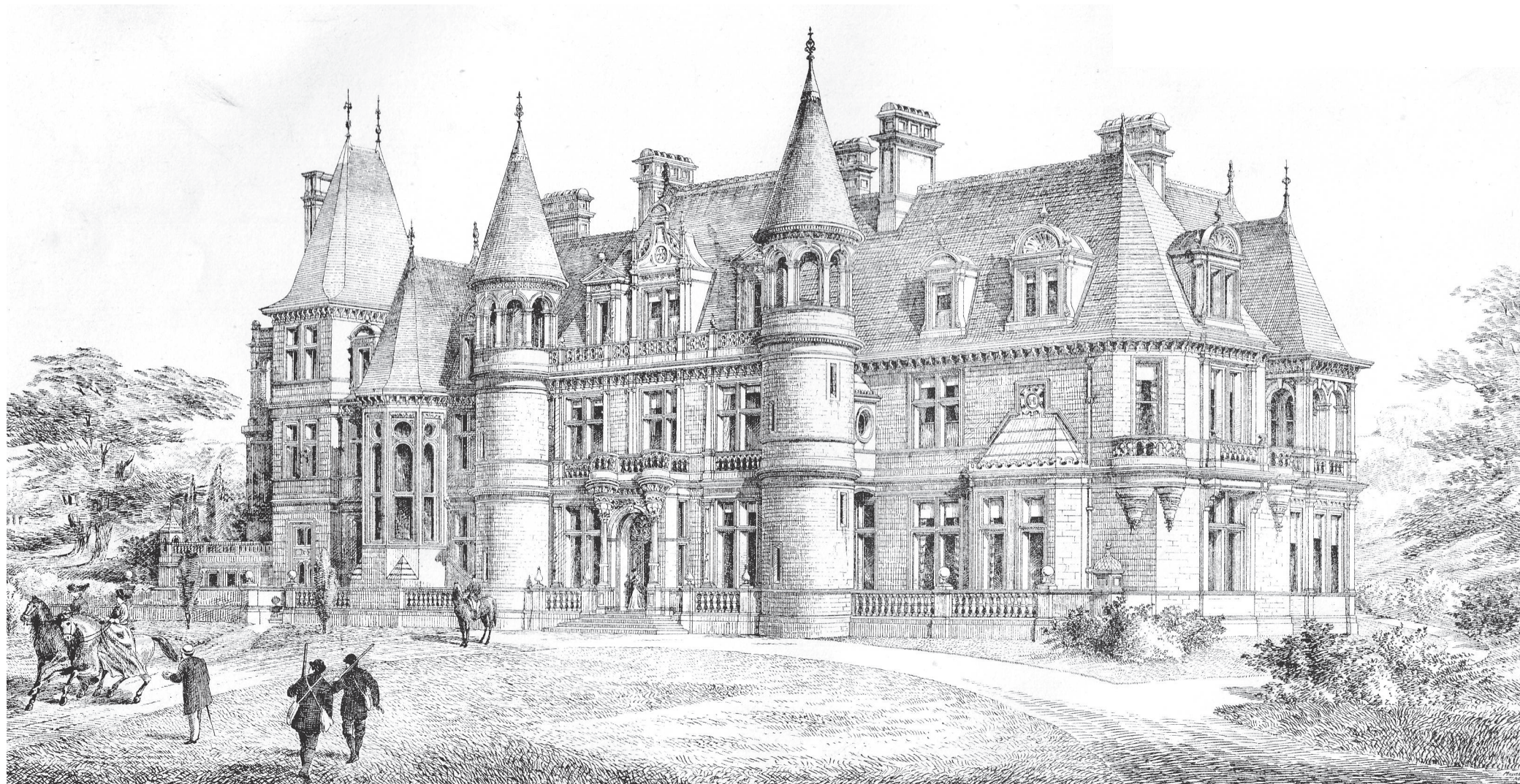




Building Condition Survey & Schedule of Proposed alterations Wykehurst House, nr Bolney RH17 5QQ

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REV B 10/11/2025

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**STICKLAND
WRIGHT**

1.0

Introduction

1.1

Scope of Survey

This document is intended to be read in conjunction with the submitted floor plans for Wykehurst House. It provides a detailed schedule of the proposed alterations to the property, including descriptions of the planned works and their locations. Where relevant, supporting photographs have been included to offer visual context and further clarification of the existing conditions and proposed changes. This document, together with the floor plans and accompanying imagery, aims to give a comprehensive overview of the scope and nature of the development works and analysis of their impacts.

