

5.00 Design : New Build

5.01 Design : Massing and Use

Treatment Suites & Spa/Pool Building

The massing of the new Treatment Suites and Spa / Pool building has been developed following the two pre-apps and is broken down into two clear volumes. The lower ground floor is conceived as a continuation of the existing sandstone garden wall which is built in front of the South-West elevation of the listed building running north-west to south east. The proposals seek to extend this wall in a Wealden Water Weathered Sussex sandstone which compliments the existing Wealden Coarse tooled Sussex Sandstone. The mass of the lower ground floor is set behind the wall in its entirety, anonymously set into the landscape and viewed only through two corten steel framed apertures in the wall revealing the pool and spa below and meeting the new pond in the dell on the south west side. This lower ground floor will be used for swimming as well as providing complementary facilities including sauna, steam room, salt room, thermal room plus male, female and unisex changing rooms and plant areas.

The upper volume comprises wholly the treatment suites, reception area and cocktail bar / servery as well as ancillary facilities including toilets, storage and stair / lift to lower ground floor. The building is sensitively designed as a single volume below a sweeping low mono-pitched zinc and planted roof which is designed such to be seen as an extension to the gardens when viewed from the upper rooms in the adjacent listed hotel. The building is wholly respectful in its massing and sympathetic to the listed building which, across courtyard terrace, is circa 19M away.

Gym, Yoga Studio & Members Lounges

The massing of the new Gym, Yoga Studio and Members Lounge is similarly broken down into two clear volumes as its adjacent counterpart. The ground floor is set a half storey below the adjacent treatment suites and follows the site topography. Again the Wealden Water Weathered Sussex sandstone is utilised as a ground bearing external wall around the primary elevations of the building and referencing the heritage walling on site. The single volume above at first floor level reflects its counterpart in style and mass with an identical mono-pitched roof with extended eaves and soffits to provide solar shading to the large glazed areas of walling below. The ground floor comprises entry lobby to yoga suite and gym as well as stairs/lift to first floor members lounges (x2) and servery area with storage.

A flat roof Corten steel link connects the two volumes.

5.02 Design : Layout - New Build

The two new buildings are set out in a simple linear form with each floor level being appointed a different use for clarity and legibility.

Treatment Suites & Spa/Pool Building

The building to the immediate South-East of the listed building comprises reception area and treatment suites at ground floor level and pool and spa at lower ground floor. The ground floor treatment suites are accessed along the south west side of the building from the terrace area into the link lobby which leads directly into the reception area.

The reception is positioned to provide visibility to both the link lobby and beyond into the stairwell of the gym building.

The ground floor comprises 6no. treatment rooms (including 2no. doubles) all with shower facilities, manicure/pedicure room, storage and toilets (male, female and accessible) and a stair and lift to lower ground floor pool level to provide connection for users of the treatment suites access to the pool and spa below.

At the North Western end a cocktail bar/servery services the adjacent terrace area opposite the dining areas of the listed building. Staff wc and storage areas are integrated within.

The lower ground floor pool is serviced by 3no. changing areas – male, female and unisex/accessible, and proposes a spa area comprising hot tub, sauna, steam room, salt room, thermal room as well as storage and plant areas for both building and pool separately.

Gym, Yoga Studio & Members Lounges

The building further to the South-East comprises ground floor entrance from the car park to the gym and yoga studio with stairs and lift to the first floor of members lounges, bar and servery and storage.

The gym area is accessed directly from the main entrance lobby and connects physically to the changing areas adjacent to the pool as well as visually with the new pond to the North West side.

The yoga studio is positioned in an area which allows a more contemplative and meditative connection to the ancient woodland to the North-East.

The first floor is accessed via a lift and staircase and affords views both North and South over the ancient woodland and the new pond and surrounding landscaped gardens. A terrace is positioned to the front of the building connecting visually across to the listed building as well as the adjacent new pool and treatment suites.

The Corten steel clad link-lobby is the common thread between the two new buildings and contains both stair and lift cores as well as maintaining visual connections with both the ancient woodland and the landscaped gardens to the North West, South and South West.

This section of building floats above the landscape (as a bridge) at ground floor level with a small ground bearing element serving as the pool link at lower ground floor.

5.03 Design : Scale

The scale of all of the new built form is conceived by the relationship to and with the listed building in terms of the context, hierarchy and relevance of human scale and the heritage and setting of Chownes Mead.

The two new buildings are rooted in their context by the replication and extension of the stonework garden walls which ensure the scale of the new build form is read as an extension to these walls that remain connected to their setting with the top of the wall acting as a continuous datum between old and new.

The scale of the new walls are directly driven by the existing walls. This aims to ensure the scale of the new buildings (the pool building in particular) are read as a single storey element above the garden wall and respond both to their setting as well as remaining respectful in terms of their relationship with the listed building.

A sensitive linear building forms the treatment suites and is topped with a low mono pitched planted roof which keeps the scale low and subservient to the adjacent listed building. The roof will be viewed from the upper floors of the listed building and this has been taken into consideration with the design concept.

The lower level pool is set behind the wall remains relatively anonymous in terms of its relationship with the listed building with two large apertures cut into the wall which interfaces with the new pond.

The treatment rooms above are a linear low scale single storey building which is representative in scale of the previously approved pool building.

5.04 Design : Appearance

For specification, photographs and details of the proposed materials, refer to section below 6.05 Design : Appearance : Materials.

The new buildings will be constructed in a water washed Wealden stonework to complement the listed counterpart. Whilst the original listed building and garden walls are formed in drag face etc, the new buildings will have an updated and contemporary approach, sourced directly from the local Lambs Philpots quarry in (Philpots Lane, End of North Lane,) West Hoathly Nr East Grinstead, West Sussex.

The upper floors will be finished in a sweet chestnut timber open jointed rain-screen cladding. The timber will be laid both horizontally and vertically and will be meticulously detailed to ensure nailing patterns, break lines and junctions are all well considered to ensure high quality finish.

Joinery to new build elements will be bronze colour double glazed powder coated aluminium windows and doors.

Corten steel link section will be horizontally ribbed Corten Steel ribbed louvres and panels.

Flat roofs will be intensive planted and standing seam zinc.

Facing Brickwork will be buff/grey mix.

5.00 Design : New Build

5.05 Pool & Spa + Ancillaries / Gym & Yoga Studio

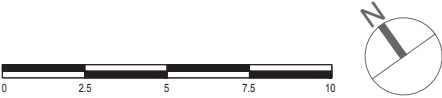
Schedule of Accommodation:

Lower Ground Floor - Pool, Hot tub and Spa + male, female and unisex changing facilities, building plant and access to

Ground Floor - gym and yoga studio with access to parking and upper floors.



Lower Ground Floor Plan (pool) + Ground Floor Plan (gym & yoga studio)

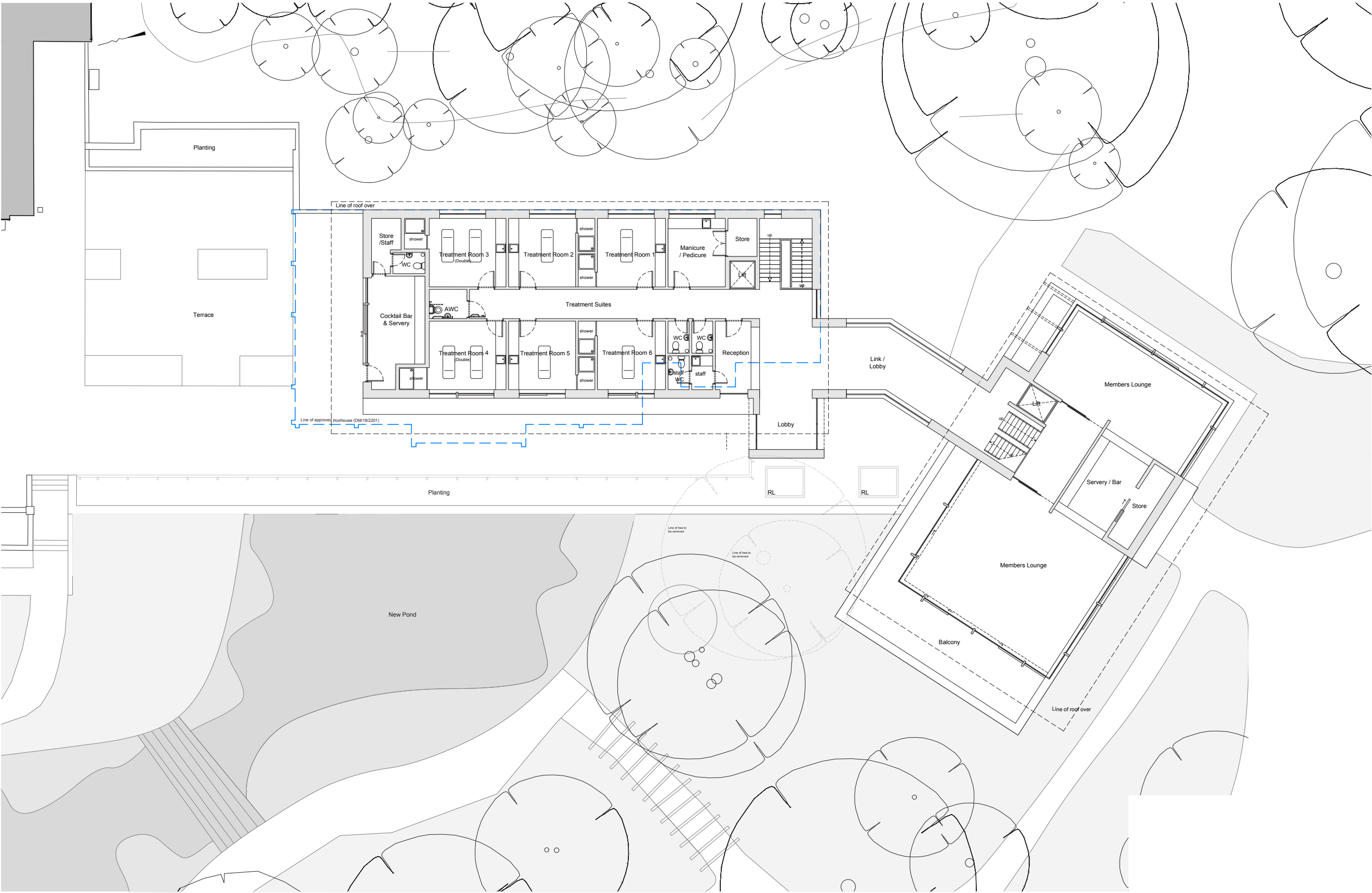


5.00 Design : New Build

5.06 Reception & Treatment Suites + ancillaries and Cocktail Bar / Members Lounge

Schedule of Accommodation:

Upper Ground Floor - 6no. Treatment Rooms, Manicure/ Pedicure, Reception, + toilets and storage and cocktail bar / servery and access to
First Floor - members lounges and bar servery

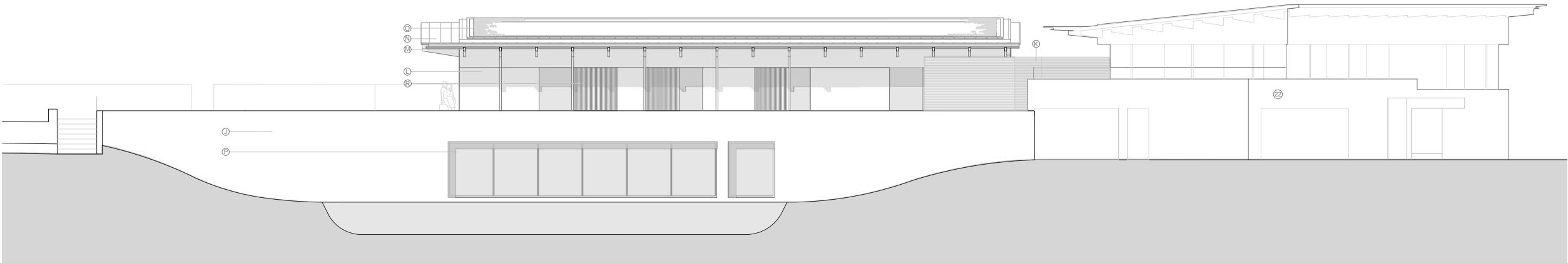


Upper Ground Floor Plan (treatment suites) + First Floor Plan (members lounges)

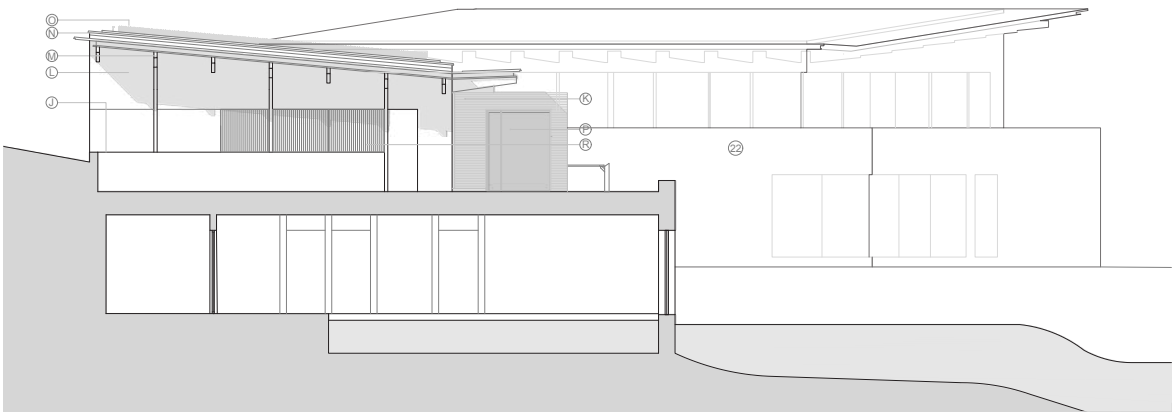


5.00 Design : New Build

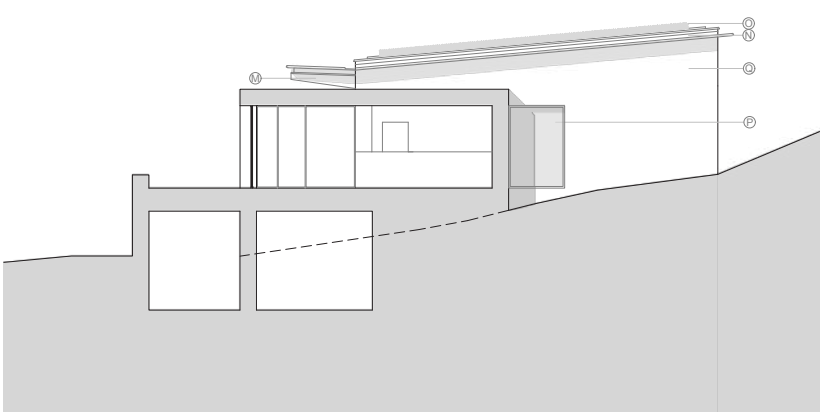
5.07 Pool & Spa + Ancillaries & Treatment Suites Elevations



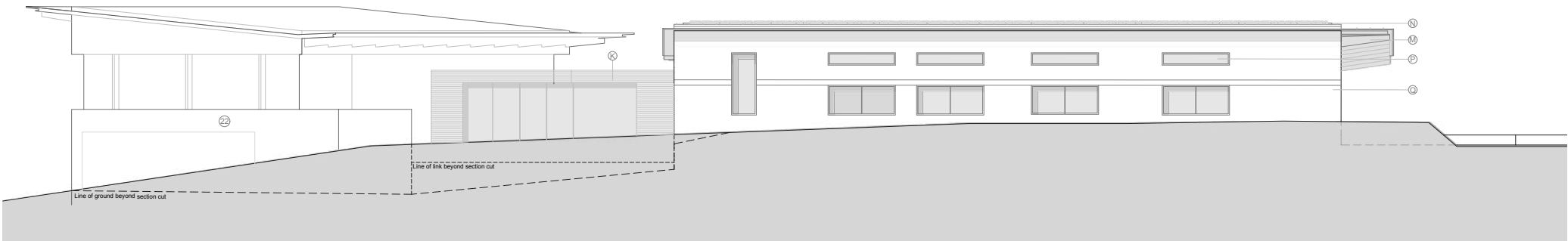
Proposed South West Elevation (I-I)
Pool & Treatment Suites



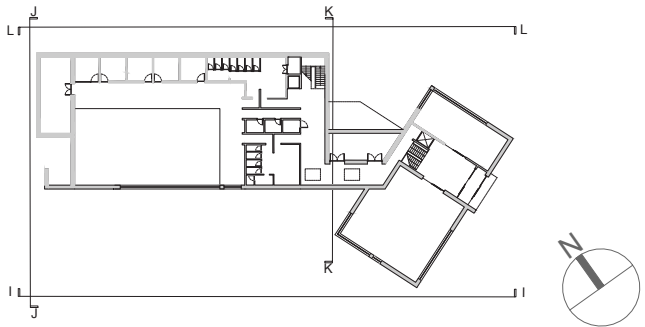
Proposed North West Elevation (J-J)
Cocktail Bar, Pool & Treatment Suites



Proposed South East Elevation (K-K)
Link Lobby & Treatment Suites



Proposed North East Elevation (L-L)
Link Lobby & Treatment Suites



Key Plan (NTS)

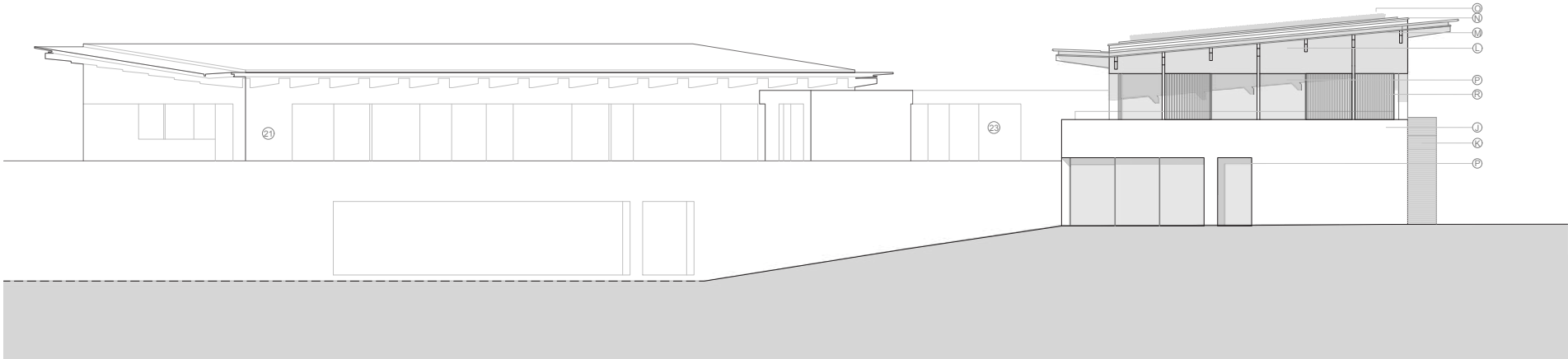
Material Key

- ⓐ Wealden water weathered coursed sandstone with 5mm flush lime mortar joints
- ⓑ Corten steel panels and ribbed rainscreen
- ⓒ Natural sweet chestnut finger jointed horizontal and vertical open timber rainscreen
- ⓓ Timber glulam structure
- ⓔ Natural standing seam zinc roof
- ⓕ Intensive planted flat roofing
- ⓖ Powder coated aluminium windows and doors
- ⓗ Buff/grey mix facing brickwork
- ⓓ Timber louvre screens with p.c. steel frames
- ⓔ Gym & Members Lounge ghosted

