

Planning Statement, Heritage Statement and Design and Access Statement

Standen

Full Planning Application & Listed Building Consent

Extension to existing Visitor Reception Building within
main car park to make provision for staff and volunteer
welfare facilities



Source: National Trust Images/Laurance Perry

Standen House and Garden, West Hoathly Road,
East Grinstead, West Sussex, RH19 4NE

March 2026

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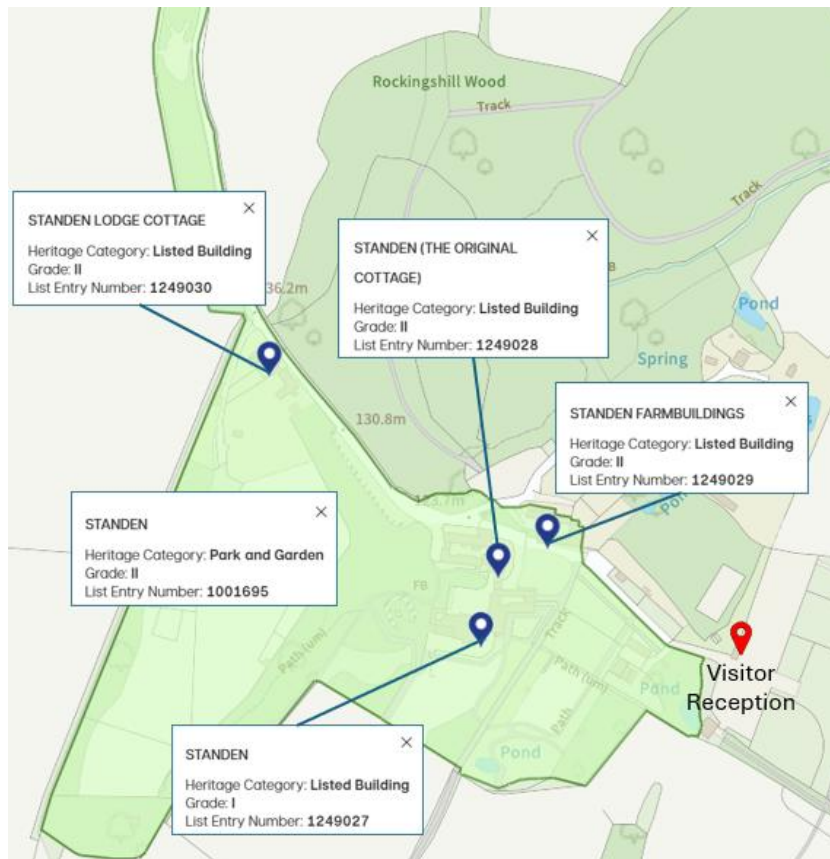
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1. Introduction

- 1.1 This is a full planning application and listed building consent application to extend an existing visitor reception building located in the main car park at Standen to make provision for staff and volunteer welfare facilities. The application site forms part of the wider Standen estate which is owned by the National Trust and extends to some 24 hectares. The estate is located approximately 2 miles south of East Grinstead between the town and Weir Wood Reservoir. Standen House and surrounding gardens are a significant tourist attraction within the Mid Sussex District with over 140,000 visitors annually making a significant contribution to the local economy.
- 1.2 Standen House and gardens were created in the 1890s as a rural retreat for James and Margaret Beale within the Sussex countryside. The house was designed by architect Philip Webb and is an exceptional example of Arts and Crafts workmanship that is open to the public. It was a creative collaboration between Philip Webb and Morris & Co. and the Beale family, and the interior of the house is furnished with textiles and wallpaper supplied by Morris & Co. and is an outstanding example of this style.
- 1.3 The Visitor Reception building is located within the main visitor car park at Standen. Staff and volunteers use the building to sign visitors in and there is a small office. The building currently has no mains water or foul drainage and is located some distance from the nearest WC. This proposal will support the welfare of staff and volunteers by providing them with a small kitchenette and WC that is convenient and close by. It will only be used by National Trust staff and volunteers.
- 1.4 Standen House is a Grade I listed building (*list entry 1249027, see Appendix 1*) with the gardens being Registered as Grade II Park and Gardens (*list entry 1001695, see Appendix 3*). The application site lies part within the registered park and garden and within the setting of Standen House. The application site includes Standen farm buildings which are Grade II listed (*list entry 1249029, see Appendix 2*) and is located within the High Weald National Landscape. Part of the site lies within the Standen Archaeological Notification Area.
- 1.5 The application site is flat, and the existing visitor reception building is surrounded by a paved brick floor to the front extending to a covered area to the south. It is the northern side of the building that is proposed to be extended.
- 1.6 There is a shaw of trees of mixed species immediately west of the visitor reception building. No trees will be removed as part of this proposal and there are no Tree Preservation Orders within the site boundary or immediate wider area.



*Map 1: Location of Statutory Listed Buildings and Registered Park and Garden
©Crown copyright [and database rights] 2026. OS AC0000815036. ©Historic England.*



Photo 1: Existing side elevation Visitor Reception at Standen House and Garden, West Sussex

2. Supporting Documents

2.1 This planning application is supported by the following documents:

Document	Author
Location Plan	National Trust
Block Plan	National Trust
Existing Utilities Route Plan	Baird Design
Proposed Underground Foul and Water Main Services	Baird Design
Existing Floor and Elevation Plan	Baird Design
Proposed Floor and Elevation Plan	Baird Design
Proposed Floor Plan	Baird Design
Proposed Section Plan	Baird Design
Site Survey (1 of 2) & Site Survey (2 of 2)	Land Utility Group Limited
Biodiversity Net Gain Exception Statement	National Trust
Planning Statement, Heritage Statement and Design and Access Statement	National Trust
National Trust Land Ownership Map	National Trust
Ecology Report	The Ecology Co-op
Technical Pump Chamber Spec Sheet	Kingspan
Sustainability Statement	National Trust
Tree Survey	The Living Forest Limited

3 Planning Policy Context

- 3.1 **National Planning Policy Framework (NPPF) 2024**, paragraphs 189 and 190, give great weight to the conservation and enhancement of National Landscapes and their scenic beauty which have the highest status of protection.
- 3.2 The NPPF, paragraphs 207, 208 and 210 require the conservation and enhancement of the historic environment and in determining applications, requires applicants to describe the significance of any heritage assets affected, including the contribution made by their setting. The framework requires the relevant LPA to take the significance of heritage assets into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 3.3 The Local Development Plan for this planning application is the **Mid Sussex District Plan (2014-2031)**. Relevant local policies include:
- 3.4 The District Plan includes several **Strategic Objectives** which are relevant to this planning application. Strategic Objective 3) To protect valued landscapes for their visual, historical and biodiversity qualities. Strategic Objective 4) To protect valued characteristics of the built environment for their historical and visual qualities. Strategic Objective 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination. Strategic Objective 12) To create environments that are accessible to all members of the community.
- 3.5 **Policy DP12: Protection and Enhancement of Countryside**, seeks to protect the countryside in recognition of its intrinsic character and beauty. *'Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and: it is necessary for the purposes of agriculture; or it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan'.*
- 3.6 **Policy DP14: Sustainable rural development and the rural economy**, permits new small-scale economic development, including tourism-related development, within the countryside (defined) as the area outside of built-up area boundaries provided it supports sustainable growth and the vitality of the rural economy.
- 3.7 **Policy DP16: High Weald Area of Outstanding Natural Beauty**, will only permit development within the AONB *'where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular:*
- *the identified landscape features or components of natural beauty and to their setting;*
 - *the traditional interaction of people with nature, and appropriate land management;*

- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB, and*
- *the conservation of wildlife and cultural heritage’.*

The policy supports ‘small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty’. ‘Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design’.