1.2

General notes: Ground Floor

Historic features primarily located on this floor to the following rooms:

- Entrance rooms (G23, G22, G20, G24)
- Stairwell (G16)
- Dining room (G15)
- Living Room (G19)
- Library (G26)
- Hallway (G27)
- TV room (G30)
- Stairwell (G13)

1.3

General notes: Repair and Restoration

The reinstatement of historic features within the room represents a beneficial improvement to the heritage asset, enhancing its significance through the restoration of features previously damaged or lost.

- New flooring will be laid over existing floor conditions except where existing carpet is located, this is to be removed and replaced.
- Existing skirting retained, restored and replicated through out.
- Existing doors retained and replicated to locations without doors
- Existing architraves retained and replicated to locations without architraves
- Existing picture rails retained and restored
- Existing cornicing retained and restored. Where cornice is missing or damaged templated replica cornice to be installed.
- Original staircases retained and restored.
- New decoration through out (no original decorative finishes remain, other than self-finished timber and stonework which will be preserved.



Example of timber shutter requiring restoration



Example of cornicing and skirting retained



Example of door restoration and decoration required



Example of repair required following removal of non original wall



Example of existing stairwell balustrade retained



Dropped ceiling for ventilation (see comment on specific room occurrence)



Example of new architrave and skirting detail, matching existing



Example of replacement window (subject of separate application)

1.0

Introduction

1.4

General notes: Internal Doors

Images to the right show new door handles, which have been altered generally throughout the property (likely prior to listing). The original handle positions are visible in the midrail location.

1.5

General notes: Servicing

While the installation of services will result in some limited impact, this is considered less than substantial harm as the services will be sensitively concealed. The intervention is considered necessary to sustaining the continued occupation of the building, thereby maintaining the viable use and ongoing maintenance of the heritage asset.

Please note, the detail of services installations are included in a later application.

1.6

Categories of Room Condition

- (A) Room with Existing Heritage Features
- (B) Room without Existing Heritage Features
- (C) Room with Reinstated Heritage Features

