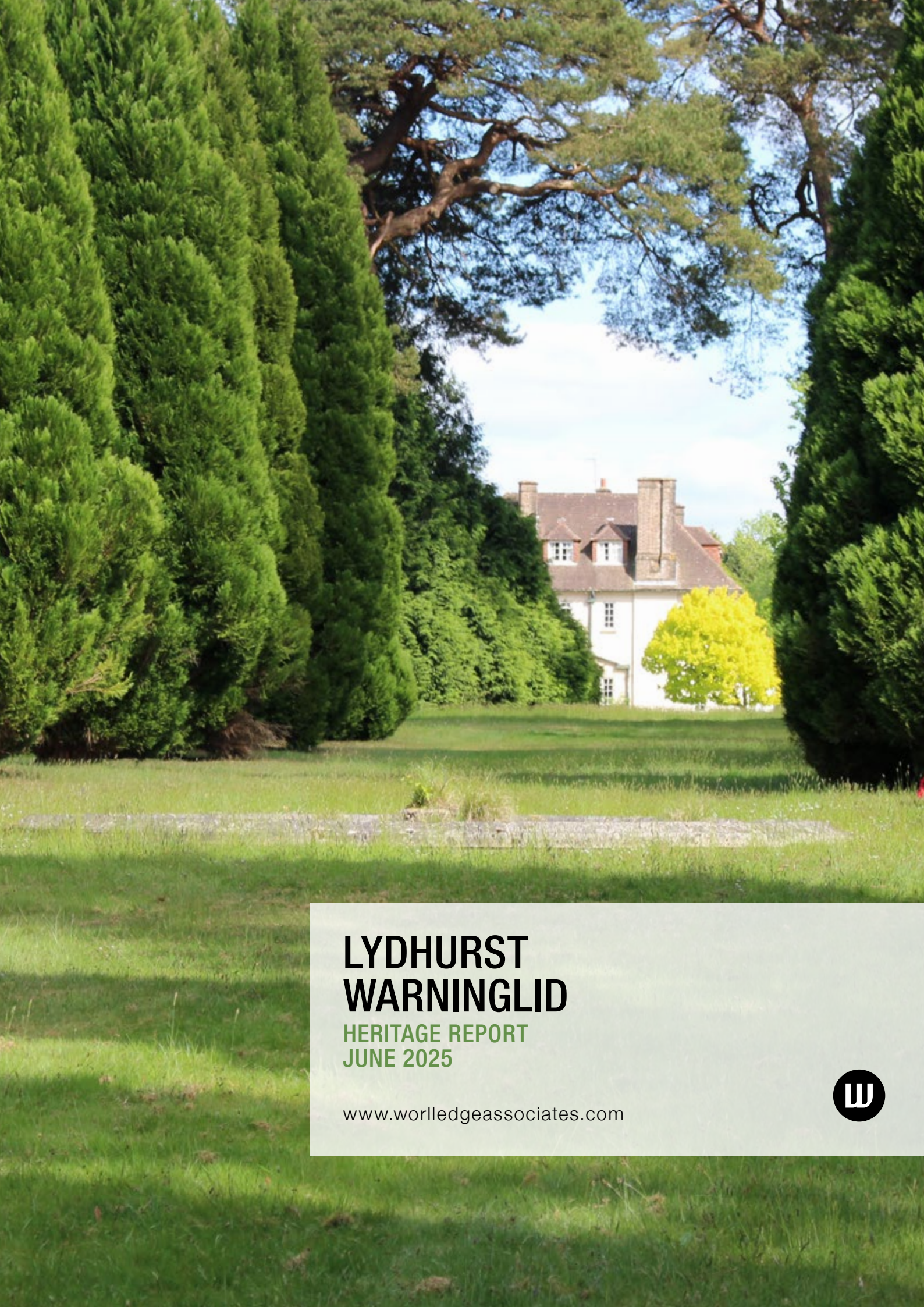




LYDHURST WARNINGLID

HERITAGE REPORT
JUNE 2025

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WORLLEDGE ASSOCIATES



Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor houses, farmsteads, cottages, town houses and new housing sites.

INTRODUCTION



The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework provides a very similar message expecting both applicant and local planning authority to take responsibility for understanding

the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal. It has never been the intention of government to prevent change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

This report investigates the history of the site, mapping out the key phases of change to the house and its grounds in order to establish the significance the houses and its designed landscape holds. This information and analysis is then used to be able to identify the nature and extent of impact of the proposed development and the level of harm, if necessary. John Phibbs, Garden Historian (author of two books on Capability Brown, 2016, 2017, and on Humphrey Repton, 2021) and Principal of Debois Landscape Survey Group has contributed to this report, with his analysis of the history and significance of the garden and the designed setting it provides for the house.

SUMMARY

What we find at Lydhurst, rarely, is a villa estate which has passed through sale to a number of owners, and to which every generation over the last 230 years may be said to have contributed. It is usually the case that a villa estate will be broken up, and that each owner will undo the work of the last in order to remake the place to their own liking. As a result of this steady constructive process it would take a lot of work to differentiate the various stages. However, the following summarises the growth of Lydhurst.

The remarkable shaws that characterise the agricultural landscape of Warninglid are mediaeval, but the Oaks growing in them now look to date from the late 18th century. They have been retained by every owner, and still survive today.

Barrowcliffe's work dominates the first 50 years or so. During this period the house site and its orientation were determined and although his outbuildings were on the west side of the house, the north side had already been selected for orchards and kitchen garden and the south side for a lawn.

Stanford respected this element of Barrowcliffe's work, but replaced the house with the manorial Gothic building shown in early photographs, moved all the offices to the north, and put in the principal approach which ran in from the north. He retained the open lawn to the south, but closed the road that ran across the south front of the house.

Noel appears to have been most interested in growing exotic plants, hence the extension to the garden and the numerous glass houses and Dutch lights shown on the 1896 OS. If the analysis here is right, then he added to the house but did

not replace it. Otherwise he largely retained the framework established by Stanford and Barrowcliffe. Many unusual trees were planted by Noel and he obviously gave the garden some national interest.

Mackenzie also maintained the established the framework of the property, but if analysis given here is accurate, then it is through Steinkopff 's ownership (1897-1906) that the garden gains its interest: the standard of high quality planting established by Noel was maintained, but the garden was opened up along the stream to the south and numerous additions and embellishments were made, both with statuary, bridges, rockwork, steps and a path system. Harold Peto, who certainly advised on it is generally associated with formal gardens (Buscot, Iford, West Dean etc.), but his work is not limited to that, and the combination of formal and informal, nature and statuary that one finds at Lydhurst would have been to his taste. Although the statue is missing, and one might imagine other structures to have disappeared over time, the major works are still in place.

Symes appears to have maintained the garden but stripped the house back and reduced its size – it may even now have something like the footprint of the Barrowcliffe house.

In the last phase, Hayward took down Home Farm, put back the pond that had been there in 1896, and made the new approach, made the two lakes, and elaborated the south front of the house. The quality of the planting is very good and should be maintained, both the exotics introduced by Noel and his successors, and the Oaks which survive thickly in the fields.

THE QUALITY OF THE LANDSCAPE



All the surviving works up to the Hayward period, including the shaws, are to be commended. The Steinkopff period is exceptional. The paths, stairs, bridge and rockwork, including the quarrying, are all well-made and well-designed in the Arts & Crafts tradition. It is one of a large group of High Weald gardens, most of which are well known (Borde Hill, Nymans, Sheffield Park, Wakehurst Place &c). As a collection they are quite remarkable. The only regrettable works date from the 20th century – the upper pond has never been settled into the landscape. It will never be possible to adapt the new approach

effectively into the landscape. Its setting is awkward – the bridge is attractive, but not in the Sussex vernacular, and it is entirely at odds with the grandiose gates beyond. The avenue of Copper Beeches cuts the parkland in half and the avenue ends not with an easy sweep to the house, but at an earthwork designed to hide the yards on its north side. On the other hand the canals are salvageable and do provide a useful microclimate for planting and habitat for wildlife, and the Lower Pond is a triumph – the natural conclusion to the walk through the woods. The terrace that overlooks it is crude.

BRIEF HISTORY OF LYDHURST



Extract from the survey of 1797 of the area around Warninglid which shows a building (yellow) to the west of the village on the site of the current Lydhurst

The brief history of Lydhurst has been drawn from a range of documentary sources.

Roger Ray in his book 'Around Old Slaugham' drawing on old deeds and manuscripts states that in 1721 the land was called Marriotts which was owned by a Robert Jupp. There is no evidence that there was a house on the site at this date.

There is evidence, however, from a 1797 preliminary Ordnance Survey ('OS') and the first edition OS survey, published in 1805 of a building on the site.

The first edition 1-inch to one-mile OS map surveyed between 1797 and 1805 and published in 1813 also shows the building.



Extract from the 1-inch to one-mile OS map surveyed 1797-1805 showing a building to the west of the village

The first detailed survey of the site is the 1842 Tithe Award Map. This shows a reasonably substantial building set in a generous garden with ranges of out buildings to the west. It has a drive running west from the village which runs past the house and turns north to join a road running west from the northern end of the village.

The Tithe Award lists Frederick Beecher Rocke as the owner and occupier of the land which comprised 33a 3r 2p. He also owned other land in the parish to the east of the village comprising 8a 2r 34p, and also leased 25a 2r 4p land to the south-west, the majority of which was arable, which he farmed

in conjunction with the 33 acres. See next section for details.

The property is not named in the Tithe Award Schedule, but a local newspaper noted that a daughter aged 11 died in Warninglid in 1837. Slaugham churchyard has a memorial to the daughter of F.B. Rocke of Nottingham Hall.

Rather confusingly, in the 1841 census, Frederick Rocke is noted as living at Rockingham Hall, and he also used this name for the property in a letter published in the Morning Chronicle on 28 March 1844.

