



Design, Access & Heritage Statement & Impact Assessment Wykehurst House, nr Bolney

Prepared by Stickland Wright Ltd for: Michael and Sarah Blencowe

Job No: 25041E

Property Address: Wykehurst House Bolney, RH17 5QQ

Listed Designation: Grade II*

Inspecting Persons: Nick Stickland

Date of first issue: 17/03/2026

Revision:

**STICKLAND
WRIGHT**

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1.0

Introduction

1.1 Purpose of Assessment

This document has been drafted to inform proposed repairs and works to the existing grounds of the building. This includes assessment of impacts upon the heritage asset, and its setting, and to demonstrate compliance with the relevant legislation, planning policy and guidance.

Our decision making is informed by the education and training guidelines, produced by the International Council on Monuments and Sites (ICOMOS, 1993), as advocated by the Royal Institute of British Architects (RIBA) through their conservation register training course [see Appendix 3].

ICOMOS is a non-governmental assembly who have sought to create a common discipline to guide conservation work, recognising the breadth of heritage internationally and the variety of possible actions and outcomes. As an international organisation, ICOMOS has recognised the need for strong collaboration, education and training to underpin appropriate standards for conservation work. Their guidelines therefore provide a framework for establishing localised standards, which reflect the specific technical and cultural requirements of any region. The RIBA guidance interprets these guidelines from a UK perspective.

We encourage all owners of heritage buildings to visit the Historic England website, which has extensive publications which offer guidance on many aspects of caring for the historic environment – www.historicengland.org.uk

1.2 Detail of Proposals

A summary of the proposed works is as follows:

- Garden wall amendments with new opening and gate reinstated in an original location
- New Pool House building
- New pool
- Reinstatement of the original landscape steps and pathways, repairs to existing steps if required
- New hard and soft landscaping
- New gates and planted fence

The submission follows an earlier application to deal with consent for external works including garden wall repairs, installation of secondary entrance gate, new plant equipment and associated works [DM/25/2644 & DM/25/2645]. Generally, the proposals intend to return Wykehurst House to a single family home. The proposals for the pool and gardens respect the historic character through the reinstatement of earlier formal pathways and geometry of planted beds, working with the existing landscape.

Refer also to the Landscape Narrative Statement - Wykehurst Place for further details of the landscape proposals within the historic setting.

1.3 Relevant Designations (legal context and policy context)

The building was Grade 2* listed on 11th May 1983, under number 1193325 and name 'Wykehurst Park'. The listed building entry introduces the building as; Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion in the style of a French chateau.

The proposed alterations require planning and listed building consent. We have copied extracts from the relevant legislation in Appendix II, and summarise these as follows:

Relevant heritage and planning frameworks:

- National Planning Policy Framework (NPPF)
- Mid Sussex District Plan 2014-2031, Policy DP34 – Listed Buildings and Other Heritage Assets.

In England, the legislative basis for decision making on applications affecting the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990. This 'Listed Buildings' Act places legal duties upon local planning authorities. For listed properties the Act requires authorities to have:

“... special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses”

This legal wording is fundamental to all planning decisions affecting listed buildings; it is also important to recognise that a building's setting must be given equal weight to the building and its features.



2.0

Building Setting and History

2.1

Planning History

Reference: BK/022/75
Long Stay Hotel of 200 Bedrooms with Reception Areas, Conference facilities, Swimming Bath, Staff Housing and Ancillaries.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 25/06/1975
Decision: Refusal

Reference: BK/043/75
Long Stay Hotel of 200 bedrooms with reception areas, conference facilities, swimming bath, staff housing and ancillaries.
Wykehurst Park, Bolney
Date Decision Issued: 21/01/1976
Decision: Refusal

Reference: BK/046/75
Reserved matters of Outline Application No. F.72.647 dated 18th June, 1972.
Wykehurst Park, Bolney
Date Decision Issued: 03/02/1976
Decision: Refusal
Appeal Reference: AP/76/0044
Appeal Decision Date: 20/05/1980
Appeal Decision: Appeal Dismissed

Reference: BK/026/77
Renewal of permission for change of use of land to that of golf course on 142.46 acres net.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 22/02/1978
Decision: Refusal
Appeal Reference: AP/78/0097
Appeal Decision Date: 25/05/1978
Appeal Decision: Appeal Withdrawn

Reference: BK/025/77
Change of use of land to golf course.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 22/02/1978
Decision: Refusal
Appeal Reference: AP/78/0096
Appeal Decision Date: 25/05/1978
Appeal Decision: Appeal Withdrawn

Reference: BK/034/78
Outline application. Erection of range of ten garages with sandstone external finish with hardwood fascias and tree and natural screening around garages to be erected on existing reinforced concrete base.
Wykehurst, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 30/01/1979
Decision: Refusal

Reference: BK/012/79
Outline application for the erection of 16 houses and access road from Colwood Lane.
Land Parcel No 8566, Adjoining Land To West Of Bolney
Date Decision Issued: 24/09/1980
Decision: Refusal
Appeal Reference: AP/80/0031
Appeal Decision Date: 19/07/1983
Appeal Decision: Appeal Dismissed

Reference: BK/016/81
Construction of house, related farm buildings and internal access roadway.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 26/05/1981
Decision: Refusal