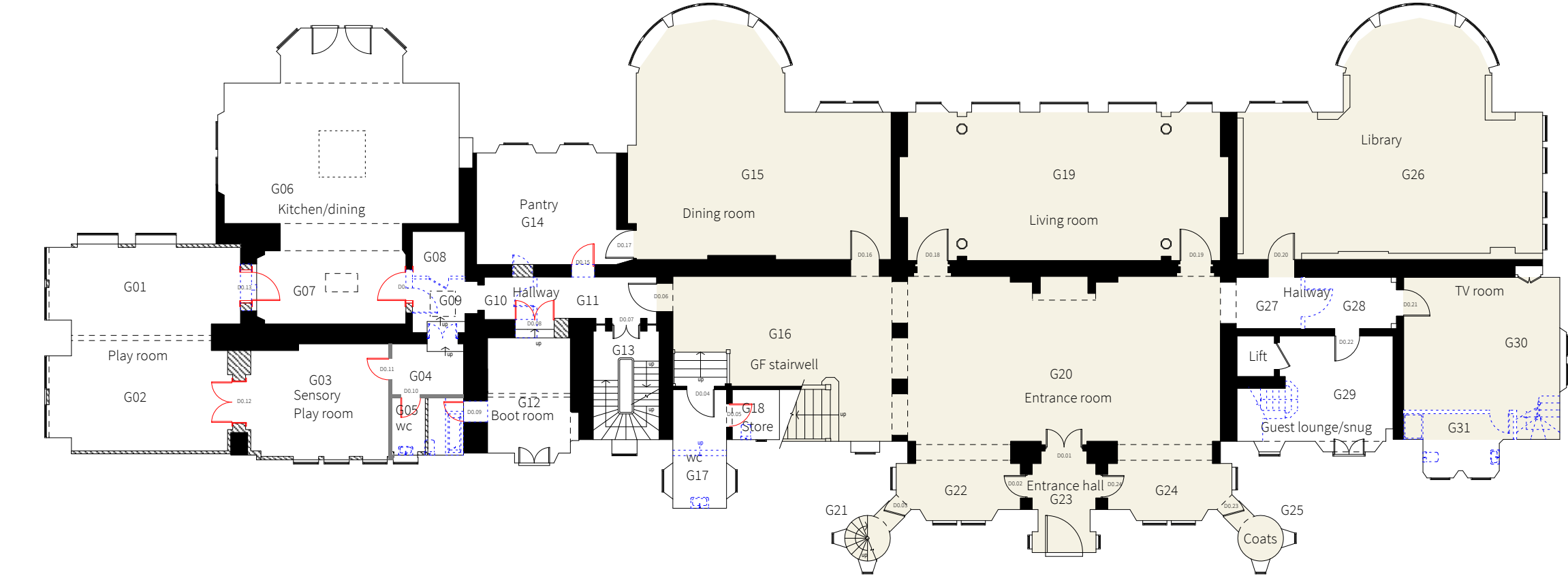


Examples of altered door handle and handle location



2.0

Proposed ground floor plan



Proposed ground floor plan



2.1

Proposal - Ground Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition			
Entrance Hall (G23)	No proposed alterations	Room Category A				
Entrance room (G22, G20, G24, G25, G21 and G16)	New flooring through out over laid on existing. Original doors retained and restored.	Room Category A Reinstatement of floor finish and restoration of features considered a beneficial improvement.				
WC and store (G17 and G18)	New flooring over laid on existing Decoration New sanitaryware. Original door set retained and restored.	Room Category B No loss of existing features proposed. Restoration of door and new floor finishes is considered beneficial.				



2.2

Proposal - Ground Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition
Hallway (G11, G10, G09 and G08)	New flooring over laid on existing New plasterboard to ceiling Door blocked into Pantry (G14) New plaster and decoration. D0.15 original door in new architrave. Moulding to be installed to match hallway G27.	Room Category B One original doorway re-opened and the other now closed. Finishes and joinery all lost through earlier alteration. Original barrelled ceiling reinstated. Overall impacts are considered to generate less than substantial harm.	   
Staircase (G13)	New flooring over laid on existing Decoration Doors retained and restored Balustrades retained and restored	Room Category A No impact on original, significant fabric.	   



Proposal - Ground Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
Pantry (G14)	New flooring over laid on existing floorboards New plasterboard to ceiling Door blocked into hallway New plaster and decoration New kitchen to be installed Original door between dining room D0.17, to be retained and restored. Non-original ceiling and joists removed and cornice re-instated.	Room Category B Non original ceiling removed to reveal original room proportions. New cornice installed templated from surviving originals. This is considered a beneficial change. For assessment of door openings refer to item 2.2 'hallway' above.		
Boot Room and WC (G12)	New flooring over laid on existing New plaster and decoration Installation of joinery and saintaryware Existing entrance door retained and restored New double door to replicate D0.07 to G13.	Room Category B Altered doorway G10/G12 removed existing fabric, which is harmful. However, original inner rooms were also removed historically, altering the character of the room. The new door aperture re balances the room, centering the door within the now wider room, following the original design intent. On balance, we consider this less than substantial harm.		

2.4

Proposal - Ground Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition			
Kitchen and dining (G07 and G06)	Entrance doorways recentered on openings New flooring over laid on existing New plaster and decoration New opening formed for existing light well in ceiling New kitchen installation	Room Category B Aperture previously altered G07/G01, but high level windows retained. Only the original plan form remains largely unaltered here. The room was previously heavily modified, due to partially completed pool works. Proposed changes considered to generate less than substantial harm.				
Playroom (Go1, G02 and G03)	New flooring over laid on existing New plaster and decoration Glazing to windows to be replaced due to low level - toughened glazing to low level areas for safety. New joinery installation Opening between G02 and G03 centered with proposed double doors.	Room Category B No impact on original, significant fabric. This room was formed by previous alteration.				
Hallway (G04)	New flooring over laid on existing New plaster and decoration	Room Category B No impact on original, significant fabric.				