A search of the West Sussex Archives revealed a document dated 1849 involving Frederick Becher Rocke, then living in Jersey, involving a 'messuage called Nottingham Hall, built by a John Barrowcliff, parcel (1¼ a) farm, three cottages, in all 31¼ a., being the same area of the holding given in the 1842 Tithe. The document includes other lands in the Parish, with Edward Stanford, of Slate House, Slaugham, esq., paying Frederick Becher Rocke £5,100 for the lands. [West Sussex Record Office ref: Add Mss 10,338].

Research has established that John Barrowcliff hailed from Nottinghamshire. He was a London manufacture in carpets (1813) a feather merchant and maker of bedding (1815). In 1809 he married an Ann Walker, the daughter of a Matthew Walker, Brighton, and is noted on the electoral register for East Sussex in 1820, and in 1821 as holding nine leases in Barrowcliff Lane, Brighton. He retired from business in 1822.

While resident in London, the evidence suggests he rebuilt the house subsequently owned and occupied by Frederick Rocke calling it 'Nottingham Hall' after his birth place, as a country retreat.

THE BARROWCLIFFE HOUSE (C1800-1839)

It is quite possible that Barrowcliffe built the first house on the site and that this was 'Nottingham Hall', described in the sale particulars of 1839. We can add to the Sales Particulars with some detail from the Tithe Award. Since so much changed after 1842, it might be reasonable to suppose that there was little change to the Barrowcliffe house before then. The house itself seems to have had the same orientation as, the same frontage (around 22 metres), and to have occupied the southern half of the 19th century house. A road to the house ran along what are now the garden terraces on the south side of the house, and ran to a junction west of the Tennis Court Lawn. From this junction the road ran away to the north. The 'ornamental avenue' might have been planted on either of these 'handsome carriage drives'. Perhaps the more likely is the drive north from the west side of the Tennis Court Lawn, where rows of conifers were mapped in 1875 for the OS.

Surviving elements from this era include the pits south of the house, at the head of the dell garden (then in Stony Pit Field, presumably these were quarried for stone for the house) and some of the woodland west of these pits (then The Hanger). The fine Oaks about the parkland date from 18th century fields. The Orchards at the north end of the pleasure ground

(ie around the Mission Room) were also mapped in 1842.

Improvements made include closing the public roads to Stonedelf and to Lydhurst from Warninglid.

A great deal has changed however, and the most interesting inheritance from the 18th century has been the position and orientation of the house.

The Globe on 4 June 1839 carried an advertisement for the sale of:

'Nottingham Hall' 'a commodious stone-built, family residence approached through an ornamental avenue by a handsome carriage drive, containing entrance hall, breakfast and dining rooms, drawing room, 28 feet by 18 feet, servants hall, kitchens and domestic offices, billiard room 28 feet by 18 feet and ante room, three principal sleeping apartments, two dressing rooms, and four secondary bedchambers, with back staircase. The detached buildings consist of two coach house, stabling for six horses, barn, granary, dairy, and other useful offices. Attached to the house is a large productive kitchen garden, two well-stocked orchards ad about 34 acres of excellent land, chiefly rich meadows, and in the hands of the proprietor'

From the Tithe Award and local newspapers, it is clear the proprietor in 1839 was Frederick Rocke, and the land-holding advertised for sale was the same as that shown on the Tithe Award. John Barrowcliffe still owned land in the parish at the date of the Tithe Award, farming 45a 3r 1p himself and leasing 56a 3r 1p to Bramwell Hillman.

THE STANFORD HOUSE (1849-1872)

Rocke bought in 1839 and sold in 1849. The advertisement to let in 1850 and Tennyson's complaint suggest that nothing had been done to the Barrowcliffe house before 1852. The construction of Stanford's 'noble mansion' must have taken place in the 1850s. Since Stanford did not sell until about 1872 and the 1st ed Ordnance Survey was surveyed in 1875. It would be reasonable to conclude that much that was recorded on this edition of the OS was his work - work extensive enough to have bankrupted most people, and perhaps that is what happened to Stanford. His giving up the hunt in 1867 suggests financial hardship.

If this analysis is correct, the work included building up the estate to around 215 acres, putting in the principal approach from the north; creating parkland of around 45 acres east and south of the house; buying Barland's Farm in 1858; rebuilding the house; removing the offices and outbuildings on the west side of the house and rebuilding them on the north side; constructing the retaining wall on the terrace south of the house, which replaced the earlier road, which he closed.

As noted in 1849 'Nottingham Hall' was purchased by Edward Stanford. He already owned farms in the parish, as in 1841 he inherited farms purchased by his father William Stanford, of Preston Place, including Slate Farm in 1828, and Harvey's Farm in 1839. (source: <https://slaughamarchives.org/pictures/document/772.pdf?r=1300765> History of Harvey's Farm) The Tithe Award 1842 shows he owned 66a 1r 7p which was leased.

The Brighton Gazette on 14 November 1850 carried an advertisement

'To Be Let, unfurnished for a term of not less than three years, "The Hall" Warninglid, beautifully situated, commanding extensive views of the South Downs. In good repair, and fit for immediate occupation, with pleasure grounds, capital vegetable gardens, coach-house, stables, &c., with or without a few acres of meadowland.'

This description is similar to the 1839 advertisement, suggesting 'Nottingham' had been dropped from the name. Interestingly, there is evidence the first tenant was Alfred Lord Tennyson, who in 1850 had been made Poet Laureate.

The website cuckfieldconnections.org.uk includes extracts from Tennyson's correspondence in January 1851

13 January 1851

We are moving tomorrow to the Talbot Hotel, Cuckfield, having taken a house near that town [...] Our new house is called Buckingham Hall** in the parish of Slaugham.

The Hall Warninglid, Crawley 21 January 1851

I have left Parkhouse and have been living at a Hotel in Cuckfield, a Hotel at Horsham, and in this place, Warninglid, from which again I am going to move as soon as I possibly can: indeed I am going today in two hours perhaps to Twickenham.

According to Tennyson's wife's correspondence,

'on their first morning at Warninglid, Tennyson 'heard the birds sing as he had never heard them sing since he left Somersby, and he ate a good breakfast', but as it turned out, the house was draughty, the chimney smoked, and the roof leaked – and – in addition to all else, it was too remote. For these and other reasons he remained there less than a fortnight.

This brief stay resulted in further correspondence

To Edward Stanford

March 7, 1851

Dear Sir

I am anxious to have done with the house at Warninglid and with the business connected with it, and I presume you will have no objection to resume possession on payment of whatever sums may be due from me. I understand that one half years rates and taxes will not under present circumstances be payable and I understand from you that the whole amount will be £20.

I should be glad however to know what your claims upon me may be on the understanding that I now wish to give up the premises and that I shall in any case terminate the tenancy at the earliest possible period.

However, ridding themselves of legal obligation tied up with the property proved complicated. The Tennysons were anxiously trying to dispose of the remainder of the lease for months afterwards.

As noted above, the hall has been previously referred to as Rockingham, and Nottingham Hall, with the latter being the name in the 1849 legal document.

That it was the same place is supported by the reference to The Hall in the 21 January 1851 letter, and the correspondence with Edward Stanford, who we know purchased it in 1849 and advertised it To Let in November 1850.

The property is not identified in the June 1851 census, with Edward Stanford residing at Slate House, Slaugham. There are two properties noted as uninhabited, which given the ongoing legal issue with Tennyson, would suggest it had not been re-let.

There is evidence, however, that Edward Stanford did move from Slate House to 'The Hall' during the late 1850s. In 1850 he was appointed Master of the Crawley and Horsham Hunt, and on 15 June 1858 the Sussex Advertiser reported that the Crawley and Horsham foxhounds had been removed from their old establishment at Crawley to their new kennels erected near the residence of E. Stanford, Esq., master of the hounds, at Warninglid, in the lower part of this parish.

The Sussex Advertiser on 27 July 1858 advertised for sale the Freehold farm called Barlands comprising 31a, with farmhouse, and outbuildings and a copyhold estate called Herrings comprising 34a with two cottages, farm buildings and good arable and meadowland. The sale was on the instructions of the executors of John Longhurst. Barlands immediately adjoined The Hall to the south with land also to the east. It is thought that Edward Stanford purchased these holdings and added them to his estate.

The Sussex Advertiser on 8 November 1859 carried a report that the first meet of the Crawley and Horsham Foxhounds took place at 'The Hall, a noble mansion, latterly erected by E. Stanford, Esq., the worthy master.' This clearly suggests that the house shown on the 1842 Tithe Award, described in 1851 by Tennyson's wife as being draughty, with a smoking chimney and a leaking roof, had been replaced. No plans, images or further references have been located in relation to this house.

The 1861 census lists Edward Stanford (40) J.P. Gentleman, his wife Ann (35), a niece and three servants, one being a butler living at 'The Hall', Warninglid. There is a separate household occupied by a coachman.

The Kelly's Post Office Directory of Essex, Herts, Middlesex, Kent, Surrey and Sussex, 1867 lists Warden Sergison, Esq. (lord of the manor), Edward Stanford and William Peters, Esquires, as the chief landowners in the parish of Slaugham, with E. Stanford's address being The Hall.

In 1867, Edward Stanford ceased being the master of the hunt, with the Sporting Gazette on 6 April advertising the sale by auction at the Warninglid kennels, the entire pack of the Crawley and Horsham pack of foxhounds, six horses, saddles, clothing etc., by order of Edward Stanford, Esq., who is giving up the country.

In the 1871 census Edward Stanford (50) Magistrate is living at The Hall, Warninglid, with his wife Ann (40) a niece, a female domestic servant, and a gardener. Also listed, presumably in

a separate property, is Thomas Still and family, with his son Charles being a groom. There is a separate property occupied by a coachman, and 2 unoccupied kennel cottages, clearly indicating that the new kennels erected in 1858 were within the grounds of 'The Hall'.

In the early 1870s it appears that Edward Stanford sold The Hall. No advertisement, or references in local or national newspapers, or other sources have been located to establish when this occurred. The Surrey Gazette on 23 January 1872 carried a report of a George Sheppard being fined 10s, for setting hare wires on the grounds of E. Stanford at Slaugham.