Reference: BK/027/81
Construction of farm buildings, internal access roadway.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 18/08/1981
Decision: Permission

Reference: BK/030/81
To erect a 200 bedroomed hotel.
O.S.Land Parcel 7148, Wykehurst, Bolney, Haywards Heath, West Sussex
Date Decision Issued: 03/11/1981
Decision: Refusal
Appeal Reference: AP/83/0032
Appeal Decision Date: 19/07/1983
Appeal Decision: Appeal Dismissed

Reference: BK/031/81
200 bedroom hotel with associated facilities for eating and car parking. Access from Colwood Lane.
O.S.Land Parcel 7148, Wykehurst, Bolney, Haywards Heath, West Sussex
Date Decision Issued: 03/11/1981
Decision: Refusal
Appeal Reference: AP/83/0051
Appeal Decision Date: 19/07/1983
Appeal Decision: Appeal Dismissed

Reference: BK/045/81
High Voltage (11,000 volts) and low voltage (240/415 volts) Overhead Electric Lines to be erected on single wooden poles.
East Lodge, Wykehurst Park, London Road, Bolney, Haywards Heath, West Sussex, RH17 5QB
Date Decision Issued: 13/11/1981
Decision: No Objection

Reference: BK/039/93
PROPOSED OVERHEAD LINES.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 16/09/1993
Decision: Permission

Reference: BK/005/95
CONVERSION OF VACANT STABLE WING TO FORM SECOND DWELLING.
Coach House Farm And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 07/04/1995
Decision: Permission



2.0

Building Setting and History

2.1

Planning History continued

Reference: BK/034/77
New Golf Course. Reserved Matters of F/72/655.
Wykehurst Park, Bolney
Date Decision Issued: 09/05/1978
Decision: Refusal
Appeal Reference: AP/78/0103
Appeal Decision Date: 31/05/1978
Appeal Decision: Appeal Withdrawn

Reference: 14/01003/FUL
New timber shed to courtyard and replacement of the existing entrance gates to the courtyard.
The Coach House And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 08/05/2014
Decision: Permission

Listed building consent

Reference: BK/024/84
REPAIR WORK TO OVERCOME DAMAGE CAUSED BY WATER PENETRATION AND DRY ROT. ALTERATION OF EXISTING WINDOW OPENING TO FORM NEW STONE MULLIONED WINDOW WITH CASEMENT LIGHTS.
Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 04/01/1985
Decision: Permission

Reference: BK/007/90
GLAZING OVER INTERNAL COURTYARD.
Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 20/03/1990
Decision: Permission

Reference: BK/006/95
CONVERSION OF VACANT STABLE WING TO FORM SECOND DWELLING.
Coach House Farm And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 07/04/1995
Decision: Permission

Reference: 14/01005/LBC
Installation of steel girders to the western section of roof, removal of two non-structural walls at first floor in the western portion of the building, install cupboard to bedroom, refurbish external clock, replace damaged fascia boards, remove existing floor to store, replace concrete hard standing area of courtyard with similar red bricks to match existing, install wood burning stove and flue to garage, replace entry gates to the property, replace coach house roof tiles and carry out re-pointing to all elevations where required.
The Coach House And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 08/05/2014
Decision: Permission

Pre application advice
Reference: DM/25/1843
Agreement is sought for urgent repairs to the listed building
Wykehurst House Wykehurst Park Colwood Lane Bolney
Requested: 17/07/2025

Current applications

Reference: DM/25/2172
Internal alterations to form a family home, new services throughout and alterations to layout, including new partitions walls, new doors, architraves, skirting and cornicing.
Ongoing

Reference: DM/25/2644 & DM/25/2645
External alterations to include: garden wall repairs, new secondary entrance and gate, new plant area.
Ongoing

Reference: DM/25/2654 & DM/25/2655
Retrospective permission is sought for repairs to roof damage and missing tiles, replacement to lead work, installation of lightning protection, replacement of rotten timber windows timber framework and cracked or missing glass panes. Partial retrospective permission is sought for electrical fittings removed and unsafe wiring throughout the building, including concealed redundant wiring from previous layers or refurbishment and new electrical through out, removal of redundant/leaking pipework, including concealed tanks within modern room additions and new plumbing through out. Permission is sought for repairs to external weathered and cracked stonework, replacement/rebuild of courtyard wall which is listing.
Ongoing

Reference: DM/25/2916
The property is currently used as a single private dwelling, established over 10 years ago following a prior internal conversion to flats. We seek certification of the use as a single dwelling.



2.0

Building Setting and History

2.1

Planning History continued

Reference: BK/034/77
New Golf Course. Reserved Matters of F/72/655.
Wykehurst Park, Bolney
Date Decision Issued: 09/05/1978
Decision: Refusal
Appeal Reference: AP/78/0103
Appeal Decision Date: 31/05/1978
Appeal Decision: Appeal Withdrawn

Reference: 14/01003/FUL
New timber shed to courtyard and replacement of the existing entrance gates to the courtyard.
The Coach House And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 08/05/2014
Decision: Permission

Reference: DM/25/2916
The property is currently used as a single private dwelling, established over 10 years ago following a prior internal conversion to flats. We seek certification of the use as a single dwelling.