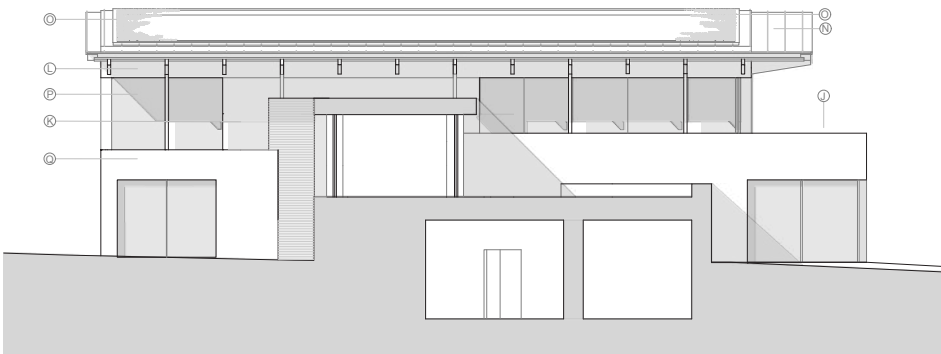


5.00 Design : New Build

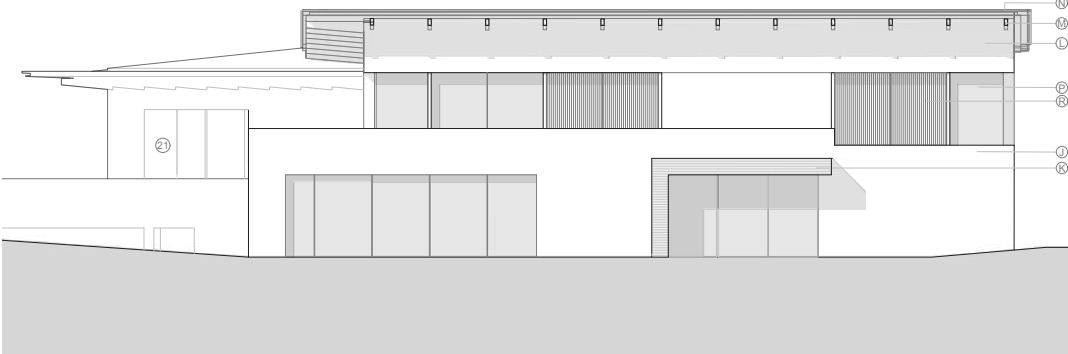
5.08 Gym,Yoga Studio + Members Lounge Elevations



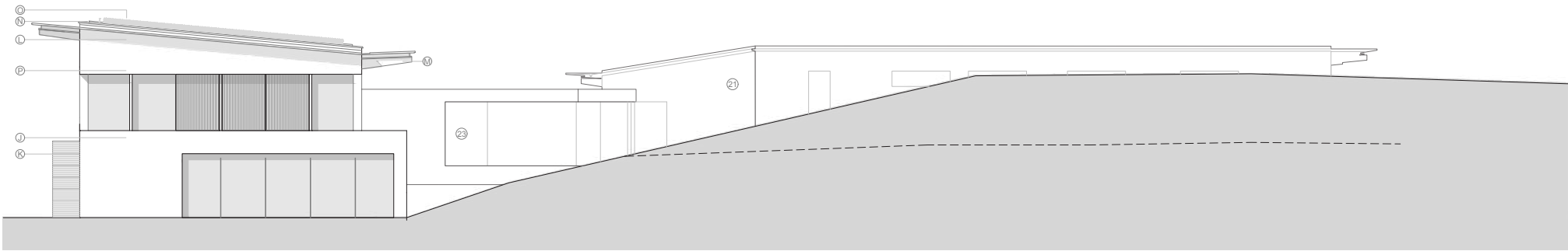
Proposed West Elevation (M-M)
Gym & Members Lounge



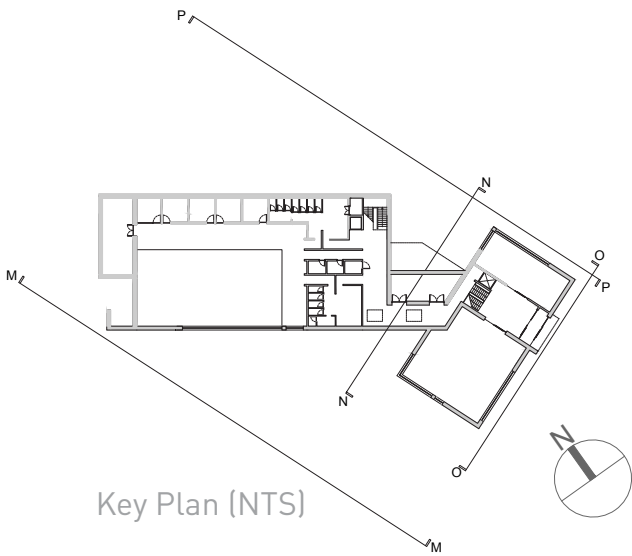
Proposed North Elevation (N-N)
Link Lobby, Gym, Yoga Studio & Members Lounge



Proposed South Elevation (O-O)
Entry Lobby, Gym and Members Lounge



Proposed East Elevation (P-P)
Yoga Studio & Members Lounge



Material Key

- ⓐ Wealden water weathered coursed sandstone with 5mm flush lime mortat joints
- ⓑ Corten steel panels and ribbed rainscreen
- ⓒ Natural sweet chestnut finger jointed horizontal and vertical open timber rainscreen
- ⓓ Timber glulam structure
- ⓔ Natural standing seam zinc roof
- ⓕ Intensive planted flat roofing
- ⓖ Powder coated aluminium windows and doors with corten steel surround to pool windows
- ⓗ Buff/grey mix facing brickwork to match existing
- ⓓ Timber louvre screens with p.c. steel frames
- ②① Pool & Treatment Suites ghosted
- ②③ Link ghosted