By January 1873, however, the property is in the hands of Ernest Noel, with the will of the Honourable and Reverend Baptist Wriothesley, who died on 19 January 1873, which was proved on 12 February 1873, list Ernest Noel as being of Warninglid Hall, Haywards Heath, in the County of Sussex.

THE NOEL HOUSE (1872-1897)

The Potteries Examiner on 23 August 1873, in reporting on Smith's Glypto-Terra Cotta, being manufactured in Leicestershire reports 'it is now being largely employed in the erection of Warninglid Hall, near Cuckfield, which Professor T. Hayter Lewis has design for E. Noel, Esq.

The Chichester Express and West Sussex Journal on 18 November 1873, carried a report of a prosecution for the alleged cruelty to a horse being employed by 'the firm Dove Brothers, of Judd street, Islington, builders, who are carrying out work at the Hall, Warninglid'. Following the completion of the house Noel renamed it 'Lydhurst'.

Ernest Noel, while resident in London, is entered in the Electoral Register for Sussex in 1874 through his ownership of the property in Warninglid. The Glasgow Herald on 3 February reported that Mr Ernest Noel of Lydhurst, Sussex, had nominated for the seat of Dumfries, Scotland, and in July 1874 was duly elected.

In the 1881 census Lydhurst was unoccupied. A separate property, however, was occupied by a coachman and his wife acting as caretakers.

Edward Stanford appears to have moved to Surrey, and then to Brighton, where he died in January 1884, leaving an estate worth £24,061 to his widow. Edward Stanford retained property in Slaugham, selling Harvey's Farm, which he inherited from his father, in 1875 for £12,290.

Ernest Noel (1831-1931) was the M.P. for Dumfries from 1874 to 1886. The Eastbourne Chronicle on 2 March 1889, in reporting his election to East Sussex County Council noted he owns 95 acres in Sussex.

In 1891 Ernest Noel (59) Magistrate Living on own means, and his wife Augusta (52) were living at Lydhurst with seven servants. Including a butler, cook, lady's maid, two housemaids, kitchen maid, and second coachman. There was a bothy occupied by a gardener.

The Mid Sussex Times on 2 September 1884 reported on Mr Ernest Noel, M.P., opening the grounds to local residence every Sunday afternoon for local residence, noting 'many have availed themselves of the opportunity of a stroll among a collection of the rarest and most beautiful shrubs and plants in this part of the county'

In 1897 Lydhurst was placed on the market, being described in the London Evening Standard on 1 July 1897 as 'comprising 215 acres and residence with park grounds, gardens &c.' Country Life Illustrated on 19 June 1897 carried an image and description of the house and grounds.

The mansion is replete with every modern convenience, and contains six handsome reception rooms, nineteen bedrooms and dressing rooms, and unusually commodious domestic offices and cellarage. The pleasure grounds immediately surrounding are of a unique character, and contain one of the most varied and interesting collections of evergreens and deciduous trees and shrubs in the kingdom. There are well formed tennis and archery grounds, two walled gardens with well-designed ranges of glasshouses, capital stabling accommodation, superior bailiff's house and farmstead, and twelve cottages.

The Financial News on 2 July 1897 reported that the estate was withdrawn from sale at £17,500. The London Evening Standard on 16 October 1897 reported it as sold.

Clearly further work was done on the house in the 1870s, and clearly Ernest Noel was moving quickly. Between 1875 and 1896 the house was nearly doubled in size, the extension being made to the north – the south front remained unchanged. Alternatively the house was taken down and again rebuilt (the third house in 35 years). However the fulsome description of the gardens in the 1897 sale document (Country Life) is of an estate apparently unchanged, in terms of hard landscaping, since 1875 (nothing mentioned could

not have been in place in 1875) 'There are well formed tennis and archery grounds, two walled gardens with well-designed ranges of glasshouses, capital stabling accommodation, superior bailiff's house and farmstead, and twelve cottages.' The major change in soft landscape was a doubling in size of the pleasure ground, with a gardenesque arboretum, largely of conifers, to the west, and the ha-ha to the south, which enclosed the dell within the pleasure ground.

It may also be significant that 'G.C', 27 years old in 1877, had worked at Lydhurst since 1865, but proposed to leave for a Head Gardener's post elsewhere. Perhaps at this stage another, more experienced gardener was needed.

Noel sold Lydhurst in 1897 by which time it was well-enough known as a garden to be reported in the Horticultural Press and visited by William Robinson. We do not have the name of the head gardener for this period. However Frederick Kneller was the head gardener in 1901. Kneller appears to have been brought up at Malshanger, and moved to Studley Royal in 1892. Presumably he stayed there for 3-5 years before moving to Lydhurst, and perhaps stayed until about 1903 when Arthur C. Smith arrived.

In 1902 Ernest Noel was elected a fellow of the RHS. He had sold Lydhurst by then, but this does demonstrate an interest – and a proficiency - in gardening.

In 1887 the Mission Room was built.

It seems possible that the tennis lawn on the west side of the house (surviving today) and the avenue of conifers that runs west from it, were planted more or less immediately Noel took possession. Lawn Tennis took off as a sport in the 1870s and it can hardly have been made before then. Noel may also have been responsible for the complicated set of yards and gardens, glass houses and Dutch lights, north of the house (presumably for the propagation of exotics) and for extending the pleasure ground to the west. This was all in place by 1875 when it was mapped by the Ordnance Survey, but we might expect the immediate construction of nurseries and the increased acreage of pleasure ground in someone determined to make a garden. We might conclude therefore that the serious gardening tradition at Lydhurst began with Noel. There is however, no evidence in 1896 of the further ornamentation of the pleasure ground and woods (built features, exotic planting, waterworks) were mapped by the OS in 1909.

THE STEINKOPFF & MACKENZIE GARDEN (1897-1935)

The new owner was a Mr Edward Steinkopff. In June 1899 his only daughter, Mary married Col. Stewart Mackenzie. The 1901 census shows the house as occupied by two housekeepers. The bothy was occupied by four gardeners. The room above the stable was unoccupied. A head gardener's cottage is listed it being occupied by Frederick Kneller and family.

The Western Mail on 26 December 1902 provides an insight into the works undertaken at Lydhurst by Mr and Mrs Steinkopff, who purchased the house in 1897. It notes Mrs Steinkopff is fond of flowers and much money has been spent on the grounds. There is an Alpine garden filled with Alpine flowers, a Japanese garden arranged in Eastern style, a small sub-tropical garden, and a beautiful collection of chrysanthemums'. As noted earlier in this report, new greenhouses were installed in 1901 supplied by Messenger & Co Ltd. The order was placed by Mrs Steinkopff. In 1903 a design for a new Bothy was approved by the local council.

The Gardeners' Chronicle on 24th Aug 1901, announced Mr Joseph Timson, as gardener to Edward Steinkopff, Esq., Lydhurst. On 22 Oct 1904 it noted that Mr Joseph Timson had become head gardener for Mr Lowinsky, at Tittenhurst. Garden Life on 28 Dec 1907 under the heading 'Famous Gardeners at Home' No. 273 Mr Joseph Timson, in the report wrote he 'was previously in charge of the gardens at Lydhurst, Haywards Heath, for two years and a half, during which time extensive alterations and plantings were done'.

It seems that Lydhurst was given by Mr Steinkopff to his daughter when she married in 1899. Arthur C. Smith replaced Joseph Timson in early 1904 Smith stayed as head gardener until about 1906, when he seems to have been replaced by William Evan, who was in post in 1911. During this period the garden advanced to the state mapped by the Ordnance Survey in 1909. This is the most elaborate mapping we have and it shows some of the finest features of the garden – the 'sagging' foot-bridge, paths and rock-work, and a new garden 170 metres north-west of the hall. The substantial Home Farm in Warninglid was also built between 1896 and 1909.

Edward Steinkopff was an art collector and a very successful businessman, but described by Peto as vulgar, exacting, and nouveau riche. His daughter spent the 1st World War in Germany. The fact that he employed Ernest George and

Harold Peto is itself indicative of an interest in the vernacular and Peto could be a crucial link, both as a designer himself, and through his friendship with William Robinson.

Knightshayes and Woodlands were large modern Victorian houses with gardens that were being built up but had nothing like the intricacy of Lydhurst. On the other hand at Studley Royal, Chinese Wood for example, Kneller would have been introduced to the integration of garden and landscape, which did happen at Lydhurst.

In February 1906 Mr Edward Steinkopff died, a few months after the death of his wife. He left a will valued at £1,247,022, leaving the residue of his property in trust for his daughter, for life, and then, as she shall appoint, to charitable institutions and objects.

The Mid Sussex Times in March 1906 in reporting on the death Edward Steinkopff, his will and life, wrote:

Yet this multi-millionaire captain of industry was proudest of his botanical successes. His magnificent property at Lydhurst, Slaugham, possessed a wonderful avenue of cypresses, of which their owner was might proud. So sheltered was the garden there that exotics which have never been raised in the open air in England before flourished, and the Royal Botanical Society frequently sent Mr Steinkopff tender plants for nurture in this remarkable spot. Indeed, says one who knew him well, the achievement of his life which gave him greatest happiness, was the knowledge that he had brought to perfection in his garden one of the most difficult plants which can be reared – the square Bamboo (*Bambusa quadrangularis*).

New greenhouses were installed in 1901 and a plant and forcing house in 1907, both supplied by Messenger & Co Ltd.

Mrs Stewart Mackenzie of Lydhurst won a prize in 1907, but she spent limited time at Lydhurst. The gardens, already famous, enjoyed visits from gardening groups with the head gardener winning prizes in local shows.

In June 1909 the Gardeners Association visited Lydhurst. The Mid Sussex Times on 15 June 1909 carried a report on the visit, which included a description of the conservatory, garden and grounds.

