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Sent: 01 April 2026 09:36
To: Caroline Grist <caroline.grist@midsussex.gov.uk>
Cc: Caroline Wright <caroline@sticklandwright.co.uk>; Emily Wade <emily.wade@midsussex.gov.uk>
Subject: RE: 25053 - Wykehurst House - Planning Applications Progress

Good morning, Caroline,

Many thanks for sending this document through. Historic England appear to echo our own reading of the building, its historic alteration and significance, but also agree with Emily's concerns over our original design approach.

In our revised proposals, with further justification, we have simplified the design approach and substantially reduced impacts upon the historic fabric, including wall openings (features having been already lost). These latest proposals retain wall openings in a legible manner, so that their evidential value remains, and are discoverable through the record of this submission.

Where we differ, is our stated intent to retain the open space of the current 'atrium' for use by the second stair. Our stated justification is that this space has been fundamentally altered through history, and today (as at the time of listing) the use and nature of this space is altered. Given the available detail in historic records, reinstatement would be conjectural in detail, but also the reinstatement of the original lightwell space is considered undesirable to the new building custodians. This is due to perceived risks but also due to the impact on the current character and use the 'atrium' enjoys today.

The original stair was not only for used by family, but importantly by guests. It is our firm opinion derived from our reading of the design approach and preserved features of the house that, whilst the original stair here was secondary in nature, it would have been exceptionally well crafted using best quality materials. Wykehurst House leans into ostentatious presentation, from the revival themes, the hierarchy of front and back of house, and the very location and approach to the building within its setting. This is a building intended to both represent the culture of the Huth family, but to also impress this upon visitors. In this reading, we believe that the journey through the house would have preserved the perception of quality for those guests privileged enough to stay.

For these reasons, and those supporting our revised submission, we do not propose any further amendment but of course welcome the further discourse.

Kind Regards

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