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Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 04/01/1985
Decision: Permission

Reference: BK/007/90
GLAZING OVER INTERNAL COURTYARD.
Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 20/03/1990
Decision: Permission

Reference: BK/006/95
CONVERSION OF VACANT STABLE WING TO FORM SECOND DWELLING.
Coach House Farm And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 07/04/1995
Decision: Permission

Reference: 14/01005/LBC
Installation of steel girders to the western section of roof, removal of two non-structural walls at first floor in the western portion of the building, install cupboard to bedroom, refurbish external clock, replace damaged fascia boards, remove existing floor to store, replace concrete hard standing area of courtyard with similar red bricks to match existing, install wood burning stove and flue to garage, replace entry gates to the property, replace coach house roof tiles and carry out re-pointing to all elevations where required.
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Current applications

Reference: DM/25/2172
Internal alterations to form a family home, new services throughout and alterations to layout, including new partitions walls, new doors, architraves, skirting and cornicing.
Ongoing

Reference: DM/25/2644 & DM/25/2645
External works within the grounds of Wykehurst House to include: Garden wall repairs, alterations to existing entrance gate, installation of new entrance gate and new plant equipment area.
Ongoing

Reference: DM/25/2654 & DM/25/2655
Retrospective permission is sought for repairs to roof damage and missing tiles, replacement to lead work, installation of lightning protection, replacement of rotten timber windows timber framework and cracked or missing glass panes. Partial retrospective permission is sought for electrical fittings removed and unsafe wiring throughout the building, including concealed redundant wiring from previous layers or refurbishment and new electrical through out, removal of redundant/leaking pipework, including concealed tanks within modern room additions and new plumbing through out. Permission is sought for repairs to external weathered and cracked stonework, replacement/rebuild of courtyard wall which is listing.
Ongoing

Reference: DM/25/3229 & DM/25/3228
Permission is sought for internal and external alterations including creation of new openings in existing walls, installation of new staircase and bridge to connect the two sides of the lightwell at second floor, installation of new architectural mouldings and other details, replacement of existing rooflight, and refurbishment of the Second Floor Lounge to include installation of new joists, ceiling and two new fireplaces into existing fireplace openings.
Ongoing



2.0

Building Setting and History

2.2

Historic Phases of Development

Information for Historic Environmental Records (HERs)

The original property, on the land, is believed to have burnt down in 1870.

1871-74 - Creation of the House
The house was constructed by William Cubitt, to designs by Prof. Edward Middleton ‘E M’ Barry (Royal Opera House, Bow St among eminent works).

Built for Henry Huth, a wealthy banker of German / Spanish descent, who was well-travelled and an ‘ardent orientalist’ speaking Persian, Arabic and Hindustani. Huth was a highly significant collector and reader of books (the collection is said to have sold, following his death, for £300k in 1910).

In a Pevsner co-authored book, the house was described as ‘that epitome of high Victorian showiness and license’. The building was therefore very much of its time, with the trend of late 19th Century architecture toward a combination of revived historical styles and emerging trends. Wykehurst is at the forefront of the ‘Francois Premier’ style (chateaus at Chambord and Chenonceau are a known influence).

Barry’s architectural philosophy was that progress should be affected by developments of science and technology, while the artist should be able to draw upon the great storehouse of archaeology to provide the cultural overlay (owed to Pugin’s ‘True Principles’).

Technologically, the building was innovative even ahead of its time, with cavity walls, fireproof iron / concrete floors, full hot water distribution and warm air circulation to principal receptions (concealed in deep internal cross walls).

The basement itself was a pragmatic addition, to cut into the slope of the land and preserve the upper floors from water ingress. These were areas barred for security and used by staff only. The kitchen was located at basement level, outside the footprint of the main building, to allow natural light, ventilation (keeping smells from the house) and ease of access for both

courtyard deliveries and back stair access to all levels. Stylistically, the building and interiors were an outward expression of current architectural fashion (balancing Gothic and Classicist traditions) and the client’s own tastes and influences.

The exterior was later marketed as ‘a Victorian masterpiece in the combined styles of a German Schloss and Loire Chateau’.

The description of the principal interior rooms below confirms their broad characterisation as a mixture of revived historic styles from 16th, 18th and 19th centuries:

- Entrance Hallway – Elizabethan with Mediterranean influence (Spanish leather hanging, lost during the house’s period of decay)
- Drawing Room – ‘Louis XV’ style (lost embroidered white satin wall coverings)
- Library – ‘Adam’ style (Robert Adam also being influenced by Louis XV)
- Dining Room – ‘Elizabethan Italianate’ style, including 16th century Italian wall panelling (significantly restored by Doyle – see below). Boiserie were also prevalent in French interiors from 17th and 18th centuries and becoming fashionable in this era.

By 1923, Edward Huth (who earlier inherited the property from his father) put it up for sale. It was sold in 1924 to Miss E T Grainger and Sister.

Two sets of sales particulars from the time are included in the appendices. These documents, which include room dimensions and descriptions, have been used to determine the probable original layout of the upper floors. (see figure 2.01, 2.02 and 2.03 for floor plans)

1924 - Early 30’s – Conversion to Hotel
Reference is made to ownership by Brighton hotelier Mrs F K Turner (in news of her passing).

By 1930 - ‘The Wykehurst Park Hotel, which was lying dormant for many years, has awakened under its new and capable management’.