Passing through charming walks, the party were delighted with the blaze of colour which met the eye in whatever direction one looked. Rhododendrons, camelias, azaleas, &c., all blended well together, and were greatly admired, a bed of Guelder rose – one mass of white bloom – receiving special attention. The Italian gardens, the fernery, rock gardens, Japanese garden, &c., were visited in turn and received their mead of praise. Splendid views of the surrounding country were also obtainable from various parts of the grounds. The “houses” were next visited, and here, as outside, everything pointed to the exceeding care and attention bestowed on it by Mr Evan and his staff [...] various fruit houses, and in those devoted to flowers a splendid lot of carnations and gloxinias received special attention.

In 1911 the house was again occupied by two servants as housekeepers. It lists two properties occupied by gardeners, one being William Evan, and a second John Knight, whose son Ernest was a garden boy.

In 1911 and 1912, Mr Evan won prizes on Mrs Mackenzie’s behalf for Chrysanthemums at local shows, winning the presidents cup at the Haywards Heath Chrysanthemum Show for the third time in 1912. Mr Evans won again in 1913 at the Brighton Show. In due course Mrs Mackenzie donated the “Stewart Mackenzie of Seaforth” Carnation Challenge Trophy. From around 1920 there are few references to the gardens, with Mrs Mackenzie living at Brahan Castle. In 1922 Lydhurst was let for the summer.

In 1921 Col. Stewart Mackenzie was made Lord Seaforth. He died at their Scottish home Brahan Castle, Ross-shire in March 1923.

The gardens however, were occasionally opened, with the Mid Sussex Times on 27 May 1924 reporting on a visit of a horticulturalist to Lady Seaforth’s beautiful gardens. There is evidence that Lady Seaforth maintained an interest in Lydhurst’s gardens, with the Ross-shire Journal on 11 May 1928 reporting that ‘The Lady Seaforth, Brahan Castle, received an Award of Merit at the Horticultural Society’s Show last week with a new carnation produced at Lydhurst, and named after her “The Lady Seaforth”’.

Lady Seaforth died at her London home in February 1933. She left an estate worth £750,000 and in accordance with her fathers and her will, left generous bequests to numerous charities, the majority in Scotland.

THE SYMES HOUSE (1935-1940)

The house was rebuilt on the same footprint as the 18th and 19th century houses, presumably making use of the ‘unusually commodious cellarage’.

Lydhurst was placed on the market being advertised in Country Life in 1933 and again in 1935, being purchased by a Mr Symes. On the instructions of the Trustees of the Steinkopff Estate and by the Executors of the late Lady Seaforth, the contents of the house and garden were auctioned in May 1936.

The West Sussex Gazette on 4 June 1936 carried an advertisement for the sale at Lydhurst, of the excellent glasshouses comprising one two-division three-quarter span peach house 60ft. x 18ft. and two tomatoes houses 51ft. x 18ft., two-span greenhouses 38ft. x 12ft., octagonal palm house and two ranges of frames, 60ft x 4ft 6in. and 51ft. x 4ft 6in., mostly built of teak and now erected in the kitchen garden. It is unclear if the sale was successful.

In 1936 Mr Symes employed, the architect Leonard Keir Hett to partially demolish the Victorian mansion and rebuild the remaining structure to give it a more modern appearance.

The Kent & Sussex Courier on 10 June 1938 carried a notice of the gardens that would be open to the public in aid of District Nursing, listing Lydhurst, Warninglid (Mr W. C. Symes) botanical, trees. The Sevenoaks Chronicle and Kentish Advertiser on 2 June 1939 carried a similar notice under ‘Beautiful Gardens’ listing Lydhurst (Mr Wyond C Symes) botanical and trees.

On 13 July 1940 Country Life reported that the Sussex Estate at Warninglid, known as Lydhurst had been sold. ‘The house has been completely rebuilt in recent years. The area of the freehold is 200 acres, and the gardens, extending to over 25 acres, are esteemed among the best in the county’.



THE HAYWARD GARDEN (1942-2015)

The most likely creator of the latest programme of works at Lydhurst is the flamboyant Sir Jack Hayward. They bear the mark of someone prepared to make an impact, but an absent landlord. To this era (beginning after the 1961 revision of the Ordnance Survey) belong the strongly coloured Azaleas and Rhododendrons; the removal of Home Farm and reinstatement of the old village pond with its rather beautiful bridge, both preliminary to the construction of the Copper Beech Avenue with its magnificent gates; the system of weirs beside the old principal approach; the formal canals at the foot of the terraces south of the house; the three large ponds and the terrace overlooking the Lower Pond. Hayward's time was dominated by his treatment of water and the concrete base to the rill that runs west from the old well, south of the house, is likely to be his.

Some of these works (the canals, the weirs by the old approach) are in the style of Steinkopff's work and the canals could have been designed by Peto, but these are not shown on the 1961 Ordnance Survey plan. It is noteworthy that Hayward remained true to the Lydhurst tradition and planted his Azaleas so that they would not be overly conspicuous from

the house.

The purchaser of the estate was Charles William Hayward, who termed himself as a farmer, in an article in the Mid-Sussex Times on 21 January 1942. He was actually a wealthy industrialist. In October 1953 the Sussex Daily News reported that 'C. W. Hayward had exhibited at the Royal Horticultural Society's fruit and vegetable show in London, winning first prize in the class for a collection of 12 varieties of hardy fruit grown in the open,' re-establishing a tradition of the garden winning prizes.

In May 1971 Charles Hayward's wife Hilda died. She was a cofounder of the Hayward Trust. She left a will valued at nearly £500,000 with the estate, including the houses, cottages, home farm to the Hayward Foundation to be held in trust for the use of her husband during his life time.

In 1973, her son, Jack Hayward (b.1923), purchased the estate, planning to live at Lydhurst. A colourful personality, by 1986 when he was knighted, he lived in the Bahamas, making only occasional visits to Lydhurst. He died in 2015, with the Lydhurst Estate sold in 2016.

DEVELOPMENT OF LYDHURST



From the above history the following has been established.

A house on the site noted in the 1797 survey. A stone house built by John Barrowcliffe and named Nottingham Hall after his birthplace.

- 1839 Nottingham Hall sold to Frederick Beecher Rocke.
- 1842 Tithe is Rocke occupying the house, outbuildings, garden and 33a of land.
- 1849 Rocke sold the house and land to Edward Stanford.
- 1850 Advertised to let.
- 1851 very briefly occupied by Alfred Lord Tennyson. Left as house in poor condition.
- 1851 census unoccupied.
- 1858 kennels built in the grounds.
- 1858 purchases Barlands Farm to the south.
- 1859 Edward Stanford builds a new mansion.
- 1873 Ernest Noel acquired the site and builds a new house.
- 1897 Lydhurst estate now comprising 215 acres sold Mr Edward Steinkopff (d.1906).
- 1902 Greenhouses added to kitchen garden.
- 1906 Inherited by his daughter Mrs Stewart Mackenzie (d.1933).
- 1907 Forcing house added to kitchen garden.
- 1933 House and estate placed on the market.
- 1935 purchased by a Mr Symes.
- 1936 Leonard Keir Hett employed to part demolish and remodel the 1873 house.
- 1940 House and estate sold to Charles William Hayward.
- 1973 Jack Hayward (1923-2015), purchased the estate.
- 2016 House and estate sold.

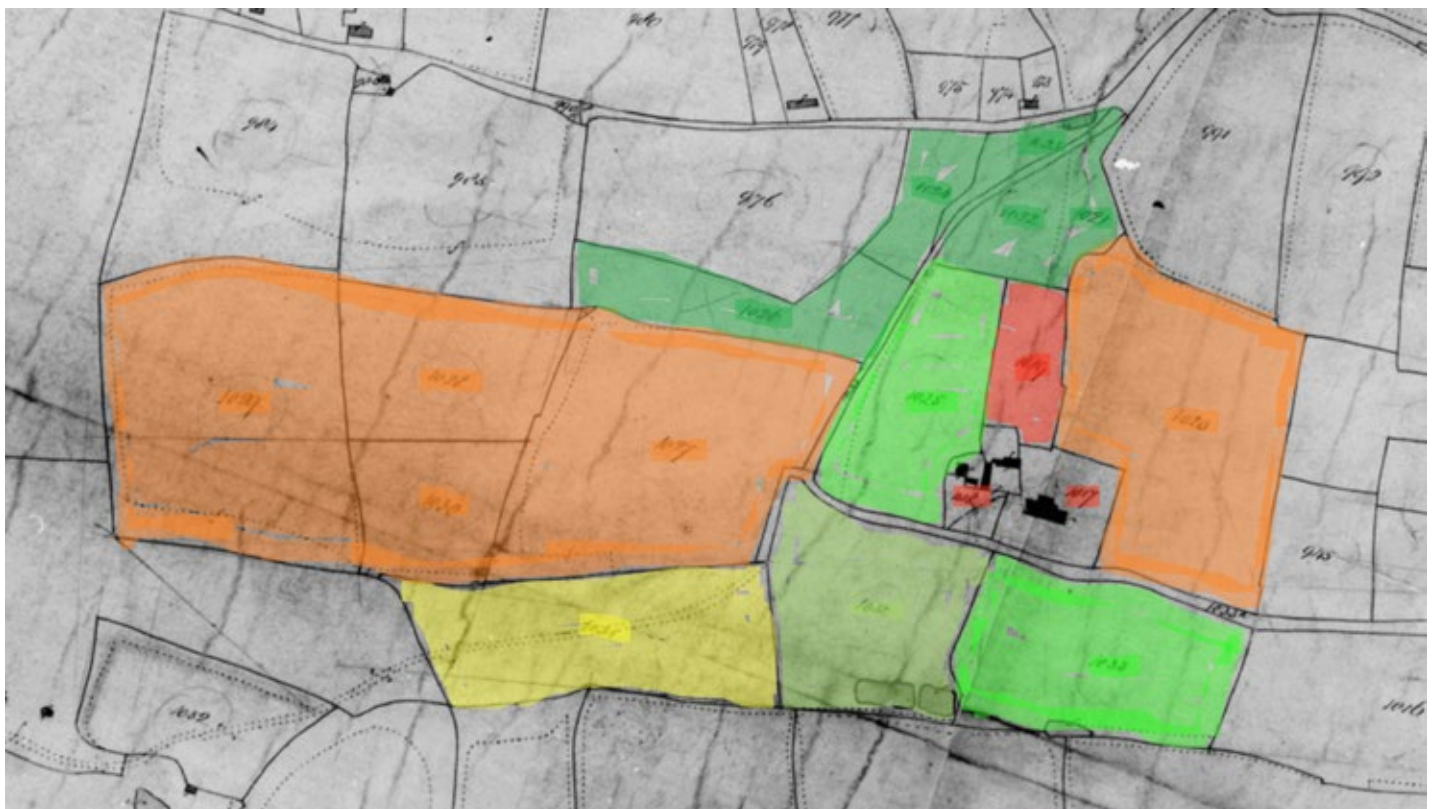
MAPS

1842 TITHE AWARD

The award schedule lists the portions, names, use and areas as follows. They have been coloured to distinguish buildings,

meadow, pasture, arable, plantations, orchard, and woods to illustrate the use of the grounds at this date.