2.5

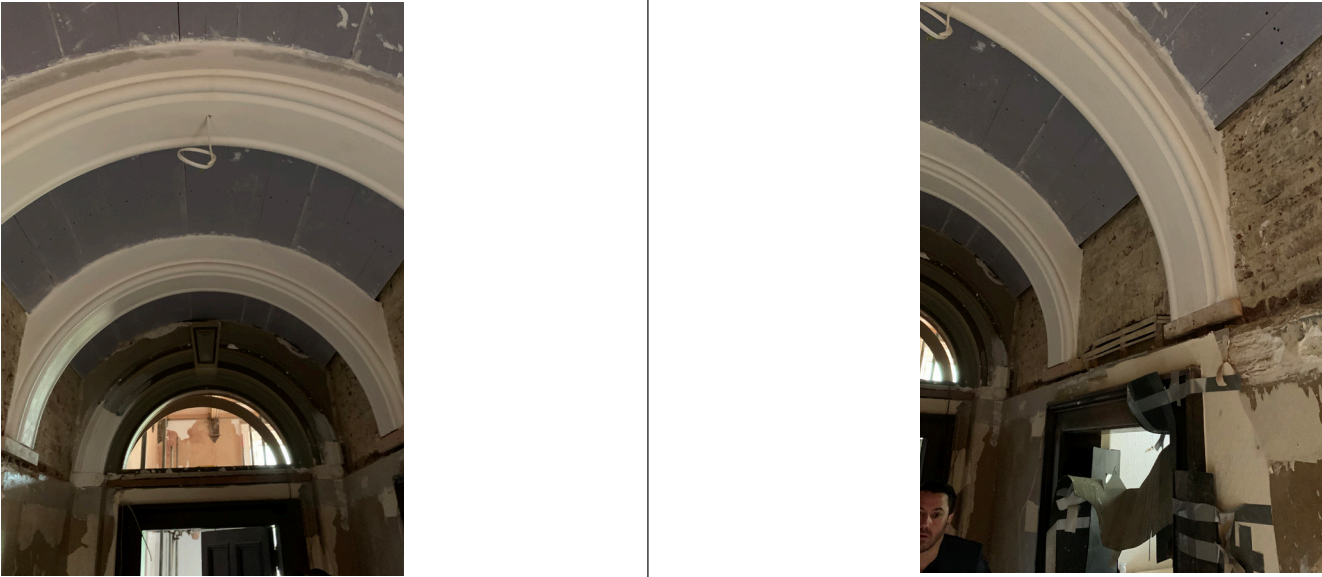
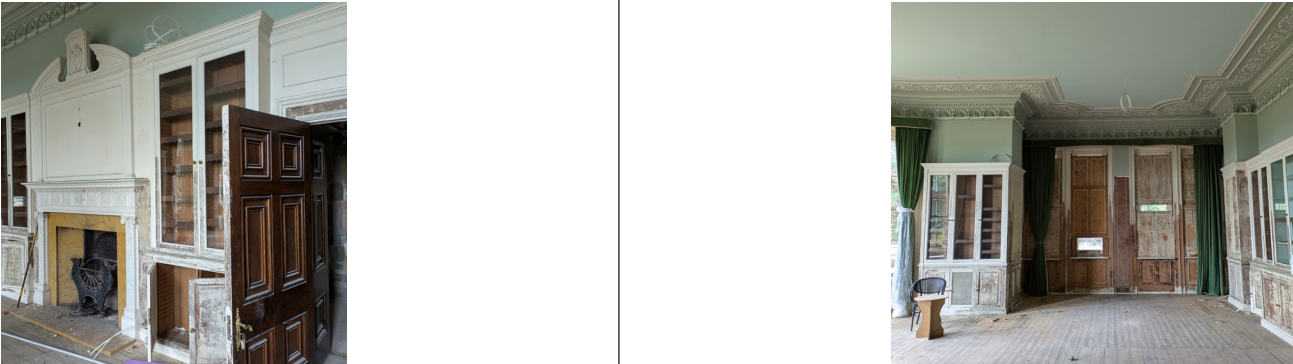
Proposal - Ground Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
WC (G05)	New flooring over laid on existing New plaster and decoration New sanitaryware	Room Category B No impact on original, significant fabric. This room was formed by previous alteration.		
Dining Room (G15)	New flooring, replacement of existing carpet flooring Original features retained and restored as required. Hidden door between dining and pantry (G14) to be re-stored. Original door retained and restored.	Room Category A No impact on original, significant fabric. The restoration of original features is considered to generate beneficial improvement.	 	 