Notes: The extent of alterations made during this period are unclear with

few records having been discovered. Photographs show the building largely unchanged from the period as a single home.

WW2 – Wartime Occupation
The property was requisitioned (leased) by the Canadian army. First Canadian arrivals are recorded in 1940, with specific reference to Wykehurst from 1942. The house was used as a marshalling location for D-Day and hosted up to 1500 troops in the buildings and land.

Post-war the building was vacant for 26 years (1945-71), with articles confirming looting, vandalism, weather ingress, internal vegetal growth and sheltering animals. From 1951 a news article records removal of large quantities of lead, by thieves.

By 1968, sales particulars describe the building as ‘ripe for conversion to flats, school or a hotel’. By 1971, the building was reportedly considered ‘beyond repair’ and was scheduled for demolition.

Notes: The extent of alterations made during this period are unclear with only news clippings and war records having been discovered.

1971 – Asset Stripping and ‘Restoration’
Antiques dealer, James ‘Jimmy’ Doyle gained a preservation order from demolition and then purchased the property in 1971.

The external wall and gates were listed at this time – LB/71/0001.

Doyle set about gaining planning consents for the estate and its buildings, then sold them off to fund the restoration. In 1972, consent was given for internal conversion to create 12 flats, with the main residence for the Doyle family and the remaining 11 flats seemingly sold off to generate further funds. A new entrance door, stair and lift were added at this time, to provide independent access to the ‘private’ flats, separated from the family’s accommodation. (see figure 2.04, 2.05 and 2.06 for flat areas).

Additionally, the house and remaining grounds were opened for event use and as a filming location, to generate income. Stone eagle adornments to the listed gates are believed to be film set props added during this period!



2.0

Building Setting and History

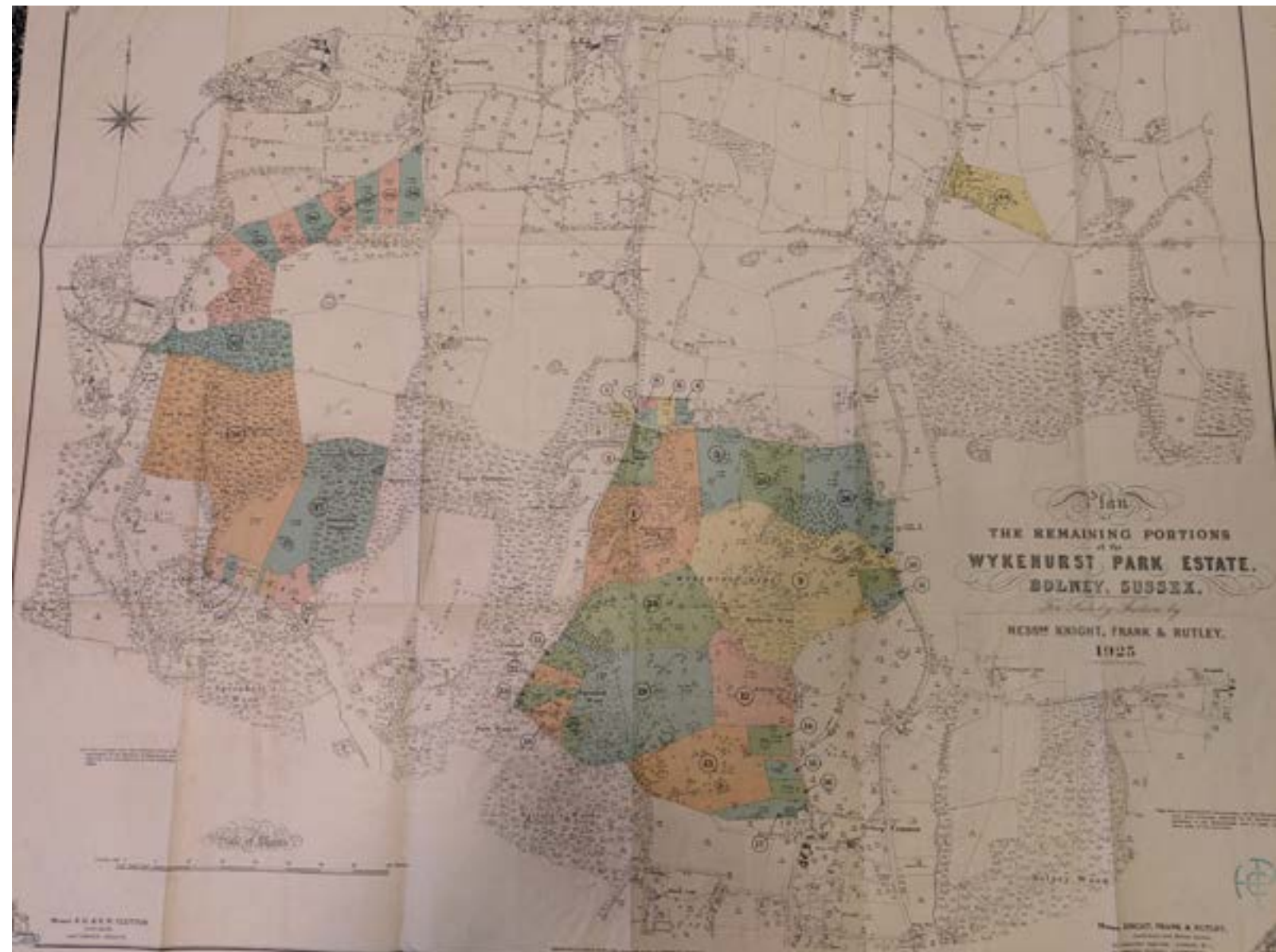
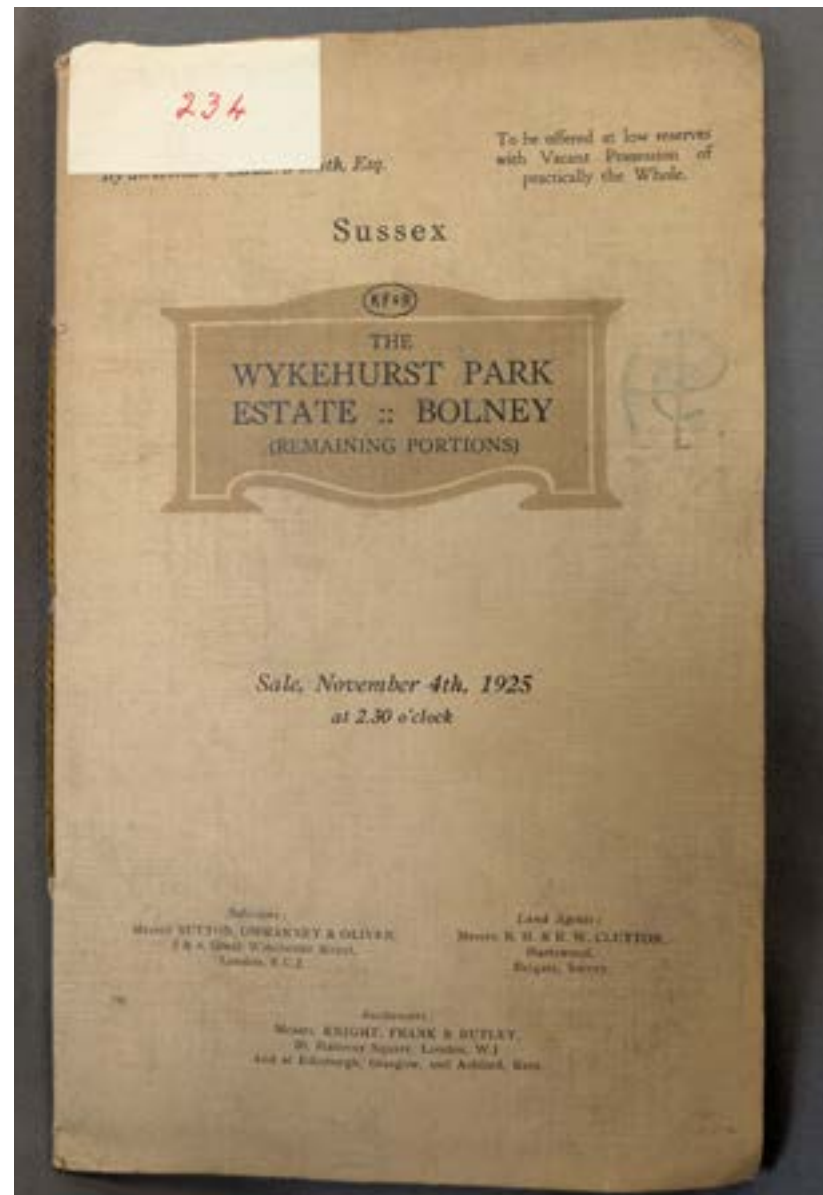
2.3

