environmental conditions. Avoiding extensive underpinning reduces both embodied carbon and construction impacts, supporting the scheme's sustainability and viability. Where possible, historic pavers are retained in situ and covered, minimising loss of significant fabric.

6.2.8 TIMBER TRUSS REPAIRS, NEW STEELWORK, NEW TIMBER TRUSSES

- 6.2.8.1 **Proposal.** Repairs to existing timber trusses, installation of new steel beams and posts, and installation of new timber trusses where required.
- 6.2.8.2 **Purpose/necessity.** To reinstate missing or altered elements of the existing timber trusses and to provide adequate structural capacity for new floor and roof loads associated with the proposed office use. New steel beams and posts will support first-floor and roof loads, while new timber trusses will be installed in the South-east Range where existing members are undersized.
- 6.2.8.3 **Fabric affected and significance.** Several of the existing first-floor beams and joists have been cut and are inadequate for new load requirements; these will be removed and replaced. The undersized timber trusses in the South-east Range are of lower historic value and will be replaced. As these elements lack architectural or historic distinction, they are of low significance in the context of the NDHA.
- 6.2.8.4 **Potential impact/harm.** The removal of structurally inadequate historic timbers constitutes a minor level of less than substantial harm, given their low significance. The intervention is necessary to secure the long-term functionality and structural stability of the building as part of its adaptive reuse.
- 6.2.8.5 **Positive Impact/mitigation.** The existing characterful trusses in the East Range and South-west Range will be repaired and retained, preserving key elements of the historic roof structure. Introducing new structurally sound trusses and steelwork will ensure the building can accommodate its new use while maintaining the overall historic roof form.

6.3 HAVELOCK FARM – THE BOTHY

6.3.1 REOPENING DOOR TO THE BOTHY

- 6.3.1.1 **Proposal.** Reopening the existing bricked-up doorway on the Bothy's farmyard façade.
- 6.3.1.2 **Purpose/necessity.** To provide a direct exit from the reception area into the farmyard, allowing staff to access the South Range without passing through the building.
- 6.3.1.3 **Fabric affected and significance.** The infill brickwork is modern and of negligible significance, and the historic opening remains legible within the façade.
- 6.3.1.4 **Potential impact/harm.** The impact is minimal, as the intervention reinstates the opening to its historic form.
- 6.3.1.5 **Positive Impact/mitigation.** Reinstating the doorway restores the original façade composition, improves legibility of the historic arrangement, and provides a physical connection to the farmyard.

6.3.2 NEW STAIRCASE IN THE BOTHY AND FIRST FLOOR DOORWAY TO EAST RANGE

- 6.3.2.1 **Proposal.** Installation of a new centrally located staircase within the Bothy to replace and consolidate the two existing staircases in the Bothy and East Range, both of which are to be removed. New doorway created through the party wall to access the East Range first floor.
- 6.3.2.2 **Purpose/necessity.** The two existing staircases are narrow, one is winding, and the other is dilapidated and no longer in use. Neither meets current standards for safe access. A single, compliant staircase is required to improve the efficiency of the space with new link at first floor.

- 6.3.2.3 **Fabric affected and significance.** The works are irreversible, as the two existing staircases will be removed, the associated floor openings infilled, and a new opening created through the masonry party wall. Evidence within the joists indicates that the dilapidated staircase was inserted after the original construction, and neither staircase is historic; both are therefore of low significance. The party wall, however, is of medium significance.
- 6.3.2.4 **Potential impact/harm.** The formation of a new opening through the party wall will result in a minor level of less than substantial harm. This level of harm is considered justified to facilitate the adaptive reuse of the building and to enable safe, compliant access between floors.
- 6.3.2.5 **Positive Impact/mitigation.** The new staircase will provide a safe and compliant means of escape. Removal of modern boarding and posts around the existing dilapidated staircase will also allow the adjacent truss to be reinstated to its historic form, enhancing the legibility of the original structure while improving the building's overall functionality.