2.6

Proposal - Ground Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
Living Room (G19)	New flooring, replacement of existing carpet flooring Original features retained and restored as required Original doors retained and restored.	Room Category A No impact on original, significant fabric. The restoration of original features is considered to generate beneficial improvement.		
Hallway (G27-G28)	New flooring over laid on existing New plaster and decoration Replica moldings installed to hallway Skirting reinstated to match existing	Room Category C Non-original partition and dropped ceiling removed. Ceiling features restored with templated mouldings to match the existing. This work is considered a beneficial improvement, through restoration.		
Library (G26)	Original timber joinery re-stored back to oak finish. New flooring, replacement of existing carpet flooring Original doors retained and restored.	Room Category A Restoration of the original joinery appearance and doors is a considered a beneficial improvement.		



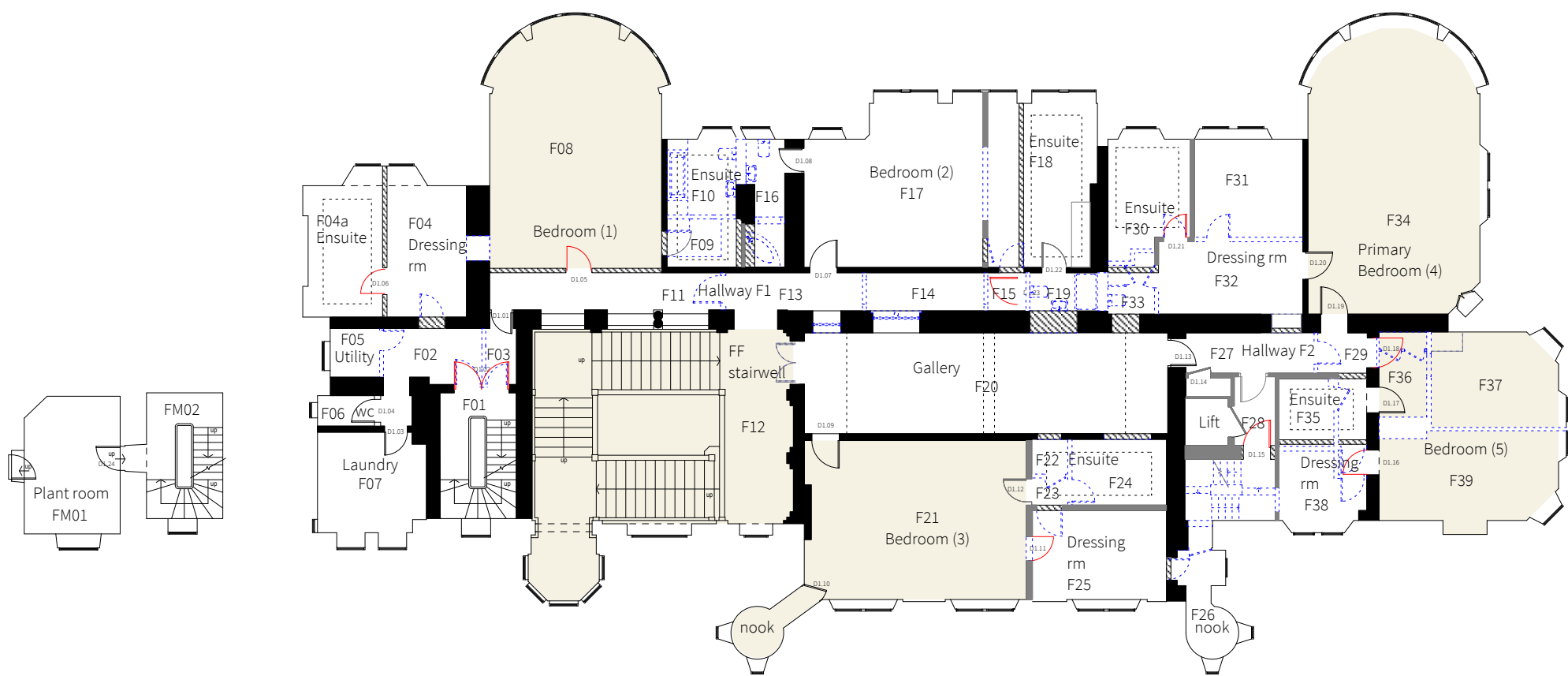
2.7

Proposal - Ground Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
TV Room (G30)	Mezzanine floor removed, damage to areas reinstated from wall removal. New flooring over laid on existing New decoration New plaster and restoration of ceiling Original doors retained and restored.	Room Category C Removal of the non-original mezzanine floor and restoration of the original timber ceiling features is considered to generate beneficial improvement.		
Guest lounge and lift (G29)	New flooring over laid on existing New plaster and decoration Lift reinstated in existing shaft Original doors retained and restored. Non original architrave room side. Non-original stair removed with ceiling reinstated and original architraves repaired	Room Category B Removal of the non-original stair allowing restoration of original architraves and ceiling infill is considered to generate beneficial improvement.		



Proposed first floor plan



Proposed first floor plan



3.1

Proposal - First Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
First floor stairwell (F12)	New flooring removal of existing carpet Decoration Remove non-original glass infill to gallery archways	Room Category A Carpet is not original and replacement is considered a neutral change. Removal of non-original glass to re-open the gallery (F11) is considered beneficial.		
Hallway (F11, F13 and F14)	New flooring over laid on existing New decoration Original wall position re-instated with timber frame, plasterboard and plaster finish.	Room Category A Wall reinstatement re-establishes the original planform and is considered a beneficial change.		
Stairwell (F01)	New flooring over laid on existing New decoration. Currently no doors - replica proposed to match G13.	Room Category A No impacts on original retained fabric (see notes on servicing generally).		



3.2

Proposal - First Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