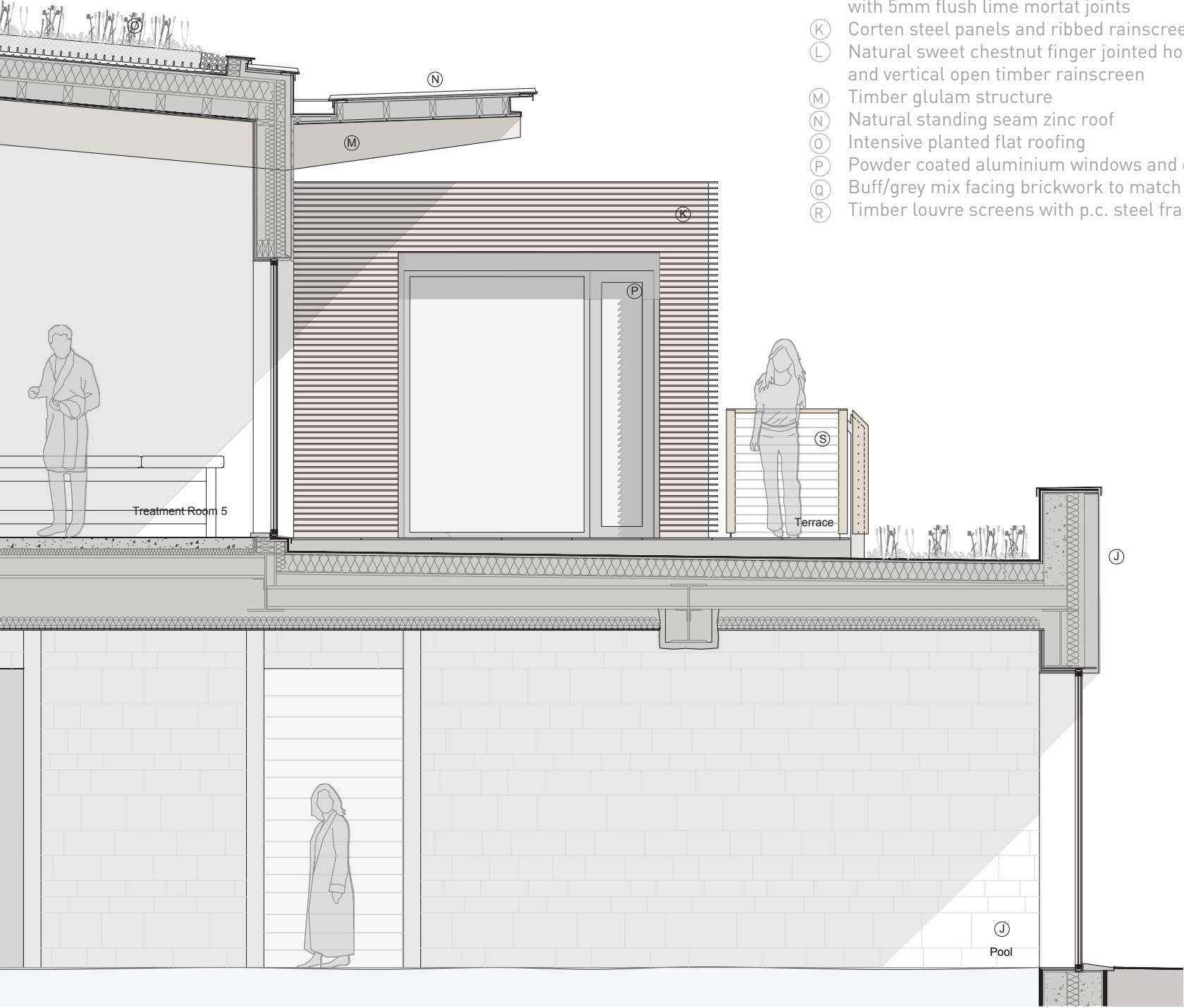


5.00 Design : New Build

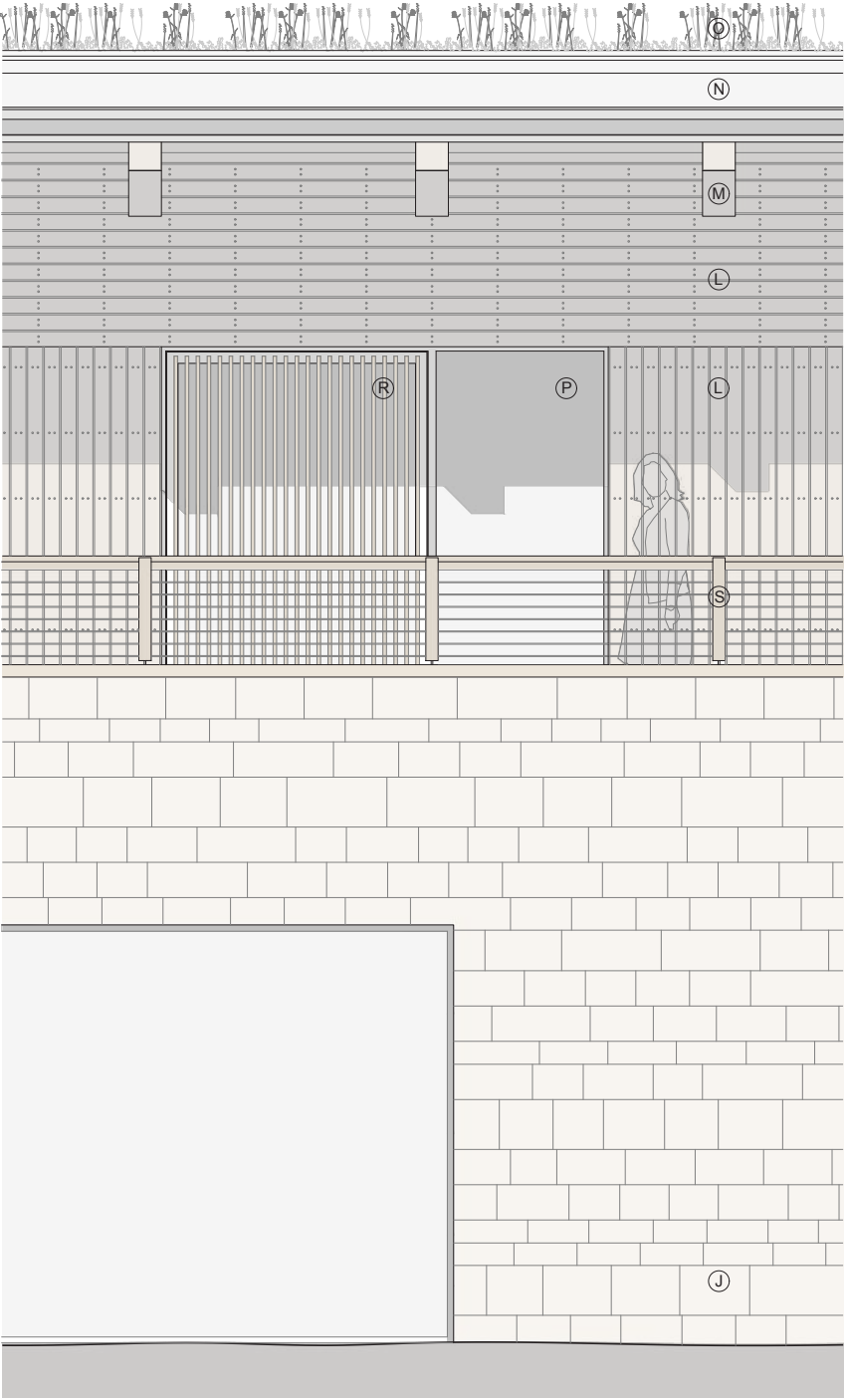
5.09 Design : Appearance : Bay Study New Build Pool & Treatment Suites

Material Key

- ⓐ Wealden water weathered coursed sandstone with 5mm flush lime mortat joints
- ⓑ Corten steel panels and ribbed rainscreen
- ⓒ Natural sweet chestnut finger jointed horizontal and vertical open timber rainscreen
- ⓓ Timber glulam structure
- ⓔ Natural standing seam zinc roof
- ⓕ Intensive planted flat roofing
- ⓖ Powder coated aluminium windows and doors
- ⓗ Buff/grey mix facing brickwork to match existing
- ⓓ Timber louvre screens with p.c. steel frames



Proposed Detail Section
Pool & Treatment Suites



Proposed Detail Bay Elevation
Pool & Treatment Suites



5.00 Design : New Build

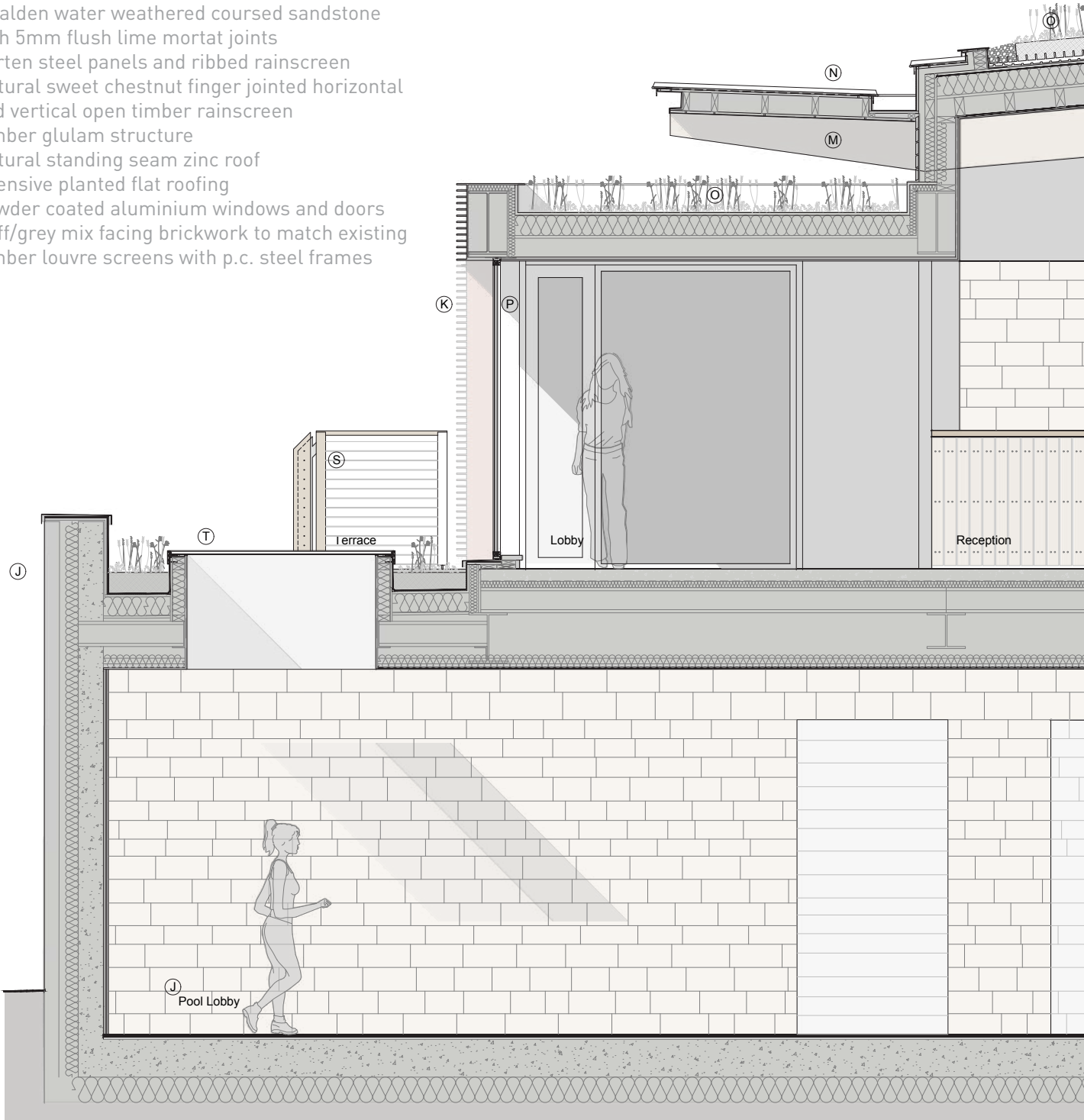
5.10 Design : Appearance : Bay Study New Build Link & Changing



Proposed Detail Bay Elevation
Link & Changing

Material Key

- Ⓝ Wealden water weathered coursed sandstone with 5mm flush lime mortar joints
- Ⓚ Corten steel panels and ribbed rainscreen
- Ⓛ Natural sweet chestnut finger jointed horizontal and vertical open timber rainscreen
- Ⓜ Timber glulam structure
- Ⓝ Natural standing seam zinc roof
- Ⓞ Intensive planted flat roofing
- Ⓟ Powder coated aluminium windows and doors
- Ⓠ Buff/grey mix facing brickwork to match existing
- Ⓡ Timber louvre screens with p.c. steel frames