Fig25 & 26. View of the dilapidated staircase at ground and first floor level

6.4 HAVELOCK FARM – THE EAST RANGE

6.4.1 RAISED DOOR HEADS & LINTELS

- 6.4.1.1 **Proposal.** Raising the door heads and lintels to the East Range courtyard façade.
- 6.4.1.2 **Purpose/necessity explained.** The installation of the new insulated reinforced concrete floor slab will raise the internal floor level, requiring the door lintels to be raised to maintain head heights and functional access.
- 6.4.1.3 **Fabric affected and significance.** The works are irreversible. The existing modern lintels and are of low significance. One opening will be reinstated to its historic jack-arch form, visible internally, and the adjacent non-historic opening will be raised to align with this reinstated historic level.
- 6.4.1.4 **Potential impact/harm.** Raising the lintel of the modern opening results in a minor level of less than substantial harm to the historic fabric. However, aligning the opening with the reinstated historic lintel height ensures that the intervention remains sympathetic to the original façade composition.

- 6.4.1.5 **Positive Impact/mitigation.** Reinstating the lintel level and form enhances the legibility of the historic openings, ensuring the façade reads as a coherent and uniform elevation in line with its historic intent.



Fig27. View of the lintels to be raised in East Range to align with historic level

6.4.2 REOPENING WINDOW TO 1ST FLOOR

- 6.4.2.1 **Proposal.** Reopening the existing bricked-up first-floor window on the east elevation.
- 6.4.2.2 **Purpose/necessity.** To reinstate the window to serve the new first-floor office, providing natural light and improved ventilation.
- 6.4.2.3 **Fabric affected and significance.** The historic window opening remains clearly legible internally within the façade. The infill brickwork is modern and of negligible significance, and its removal does not affect historic fabric.
- 6.4.2.4 **Potential impact/harm.** Harm is minimal, as the intervention reinstates the window to its historic form and does not involve the loss of significant material.
- 6.4.2.5 **Positive Impact/mitigation.** Reopening the window restores the historic façade composition, enhances natural lighting within the office, and provides a visual connection to the front of Havelock Farm.

6.5 HAVELOCK FARM – THE SOUTH RANGE

6.5.1 NEW OPENING TO SOUTH FACADE

- 6.5.1.1 **Proposal.** Formation of a new window opening in the south façade of the South-east Range.
- 6.5.1.2 **Purpose/necessity explained.** To provide natural light to the proposed first-floor office space within the South Range.

- 6.5.1.3 **Fabric affected and significance.** The section of wall affected comprises historic brickwork and is assessed as being of medium significance.
- 6.5.1.4 **Potential impact/harm.** Creating a new opening will require cutting through historic brickwork, resulting in a moderate level of less than substantial harm to the fabric. As per the adjacent windows, the aspect overlooks the Registered Park and Garden.
- 6.5.1.5 **Positive Impact/mitigation.** The new window is positioned centrally between nib walls and aligns with the established window pattern within the office area, ensuring coherence in the elevation. It will provide natural light to the rear of the workspace, reducing reliance on artificial lighting and supporting the building's functional and sustainable reuse.

6.5.2 REMOVAL OF CONCRETE TROUGHS AND STALL DIVIDERS

- 6.5.2.1 **Proposal.** Removal of three concrete feeding troughs in the South-east Range (with one retained), and removal of the low-level stall dividers in the South-west Range.
- 6.5.2.2 **Purpose/necessity.** To enable the formation of open-plan office accommodation and provide the circulation space required for desk layouts, plant room provision, and installation of the new reinforced concrete floor slab. The stall dividers in the South-west Range must be removed to achieve the necessary floor area for desks and accessibility standards.
- 6.5.2.3 **Fabric affected and significance.** The troughs and stall dividers are agricultural features of medium significance, reflecting the historic use of the buildings. As the West Range is no longer included within the development area, its troughs will be retained in situ.
- 6.5.2.4 **Potential impact/harm.** Removal of these features will result in a moderate level of less than substantial harm, due to the loss of historic functional elements that contribute to the building's agricultural character.
- 6.5.2.5 **Positive Impact/mitigation.** One trough will be retained within the proposed layout as a low-level planter, allowing the historic use of the space to remain interpretable. Retention of additional troughs is not feasible due to the constrained widths of the ranges, the need for accessible circulation, and the raised insulated floor construction. The intervention supports the viable adaptive reuse of the buildings while ensuring that some evidence of their agricultural history is preserved.