Utility (F02, F03 and F05)	Area combine into one space, removing partition Doorway blocked off to F04 New flooring over laid on existing New decoration Installation of utility joinery	Room Category B Removal of non-original partitions and infilling of contemporary door opening is considered a beneficial improvement - extending the hall for re-introduction of natural light here.		
WC (F06)	New flooring over laid on existing New plaster and decoration New sanitaryware	Room Category B No impacts on original retained fabric.		
Laundry (F07)	New flooring over laid on existing New decoration Installation of utility joinery and shelving	Room Category B No impacts on original retained fabric.		



3.3

Proposal - First Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
Bedroom (1) (F08)	New flooring over laid on existing New decoration Original door - relocated to new location with new architraves. New partition added (as notes for hallway above)	Room Category A Original wall location reinstated to re-establish the original plan form. This is considered a beneficial improvement.		
Dressing Room and ensuite (F04 and F04a)	New flooring over laid on existing New decoration Installation of joinery New sanitary ware Lowered ceiling to en suite to house ventilation system New partition added, sub-dividing the room.	Room Category A The new partition sub-division is considered harmful to the original room presentation, and particularly the reading of the window. It is suggested that the degree of harm is weighed against other beneficial improvements made to the property.		



3.4

Proposal - First Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
Gallery (F20)	No works proposed. This area will be the subject of a specific, detailed planning submission which intends to re-introduce the original stair between first and second floor.	Room Category B Only the original enclosing wall substrate remains here. The plan form and finishes are all lost. The original fabric is also altered with new openings.		
Bedroom (2) (F17)	New flooring over laid on existing New decoration Installation of joinery Original door in new frame and architrave New cornice installed to non-original partition (matching the existing, original profile)	Room Category A The proposal work with earlier harmful alterations (probably prior to listing). The alterations are therefore considered to generate less than substantial harm.		



3.5

Proposal - First Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
Ensuite (F16, F10 and F09)	New flooring over laid on existing New decoration New sanitary ware Lowered ceiling to en suite to house ventilation system Existing partitions removed	Room Category B Removal of non-original partitions restores the openness of the original room, importantly adjacent to the window. This is a benefit to be balanced against the harm of lowered ceilings (with reinstated cornice) for ventilation. On balance we consider the overall proposal generates less than substantial harm.		
Bedroom (3) (F21)	New flooring over laid on existing New decoration Original door frame and architrave, repair required.	Room Category A The proposal works with earlier harmful alterations (probably prior to listing). On balance we consider the overall proposal generates less than substantial harm.		