himself	✓	1017	House Lawn &c.		3	1					
	✓	1018	Build ^g Yards & plantation		7	2 1/2					
	✓	1019	Garden		2	3 1/2		10	9	A	
	✓	1020	Four Acres	Arable	4	1 1/2		1	2 1/2	A	
	✓	1021	Plantation	Plantation	1	2 1/2				A	
	✓	1022	Orchard	Orchard	2	2 1/2		7	2	A	
	✓	1023	Plantation	Plantation	1	10					
	✓	1024	Cottage Garden	Orchard &c.	2	2 1/2		6	1	A	
	✓	1025	Granary meadow	Meadow	2	2		8	8	A	
	✓	1026	The Rambles	Plantation	1	1 2 1/2				A	
	✓	1027	Rabbit Field	Arable	4	2 9		11	2	A	
	✓	1028	Mossy Field	do	2	11		10	3	A	
	✓	1029	Starve brow	do	4	2 15		13	6	A	
	✓	1030	Little Scare brow	do	1	1 16		1	3	A	
	✓	1031	The Slanger	Wood	3	10					
	✓	1032	Stone pit Field	Pasture	2	2 17		10	11	A	
	✓	1033	The Meadow	Meadow	2	3 9		12	9	A	
	✓	1033 1/2	Road		1	14					
					✓	33	3 2	✓	6 3 2		



Extract from Tithe Award map 1842 showing the house, outbuildings and garden (red) with meadow, pasture, plantations and orchard to the north and south with arable to the east and west, and woodland.

1895 SIX INCH

In 1895 the OS maps were revised. It shows the house and grounds just prior to 1897 sale.



Extract from the 1895 revision to the 1874 six-inch OS map

1897 SALE PLAN

The plan which formed part of the sales brochure held by West Sussex Record Office, shows the extent of the estate.



Map from the 1897 sales brochure

1911 SIX INCH

In 1911 the 1895 map was revised.

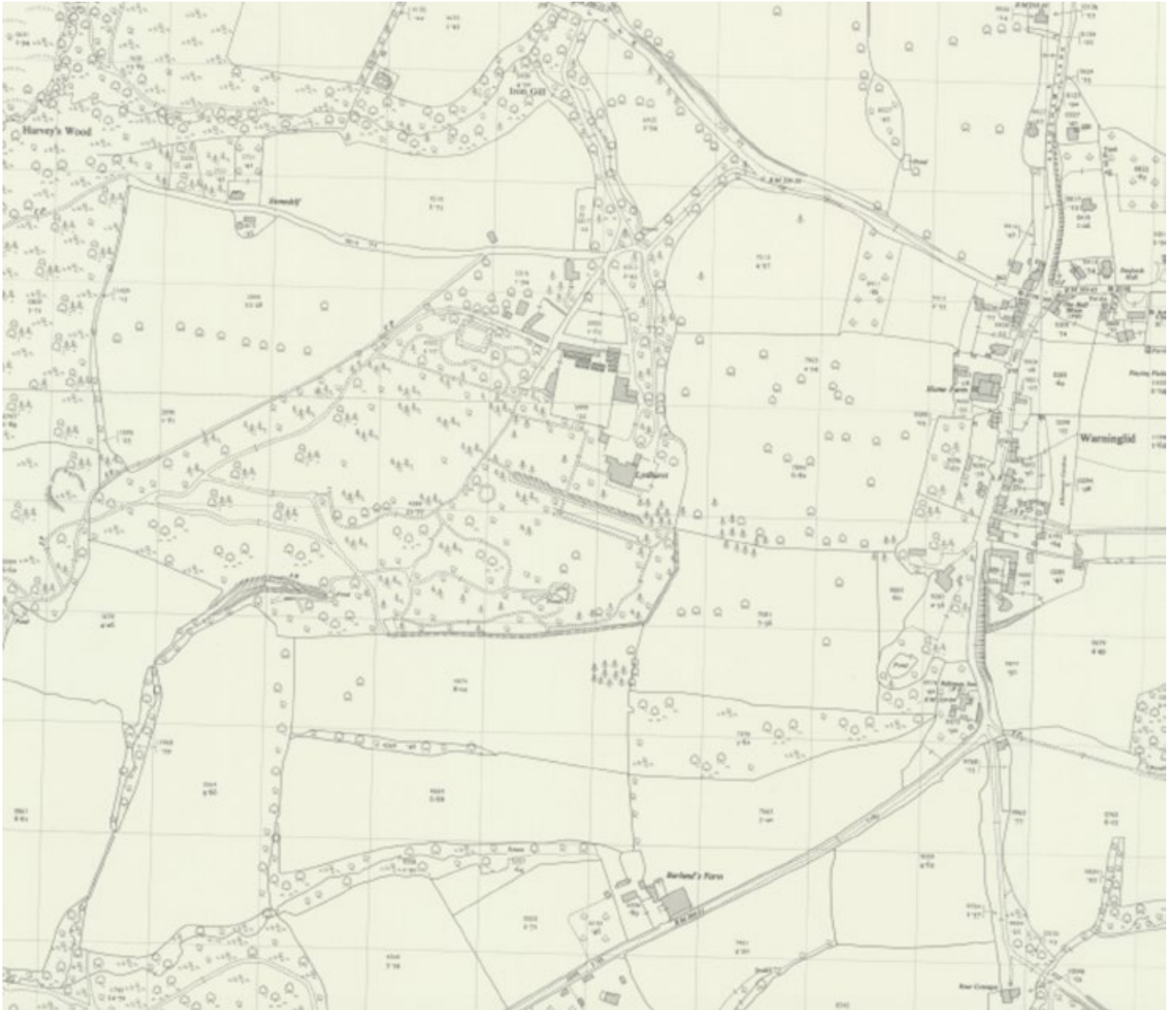


Extract from 1911 revision to the six-inch OS map

1947 AERIAL



1956 1:2500 MAP



Extract from 1956 revision to the 25-inch OS map

IMAGES

There are a series of images of the house and grounds dating from 1897, 1933 and 1936-7. (see also Appendix 1)



House from the south published in Country Life 19 June 1897



View of the house from the west from the 1897 Sales Brochure

1933



House from the Country Life advertisement 14 October 1933



View of house from the west Country Life 21 October 1935 compare with 1897 image

1935



Western side of the house from Country Life 10 August 1935



View of part of the garden from Country Life 10 August 1935

HERITAGE SIGNIFICANCE

Significance is defined by the National Planning Policy Framework (Feb 2019) as:

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

Placing the asset in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise. This both informs our understanding of a site’s significance and the contribution of its setting to this significance.

As Historic England explains in ‘Conservation Principles’ (2008), understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be defined as using Evidential, Historical, Aesthetic and Communal Values.

THE HOUSE

SUMMARY OF DEVELOPMENT

- Evidence suggests that the current house is the fourth construction on the site, with a house shown on the 1797 2” OS replaced by John Barrowcliffe c.1820 by Nottingham Hall.

- This is sold to Rocke in 1839 and noted to be in poor condition in 1851 and unoccupied. Replaced by Edward Stanford 1859 and called “The Hall”.
- Sold to Ernest Noel in 1873 who replaces it with new house on same site, or possibly altered and extended the existing? It is certainly on the same site, so may have incorporated fabric.
- Estate sold in 1897 and occupied by Edward Steinkopff. By his 1906 will his daughter, Mrs Stewart Mackenzie, later Lady Seaforth, could occupy for her lifetime.
- Following her death in 1933, estate placed on the market in 1933 and again in 1935. Sold to Mr Symes. 1936 house substantially demolished and remodelled.
- 1939 sold to Haywards Family.