Sources and Bibliography

British Newspaper Archives (on-line research of all available content relating to 'Wykehurst').
The National Archives (on-line research)
Mid-Sussex Planning records (from information request and on-line planning records)
Purchase searches of planning records (see section 2.1)
Heritage research by J Langlands Pearse (see appendix, including further bibliography)
Brighton and Hove HERs, at 'The Keep' (see appendix)
Architect's original drawings
Historic photographs



Building Setting and History



2.01 Estate Plans
1925 Sales Brochure

Building Setting and History



2.02 Estate Plans
1925 Sales Brochure

3.0

Statement of Heritage Significance

Note: we adopt the National Planning Policy Framework (NPPF) definition of heritage significance, as follows:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

3.1

Assessment of Significance

The building was Grade 2* listed on 11th May 1983, under number 1193325 and name ‘Wykehurst Park’. The listed building entry introduces the building as; Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion in the style of a French chateau.

The building entry references Wykehurst Park, although much of the land and estate buildings had been sold into separate ownership at the time of listing.

In 1971 the external wall and gates were listed – LB/71/0001.

Our research has lead us to the determination that it is the original design and construction of the building in 1871-74 that is of most heritage significance. We find that subsequent alteration has often been harmful to this significance, although for proper context, such changes were made against a backdrop of significant neglect with preceding extensive loss of original fabric through weathering, deterioration, theft and general lack of maintenance. The extent of deterioration led to proposed demolition in around 1970.

The later changes are considered beneficial, to the extent that they helped reverse the decision to demolish the building. However, these changes also heavily compromised the original interior to salvage key reception rooms at ground floor and the exterior appearance of the building, preserved for the setting.