- 3.8 **Policy DP19: Sustainable Tourism**, permits tourism related development in the countryside provided it supports the sustainable growth of the rural economy; and maintains or where possible enhances the quality of the rural and landscape character of the District, in accordance with Policy DP12: Protection and Enhancement of the Countryside.
- 3.9 **Policy DP24: Leisure and Cultural Facilities and Activities**, supports development that provides new and/or enhanced leisure and cultural activities and facilities, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex.
- 3.10 **Policy DP26: Character and Design**, requires all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.
- 3.11 **Policy DP34: Listed Buildings and Other Heritage Assets**, requires development to protect listed buildings and their setting. *‘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; and special regard is given to protecting the setting of a listed building;*
- 3.12 **Policy DP36: Historic Parks and Gardens**, requires the character, appearance and setting of a registered park, or park or garden of special local historic interest to be protected. *‘This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden’.*
- 3.13 Local Development Policies within the **East Grinstead Neighbourhood Plan (2016)** are also relevant to this proposed development. The Plan’s core objectives include *‘improve the town’s urban, rural and historic environment and protect it from harmful development’* and to *‘protect the countryside and urban open spaces for their landscape, wildlife, agricultural, recreational and natural resources value, specifically including Ashdown Forest and Areas of Outstanding Natural Beauty’.*

- 3.14 **Policy EG1 Protection of the High Weald AONB**, will grant planning permission for (iii) extension of an existing dwelling house, related to agricultural development or some other minor recreational use, provided it is the highest standards of design, the natural and scenic beauty of the landscape is conserved or enhanced, and the proposals do not result in an obtrusive feature in the landscape.
- 3.15 **Policy EG2 Areas of Development Constraint**, normally grants planning permission for limited small-scale new development and extensions to existing buildings within the Countryside Areas of Development Constraint provided they (4) comprise essential small-scale proposals for agricultural or sport and recreation such as pavilions or changing rooms.
- 3.16 **Policy EG3 Promoting Good Design**, supports proposals that are proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area and respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity.
- 3.17 **Policy EG4 Designated and Non Designated Heritage Assets**, requires applications affecting designated and non-designated heritage assets to be supported by an appropriately detailed assessment of their heritage significance and the impact of the proposal on that significance.
- 3.18 The **High Weald AONB Management Plan (2024-29)** is also a material consideration in the determination of planning applications. The Plan has been designed to '*conserve and enhance the natural beauty*' of the National Landscape and includes Objective S2 '*to enhance the architectural quality of the High Weald and ensure new development reflects the character of the High Weald in its siting, scale, layout and design*'.

4 The Proposal

Building Extension

- 4.1 The proposal is to extend the existing visitor reception building, currently measuring 7m x 3.7m by an additional 3m on the northern end to provide a Disability Discrimination Act (DDA) compliant WC space and kitchenette area with a turning space of 1500 x 1500mm. The current roof height is 4.4m and the extension will also be 4.4m in height. Both the kitchenette and WC areas will be accessible by external doors with 1000mm clear openings and with brick paving ramped up to the entrance door threshold. The proposal will have a brick plinth with foundation and slab details. This is the same as the existing construction. The external materials will match that of the existing building, being timber clad walls with clay-tile roof and timber windows and doors.
- 4.2 The proposal does not include any external lighting.

Foul Drainage

- 4.3 The Visitor Reception is located to the south-east of the existing main foul infrastructure serving the restaurant. The proposal includes connecting the proposed WC to the existing mains foul drainage and the installation of a new foul 'domestic' pumping chamber. The proposed pipe route is approximately 50m in length as shown on drawing: *'Proposed Underground Foul and Water Main Services'* supporting this planning application. The pipe will be laid at a depth of approximately 600mm. A technical sheet for the proposed pump chamber is shown in drawing *'Technical Pump Chamber Spec Sheet'*. This shows that the Kingspan case diameter including lid measures 1030mm x 1030mm, and the chamber depth is 2.67m.
- 4.4 The existing Visitor Reception is used by approximately 1 to 4 staff and or volunteers per day, and the new chamber selection has been future-proofed to accommodate an additional 105 toilet flushes at 10 liters per flush per day.

Mains Water

- 4.5 The Visitor Reception is located to the south-east of the existing water main. The proposal includes connecting to the existing water main that serves the restaurant to allow access to fresh water into the new kitchenette. The proposed pipe route is approximately 160m in length as shown on drawing: *'Proposed Underground Foul & Water Main Services'* which supports this planning application. The pipe will be laid at a depth of approximately 600mm. Supporting documentation for this planning application includes a site wide topographic survey and shows existing drainage routes, see drawing *'Site Survey (1 of 2) and Site Survey (2 of 2)'*.
- 4.6 The restaurant is in a Grade II listed building, Standen Farmbuildings. The proposal includes making a small insertion in the existing mortar of the south facing wall to the Standen Farmbuilding which will allow the new water pipe (25mm) to be inserted to

join up to the existing water supply serving the restaurant. There will be no other alternations to the listed building as part of this Listed Building application.



Photo 2: South facing view of Standen Farmbuilding (Grade II Listed), housing the restaurant.



Photo 3: Approximate location of insertion point for water pipe (red arrow).

- 4.7 The location of the insertion has been chosen as it is already disturbed with electricity cables entering the building and it can be discreetly position behind existing vegetation. The pipe is blue but it will be lagged with a black covering so to disguise its presence.



Photo 4: Existing utilises entering the Standen Farmhouse.

Local amenities

- 4.8 The Visitor Reception Building is within a self-contained location within the main visitor car park. It is located away from residential properties, and the proposal does not include external lighting or create noise so it is considered that the extension will not impact on local residential amenities.

Parking and access

- 4.9 The proposal does not involve any additional parking or changes to access arrangements to the site.
- 4.10 The proposal has been designed to be DDA complaint with a ramp to access the extensions entrance door by wheelchair, as shown on drawing '*Proposed Elevations*'. Both the kitchenette and WC will have turning areas large enough for wheelchairs to turn around in the inside space.

Construction

4.11 The following measures will be taken during the construction phase to minimise any potential negative impacts on the landscape, archaeology and ecology that may be present within the site boundary:

- All precautionary measures listed within the Tree Survey will be followed, this includes excavations within the RPAs of trees T6 common hornbeam, and T7 wild cherry which will be carried out by hand with the aid of a pneumatic breaker only.
- No roots over 25mm in diameter shall be severed without consultation with a competent arboriculturist.
- Three mature common hazel trees G3 will be re-coppiced prior to trenching operations, to ensure their safe, long-term retention. Temporary tree protection barriers will be erected prior to the commencement of any works and remain in place until works have been completed.
- All trenches will be covered at night or have a rough-sawn plank placed inside to enable any wildlife to escape should they fall in;
- The temporary stockpiling of materials will not be stored over any root protection areas of any trees or placed on vegetation outside of the works area.
- There will be designated storage areas for plant, equipment and materials within the existing main Standen car park removing potential risk to wider landscape, archaeology and ecology.
- Construction works will be limited to daylight hours only, which will eliminate the need for artificial lights minimising potential disturbance to nocturnal species such as bats and owls.
- Any excavations will be completed in one day, with no holes left open.
- Suitable safety signage will be put in place to inform and protect the public whilst works is being undertaken.
- No road closures are anticipated for the works; however temporary localised restricted areas may be required for a limited period whilst certain works are being undertaken.
- Once commenced, construction will be completed as quickly as reasonably possible.
- All surplus soil arisings will be carted from site in accordance with Environment Agency regulations.