Proposed Detail Section
Link & Changing

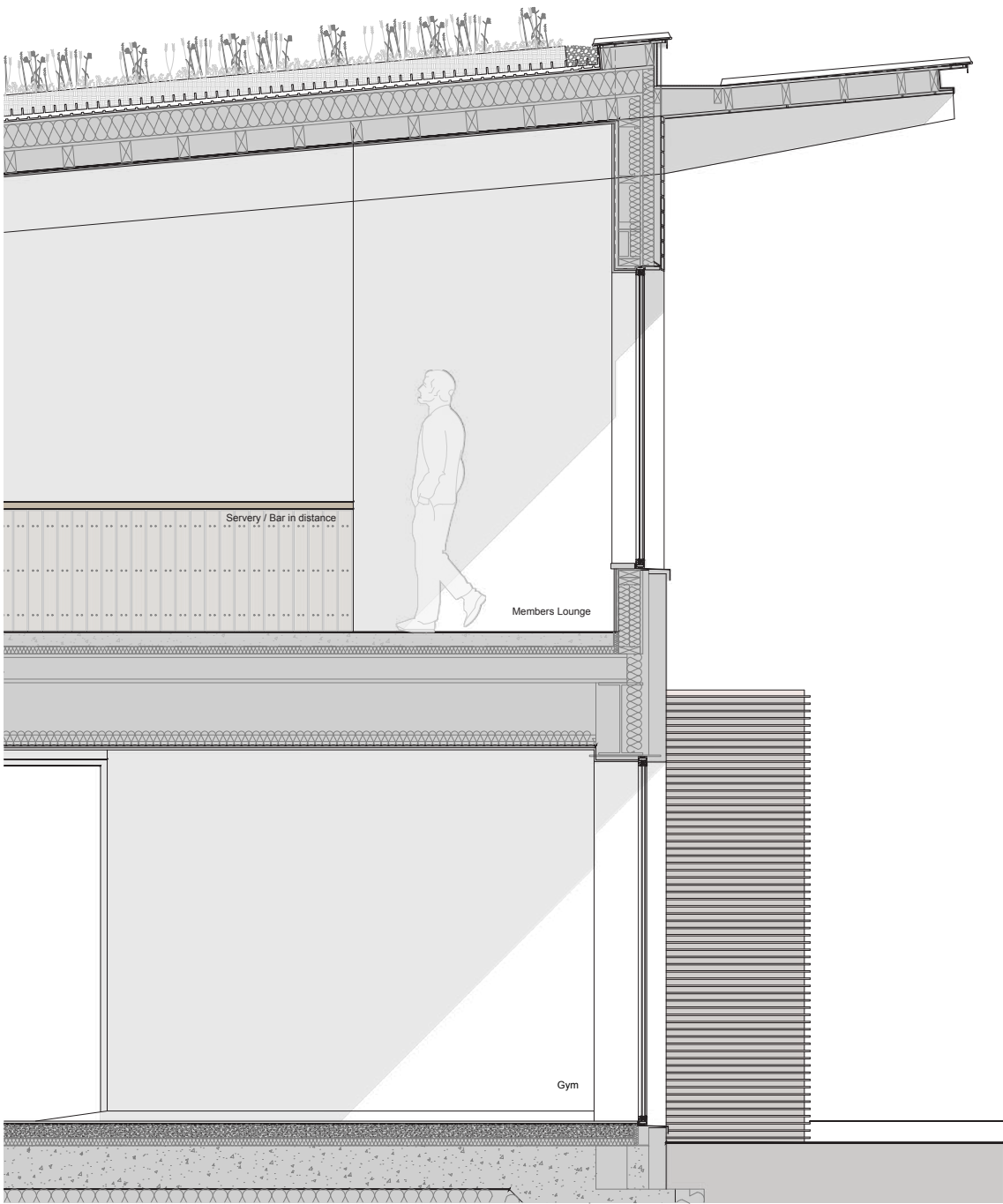


5.00 Design : New Build

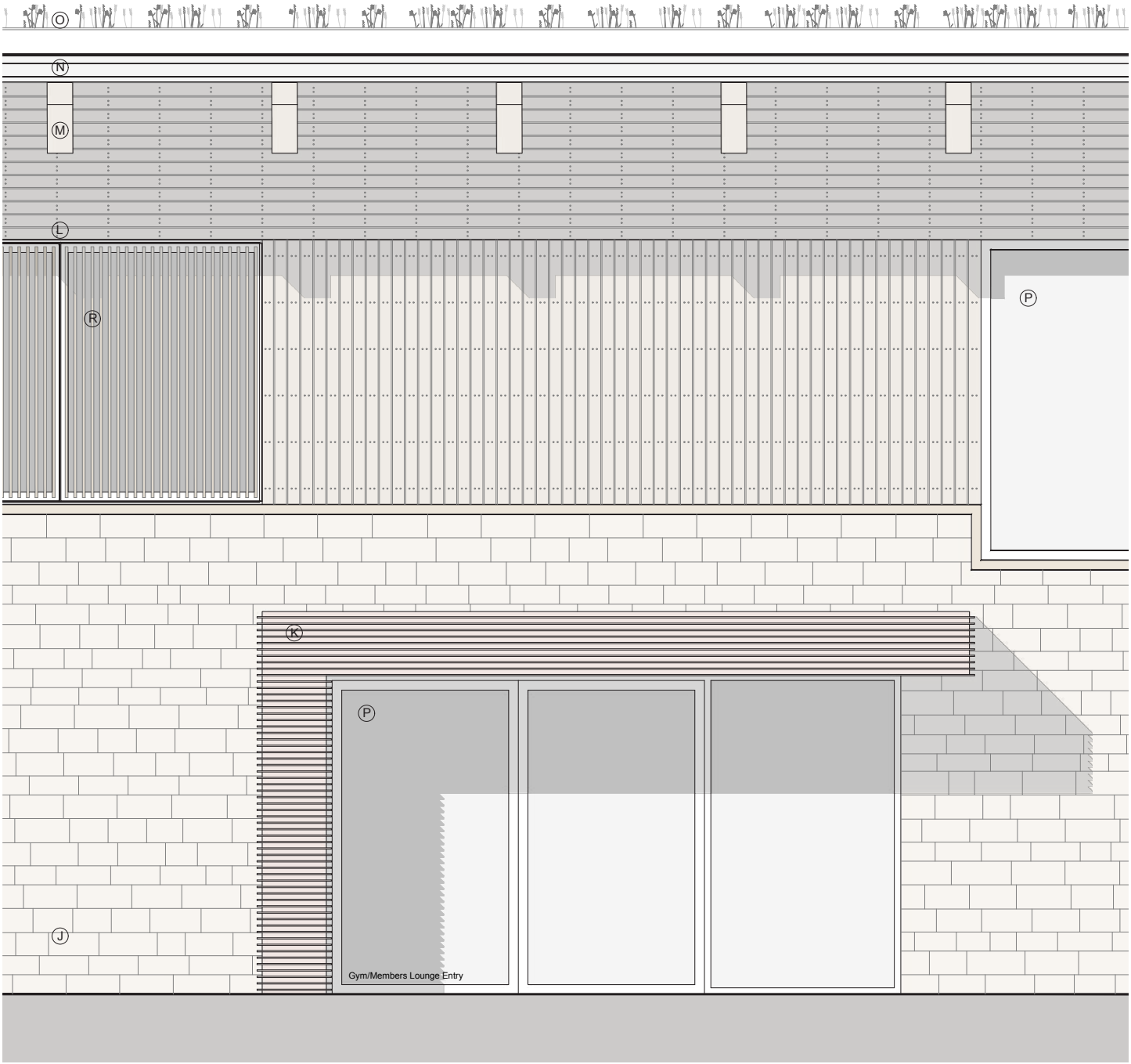
5.11 Design : Appearance : Bay Study New Build Gym & Members Lounge

Material Key

- (J) Wealden water weathered coursed sandstone with 5mm flush lime mortat joints
- (K) Corten steel panels and ribbed rainscreen
- (L) Natural sweet chestnut finger jointed horizontal and vertical open timber rainscreen
- (M) Timber glulam structure
- (N) Natural standing seam zinc roof
- (O) Intensive planted flat roofing
- (P) Powder coated aluminium windows and doors
- (Q) Buff/grey mix facing brickwork to match existing
- (R) Timber louvre screens with p.c. steel frames



Proposed Detail Section

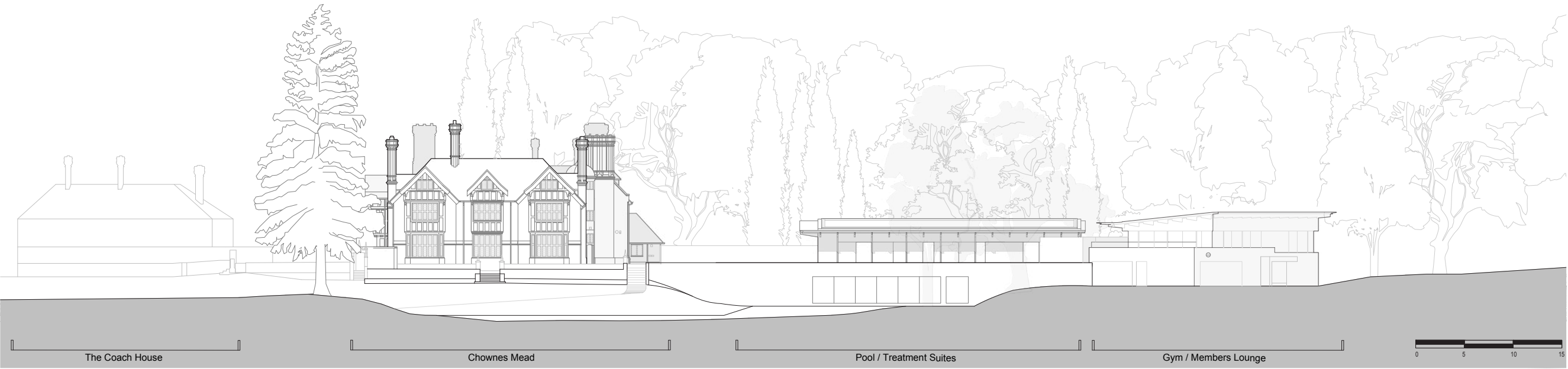


Proposed Detail Bay Elevation



6.00 Design : General

6.01 Proposed Site Elevation (NTS)



Proposed Context Elevation

6.02 Design : Amount

The existing site comprises a number of disparate and in some cases, incongruous structures which are at odds with both the listed building and the setting.