Many subsequent alterations to the property are not clearly recorded or have come about due to a long period of significant neglect, generating a need to balance partial restoration with income generation. These alterations include

more fanciful ideas at the behest of the then owners.

Although many of these alterations appear to have been properly consented, many were prior to listing, and they fail to preserve or enhance the significance of the original building. Many changes are considered harmful but were probably agreed with a degree of pragmatism, in consideration of the poor state of the building’s fabric, particularly internally. Evidence (visual and research) shows that much of the original decorative finish, and some fabric, was lost or irretrievably damaged due to water ingress.

Today, the exterior of the building, some of the original plan form and features to principal ground floor reception areas remain in reasonable condition. Other areas have been greatly altered and renovated in the early 1970’s and 1980’s. Much of this work uses modern materials and with no reliance upon heritage building techniques. This work is considered to carry no other significance than documenting the alteration of the original, significant work.

The garden walls and gates were altered over time. Although, we cannot be sure of precise dates, the work would appear to be part of the larger ‘restoration’ project undertaken by Doyle. The current metalwork entrance gates were remade, to echo patterns found in the stonework adjacent and decorative features of the house. Perhaps the original metal gates were lost (theft or removed during the war) and no surviving detail was preserved to match? Nonetheless, the new gates were very different from the original.

Much of the stonework was still intact and this has been copied, with concrete replicas, to mimic and infill damaged or lost fabric. The original caps to the principal stone gate pillars were lost and an original pedestrian gateway to the west lawn, was also lost and infilled with replica material. The stone eagle ‘adornments’ are believed to have been added to the listed gates during set propping for a film during the 1970s – both cap and eagle are concrete construction.

Today, the surviving original stonework and the layout of walls and gate positions, remain of significance. Evidence from site layouts from 1925 (see 2.02 Estate Plans), time of the first sale of the original house, show more formal gardens to the west of the house. The pathways, an original gate opening, external stair and structured landscape beds have since been lost to time.

3.2

Impact of Proposals

The following is a summary of the impacts, resulting from the repairs and works described at section 1.2 above.

The landscape concept follows a vision to reinstate the formality of the westerly terraced lawns as more structured gardens. This follows the 1925 site plan (see 2.02 Estate Plans), which evidenced the position and layout of paths at the time of the first sale of the original house, and are therefore likely to be part of the original design intent.

Garden wall amendments and new gate
This section of wall is missing its original balustrade. The previous application (DM/25/2644 and 2645) sought to reinstate this. As part of the wider landscaping plan we are now proposing the addition of an opening and new gate. Historical photos indicate that there was originally an opening within this wall. Therefore we are reinstating this opening in its original location and to the original detail. The pillars will be replicated in style and material, using traditional techniques. A new gate will be installed within the opening, the gate proposed will match the existing adjacent side gates to the vehicular access in style and material. The repairs are considered to be an improvement to the setting of the listed building.

Assesment of impact
Reinstatement of the original garden pathways, access gate, stairs and planting beds is considered beneficial. The westerly garden has a more intimate proximity to the building and was originally intended as a formal garden for the family to enjoy, in the afternoon sun. The proposals bring back the relevance of these gardens and the formal relationship between the architecture and landscape.

New Pool and Pool House building
A new swimming pool is being proposed to the lower terrace, in an appropriate location away from the house to the west garden. Therefore still maintaining principle views and historic outlook to the south. A new pool house has been proposed to support the pool providing plant room space for pool equipment, WC and shower facilities and an outdoor kitchen area. The design takes inspiration from the existing house using traditional stone mouldings for detail. The building shares the same lowered



3.0

Statement of Heritage Significance

terrace as the pool, and is located to the north to book-end the views around the pool. In this location the building is back-dropped by a mature tree screen, on the elevated levels between the private garden and the shared private highway.

The addition of a pool and pool house support a healthy family lifestyle, and is an amenity in-keeping with the origins of the original house design and also befitting contemporary demands on a house of this scale and quality.

Assesment of impact

The proposed pool house will create a new structure in the landscape, but responds directly to, and accentuates the character of, this new landscape setting. It will not be read with the house itself, but incorporates details which are a knowing nod toward the architectural style. The lowered position of the building, adjacent the pool, is considered discreet and will pose less than substantial harm to the listed character of the building setting. This is balanced against the significant benefits of re-establishing the formal gardens and pathways in this location.

New landscaping to the west

Proposed hard and soft landscaping to the west gardens. The proposed works to the west gardens create a coherent usable garden for the family to use. The proposals respond sensitively to the existing landscape working with the exsiting topography and maintaining original walling and steps. Proposed materials have been chosen to compliment the existing landscape. Gates and fencing have been introduced to create a safe family garden.

Assesment of impact

The proposed gardens are designed with a graded formaility, with more structured planting closer to the house, within the outlook of principal rooms, then becoming less formal as the gardens terrace downward and away from the building. The new landscape is considered to have a beneficial impact on the home and setting, due to the historic evidence and assumed use of the westerly garden.

Refer to the: Landscape Narrative Statement – Wykehurst Place submittted as part of the proposal

3.3

Recording Proposals

Creating and maintaining accessible records of all works carried out to a building or place is an important aspect of conservation practice. Record

keeping can be considered in two parts – (1) documentation of repairs or other works carried out to a building or place, including drawings, schedules of work, specifications and digital data, and (2) archaeological recording prior to and during the works.