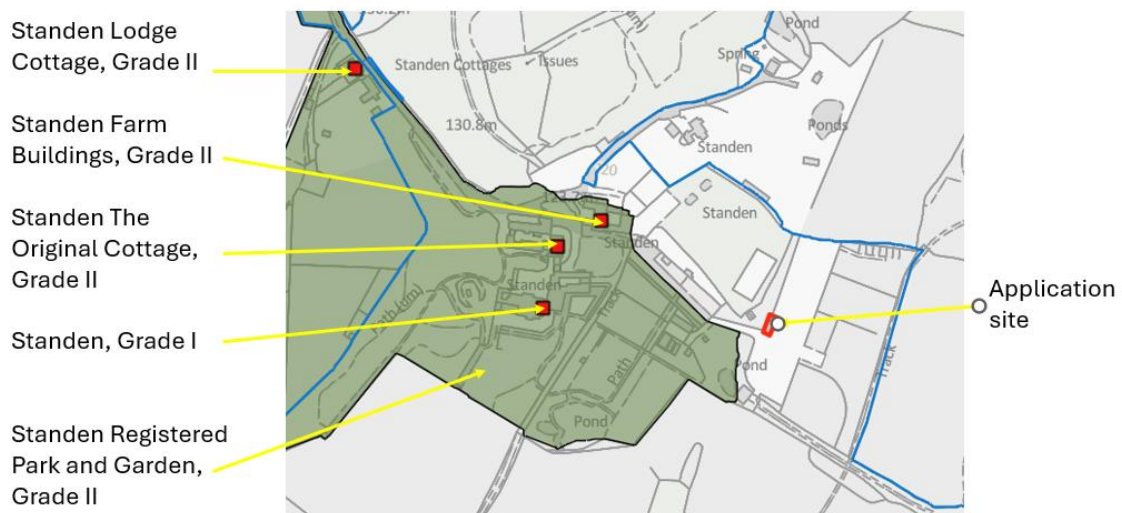
5 Standen's Archaeological and Historic Background

- 5.1 James Beale was a successful London solicitor, and in 1890 he bought three farms to the south of East Grinstead (called Stone, Hollybush and Standen) to be the location of James and his wife, Margaret Beales country house. In 1891, they commissioned architect Philip Webb to lead the project. Webb drew inspiration from the surrounding landscape and historic buildings, and he decided to preserve and incorporate some of the timber framed medieval farm buildings on the site into his design.
- 5.2 Although an influencing factor, the house was designed and built to be a modern home with central heating and electricity. Webb took great care over the sourcing of local vernacular building materials, stone, brick, clay tiles, and oak, and the use of traditional construction methods. It was intentional that the house and garden were seen as a whole and that they were designed to complement each other. Margaret Beale had a fascination with plants and had a strong influence over how the gardens were laid out. When it came to the interior, Webb turned to a close friend, William Morris, and other leading Arts and Crafts manufacturers of the day, to provide many of the fittings and fixtures inside the house.



Photo 5: Spring flowers at Standen House and Garden, West Sussex
Source: @National Trust Images/Laurence Perry

- 5.3 The house was completed in 1894 and bequeathed to the National Trust in 1972 by the Beales' daughter Helen. Since the Trust took ownership of the estate it has grown in popularity, attracting increasing number of visitors drawn by the homely atmosphere of its buildings, garden, and woodland setting.
- 5.4 There are several statutory heritage listings by Historic England within the wider Standen Estate recognised for their historic significance as illustrated below.



Map 2: site location in relation to statutory historic listings

5.5 Statutory heritage listings within wider Standen Estate:

- Standen, Grade I (List UID: 1249027) (see Appendix 1 for full listing)

'Large Arts and Crafts brick house with stone dressings and tiled roofs. Conservatory on south side and prominent tower at junction of west and north wings. Single storey service wing with central yard to the east. Joined by brick and timber northern extension (combining entrance arch) to the old farmhouse'. Built 1891-1894 by Philip Webb a leading late C19 architect in Wealden. Internally, the house retains almost all its original fixtures and fittings, predominantly by Morris & Co.

- Standen, The Original Cottage, Grade II (List UID: 1249028)

'2 storey, late C16 and early C17, with late, probably C19 alterations. Round floor brick, 1st floor tile hung, 4 windows, casements with diamond leaded lights. C19 porch. Horsham slab roof'.

- Standen Lodge Cottage, Grade II (List UID: 1249030)

'L shaped semi-detached cottage by Webb. 1 storey with attic in Ashlar and partially tile hung. Leaded casements, one dormer. Common porch to both, two large characteristic stacks'.

- Standen Farmbuildings, Grade II (List UID: 1249029) (see Appendix 2 for full listing)

'Original farm buildings to east of Old Cottage also partially remodeled by Webb. Now forms H shaped composition with 2 gables to north and south facing main house. Brick, tile hung and weatherboarding'.

- Standen Park and Garden, Grade II (List UID: 1001695) (see Appendix 3 for full listing)

‘The gardens, are approached from various points around the house, lie to the south, west and east of the house. They are composed of a series of interlinked formal and informal compartments enclosed by woodland and agricultural land. These elements are linked by a broad terrace which runs along the south front of the house’.

6 Historic Landscape Features

- 6.1 Historic landscape features within approximately 50m of the application site and proposed water pipe and foul sewage pipe route as annotated on the key below.
Source: National Trust Heritage Records (2026).



Map 3: site location in relation to historic landscape features (red dotted line shows proposed utility route)

- 1 – Ridge and Furrow and possible pits, [MNA191351 | National Trust Heritage Records](#)
- 2 – Tennis Court, [MNA202671 | National Trust Heritage Records](#)
- 3 – Green Lane, [MNA190188 | National Trust Heritage Records](#)
- 4 – The Secret Garden, [MNA190172 | National Trust Heritage Records](#)
- 5 – The Orchard & Rhododendron Dell, [MNA190170 | National Trust Heritage Records](#)
- 6 – Bamboo Garden, [MNA190169 | National Trust Heritage Records](#)
- 7 – The Croquet Lawn, [MNA190171 | National Trust Heritage Records](#)
- 8 – The Croquet Lawn Summerhouse, [MNA128693 | National Trust Heritage Records](#)
- 9 – Green Lane, [MNA190165 | National Trust Heritage Records](#)
- 10 - South Lawn, [MNA190166 | National Trust Heritage Records](#)

- 11 – South Terrace, [MNA185670 | National Trust Heritage Records](#)
- 12 – Standen House, [MNA190162 | National Trust Heritage Records](#)
- 13 & 16 – Lavender or Mulberry Lawn, [MNA185671 | National Trust Heritage Records](#)
- 14 – Kitchen Garden and car park, [MNA190173 | National Trust Heritage Records](#)
- 15 – (Site of) Greenhouse, [MNA191454 | National Trust Heritage Records](#)
- 17 – Goose Green, [MNA190164 | National Trust Heritage Records](#)
- 18 – Courtyard, Standen House, [MNA190163 | National Trust Heritage Records](#)
- 19 – 5 & 6 Standen Cottages, [MNA127627 | National Trust Heritage Records](#)
- 20 – The Stables, [MNA128671 | National Trust Heritage Records](#)
- 21 – Drive, [MNA190174 | National Trust Heritage Records](#)
- 22 – Hollybush Farm, [MNA128637 | National Trust Heritage Records](#)
- 23 – Formal Garden, [MNA202670 | National Trust Heritage Records](#)

Assessment of Heritage Significance

- 6.2 The location of the visitor reception extension does not lie within the curtilage or immediate setting of any listed building; its significance is therefore considered to relate to the wider setting of Standen. A ‘*Statement of Significance*’ for Standen is supplied in full at Appendix 4 and is summarised below.
- 6.3 The route for the water supply enters the Grade II Registered Historic Park and Garden which has national historical significance as a designated special historic landscape. As stated by Archaeology South-East ‘*the garden was designed as an ensemble with the Grade I listed house, thereby conforming to a key element within Arts and Crafts philosophy, arguably this should be considered as High*’ [significance]¹. It is proposed that the water pipe (25mm) connects to the existing water supply within the restaurant via a small hole in the south elevation of Standen farm buildings which are Grade II listed and therefore of special architectural and historic interest with medium significance.
- 6.4 **Archaeological interest:**

The Standen Archaeological Notification Area largely covers the same area of the Registered Park and Garden. Archaeological investigations undertaken within or within the immediate setting of the site, the Visitor Reception building or proposed water and foul pipe route of most relevance include:

- The 2019 watching brief on cable works which revealed the remains of the greenhouse in the Kitchen Garden: [MNA191454 | National Trust Heritage Records](#);

¹ James, R., 2011. Standen *Archaeological and Historic Landscape Survey*, Archaeology South-East.