The new build elements have been designed to provide unification of the site and a clear delineation between the heritage and contemporary. Ultimately the intention is to remove all structures that have been erected in a piecemeal fashion and deliver a well considered masterplan.

Overall the elements to be removed / demolished on site total c.685Msq and comprise Sheds, Pool house, plant room, Agricultural barn, Glasshouses, chicken coop, as well as the pool and external hardstanding platform areas that surround them.

In contrast the new build elements comprise the following in terms of their individual GIFA's –

Kitchen Extension to listed building	c35msq
Pool and treatment suites	c843msq
	(c585msq below ground)
Link lobby	c106msq
Gym and members lounge	c450msq

6.03 Design : Landscaping

As stated earlier, the architectural ambition is underpinned by the associated landscaping scheme around the buildings dovetailing into the wider parkland estate. The existing trees remain as key features with a scheme centered on maintaining and enhancing the sites natural character. The proposals aim to reflect the spirit of the original Gertrude Jekyll design that includes the creation of a new pond adjoining the lower ground floor of the spa building which sits alongside the internal pool.

Reference to be made to all drawings and documentation by Nicholas Dexter Landscape Design for the landscape design strategy.

6.04 Design : Access

The design of both of the new buildings and landscaping approach is such that they are all inclusive and fully accessible from both sides of the site, either from the terrace adjacent to the listed building, or from the car parking area to the south east.

The intention is to ensure facilitating access and use by all people who occupy, work in, visit or move around the buildings and will include those with mobility, sensory or cognitive impairments, with the access to both the hotel and complimentary facilities acknowledged as paramount in terms of visitor and user experience no matter what their disability.

Level thresholds are proposed throughout the new build elements to front entry doors as well as all external access doors to terraces, gardens or landscaped areas. In addition there is lift access within the buildings which is half-level accessible to enable access to all floors for users with disabilities, mobility impaired and elderly in particular as well as all other users.

The listed building has had a lift already installed as part of the extant planning permission and listed building consent and where the rear extension is proposed, graded finishes to level access to the rear door will be provided. The provisions of all relevant British Standards for design of buildings and approaches to these, meet the needs of people with disability as well as the Building Regulations Approved Document M – Access to and use of buildings and other good practice guides are fundamental in the detailed design approach to the buildings.

Fully accessible toilets are provided in both the new buildings as well as the listed building. Internal environment of the new buildings will be designed to ensure doorways, surfaces, levels, colours, lighting, markings, sizes, surface finishes and handrails are designed around a fully accessible approach. This will be extended externally in addition to ensure safe and accessible entry from the car parking areas.

Design of and location and orientation of entrances ensures inclusive legibility, ease of navigation, safe and free use including car parking , drop off, deliveries, servicing etc.

3no. fully accessible (blue badge) parking spaces are proposed directly outside the front of Chownes Mead as well as a further 3no. spaces allocated in the new parking are to the south east of the gym area.

6.00 Design : General

6.05 Design : Sustainability

With a ‘fabric first’ approach to thermal performance utilising passive design principles and strategies, sustainable design has been integral to the design process since inception of the project with the proposed new buildings targeting meeting or exceeding the current building regulations in terms of energy consumption.

Whilst the new buildings are of a nature that is beyond domestic, many of the principals established under the ‘Passivhaus’ standard have been considered and adopted benefiting from high levels of quality control. The new buildings will be detailed to achieve high levels of air tightness through the external envelope (preventing air leakage) and technical detailing to eliminate cold-bridging through the external fabric thus minimising the energy requirement for space heating.

The passive design approach is paramount and will include extensive internal thermal mass with solid floors, solid partitions and a ‘solid’ inner face of external walls. Internal thermal mass regulates internal temperatures and with the concrete ground bearing slabs acting as heat syncs, the floor will absorb heat during the day and then release it gradually at night.

The design has been developed based predominantly on utilising and maximising the orientation. Primary spaces are arranged to orientate south east to north west. The yoga studio and small members lounge face east to harness soft morning sun (and interface with the Ancient Woodland) with the larger members lounge facing to the south and west harnessing the midday, afternoon and evening sun. The treatment rooms are split across a north-west/south east axis hall to offer a calm, consistent light to the north rooms with the south west facing rooms designed with timber louvred screens over their partially glazed frontages. All rooms benefit from deep overhanging eaves to limit any glare or overheating whilst providing a good quality of daylight. The Link lobby is heavily glazed for maximising light into the common ways, deep into the plan south to north, increasing winter warming through solar gain. The pool area at lower ground floor has cocooned changing areas behind the solid sandstone walling to keep these areas cool as well as north sided thermal suite of sauna, salt, steam and thermal rooms. The pool itself benefits from a large south west facing aperture harnessing sunlight through the depth of its plan.

Natural ventilation has been carefully considered to achieve summer cooling and limit the need for energy consuming air-conditioning. During the early design phase thermal modelling has been considered to simulate building performance during different seasons and in-turn designed to ensure the building achieves sufficient air movement for occupancy ventilation and overheating mitigation. Automatic opening vents to some areas of glazing will be provided to ensure the natural stack effect providing air flow through and out when required.

These simple passive design principles significantly reduce the ‘active’ sustainability measures required, in-turn reducing the energy consumption of the buildings. In addition to the passive measures, the design team is currently considering future legislation and all renewable technologies. The aim to exclude the provision of fossil fuels whilst targeting excellent levels of energy efficiency and thermal performance with the utilisation of low carbon technologies and a reduction in CO2 emissions. Provision of systems powered by external air-source heat pumps is proposed as well as photovoltaic and solar panels to harvest power and a battery storage system are all key components attributing to low operational costs.

Ventilation and heat management is also being considered with heat recovery (MVHR) to provide fresh air (warmed in winter by the exhaust air) and extracting stale air. This system has the advantage of being extremely quiet (and very efficient) so that most occupiers are unaware that it is running, removing damp exhaust air from wet spaces. The pool and spa facilities will require further specialist input to deal with the high humidity and warm air environments and advanced AHU systems will be specified.

A full assessment will be carried out at technical workstage to assess the potential for all with the design team intending to engage further with a sustainability and environmental specialist to assess the build methodology and its systems and specification going forward, providing a low energy buildings that can be future- proofed. Other measures that have been considered include Modular Build Systems to limit site time and material usage, Cement-Free Concrete for foundations and ground slab (an ultra-low carbon alternative to traditional concrete), Triple Glazed Windows and Doors, Grey Water Recycling, Rainwater Harvesting, Electric Car Charging and Recycled Material Specification.

In summary, the overall approach to the new buildings will be one of a high-quality sustainable build compromising high quality material specification throughout. All materials will be locally sourced where possible to limit carbon footprint with a focus on sustainable life-cycle elements which limit any environmental impact where possible as well as considering the utilisation of materials and construction that can be eventually recycled.

Waste Minimisation and Recycling

The following measures are proposed for the sustainable waste minimisation, management and recycling on / off site-

Waste Minimisation: Demolition / Clearance / Site Works

All demolition waste materials will be separated and recycled where possible. Non reclaimable concrete and masonry may be set aside to be used as hardcore to form levels within the proposed site if required. Internal building elements such as joinery, will be set aside for reclamation by a suitable company or reused on the project if possible. Any clean excavated soil will be used on site for landscaping separated on site and recycled as appropriate. The contractor is to ensure that potential hazards (asbestos, contamination, metals) are assessed prior to demolition and removed and processed in a safe and appropriate manner. Any materials that cannot be recycled on site are to be collected by salvage contractors and appropriately used.

Waste Minimisation: Construction Materials

FSC Certified timber will be used, or where available locally sourced timber will be used. Other materials should be sourced from local suppliers and manufacturers where possible. Where used, concrete should be formed with recycled aggregate if reasonably available. Purchased materials used are to be recycled where possible.

Waste Minimisation: During Construction

During the on-site construction period, separate recycling/refuse collection points will be provided for careful storage of cardboard, timber, glass, metals and plastics. These materials will be removed from the site by licensed contractors or taken to trade recycling centres. Hazardous waste and materials should be set aside for safe disposal as appropriate by approved contractors. Off-cut areas will be created for materials such as timber, plaster board, insulation etc for use on site where possible. Areas will be created for temporary storage of returnable/ reusable packaging materials for collection as appropriate. Where possible, rain water should be collected in accessible containers for washing tools and lorry wheels. The contractor will clean bricks and blocks from demolitions - store and use as hardcore for sub bases. Timber from demolitions will be collected by a local recycling contractor. Asbestos will be removed by licensed contractor. There are to be recycling facilities available during construction to include compost bins.

Waste Minimisation: Management

This document will form part of the contractual documents between the contractor and employer. The contractor will appoint a suitably qualified person to manage and audit waste and recycling, ensuring that hazardous materials are assessed and handled correctly.