This Heritage Impact Assessment is written for the purposes of planning consent. However, it will form an important record of initial information discovery and is considered a starting point for the recording and generating of an accessible archive for future building activities.

Record keeping is also a requirement of the National Planning Policy Framework:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible 76 . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The RIBA ‘Conservation Guide’ (2024) dedicates a whole chapter (11) to record-keeping, with guidance and best practice examples of methodologies.



Appendix I

Statutory List Description

WYKEHURST PARK, LONDON ROAD

Heritage Category: Listed Building
Grade: II*
List Entry Number: 119325
Date first listed: 11-May-1983
Date of most recent amendment: 19-Jul-2024
National Grid Reference: TQ 25770 24405

List Entry:
2. New flats. Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion in the style of a French chateau. Two storeys and attic. Ashlar. Tiled roof. The entrance front is asymmetrical. The main portion has a central porch with one window on each side on the ground floor and 3 windows over. This portion is flanked by round each with an arcaded top storey surmounted by a conical roof. To the left is a polygonal bay which lights the staircase and beyond this a square tower of 3 storeys, which is higher than the rest of the front. The garden front is symmetrical and the more impressive of the two. It has 8 windows. Eaves bracket cornice. Central projection with 3 round-headed arches on the ground floor and 3 windows above, flanked by circular bastions. Above is a large dormer window. At each end of the front is a large curved bay of 7 windows on ground and first floors with 3 large dormers projecting from the roof. The hall was originally hung with Spanish leather. The dining-room is wholly panelled in Elizabethan style. The drawing-room has a marble chimney piece of Adam character and originally walls panelled in brocade. The staircase is of Elizabethan design.

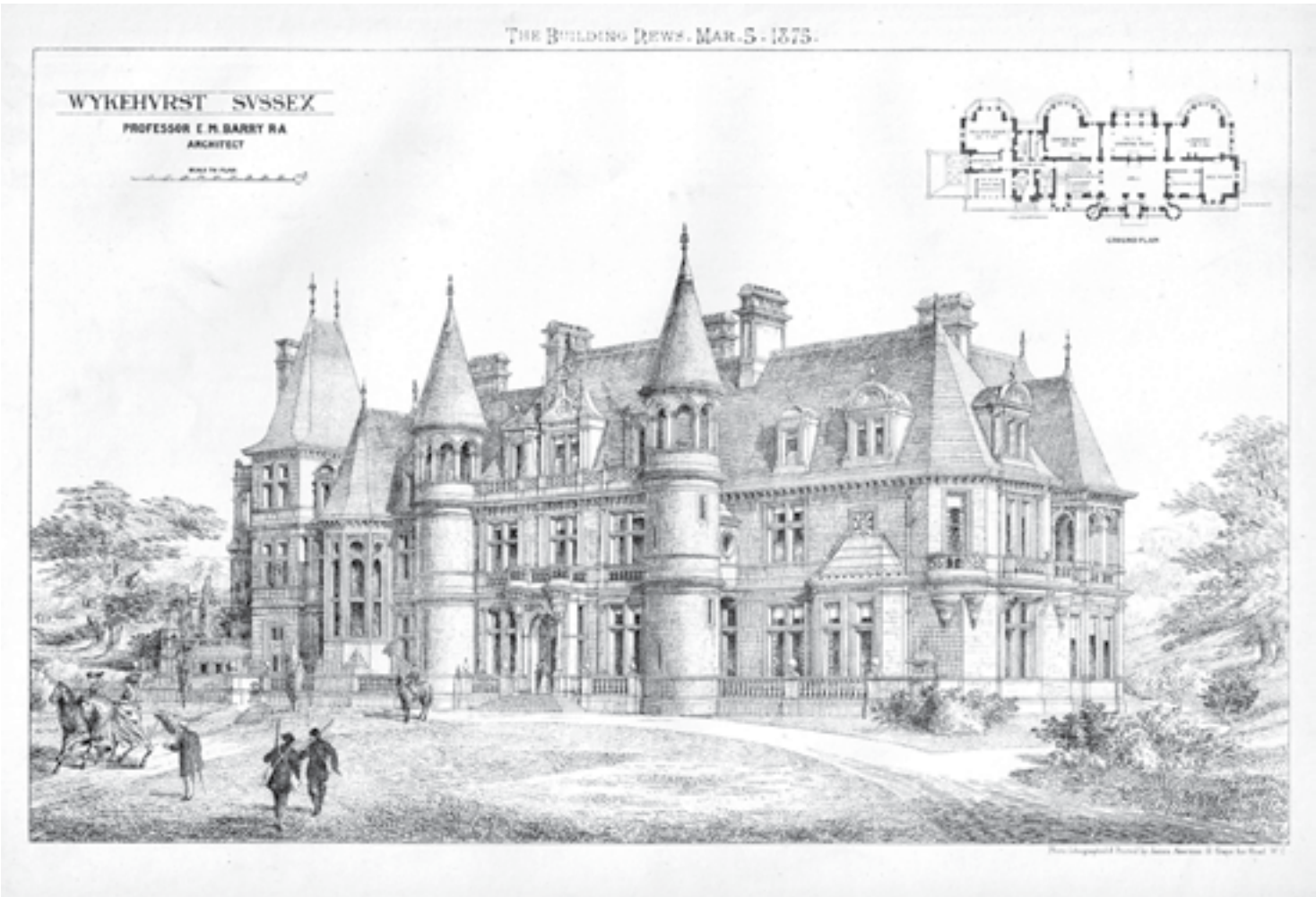


Figure I.01
Image copyright: Ian Thorburn
<https://historicengland.org.uk/listing/the-list/list-entry/1193325?section=comments-and-photos>
Wykehurst Sussex by Professor E.M. Barry R.A. Architect is illustrated in the Building News of February and March 1875, from my original copies.