3.6

Proposal - First Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
Ensuite and dressing room (F22, F23, F24 and F25)	Windows blocked up into gallery (F20) New flooring over laid on existing New decoration Installation of joinery New sanitary ware Lowered ceiling to en suite to house ventilation system Original door D1.11 dressing room in new opening.	Room Category B New details replicate originals, albeit they are applied to non-original walls. The original, significant fabric is not altered.		
Hallway (F27, F28 and F29)	New flooring over laid on existing New decoration	Room Category B Original room layout completely lost. No impact on surviving fabric		
Bedroom 5 (F36, F37 and F39)	Removal of non original walls to form one bedroom. Damaged walls and cornicing repaired and reinstated. New flooring over laid on existing New decoration Original door D1.18 in new frame and architrave Original door D.1.17 in original frame and architrave.	Room Category C Reinstatement of original room plan form and repair of damage (following partition removals) considered to generate a significant benefit.	 	 



3.7

Proposal - First Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
Ensuite, dressing room and nook (F35, F38 and F26)	New flooring over laid on existing New decoration Installation of joinery New sanitary ware Lowered ceiling to en suite to house ventilation system Removal of stair and infilling of floor	Room Category B The proposals work with earlier harmful alterations (prior to listing date). Removal of the stair allows reinstatement of the floor. One balance the proposed works are considered to offer beneficial improvement.		
Primary bedroom (4) (F34)	New flooring over laid on existing New decoration Original door D1.19 and D.20 in new frame and architrave	Room Category A Reinstatement of door feature, with no other impacts on the original fabric, considered a beneficial improvement.	 	 



3.8

Proposal - First Floor

Room	Proposal	Impact Assessment	Photograph - Record of condition	
Dressing room and ensuite (F32, F31, F33, F19, F30 and F18)	New flooring over laid on existing New decoration Installation of joinery New sanitary ware Lowered ceiling to en suite to house ventilation system Original door D1.21 and D.22 in new frame and architrave Removal of partitions and sanitaryware	Room Category B Removal of non-original partitions and re-establishing the passageway is, overall, considered beneficial.		
Bedroom (6) (FM01)	New flooring over laid on existing New decoration Original door	Room Category B No impact on original fabric, which is retained behind the installation of new panelling to support services. The room remains ancillary to the functioning of the house as its original intent.		



Proposed second floor plan



4.1 Proposal - Second Floor

Few historic internal features remain on the second floor and the proposed alterations work with earlier harmful partitioning (due to the conversion to flats, prior to listing).

New windows to S07, S10, S12, S37 and S47 have been installed - timber like for like to match existing. These were replaced due to poor condition and are subject to a later planning submission for regularisation of property repairs.

Here is a list of surviving features on this form (aside from original walls, preserving the plan form):

- Storage S17/S18 door and frame original to inside storage cupboard and original skirting board.
- Bedroom (12) S47 frame and architrave original door set.
- Bedroom (11) Store cupboard door frame and architrave original door set.

Proposed works include; new plastering, decoration, replacement doors, architrave and skirtings (refer to typical joinery details submitted).



Example of images from second floor

Impact Assessment of Second Floor Alterations:

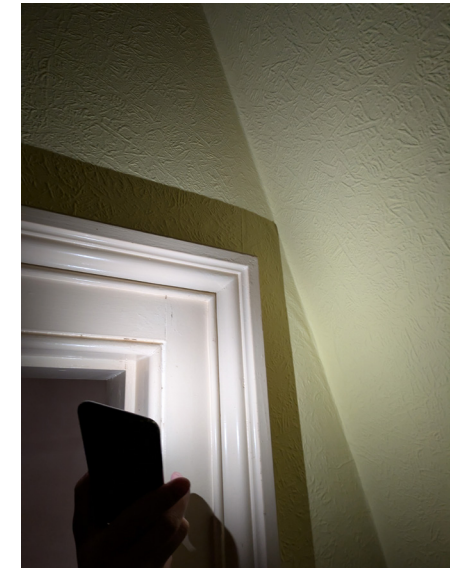
Although the proposals work with earlier harmful alterations (pre-listing), the restoration of the original operational layout of second floor is considered beneficial.

This proposal reinstates separation of the original staff suites (flats) and guest rooms. New joinery profiles match original profiles, re-establishing an original hierarchy in the profiles through the levels of the house (lost following the conversion to flats). The new timber profiles and doors are therefore considered a minor restoration of the original design intent.

We believe that the proposal, on balance, will generate less than substantial harm to the heritage asset.



Original skirting to S18



Original architraves to S18