- 2016-2019 assessment, geophysical survey and watching brief on car park works [MNA187415 | National Trust Heritage Records](#)

- 6.5 **Architectural and artistic interest:** Standen has significant artistic interest as the most complete and comprehensive expression of the Arts and Crafts Movement open to the public in this country. The unity of architecture, interior decorations and furnishing, and garden design within the wider estate are of great importance. The main significance of Standen is the House, a grade I listed building, and Garden a key component which has high significance as a grade II Registered Park and Garden. The garden is rooted in Arts and Crafts and includes exceptional formal and informal gardens which have been embedded into the Wealden countryside.
- 6.6 Standen is a late C19 country house designed by Philip Webb to entertain a large family and included a children's room situated in the tower by the conservatory, the garden includes a sand pit, a tennis lawn used for croquet and tennis parties, and a swimming hole.
- 6.7 The garden was designed c.1891-92 by landscape gardener, G.B. Simpson. The garden was unconventional in its use of a free-flowing form with a farm at its ornamental core. It followed Arts and Crafts principles with a reverence for nature and a connection to the land as a self-sufficient unit. The farm and kitchen gardens provided for all the needs of the household. A key date for the garden is 1910 as the layout was fully developed by this point, with the addition of Cheal's Top Terrace. Further work was carried out by the nationally important nurserymen and landscape firms James Backhouse and Sons of York in 1896-97 with the addition of the Quarry Garden which itself is of high importance as an outstanding example of a semi-natural feature. The planting in the Quarry was also considered to be outstanding but is now very degraded. Mrs Margaret Beale, the owner of Standen also developed the garden with a wide range of plants, including rare species and new introductions, most of which were supplied by prominent nurseries. This formed part of a trend for plant collections using fashionable new introductions and rarities.
- 6.8 The significance of heritage assets at Standen can be summarised as follows:
- Standen House is a Grade I listed building of significance for its originality in design, embedded in Arts and Crafts philosophy;
 - The Grade II Registered Park and Garden which is firmly rooted in the Wealden landscape, designed around many prominent agricultural features;
 - The house and landscape are exceptional as they were created as a whole, with the topography forming a key feature which guided the design.
 - The House and Garden are outstanding because of the complete and comprehensive expression of the Arts and Crafts Movement open to the public in the country.
 - The unity of architecture, interior design and furnishing, and garden design, within the wider estate setting is of great importance.

- The house and outbuildings are an exceptional example of the influential architect Philip Webb's country house design.

7 Biodiversity Net Gain

- 7.1 Consideration has been given to protect and enhance biodiversity, in line with Policy DP38. Particular attention has been paid to the Biodiversity Gain Hierarchy to inform the design and to meet new statutory requirements of The Environment Act 2021. The proposed new extension to the Visitor Reception Building is on the footprint of the existing car park. The proposal has sort to avoid loss of habitat which has been kept to a minimum, with total loss being less than 25sqm. A Biodiversity Net Gain Exemption Statement supports this planning application and demonstrates that the proposal meets the exemption criterion stipulated by The Biodiversity Gain Requirements (Exceptions) Regulations 2024 and therefore the de-minimis exception applies.

8 Assessment of Impact

- 8.1 Consideration has been given to the impact of the proposal on the significance of the historic environment. The extension to the existing Visitor Reception will have no impact on archaeological interest which is considered to be of low value in this location. The significance of Standen lies in part to the unity of architecture, garden design and the wider estate setting which is of great important.
- 8.2 In considering the setting, and related views, of the heritage assets, it is considered that the extension to the existing Visitor Reception will have a negligible impact on views to and from Standen House as the building is located some distance away at approximately 140m to the east and concealed in part by existing trees between the site and the heritage asset. The extension is modest in scale, with proposed external materials to match that of the existing building, timber clad walls with clay tiled roof and timber windows and doors. This reflects local vernacular building materials and is considered appropriate for a rural location. The extension would not be obtrusive in the landscape setting or in the views to and from Standen House and Garden.
- 8.3 In terms of planning policy, the proposed application is considered to meet national and local planning policies. The scheme meets the requirements of the National Planning Policy Framework (NPPF) paragraphs 189, 190 in relation to the conservation and enhancement of the National Landscape, and we consider the proposal meets the requirements of paragraphs 207 to 210 of the NPPF in terms of proposals affecting heritage assets.
- 8.4 The proposed development is considered to meet the requirements of policies DP34 (Listed Buildings) and DP36 (Historic Parks and Gardens) of the Mid Sussex District Plan, with the proposal having negligible impact to the setting of the listed buildings within the wider Standen Estate and in protecting the special features of the

designated garden. In terms of the Neighbourhood Plan, we consider the scheme meets the requirements of policies EG1 (Protection of the High Weald AONB), EG2 (Areas of Development Constraint), EG3 (Good Design) and EG4 (Heritage Assets).

Justification

- 8.5 National Trust staff and volunteers make a significant contribution to the running of Standen House and Garden. The existing Visitor Reception does not have any welfare facilities for staff or volunteers, with the nearest currently being 150m away up a hill near the restaurant. The new proposed DDA complaint WC and kitchenette will be convenient and accessible for those working in the Visitor Reception building in need of a comfort break. This aligns with a core value of the National Trust which is to make everyone welcome.

9 Conclusion

- 9.1 This Planning and Heritage Statement supports the proposal for an extension to the existing Visitor Reception building within the main car park at Standen House and Garden to make provision for staff and volunteer welfare facilities. The proposal is considered to fully comply with the relevant national policies contained within the NPPF (2024), the Mid Sussex District Plan (2014-2031) policies as well as those contained within the High Weald Management Plan.
- 9.2 The proposed development is modest in scale and has been designed to have a low intervention on the landscape. This meets the requirements of the National Planning Policy Framework (NPPF) paragraphs 189, 190 in relation to the conservation and enhancement of National Landscapes and their scenic beauty, and we consider the proposal meets the requirements of paragraphs 207 to 210 of the NPPF in terms of proposals affecting heritage assets.
- 9.3 In terms of local planning policy, the proposed application is considered to meet the requirements of policies DP34 (Listed Buildings) and DP36 (Historic Parks and Gardens) of the Mid Sussex District Plan, with the proposal having negligible impact to the setting of the listed buildings within the Standen Estate and in protecting the special features of the designated garden.
- 9.4 The proposal will provide much-needed welfare facilities for staff and volunteers working within the Visitor Reception building and will be DDA complaint to ensure the facilities are accessible.

Appendix 1

Official list entry

Heritage Category:	Listed Building
Grade:	I
List Entry Number:	1249027
Date first listed:	28-Jan-1948
List Entry Name:	STANDEN
Statutory Address 1:	STANDEN, WEST HOATHLY ROAD

Location

Statutory Address:	STANDEN, WEST HOATHLY ROAD
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The building or site itself may lie within the boundary of more than one authority.