MAP REGRESSION

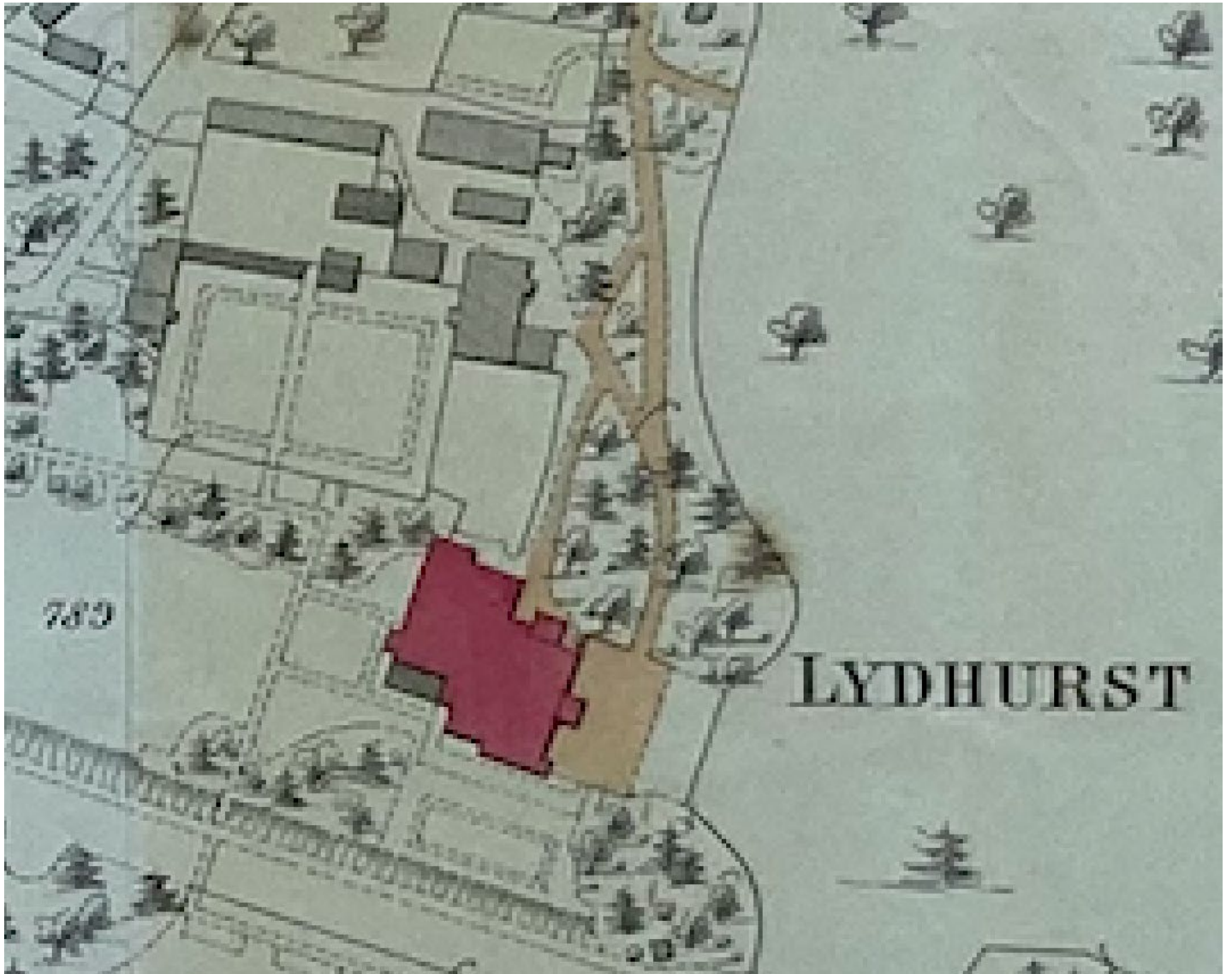
The available detailed maps show Nottingham Hall, Lydhurst 1873/4, and the house following considerable remodelling 1936, but no plan has been located for Edward Stanford’s “Hall” 1859-73.

In 1936 Mr Symes employed the architect Leonard Keir Hett to partially demolish the 1873/4 Noel mansion and rebuild the remaining structure to give it a more modern appearance.



1842 Nottingham Hall (portion 1017) with stable, coach house barn to the north-west (1012). Kitchen garden to the north (1019). Extract from 25-inch to one-mile surveyed 1874 showing Ernest Noel's new house Lydhurst just completed. Stables, walled garden, garden buildings to the north and north west.





Revised 1897 OS 25-inch OS map from the 1897 sales brochure showing additions to the 1873/4 house. Also, additional service and garden buildings to the north

Hett in a letter to his client advised that the retained parts of the old building and the new work be carried out in brickwork to convert the present building into 'a Georgian type of house that may be worthy of the very fine grounds in which it is set' (WSRO AM 818 - 3 - 2 -6). It is clear that cost cutting resulted in the rendered finish.

On 13 July 1940 Country Life reported that the Sussex Estate at Warninglid, known as Lydhurst had been sold. 'The house has been completely rebuilt in recent years. The area of the freehold is 200 acres, and the gardens, extending to over 25 acres, are esteemed among the best in the county.'



Revised 1897 OS 25-inch OS map from the 1897 sales brochure showing additions to the 1873/4 house. Also, additional service and garden buildings to the north

IMAGES

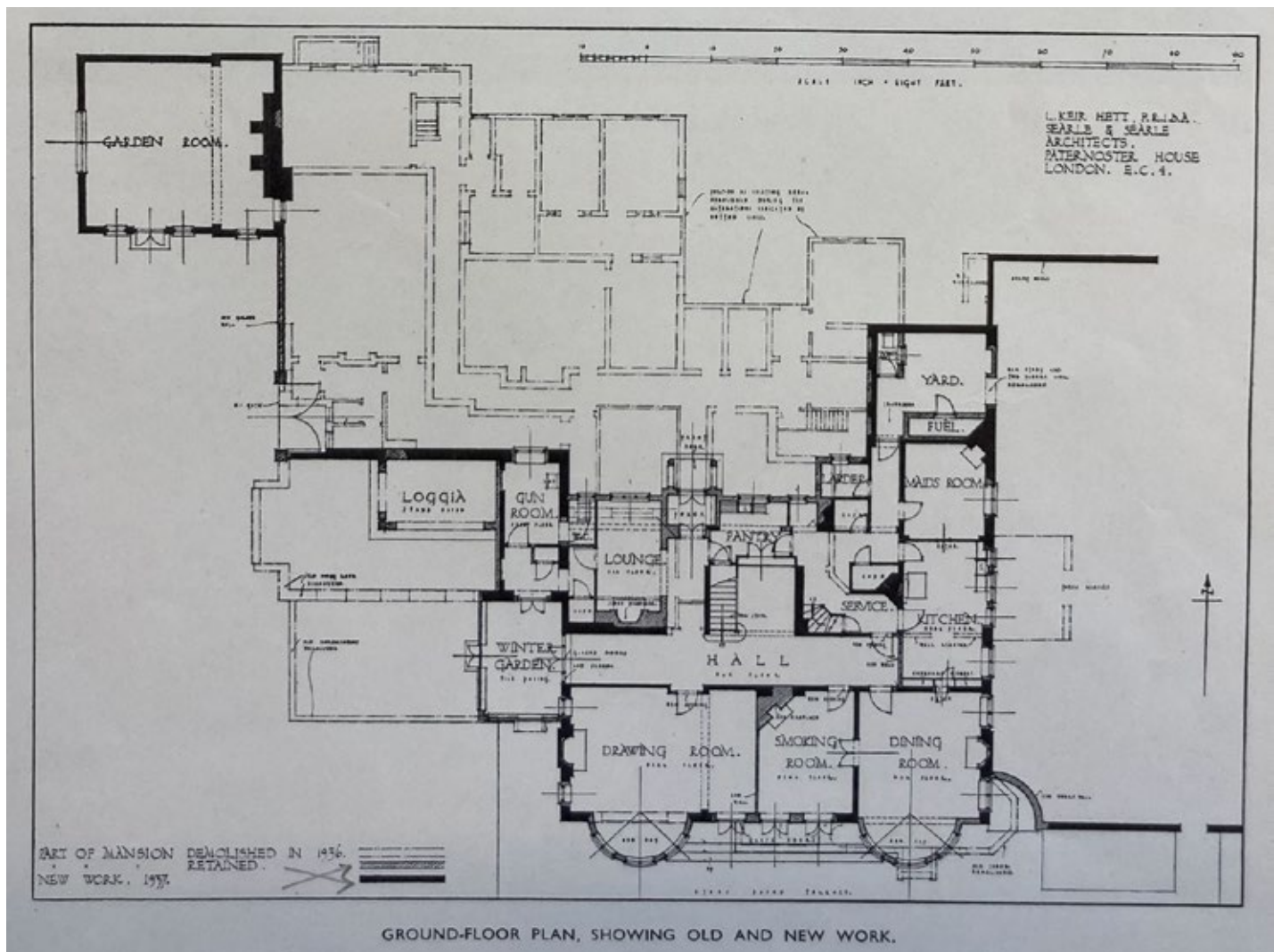
There are a series of images dating from 1933 and 1936-7 and recent images showing the demolition of the old house and its replacement.



House being demolished (West Sussex Record Office ref: AMA818/3/2/6) (image 14 25 18)



House being demolished (West Sussex Record Office ref: AMA818/3/2/6) (image 14 26 27)



Plan from published article on the reconstruction of Lydhurst (West Sussex Record Office ref: AM818/5/1/1-9)



1936 Remodelled House incorporating some of the 1873/4 fabric (West Sussex Record Office ref: AMA818/3/2/6)



October 2024 view of the south elevation of the house



The north entrance elevation of the house showing later additions

ASSESSMENT OF HERITAGE SIGNIFICANCE

The house was visited on 21st and 23rd of October 2024 and closely inspected on both the inside and outside.

Whilst the Hett plans show that existing fabric from the earlier building was to be retained (but not its gothic revival appearance or detailing) internal inspection suggests that much, if not all of the interior decoration, architectural detailing and finishes have been replaced.

The house is re-orientated relocating the former east front entrance to the north side, in lieu of the demolished service ranges. The residue of the service accommodation remains on the north side with the principal entertainments space on the south side enjoying the view out over the landscape.

A fireplace survives in the 'studio', what was the Billiard room. Stylistically this suggests that it may have been recovered from the old house. Photographs held at the West Sussex Records Office provide clues to suggest that fireplaces were brought in, re-used from other properties, though none now remain in the building.

Windows throughout are small paned metal, in timber sub frames. In the Studio, UPVC windows have replaced the former Crittal style metal ones.

The plan form relies on a main central staircase with internal corridor to the first floor serving the rooms with a back stairs that rises up to the attic in a conventional arrangement for a country house. The back stairs incorporates a section of balustrading from the old house. Although the circulation and plan form is designed with a front and back of house the external envelope creates a square plan with pitched roofs concealing a central flat roof section.

There is a two-story service wing that extends on the northern elevation (the main approach and entrance to the house) subsequently a porte cochere has been added to the entrance, but in a very distorted form. A later, single storey, annexe was then added to this north wing.