Information from: <https://historicengland.org.uk/listing/the-list/list-entry/1193325?section=official-list-entry>
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Appendix I

Statutory List Description

THE FORECOURT WALLS AND PIERS OF WYKEHURST PARK, LONDON ROAD

Heritage Category: Listed Building
Grade: II
List Entry Number: 1354827
Date first listed: 28-Jan-1971
Date of most recent amendment:
National Grid Reference: TQ 25770 24405

List Entry:
2. 1870 circa. E M Barry Architect. Stone balustrade consisting of turned balusters. At the north west and south east corners are carriage entrances flanked by square pillars with domed tops surmounted by figures of eagles. On each side of these are wrought iron gates to pedestrian entrances with small piers on the outer sides surmounted by ball caps.

*Information from: <https://historicengland.org.uk/listing/the-list/list-entry/1354827?section=official-list-entry>
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Appendix II

Historic Photos



Figure I.02

Appendix II

Historic Photos



Figure I.03

Appendix II

Historic Photos



Figure I.04

Appendix II

Historic Photos



Figure I.06
Clients records

Appendix III

Planning Policy & Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72(l) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.

Similarly, section 66 of the above Act states that:

In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall 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.

Similarly, section 72(l) of the above Act states that:

[...] with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Local Planning Policy and Guidance

Mid Sussex District Plan 2014-2031, 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;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

National Planning Policy Framework

The NPPF (December 2024, amended February 2025) sets out the government’s planning policies for England, with a strong emphasis on sustainable development and the historic environment. The following paragraphs are most relevant:

- Paragraph 202: Requires great weight to be given to the conservation of designated heritage assets, especially those of the highest significance (which includes Grade II* buildings).
- Paragraph 213: Any harm (even less than substantial) must be clearly justified.
- Paragraph 215: Where less than substantial harm is identified, it must be weighed against public benefits.

- Paragraph 219: Encourages proposals that “enhance or better reveal the significance” of heritage assets.

Historic England Advice Notes (HEANs)

Historic England provides non-statutory but authoritative guidance on managing change to heritage assets. The following notes are particularly applicable:

HEAN 2: Making Changes to Heritage Assets

- Advocates a proportionate approach based on understanding significance.
- Recommends reversibility and minimal intervention where possible.
- Supports the use of historically appropriate detailing in alterations.

HEAN 12: Historic Environment and Site Allocations in Local Plans

- Emphasises sensitive design that respects the setting and scale of historic places.
- Promotes adaptive reuse of historic buildings in ways that support their long-term conservation.

Appendix IV

ICOMOS Guidelines

Understanding Significance

- A. Read a monument, ensemble or site to identify its emotional, cultural and use significance.

History and Identity

- B. Understand the history and technology of monuments, ensembles or sites in order to define their industry, plan for their conservation, and interpret the results of this research.

Setting and Context

- C. Understand the setting of a monument, ensemble or site, their contents and surroundings, in relation to other buildings, gardens or landscapes.

Carrying out Research

- D. Find and absorb all available sources of information relevant to the monument, ensemble or site being studied.

Analysing Building Behaviour and Diagnosing Defects

- E. Understand and analyse the behaviour of monuments, ensembles and site as complex systems.
- F. Diagnose intrinsic causes of decay as a basis for appropriate action.

Report Writing

- G. Inspect and make reports intelligible to non-specialist readers of monuments, ensembles and sites, illustrated by graphic means such as sketches and photographs.

Charters and Regulations

- H. Know, understand and apply UNESCO conventions and recommendations, ICOMOS and other recognised Charters, regulations and guidance.

(note: UNESCO is the United Nations Educational, Scientific and Cultural Organization, covering globally significant heritage sites).

Making Balanced Judgements

- I. Make balanced judgements based on shared ethical principles and accept responsibility for the long-term welfare of cultural heritage.

Obtaining Expert Advice

- J. Recognise when advice must be sought and define the areas of need of study by different specialists, e.g. wall paintings, sculpture and objects of artistic and historical value, and/or studies of materials and systems.

Repair and Maintenance

- K. Give expert advice on maintenance strategies, management policies and the policy framework for environmental protection and preservation of monuments and their contents, and sites.

Record Keeping

- L. Document works executed and make same accessible.

Constructive Collaboration

- M. Work in multi-disciplinary groups using sound methods.
- N. Be able to work with inhabitants, administrators and planners to resolve conflicts and to develop conservation strategies appropriate to local needs, abilities and resources.

Additional guidance on climate change impacts

The RIBA suggests the following guideline, in their ‘Conservation Guide’ published 2024:

Explore appropriate ways to reduce a building’s carbon footprint, based on a full understanding of the building’s significance, its fabric and performance, including its physical and cultural context.