6.5.3 INFILLING OF WINDOW OPENINGS

- 6.5.3.1 **Proposal.** Infilling of one window opening to the north façade of the South-west range and one window opening to the west gable.
- 6.5.3.2 **Purpose/necessity.** The north façade opening is to be infilled to conceal and provide restraint to a new structural steel post. The west gable opening requires infilling to stabilise the wall, while retaining the existing opening above.
- 6.5.3.3 **Fabric affected and significance.** Both openings are non-historic and of low significance, reflecting later utilitarian alterations to the building envelope.
- 6.5.3.4 **Potential impact/harm.** Infilling these openings will result in a minor level of less than substantial harm, due to the loss of visible changes to the fabric that contributes modestly to the building's record of supporting agricultural need.

- 6.5.3.5 **Positive Impact/mitigation.** The new brickwork will be carefully toothed into the existing masonry so that the former openings remain subtly interpretable. The infill is required to provide structural restraint for the new post and to ensure stability of the west gable wall, thereby supporting the building's long-term conservation.

6.6 INDIRECT IMPACT OF PROPOSALS

- 6.6.1 The proposals are mostly contained in the Havelock Farm site but the changes to the southern side of the South Range will have a minor indirect impact on the adjacent Registered Park and Garden with one new window opening proposed and new photovoltaic panels located on the south side of the pitched roof. The south side of Havelock Farm is well screen by vegetation, WC block and a high brick garden wall to the south-east. The South Range is very much at the boundary of the site with limited occupiable garden space for the public. The glimpsed views of the photovoltaics are considered acceptable in order to support the sustainable measures of the new scheme.

7 CONCLUSION

- 7.1 Havelock Farm was originally intended to be demolished due to its deteriorated condition and lack of ongoing use. However, the revised proposals instead focus on retaining and revitalising the site. By refurbishing rather than removing the existing structures, the project will bring a largely dilapidated and disused farmstead back into meaningful, productive use. Once restored, the buildings will form an integral part of the upgrade to Wakehurst's office facilities.
- 7.2 The renovated complex will offer the opportunity to permanently consolidate staff accommodation and administrative functions within a single, cohesive location on the estate. The improved buildings will provide open-plan, modern, and flexible workspaces designed to support the evolving operational needs of Wakehurst's staff. This approach not only enhances functionality but also preserves the historic footprint of the site, ensuring it continues to contribute to the character of the wider landscape.
- 7.3 The proposals for Havelock Farm have been developed with careful consideration of both the available space and the historic fabric of the buildings. All interventions have been justified to ensure that they are necessary, proportionate, and sensitive to the significance of the structures.
- 7.4 To bring the buildings up to contemporary performance and sustainability standards, a range of upgrades will be introduced. These include the installation of modern insulation to improve energy efficiency, the addition of photovoltaic panels to support renewable energy generation, and the replacement of existing windows with double-glazed units that enhance thermal performance while respecting the architectural character. Together, these works will secure the long-term viability of the buildings and align them with current environmental expectations.
- 7.5 Through these proposals, the essential character and identity of Havelock Farm will be conserved, even as the buildings undergo renewal. The approach allows the historic structures to adapt to new uses while retaining the qualities that make them significant. As the site enters the next phase of its life, the works will ensure that Havelock Farm remains a meaningful and recognisable part of the estate's heritage.