The re-location of the main entrance has taken place, whilst retaining the ancillary garden and service functions on that side. This means that those activities and services that would normally be designed to be out of view (back of house) are now very much in the view and part of the experience that confuses and dilutes the sense of arrival from the main drive.

DISCUSSION

It is clear from a site visit and documentary evidence that the existing house would not meet the criteria for inclusion in National Heritage List of listed buildings.

To inform a decision about the level of any 'local interest' the property may hold, Historic England has produced guidance for Identifying and Conserving Local Heritage (Historic England Heritage Advice Note 7, 2021). It explains that buildings that are statutorily listed are 'designated heritage assets' and those that are identified locally are 'non-designated heritage assets'.

The advice goes on to point out that 'non-designated heritage assets' should be identified as part of plan making - the preparation of local lists by the local planning authority, via Neighbourhood Plans and Local Plans and conservation area appraisals, or as a part of decision making. Whichever route is selected inclusion on a local heritage list should be based on sound evidence and criteria.

The Council does not hold any 'local list', the Mid Sussex Local Plan 2014-2031 does not set out any criteria for identifying 'non-designated heritage assets' though its policy DP34 references the desirability of new development retaining buildings that are of 'architectural or historic interest or which make a significant and positive contribution to the street scene' The Slaugham Neighbourhood Plan makes no reference to local lists or non-designated heritage assets or any selection criteria.

This means that the Local Planning Authority's selection process is likely to rely on the 'decision making' route: that is when it considers planning applications that are submitted or as part of any pre-application advice process.

As recently as 2021 officers, the planning committee and the local community had the opportunity to consider the architectural and historic interest that the existing house possessed through assessment of the planning application submitted for use of the estate buildings for leisure and recreation purposes. This involved works to the house, including replacing all the windows and applying brick slips to the external face of the building. In the report to committee the case officer confirms that the changes proposed would 'improve the appearance and symmetry of the building'.

No adverse comments were submitted during the consultation process on this planning application to suggest that these proposed changes would undermine any architectural integrity the existing building held. Indeed, it demonstrates that Hett's original advice for cladding the building holds true in order to deliver an authentic and appropriate Georgian Mansion.

Given the absence of any local authority listing criteria assessment against Historic England's published criteria is necessary to establish the extent and importance of any heritage interest the building may possess.

CRITERION

DESCRIPTION

Asset type

Although local heritage lists have long been developed successfully for buildings, all asset types, including monuments, sites, places, area, parks, gardens and designed landscapes may be considered for inclusion.

Age

The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

Rarity

Appropriate for all assets, as judges against local characteristic.

Aesthetic or
Artistic Interest

The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques or any other distinctive characteristics.

Group Value

Grouping of assets with a clear visual design of historic relationship.

Archaeological
Interest

The local heritage assets may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or a designed landscape, for instance Heritage assess with archaeological interest are primarily about the substance an evolution of places, and of the people and cultures that made them.

Historic Interest

A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has a special value in local listing. As noted on the PPG 'Heritage asset ... can also provide meaning to a community derives from their collective experience of a place and can be symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.

Landmark
Status

An asset with a strong communal or historic associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Measured against this list it can be concluded:

As an asset type it is part of the Country House tradition that has shaped and influenced the character and appearance of our countryside and villages for centuries. Characteristics of exclusion and seclusion, wealth, power and influence are represented in this property. This is not dependent on the age or style of the primary residence, it is in many ways illustrated by the extent of the designed park, the control of the boundaries and the extent of land ownership beyond the park. As the primary residence the building lacks the sense of presence or visual status to complement the surroundings in which it sits.

The building is 20th century, the result of a cost driven exercise to replace an unfashionable and excessively large late Victorian gothic mansion.

As a building of more recent age, it is not rare as a type and does not reflect local building characteristics.

Its intrinsic design and aesthetic value does not relate to local styles, materials and does not possess any positive distinctive features. Indeed, it has been criticised by the local planning authority for being somewhat inappropriate in its appearance and of limited aesthetic value. It represents national trends in the interest for the neo-Georgian during the interwar period, but it is not a good example, compromised by the need to rework the fabric of an existing building. There is some interest in that the architect Leonard Hett was involved in the design and execution of the building works. However, it does not appear to reflect the standard and design approach of his other works and the external appearance of the finished building was compromised by a cost cutting exercise.

There is a historic relationship between the principal house and the service buildings and ancillary functions that are designed to serve the main building, but these relate to a former arrangement and a different building. The present building has the appearance of being out of place, undermining the value of the group of buildings of which it forms a part.

Evidence suggests that there is a long history of occupation on this site and that the process of renewal and replacement is part of the history of the site. There will be evidential value that may provide further information of the buildings that previously occupied the site. This value resides in the site rather than in this building.

The country house is a familiar and cherished aspect of the countryside. The site as a whole has a long history of development from a modest farm holding to a Country Estate with house, walled garden, service buildings, lodges, formal gardens and designed parkland. The existing house, because of its appearance, its recent date makes little contribution to the site's historic interest. Arguably, it undermines that interest and the communal value that the

place holds, which in any event, as evidenced in the brief research appears to derive more from the gardens than the principal house.

The building appears intrusive in the landscape rather than complimentary. As Hett advised, the use of brickwork in a Georgian mansion style would be appropriate. This is not what the current building represents.

CONCLUSION

The completed building is disappointing. It didn't deliver the quality or appropriateness that the architect envisaged and has been subsequently altered and extended, diluting any historic integrity it may have possessed. It detracts from the quality and heritage value of the designed landscape in which it sits and detracts from the architectural integrity for the group of buildings of which it forms a part. Planning permission has been granted for a range of further alterations and extensions that will entirely mask the origins of the building as a 1930s neo classical building (not that it was the intention of the architect Leonard Hett to take on this appearance), reinforcing the conclusion that the option of demolition and rebuilding would better resolve the current deficiencies.

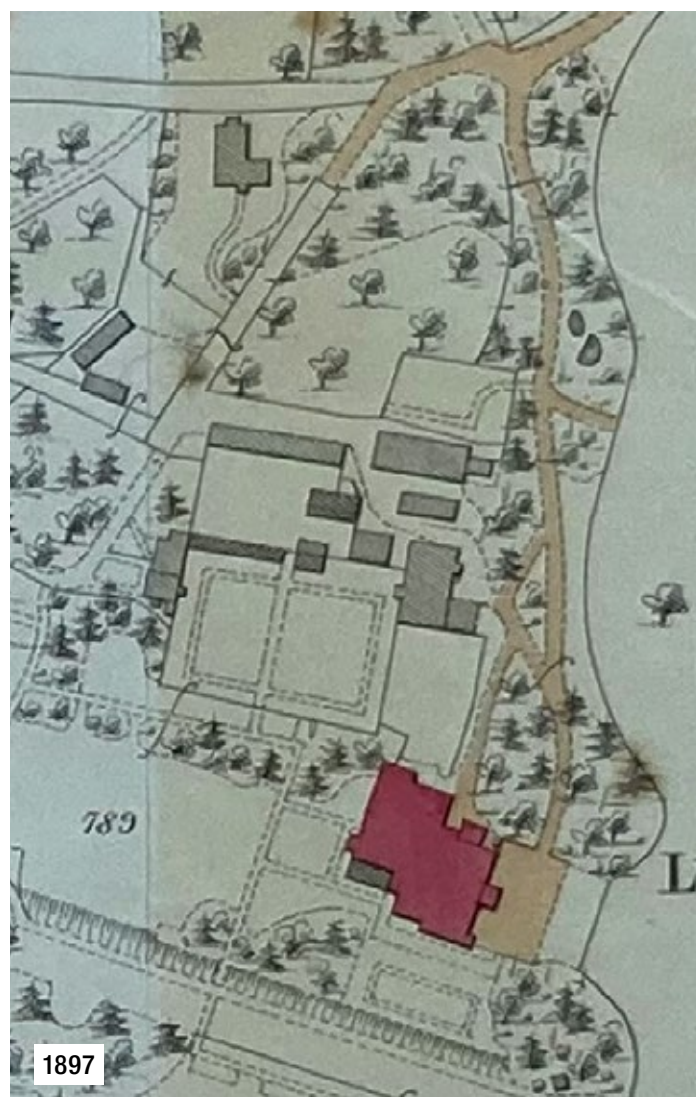
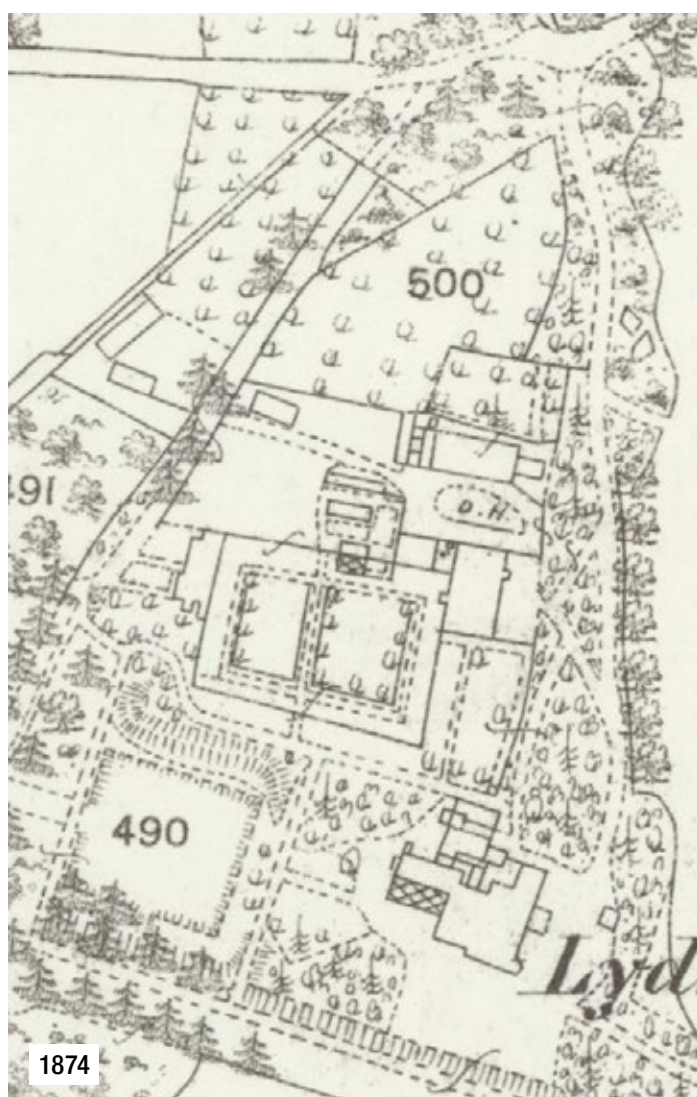
Given the detracting elements that the existing building possesses, demolition and rebuilding not only would remove those 'negative' elements but would provide an opportunity to enhance the qualities of the designed landscape, producing a building that is genuinely appropriate for the role and setting of a country house. The history of the site is characterised by frequent periods of renewal with new mansions replacing the existing ones throughout the 19th and into the 20th century. This current phase is but a further chapter in this history of renewal. The interest and value that can be attributed to the building because of the involvement of Leonard Hett can be preserved by record and should not be taken as a justification to thwart this next phase in the site's history.