County:	West Sussex
District:	Mid Sussex (District Authority)
Parish:	East Grinstead
National Grid Reference:	TQ 38968 35598

Details

658/3/12 WEST HOATHLY ROAD 28-JAN-48 STANDEN I Country house of 1892-4 by Philip Webb. MATERIALS: Sussex and Ardingly sandstones (some quarried on site) and some Portland stone, Horsham and Keymer bricks, clay tiles, oak, rough-casting. PLAN: Rectangular east-west family block with equally large, angular, servants' wing off its north-east end.

EXTERIOR: Webb's Standen draws heavily on the Wealden vernacular tradition. It comprises a family block which articulates about a viewing tower (which houses the water tanks) behind which is the servants' wing.

The south, garden front of the family block is of two storeys and an attic. The ground floor with central porch is mainly of stone, while the first floor is largely tile hung. Ground and first floors are lit by sash windows, the former with segmental arches and typical of Webb. At the west end is a large single-storey glass-roofed conservatory with five brick arches to the front, the left hand one giving access to the garden door which is set into a deeply recessed, tiled, porch with a seat. The attic has five weather-boarded gables in a row, and as on other elevations tall brick chimneys rise above the roof line.

The north, entrance front abuts the viewing tower at its left, east end. It is mainly of brick with symmetrically arranged sash windows, but with a central bay with projecting porch in stone and to its right the canted stone mullion-and-transom window of the entrance hall. Above the porch is a four-light first floor mullion-and-transom window with leaded lights. A row of flat-roofed dormers pierces the roof.

The four-storey central tower is faced in rough-cast and has a projecting balcony at its top with a pyramidally roofed look-out room above.

The angled servants' and service wing runs north and then turns east, where it wraps around the kitchen courtyard. It is of two storeys, and where it faces onto the main entrance courtyard to its west it has two large gables fronted in weatherboarding.

That entrance courtyard, on the north of the family block, enclosed by the house on two sides and to the west and north by stone retaining walls, is entered from the east via a double-height archway set at the north end of the servants' wing. This links Standen with the C15 Great Hollybush farmhouse (separately listed at Grade II) which was deliberately retained by Webb and integrated in his overall scheme for the house.

INTERIOR: The principal family rooms on the ground floor comprise the central drawing room communicating with the conservatory to its west and the dining room to its east. Behind the drawing room is the main porch, entrance hall and stair, communicating with the billiard room (with recess for spectators) to the west and Mr Beale's study (later business room) to the east. There are twelve first-floor bedrooms in the family block, and originally just one bathroom and two lavatories.

The detailing is careful and individual throughout. All the main rooms have fireplaces by Webb; each is different. Many rooms have specifically designed panelling, cupboards and wardrobes as well as Morris wallpaper.

In the servants' wing the kitchen retains its original Smith & Wellstood range.

HISTORY: In 1890 a successful London solicitor, James Beale bought three farms to the south of East Grinstead, previously part of the Saint Hill estate. Philip Webb was commissioned to build a new country house for Beale, which he did alongside Great Hollybush farmhouse (listed Grade II), a mid C15 farmhouse which had once been the service range of a medieval manor house. This, north of the servants' wing, was retained along with a timber-framed barn (also separately listed Grade II) which is the basis of the house's model farm, these together forming two sides of a grassy area now known as Goose Green. The new property was renamed Standen, borrowed from one of the other three farms. Webbs' initial designs for an ambitious south-facing house with rear servants' wing were gradually whittled down to a less ambitious scheme, settled on in autumn 1891, and on which work began in 1892. Webb took great care over the mostly locally sourced vernacular building materials - stone, brick, clay tiles, and oak - as he did in turn with the finish of the interior. He was a close friend of, and collaborator with, William Morris. Morris & Co was among the leading Arts and Crafts manufacturers of the day, and provided many of the fittings and fixtures inside the house. Standen was completed in 1894, although additions continued to be made to the interior fittings for some years.

Standen was bequeathed to the National Trust in 1972 by the Beales' daughter Helen.

SOURCES: The National Trust, Standen (guide book 1993; revised 2003); M. Girouard,

'Standen, Sussex', *Country Life*, 26 Feb 1970, p.494-97; 5 March 1970, 554-57.
SUMMARY OF

IMPORTANCE: Standen is the last major work by Philip Webb, a leading late C19 architect and associate of William Morris (with whom he founded the Society for the Protection of Ancient Buildings) who worked in the vernacular style. Built for a successful solicitor in the early 1890s, it employs local materials in its carefully detailed exterior while equal concern was shown towards the Arts and Crafts interior. It is the only one of Webb's relatively few commissions to survive standing and unaltered and with its contemporary grounds and landscape setting similarly unchanged. Internally it retains almost all of its original fixtures and fittings, many by Morris & Co.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **430872**

Legacy System: **LBS**

Sources

Books and journals

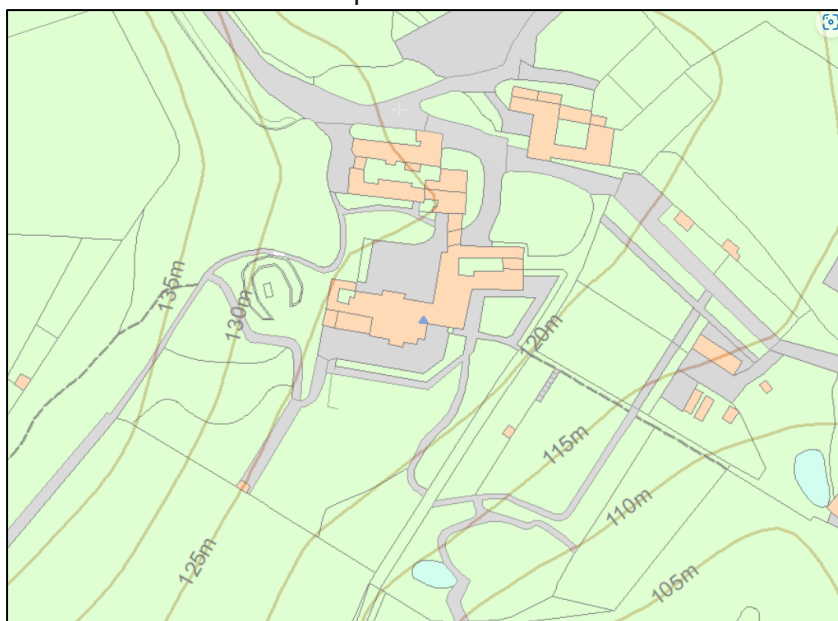
Standen, (1993)

'Country Life' in 26 February, (1970), 494-97

'Country Life' in 5 March, (1970), 554-57

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Appendix 2

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1249029
Date first listed:	02-Aug-1972
List Entry Name:	STANDEN FARMBUILDINGS
Statutory Address 1:	STANDEN FARMBUILDINGS, WEST HOATHLY ROAD

Location

Statutory Address:	STANDEN FARMBUILDINGS, WEST HOATHLY ROAD
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The building or site itself may lie within the boundary of more than one authority.

County:	West Sussex
District:	Mid Sussex (District Authority)
Parish:	East Grinstead
National Grid Reference:	TQ 39011 35663

Details

1. 1068 WEST HOATHLY ROAD

Standen Farmbuildings TQ 33 NE 3/12B

II

2. Original farmbuildings to east of old cottage also partially remodeled by Webb. Now forms H shaped composition with 2 gables to north and south facing main house. Brick, tile hung and weatherboarding.