Waste Management: Post Construction

Refuse and recycling is to be sorted by the end user/ occupier and collected by the local authority or registered contractor where applicable. Member and staff recycling & on-site composting facilities will be encouraged and will be provided as well as commercial waste facilities.

Design : Wellness

The proposals provide not only a cohesive architectural response to the heritage setting and listed building but a focus on the health, well-being, fitness and wellness of all guests, members and staff that use the buildings both from a physical and mental perspective, promoting sustainable activity and exercise throughout. The buildings aim to provide a thoughtful, relaxing and inspiring environment, conjoining the existing architecture with the new tranquil spa facilities.

The design marriage of the spaces and buildings are focused on both active as well as passive health impacts in the way the building is set out, the visual and physical connections, the internal and external treatment of all spaces not only in terms of space planning but also colourways, features, fixtures and fittings as well as daylight, heating and ventilation, acoustics, cross-flow, connection and separation of spaces with clear and legible routes throughout.

Connections with the extensive outdoor green space is key to the design approach ensuring outlook from the gym and exercise spaces, as well as the members lounge and pool all focusing on the natural landscape, gardens, woodland and new pond.

6.00 Design : General

6.06 Design : Appearance : Materials -
New Build Pool, Spa, Gym and Members Lounge
and
Listed Building Extension

Sandstone Walling

Wealden Sussex
Sandstone
Water Weathered
Walling (WW)



Natural sandstone walling coursed with 5mm lime bed and perpend flush joints to BS 3921. Course sizing to be random measuring between 150mm and 610mm in lengths with individual course heights of 140mm, 215mm or 304mm and depths of 102mm to 152mm with sawn back face. Stone will weather from a fine honey colour to autumn shades over time Stone locally quarry cut from WT Lamb & Sons Ltd, Lambs Philpots Quarry, Philpots Lane / End of North Lane, West Hoathly, West Sussex, RH19 4PS. All stonework will be hand selected and erected in accordance with the manufacturers instruction and recommendations.

Corten Steel

Ribbed louvres & panels
in natural weathering
corten steel



Natural weathering corten steel horizontally laid as rain-screen within corten steel frames. Patina forms with exposure to atmospheric conditions with alternating wet and dry cycles.

Natural Timber Cladding

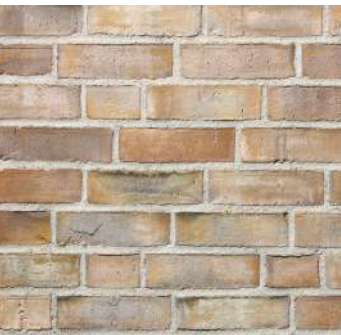
Sweet Chestnut timber
rain-screen cladding
(open jointed)
horizontally and vertically
laid, natural finish



Cladding & Screens (with no surface finish applied) finger jointed timber with square edges at reveals and mitred corners at external angles. All reveals to be formed in square edge reveal boards. Profile to be 102mm (high) x 22mm (wide) overall with 92mm exposed face with angled fall to top and bottom edge cut to lengths to suit setting out of elevation/nailing pattern with vertical breaks in boarding where required. Each board to be pinned with double stainless steel screw pattern and set out for uniformity of elevation. Sweet Chestnut cladding to be locally sourced and fixed in accordance with the manufacturers instruction and recommendations. Tannins to have leached out of timber prior to installation to avoid staining of adjacent finishes. Cladding will weather naturally to a silver tone during its early exposure to the elements. Sweet Chestnut cladding to be fixed to black UV stable fly mesh on 50x50mm softwood timber battens. Screens to be manufactured with 50mmx50mm sweet chestnut timber battens fixed within a corten steel frame at centres to allow open slots between battens.

Face Brickwork

Buff/Grey mix of standard
waterstruck facing
brickwork



Laid in Stretcher Bond with 10mm grey-white bed and perpend Mortar joints with flush joints. Facing brickwork to be by Petersen Tegl oea.

Intensive Flat Roofs
(mono pitched)



Intensive green roof system comprising intensive vegetated layer on substrate, filter fleece, drainage board and protection mat on flat roof deck. Roof to be mono pitched laid to fall to a perforated aluminium edge trim and border to entire roof comprising stone chipping/pebble of grade. Outer edge profiles to be pigmento red zinc standing seam roof. The intensive green roof system will improve biodiversity, assist with rainwater attenuation as well as providing a natural garden outlook from the hotel to the roofs below.

Pigmento Red Zinc
Standing Seam Roof



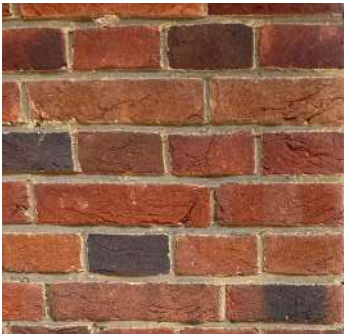
Edge areas of all flat roofs as well as brise soleil detail to leading edges of the two new buildings (south west side to the treatment suites & north west side to the members lounge) to be Pigmento Red zinc roofing with standing seams to match in with the red tones of the existing building.

Joinery



Windows and Doors to be Bronze RAL Powder Coated Aluminium, double glazed, to achieve U-values as required under building regulations including any coatings etc to glazing.

Red Facing Brickwork
(listed building extension)



Facing Brickwork to extension to be red English bond with random burnt headers to match existing

Clay Roof Tiles
(listed building extension)



Pitched roof to extension to be handmade clay roof tiles to match existing with bonnet hip tiles and hogsback ridge tiles.



View East across new pond



View North towards Chownes Mead

7.00 Design : Consultation

7.01 Planning Pre-Apps & Cuckfield Parish Council Presentation

Planning Pre-app Submissions

Planning pre-app submissions have been made to MSDC and are referenced fully in sections 8 and 9. DM/23/1480 sought response on Design. DM/25/0133 sought response on Ancient Woodland.

In addition, a consultation / presentation / question & answer meeting with Cuckfield Parish Council was carried out on 19th February 2026 with representatives of both ABIR Architects and DMH Stallard Planning Consultants. DMH Stallard’s briefing note (opposite) and two presentation boards were tabled for discussion as the following two pages at this meeting.



Briefing Note for Cuckfield Parish Council in advance of Planning Meeting presentation on 19 February 2026

Proposed development at Chownes Mead, Chownes Mead Lane, Cuckfield

Thank you for offering us the chance to present the development proposals in relation to Chownesmead to the Parish Council.

Chownes Mead is a substantial building with garage building currently in use as a private dwelling that is located on the southern side of Chownes Mead Lane. A coach house is located close by, but this is in separate ownership. Chownes Mead is a Grade II Listed Building.

Planning permission (DM/18/2193) and listed building consent (DM/18/2201) were granted by Mid-Sussex DC under delegated powers in August 2018 for the change of use of the dwelling to a hotel including the installation of a lift shaft and other works including amendments to a previously permitted pool house. The Parish Council at that time had no objection to the application.

Following the discharge of the relevant pre-commencement conditions, the lift shaft was installed within the main building and a Certificate of Lawfulness (DM/21/2630) was subsequently granted in August 2021 that confirms the previous permissions have been lawfully implemented. Accordingly, this permitted scheme can be completed at any time in the future.

The owner of Chownes Mead has since appointed a team of consultants to prepare a scheme to submit for planning permission and listed building consent to Mid-Sussex District Council to make some minor alterations to the above referenced previous permissions and to propose an alternative design to the previously permitted pool house to incorporate a spa and other facilities that will be open to members that are non-residents of the hotel albeit it is envisaged that the membership will be limited to 500 people. Also proposed is a relocated secondary access to site from Chownes Mead Lane.

The spa building will comprise two volumes of space linked together and will consist of two levels of accommodation with an indoor pool and gym on the lower ground floor and treatment rooms and a members lounge on the upper floor. The majority of the building’s footprint will sit across the footprint of both the consented pool house and the existing Agricultural shed that was previously granted planning permission back in November 2013. For this reason, we consider that the proposed spa building will not conflict with Neighbourhood Plan Policy CNP3 that protects against the coalescence of Cuckfield and Haywards Heath.

The proposed use is also considered to be consistent with Policy CNP14 of the Neighbourhood Plan as it comprises a well-designed new building for tourist related use and the scale and form of the building would not adversely affect the character and appearance of the countryside in accordance with Policy CNP5.

The design of the building has been carefully considered and is considered sympathetic to the setting of the main listed building. Furthermore, the ambition is to ensure the associated landscaping scheme around the building to reflect the spirit of the original Gertrude Jekyll design including the creation of a new pond that adjoins and merges with the lower ground floor of the spa building.



The applications for planning permission and listed building consent that the client team are preparing will include: existing, minor demolition, proposed drawings for both the main building and new spa building together with a set of landscape drawings. The application will be supported by a suite of technical reports that will comprise the following:

- Listed Building Design and Access Statement
- Planning Statement
- Heritage Statement
- Archaeological Desk Based Assessment
- Landscape Design scheme
- Transport Statement, Travel Plan and Road Safety Audit
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan
- Preliminary Ecological Appraisal, protected species survey reports and BNG Report and Metric Sustainability Statement
- Noise Impact Assessment
- Air Quality Assessment
- Energy Statement
- Ventilation and Extraction Statement
- Flood Risk Assessment
- Phase 1 Contaminated Land Assessment
- Lighting Strategy

We have already sought pre-application advice from WSCC Highways and MSDC and have made amendments to the proposed scheme to address the comments received and more recently taken specific expert advice from MSDC’s ecological advisors in relation to the impact of the scheme on the remnant Ancient Woodland located on site. All efforts will be made to ensure that the scheme has the least possible impact on Ancient Woodland.