Listing NGR: TQ3905035675

Legacy

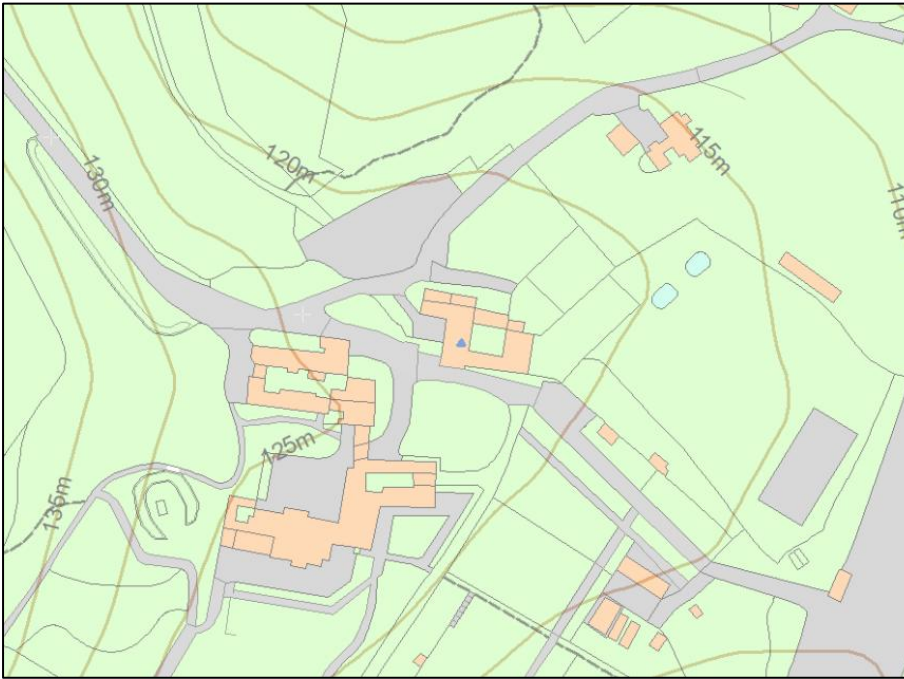
The contents of this record have been generated from a legacy data system.

Legacy System number: **430874**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry

Appendix 3

Official list entry

Heritage Category:	Park and Garden
Grade:	II
List Entry Number:	1001695
Date first listed:	06-Mar-2007

Location

The building or site itself may lie within the boundary of more than one authority.

County:	West Sussex
District:	Mid Sussex (District Authority)
Parish:	East Grinstead
National Grid Reference:	TQ 38896 35627

Details

The contemporary formal and informal gardens which provide the setting for one of Philip Webb's most important late C19 country houses. These are based on designs by the landscape gardener G.B. Simpson c.1891-92, with advice from Webb and developed by the owner, Mrs Beale, and with work by Backhouse and Sons of York in 1896-97 and Cheals of Crawley in 1910.

HISTORIC DEVELOPMENT In 1890 a successful London solicitor, James Beale (1840-1912), bought three farms, which until 1889 had been part of the Saint Hill Estate. Beale sited his new country house adjacent to the modest, timber-framed, C15 farmhouse of Hollybush Farm which was renamed Standen (the original Standen farmstead lay a short distance to the south and was demolished). Beale immediately began to plant the garden and in 1891 commissioned the landscape gardener, G.B. Simpson, who had offices in London's Fleet Street and Horsham, Sussex, to survey the site and produce a layout. He produced a survey plan and developed the landscape layout as shown in three surviving plans c.1891-92 (at Standen). In March that year Beale asked the architect Philip Webb to develop Hollybush Farm as a family home; Webb's notes of site visits and other details survive (private collection), including references to his work with Simpson. The main buildings on the site were incorporated into the new house and its model farm. Webb was towards the end of his career and at the height of his reputation as an Arts and Crafts country house architect, and this is the most complete surviving example of a country house by him. He produced an influential country house using a variety of materials in vernacular styles, decorated using Morris and Co. textiles. The house and its gardens and the world beyond were intended to flow one to another with, for instance, vines trained up the south front mirroring the pattern of Morris & Co.'s wallpapers within.

Webb positioned the house further into the hillside than had been anticipated; Simpson's landscape design was modified, particularly the terrace below the garden

front, overlooked by Webb's large conservatory. Webb opened the adjacent quarry to provide stone to construct the house, and this subsequently became a quarry garden (1897). Many of the agricultural landscape features were consciously incorporated into the designed landscape to enhance its rural (even verging on the bucolic) character. The appropriated features including the farm yard (as Goose Green), the lane to the farm (as the main drive), and the green lane which divided the garden in two and continued to be used to allow cattle access between the farm and fields.

In 1898 Webb designed a vernacular summerhouse for the end of another terrace, Terrace Walk, and advised Beale's wife, Margaret (1847-1936), on the planting for the garden. Mrs Beale was a keen gardener who corresponded with the influential garden writer William Robinson, who owned nearby Gravetye Manor (qv). Her interest in new plants and the influence of Simpson together ensured that the garden at Standen had a less subdued and occasionally more exotic character than Webb might have wished. Many plants were supplied by the Yorkshire firm of James Backhouse and by Waterer's of Surrey, and receipts detail the numbers and varieties. Mrs Beale kept a garden diary and weather diary from 1890 to 1935 which record the plants used and form a key part of the extensive property archives with much material relating to the gardens. In 1910 Cheals of Crawley created several features, including a further terrace and summerhouse in similar style to Webb's earlier work (West Sussex Records Office).

After Mrs Beale's death in 1936 her daughters changed the garden little. During the Second World War it was used for convalescing officers, but still remained a family home. In 1972 Helen, the last surviving Beale daughter, died and the National Trust acquired the property. It was subsequently opened to the public, and remains so today (as at 2006).

DESCRIPTION LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Standen lies on a south-facing valley side, 3km south of East Grinstead in the Sussex Weald. The c.6ha site is enclosed by agricultural land and woodland which comprise the wider agricultural estate bought by James Beale in 1890 (outside the area here registered). The ground generally slopes steeply from north-west to south-east towards the distant Weir Wood Reservoir which was flooded in the 1950s. The setting is rural, with extensive views to the valley to the south and east to Ashdown Forest beyond, and along the hillside to the south-west, including towards West Hoathly church spire. The adjacent agricultural land and woods, although not highly ornamented, were intended to frame the garden, and their tranquil, rural nature was highly valued by the Beales.

ENTRANCES AND APPROACHES The main approach enters from the north off West Hoathly Road, giving access from East Grinstead and Saint Hill. 150m north-west of the house the drive passes an ashlar, partly tile-hung, lodge on the west side (Webb, mid-1890s, listed grade II). Immediately south of this is a pair of one-and-a-half storey stone cottages, perhaps C18 or early C19. The drive then leads south, bounded to the west by woodland and exposed outcrops of quarried rock (these quarries predating Webb's time). To the east it is lined by paddocks which fall away, with a series of long views along the valley beyond. The drive descends past the back of the stable block to enter the north-west corner of Goose Green at the north-east side of the house. This,

originally the working farmyard, is now reminiscent of a village green, with views to the east over falling ground. The Green is bounded on the north side by farm buildings (listed grade II), and on the west by the original Hollybush Farm house (mid-C15 with later work, listed grade II), a timber-framed and tile-hung building with a Horsham slab roof. The Green is defined on its east side by three mature plane trees (1890s). At the south-west corner of the Green the drive turns sharply, beneath an archway which links Hollybush with the main house to the south, into the entrance court. The court is enclosed by the house on the south and east sides and by a high stone retaining wall to the north, above which is the stable block. The entrance to the house is at the centre of the south side of the court, via a deep porch. The line of the drive follows the course of the lane which connected Hollybush Farm with West Hoathly Road (cf. Ordnance Survey map cited).