We hope that the drawings and images provided in the presentation documents prepared by ABIR Architects give the Parish Council the confidence that this would be a high-quality scheme that will create a venue of some distinction in the Cuckfield area.

We would be pleased to listen to the view of the Parish Council and to answer any questions that may arise in relation to this matter.

7.00 Design : Consultation

7.02 Cuckfield Parish Council Presentation Board 1



Aerial View (NTS)



V1 Chownes Mead Listed Building and Garage (NW)



V2 Terrace, Pool House and Chownes Mead (SE)



V3 Gardens, Dell Area and Listed Building (SW)



V4 Agricultural Barn, Pond and Secondary



V5 Agricultural Barn

The Proposals

Chownes Mead is a Grade 2 Listed family dwelling located in Chownes Mead Lane near Haywards Heath, just outside of Cuckfield.

Built as a family house between 1912 and 1920, during World War II it was requisitioned by the Canadian Army as their command headquarters before becoming a maternity hospital. Post war, the house was lived in by Lord Woolton before being auctioned in 1955 and has been lived in by just three families since.

The property, approached through a pair of sandstone pillars leading to a gravel drive opening into to a quadrangle in front of the house, is arranged over three floors + basement.

It comprises large hall, 4no. reception rooms, office, kitchen, larder, utility, gym & plant rooms, 10no. bedrooms some with ensuites, family bath and shower rooms and upper floor kitchenette. The basement comprises cellar and stores and there is an adjacent garage for 4no. cars with living accommodation over. In addition, an outdoor pool, pool house, and coach house are set in c.21 acres of grounds with tennis courts and beautiful gardens designed by Gertrude Jekyll. An area of Ancient Woodland exists locally to the north east of the main house and a secondary entrance from Chownes Mead Lane provides access to an enclosed yard housing a substantial agricultural timber barn.

Planning permission and listed building consent was granted in 2018 (DM/18/2193 and DM/18/2201) for change of use of Chownes Mead to a hotel with new pool house and has since been implemented.

The current proposals seek minor changes to the hotel design (including a single storey rear extension) as well as an alternative design for the pool house with treatment suites. In addition, the removal of the large agricultural barn is proposed with a gym and members lounge in its place. A new secondary access further from the neighbours will be provided from Chownes Mead Lane with the closure of the existing access.

The architectural proposals are led by the site context, the grade 2 heritage setting and landscapes. They aim to establish connections with Chownes Mead in concept, scale, materiality and relationship. Design quality is paramount with detailing and material selection aiming to provide a cohesive and sensitive development of the site with first-class hotel and complimentary facilities to enhance the users' experience of the listed building and surrounding landscapes.

The architectural approach is twofold – firstly the extension to the listed building replicates its form, massing and materiality ensuring the aesthetic, detailing, quality and workmanship of the heritage building remain continuous with minimal internal changes and enhancements where appropriate.

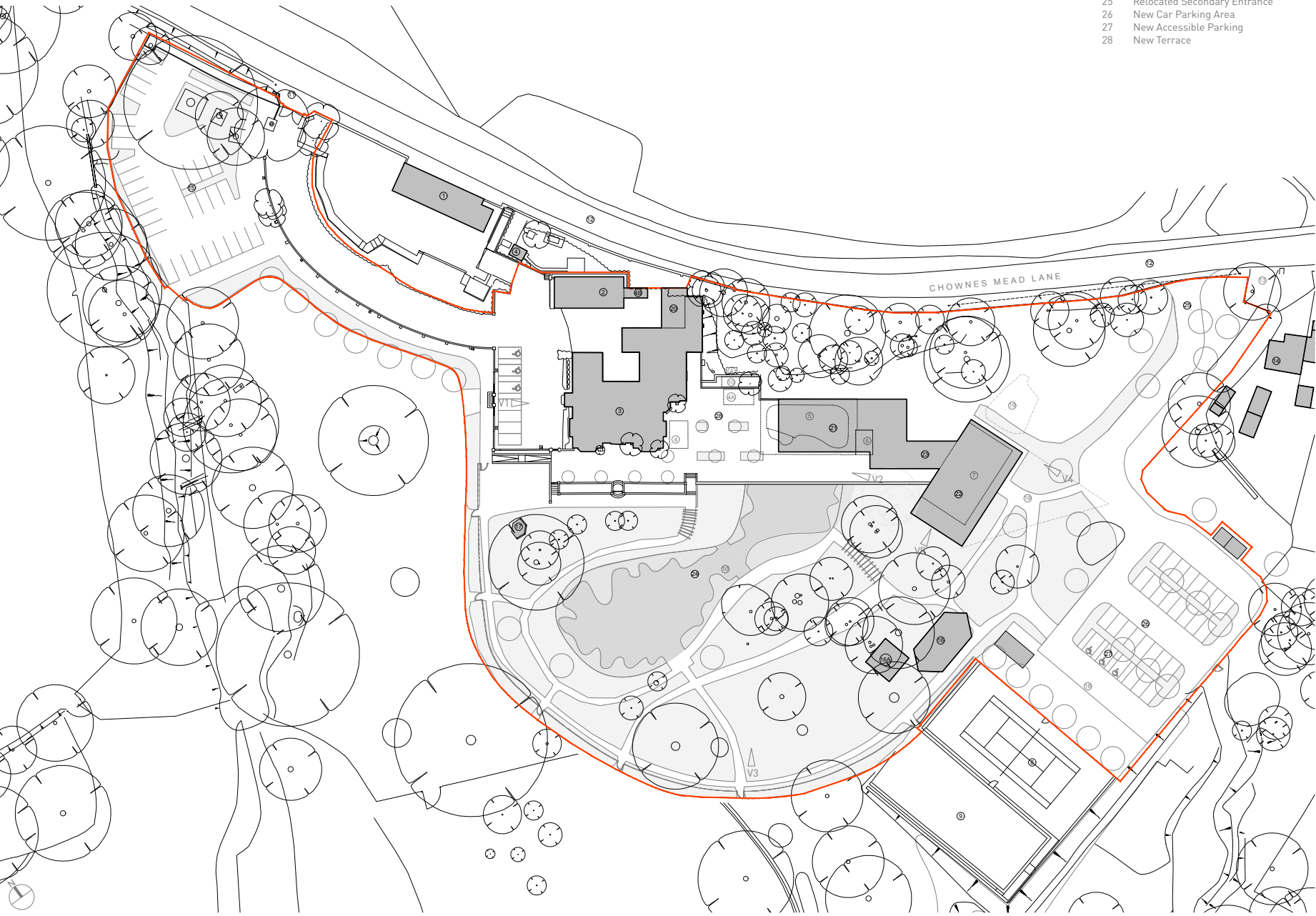
The new buildings are broken down into two distinct volumes that relate to their internal functions with a corten steel clad linking element servicing both buildings. Contemporary in their form and detailing, the buildings maintain a sensitive relationship with the existing building and topography, with ground hugging structures that utilise the Wealden sandstone wall as the constant that links old and new across the site.

The upper levels are lightweight elements – both volumes clad in locally sourced, meticulously detailed sweet chestnut rainscreen with sliding timber screens, overhanging zinc and vegetated shallow pitched roofs. These subservient forms complement the listed building, providing a calm exterior, which nestles into the gardens and woodland backdrop.

The architectural ambition is underpinned by the associated landscaping scheme around the buildings dovetailing into the wider parkland estate. The existing trees remain as key features with a scheme centered on maintaining and enhancing the sites natural character. The proposals aim to reflect the spirit of the original Gertrude Jekyll design that includes the creation of a new pond adjoining the lower ground floor of the spa building which sits alongside the internal pool.

Site Key

- 1 The Coach House
- 2 Garage
- 3 Chownes Mead (listed building)
- 4 Shed (removed)
- 4A Greenhouse (removed)
- 4B Bin Store (removed)
- 5 Swimming Pool (removed)
- 6 Poolhouse (removed)
- 7 Agricultural Barn (removed)
- 8 Hard Tennis Court
- 9 Grass Tennis Court
- 10 Chicken Coop (removed)
- 11 Main Entrance to Site
- 12 Chownes Mead Lane
- 13 Secondary Entrance to Site (relocated to 25)
- 14 1 Crabtree Cottage (neighbouring)
- 15 Existing Car Parking
- 16 Pavilion
- 16A Pavilion Store
- 17 Garden Room
- 18 Hardstanding (removed)
- 19 Pond (relocated)
- 20 New Extension to Listed Building
- 21 New Pool and Spa
- 22 New Gym and Members Lounge
- 23 New Link Building
- 24 New Pond
- 25 Relocated Secondary Entrance
- 26 New Car Parking Area
- 27 New Accessible Parking
- 28 New Terrace

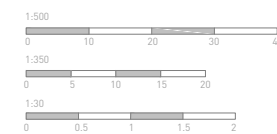
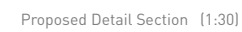


Proposed Site Plan (1:500)

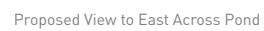
7.03 Cuckfield Parish Council Presentation Board 2



Proposed Ground Floor Plan (1:350)



A	B	C	D	E
Wealden Water Weathered coursed sandstone with 5mm flush lime mortar joints	Natural sweet chestnut finger jointed horizontal and vertical open timber rainscreen	Corten steel panels and ribbed rainscreen	Buff/grey mix facing brickwork	Intensive planted flat roof



ABIR ARCHITECTS DMH Stallard nicholas dexter LANDSCAPE DESIGN motion Broad Oak Tree Consultants LIZARD Landscape Design and Ecology

Proposed Hotel, Pool, Spa, Gym & Members Lounge
Chownes Mead, Chownes Mead Lane, Cuckfield