A spur leads east off Goose Green to the kitchen garden and beyond this to a car park in agricultural land (outside the registered area). A sunken farm track leads south from the Green through the garden, lined by banks of mature shrubs, and linking the farm buildings with agricultural land beyond. The track led to the original Standen farm (1km to the south, demolished, outside the area here registered) and was retained by the Beales who valued it as a rural feature, principally to provide access for the dairy cattle from the farm buildings to the pasture.

PRINCIPAL BUILDING Standen (1892-94, Philip Webb, listed grade I) stands at the centre of the site, overlooking gardens to the south and beyond this fields and woodland. The two-storey country house is L-shaped in plan, with the main wing facing south. This is linked by a tower to a service wing at the north-east corner which is joined to Hollybush farm house (listed grade II) to the north via the courtyard entrance arch. The south, garden, front is dominated at the west end by a large conservatory with the garden door set into a deeply recessed porch with a seat. The house is built in a varied vernacular style using a selection of local materials and decorated in Arts and Crafts style with many Morris and Co. patterns. It was Webb's last major work and reflects his continued concern to link both house and garden in design terms, and his use of vernacular materials. It is the most complete surviving example of his country houses.

The stable yard stands on a bank north of the entrance court and was built shortly after the house. It contains many original fittings, although the south range was modified as a motor house. On the north side of Goose Green stands the Beales' model farm, based on the C18 weatherboarded barn (listed grade II) which was restored and extended in 1893 by Edward Vigers, an associate of Webb.

GARDENS AND PLEASURE GROUNDS The gardens, approached from various points around the house, lie to the south, west and east of the house. They are composed of a series of interlinked formal and informal compartments enclosed by woodland and agricultural land. These elements are linked by a broad terrace which runs along the south front of the house.

The garden door at the west end of the south front opens from the conservatory into the porch and out to the gravel terrace which runs along the south, garden front of the

house. The terrace is supported by a brick retaining wall with a wooden trellis projecting above it, the trellis similar in style to that in Morris and Co.'s Trellis wallpaper. The terrace overlooks the south lawn, which is bounded at its far side by a stone ha-ha dividing it from the paddock beyond. Views extend south-west, south and east from the terrace across the south lawn, framed by the gardens on the hillside to the west, and by various mature specimen trees to the south-east.

At the west end of the terrace a path, bounded on the west by a high stone retaining wall, leads south from the conservatory porch. It leads to the north-south Terrace Walk, set into the hillside, and terminated at its south end by a wooden summerhouse in vernacular style (Webb, 1898). The summerhouse enjoys views back towards the house across the south lawn and towards the valley. A further path leads west from the conservatory porch and the main terrace to the quarry garden. The quarry provided stone for the house, creating a high-sided bowl. At the centre is a rectangular pool enclosed by a stone slab path, from which various stepped paths lead up the steep, rocky sides. A narrow gorge opens into the quarry from the north, with an upper garden path carried across it via a wooden bridge. The quarry was initially planted with alpine shrubs, and after the First World War with a notable collection of ornamental ferns. From here paths lead to the upper path which links the entrance courtyard with the New Terrace Walk to the south-west.

The New Terrace was designed by J. Cheal and Sons of Crawley (1910, West Sussex Records Office), one of several features they created here at that time. It comprises a grass path leading south-west flanked by a low retaining wall to the east and a shrub border and belt of trees to the west. It is terminated by a brick summerhouse with a large entrance arch and windows in the south and east sides; views to the south are aligned on West Hoathly church. New Terrace Walk and its summerhouse are the highest garden features in the site and enjoy extensive views south and east across the valley. Views originally extended back to the house, but are now obscured by mature trees (as at 2006).

Beyond the east end of the main terrace, lies Mulberry (also known as Lavender) Lawn, overlooked by the tower and servants' wing of the house. It contains a roughly square lawn planted with a central mulberry, and nearby a yew which predates the house and was preserved by Webb. The lawn is enclosed by a gravel path which gives access to Goose Green to the north and the south lawn to the south. From here a path skirts the east edge of the south lawn, running parallel with the green lane from which it is screened by mature shrubs including rhododendrons, leading to a crossing at the lane. This provides access to the lower gardens to the east.

From the crossing the path leads east, flanked on the south by the Bamboo Garden (originally the rose garden), which contains a concrete-lined pool forming part of a rocky cascade system, now disused. North of the path is the Croquet Lawn which was used by the Beales as a tennis and croquet lawn. The square, terraced lawn is set into the hillside to the west which is planted with mature rhododendrons and other shrubs and trees. A small wooden summerhouse (1901) stands on this side of the lawn. Below the lawn, to the south-east is the Rhododendron Dell, planted with mature

rhododendrons including notable specimens of *R. loderi* collected by Mrs Beale, and to the east is an orchard.

The north side of the Croquet Lawn is bounded by a straight path leading east from Mulberry Lawn across the farm lane and down the hillside. This path was formerly enclosed by a wooden pergola and laid with stone steps and is bounded to the north by a clipped hedge, and beyond this the kitchen garden. The path leads to an informal pool in a bowl enclosed by a circuit path, set in a neglected rock garden, and beyond this through agricultural land to woodland walks.

KITCHEN GARDEN The kitchen garden lies below Mulberry Lawn, overlooked by the east end of the house; it is prominent in the garden design. It is bounded to the west by the green lane, to the south by the Croquet Lawn and to the east by the rock garden and pool, these sides largely enclosed by clipped hedges. To the north it is enclosed by a brick wall which formerly supported a range of lean-to glasshouses, now gone, but a new small glasshouse has recently been constructed in this position. The kitchen garden is divided into several sections, the northernmost one providing access from Goose Green to the car park beyond to the east. The two southern compartments are cultivated and divided by a clipped hedge into east and west sections. Several mature espalier fruit trees remain.

REFERENCES Gardening Illustrated (23 Sept. 1911), pp 567, 569, 571; 25 Nov. 1911 (685). Country Life, 27 (1910), pp 666-72; 147 (1970), pp 494-97, 554-7; 173 (1983), pp 1100-02. S Kirk, 'Philip Webb (1831-1915): Domestic Architecture', 2 vols, Doctoral thesis, University of Newcastle Upon Tyne, 1990. National Trust, Guide Book (2004) S Kirk, Philip Webb Pioneer of Arts and Crafts Architecture (2005), pp 93, 150-60.

Maps Ordnance Surveyors' Drawing, 1808 OS 6" to 1 mile: 3rd edition, surveyed 1908, published 1911 (Sussex sh. V SW) Revised edition, surveyed 1929, published 1932 (Sussex sh. V SW) OS 25" to 1 mile: 1st edition, surveyed c.1874 2nd edition, surveyed 1897, published 1899 (Sussex sh. V.13) revised edition, surveyed 1929, published 1931 (Sussex sh. V.13) Plan of Hollybush and Standen Farms (1776) (British Library) Tithe map, East Grinstead parish, 1841 (West Sussex RO) G.B. Simpson, Surveys and Plans of Hollybush Farm (Standen) n.d., c.1891-93 (National Trust)

Archival items Hollybush Farm (Standen) plans and elevations, Philip Webb, 1892-94 (RIBA/V&A). See Catalogue of the Drawings Collection of the RIBA, T-Z (1984), pp184-89 Mrs Beale's Garden Diary, Standen, 1890-1934 (National Trust) Mrs Beale's Weather Notes, Standen, 1892-1935 (National Trust) Receipts for plants, 1890s-1930s (West Sussex RO and National Trust) Correspondence with Cheal's Nursery regarding design, 1910 (West Sussex RO) Philip Webb, Site Notebooks, 1891-94 (private collection)

Description written: March 2006; amended September 2006.

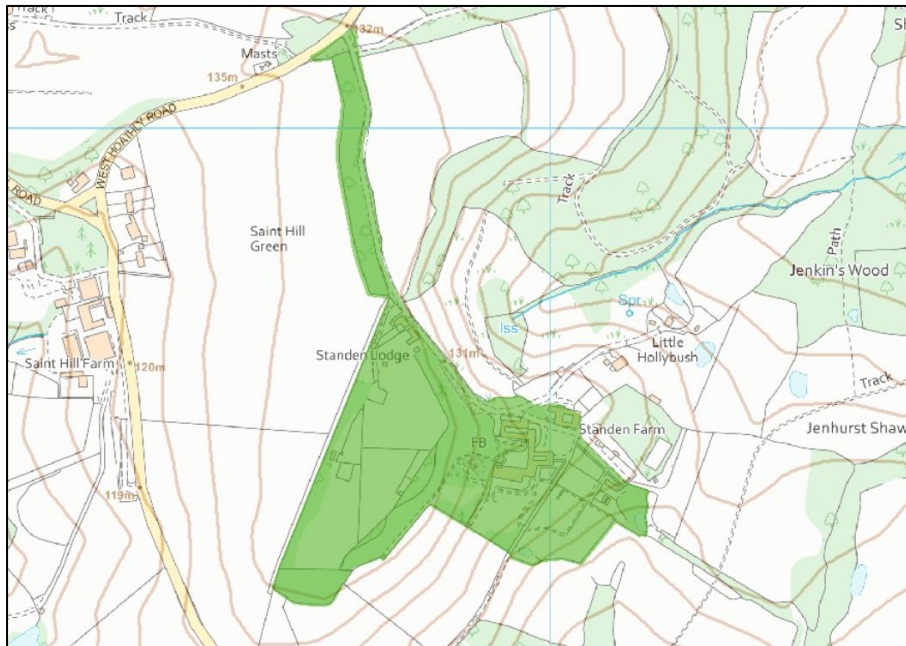
Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **5309**
Legacy System: **Parks and Gardens**

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



End of official list entry

Appendix 4

STATEMENT OF SIGNIFICANCE

'The Standen ensemble is outstanding because it is the most complete and comprehensive expression of the aims and philosophies of the Arts & Crafts Movement open to the public in this country. The house and outbuildings are an exceptional example of the influential architect Philip Webb's country house design. The unity of architecture, interior decoration and furnishing, and garden design, within the wider estate setting, is of great importance.

The garden is a key element of this exceptional composition. It is of national importance in its own right, and of high significance within the National Trust, because of its Arts and Crafts principles expressed so completely in the landscape. This is recognised by its inclusion at grade II by English Heritage on the Register of Parks and Gardens of special historic interest.

The main significance of Standen is as a garden rooted in Arts and Crafts philosophy. The late C19 country house by Philip Webb has exceptional formal and informal gardens embedded in the Wealden countryside. The garden was designed c.1891-92 by the landscape gardener, G.B.Simpson, with elements by Webb. Further work was carried out by the nationally important nurserymen and landscape firms James Backhouse and Sons of York in 1896-97 (the Quarry Garden), and by Cheals of Crawley in 1910 (the Top Terrace). The planting was further developed during her lifetime by the owner, Mrs Margaret Beale, to form an exceptional collection. The great range of plants included rare species and new introductions, for which considerable documentary evidence survives. Most were supplied by a number of prominent nurseries. The key features of the estate form an arguably unique combination:

- *The design is embedded in Arts and Crafts philosophy, in an unusual style.*
- *The house and garden are firmly rooted in the rural framework of the wider estate and Wealden countryside; they were designed around many prominent agricultural features.*
- *The landscape forms the contemporary setting for an important Arts and Crafts house*
- *The topography forms a key feature which guided the design.*
- *The house and landscape were created together as a family garden with elements of interest for the children.*

The garden is an unconventional Arts and Crafts design, which uses free-flowing forms with a farm at its ornamental core. It follows Arts and Crafts principles with a reverence for nature and a connection to the land as a self-sufficient unit. The farm and kitchen gardens provided for all the needs of the place, including even the wind pump for water.

Standen was designed to entertain a large family. The children's room was situated in the tower by the conservatory, which gave a winter garden for inclement weather. The garden included a sand pit, a tennis lawn used for croquet and tennis parties, and the swimming

hole. Beyond the garden paths gave access to the river and the wider landscape provided a natural play area.

The forecourt, South Terrace and south lawn are of the highest significance because of their integral relationship with the house. The Quarry Garden is of high importance as an outstanding example of a semi-natural feature. Its planting was also outstanding but the Quarry is now very degraded. The features of the ancient agricultural landscape are of high importance as they epitomise Arts and Crafts principles, as does the family garden. The planting was a distinctive feature of the garden which was of exceptional importance. It formed part of a trend for such collections using fashionable new introductions and rarities.

The design created in the 1890s is historically the most important. The key date is 1910, when the layout was fully developed with the addition of Cheal's Top Terrace. This is recorded in the 1929 Ordnance Survey where the garden is illustrated as a series of compartments within a rural setting.

The structure of the garden is in fair condition, but much of the interest and variety of the planting has been lost. The requirement for a low maintenance regime led to the loss of the subtlety of the original design. The planting is no longer appropriate for the garden, which should reflect the quality of the house. Farm features have survived, including the farmhouse, farm lane, the drive, Sandy Lane, Goose Green and Mulberry Lawn, but C20 changes have not always respected the productive elements. Divided ownership of several key sections of the estate blurs the design and is highly damaging to the historic character.

The ecological interest of the estate is important, but is subordinate to the historical significance. It should be enhanced where this does not conflict with the designed landscape.

The public amenity significance is high. However some elements associated with visitor access damage the historic character and fabric. These include the car park in the kitchen garden, the ticket kiosk, and cars driving across Goose Green. Some key areas are not accessible to the public, in particular Hollybush and its garden (formerly the farmyard). Other areas of interest are not well signed, and are not effectively drawn into the garden tour.'

Source: Standen Conservation Management Plan, Volume I, Historic and Landscape Surveys, Commissioned by the National Trust, from Parklands Consortium Limited (2006).

Appendix 5

Spirit of Place: Standen House & Garden



Spirit of Place

Standen sits within the Sussex Weald, fashioned from a carefully-chosen palette of materials taken from the local landscape.

It is the product of a highly successful collaboration between leading Arts and Crafts architect Philip Webb and the Beale family. Informed by Webb's unerring eye for detail and inventive imagination - they created together, a vibrant, hospitable home ideally suited to the Beales' love of the outdoors, gardens, entertaining, beautifully furnished interiors and artistic endeavour.

Just as originally envisaged, Standen today feels harmonious, safe and peaceful and gently refreshes all who visit. A sense of discovery and exploration abounds within the garden and woodlands and in the long views of the Ashdown valley. The house is welcoming and warm; as you step inside the Beales' artistic legacy is revealed and a strong sense of their happy family bond and well-ordered domesticity is tangible.

Standen is a place which engages with your senses, whether through architecture, objects, garden or wider estate – it is alive and relevant and continues to connect and inspire all those who discover it.

'The human quality of.....[Standen] lingers with one like a choice flavour'¹

¹ Halsey Ricardo, 'The House in the Country' *The Magazine of Art*, January 1900, p.105

The full quote reads: 'The human quality of the building lingers with one like a choice of flavour; like a portrait by a fine painter one wants to know the sitter; so here one gets a kindly impression of all human individualities that have co-operated to bring about a result'.