SERVICE AND GARDEN BUILDINGS

These lie to the north and north-west of the house and comprise a large two-storey stable block to the north, garden cottages to the western side of the walled garden, a range of buildings along the northern side of the walled garden, with

greenhouses within it, estate buildings, and houses. A number of these are shown on the 1874 OS map, with others being added subsequently. The 1897 sales plan shows the buildings existing at the end of the Noel period.

MAP REGRESSION





1909

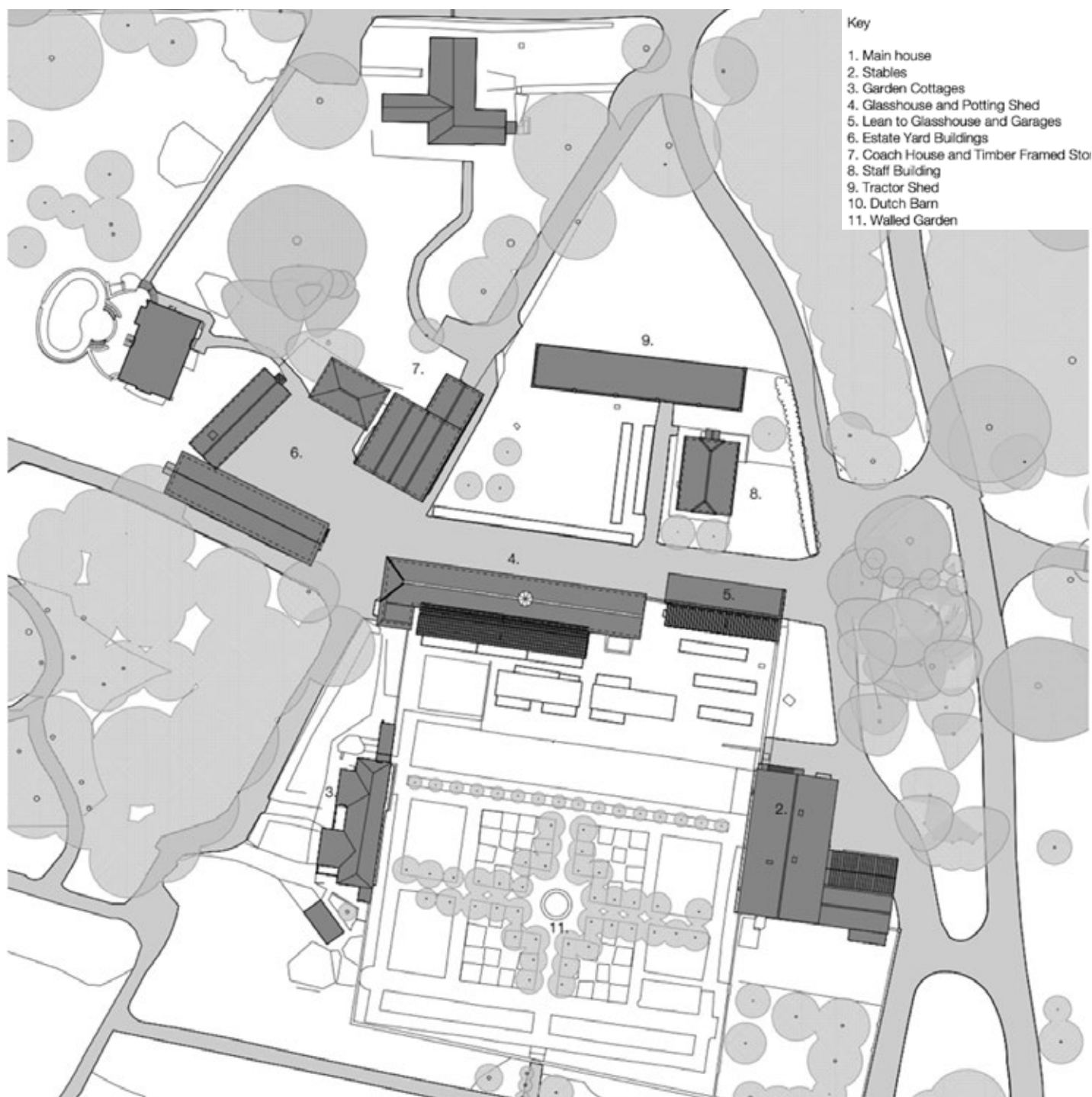
Extract from 1874 OS map showing the stables, cottages and other service buildings and the estate plan in the 1897 sales brochure showing the additional buildings erected by Ernest Noel, particularly on and north of the walled garden.

The 1909 OS map shows the walled garden extended to the north and the removal of some of the ranges of buildings, which are described in the 1897 sales brochure as a home farmstead north of the stables and the addition of substantial ranges of glass houses with the expanded walled garden.



1957

The 1957 revision shows the 1936 reconstructed house. The principal change to the service and garden buildings is the removal of the substantial greenhouse, auctioned in 1936.



Extract from 2021 block plan showing the current service, accommodation and garden buildings. Buildings 7, 8 and 9 are post the 1957 OS map.

The majority of the buildings are constructed of local brick-red/orange/blue under clay tile roofs, except the stable block which uses a yellow/grey stock brick with red brick for the architraves and heads of the windows, under a slate roof. There is a timber-clad building in the estate yard. There is evidence that a number of earlier buildings have been extended or replaced. The garden cottages appear to be of two builds with later alterations, with the west elevation being in the 'English Vernacular' style. A selection of images of these buildings are included in Appendix 2.

ASSESSMENT OF HERITAGE SIGNIFICANCE

Good quality ranges of a typical mid-Victorian and Edwardian range of service, accommodation and garden buildings, constructed in local brick. The buildings evidence and contribute to our understanding of the role the various buildings had in the management of the gardens and in providing accommodation for staff working on the estate. The buildings associated with the productive garden help to inform how a household fed itself and the range of produce that was grown, under glass and in the open areas.

GARDEN AND LANDSCAPED PARK

The evolution of the garden and landscaped grounds is detailed in the history and development of Lydhurst and shown in the map regression and aerial images earlier in the report.

There are a number of published historic images of the grounds, dating from 1897, 1933 and 1935.



The conifer avenue west of the house from the 1897 sales brochure



From Country Life 14 October 1933 showing the same avenue



Image of part of the gardens published in Country Life 10 August 1935

ASSESSMENT OF HERITAGE SIGNIFICANCE

Using the assessment criteria set out in Historic England's published advice on Historic Parks and Gardens as a guide to understanding the significance of the gardens at Lydhurst it can be concluded:

DATE

The gardens of greatest interest at Lydhurst were made for two owners over 34 years: Ernest Noel, M.P., (1872-1897) and Edward Steinkopff (1897-1906) and the garden is Edwardian.

INFLUENCE

There is no available evidence to suggest that Lydhurst has had any great influence (in the development of gardening style or in literature). However, Noel's work was applauded by William Robinson, and Steinkopff's was photographed for Robinson's book. Noel and Steinkopff were nationally recognised as keen gardeners, both were rich and ready to spend on Lydhurst. Steinkopff 'was proudest of his botanical successes' at Lydhurst.

STYLE

The design of Lydhurst is close to the style of William Robinson rather than Reginald Blomfield, the grass court off the west front taking the place of Gravetye's parterre, and the main gardens essentially concealed from the house, as at Gravetye. It seems quite possible that Harold Peto was brought in by Steinkopff (he and Ernest George worked on Steinkopff's London house and Peto had worked with Robinson). It is an early example of the style (Robinson's *The Wild Garden* was only published in 1870), however it is important to record the extensive embellishments made to Noel's design by Steinkopff. Since the garden at Lydhurst is the work principally of two owners, it would not be exact to say that it was the work of a single period, and the two did have a change in style – Noel's priority was to collect trees and shrubs, Steinkopff's to make a garden. Nonetheless the final result is harmonious and coherent. While different garden areas were identified in 1902 'an Alpine Garden filled with Alpine flowers, a Japanese garden arranged in Eastern style, a small sub-tropical garden, and a beautiful collection of chrysanthemums', there were no 'garden rooms' as such, instead a skilful use of the existing quarries and pits.

SIGNIFICANT PERSONS AND EVENTS

We do not know that any people of historic importance played any part in Lydhurst, nor did any events of historic importance take place there.

SITES WITH GROUP VALUE

Lydhurst is set at the centre of a set of gardens of equal quality located on the High Weald, including Leonardslee (1.5 miles), Nymans (2.5 miles), High Beeches (3.5 miles), Borde Hill (4.5 miles), Wakehurst Place (6.5 miles), Gravetye Manor (9 miles), Sheffield Park (10.5 miles). They make a group of exceptional gardens whose value is increased by their proximity.

USE OF THE SURROUNDINGS

Warninglid parish has a rare survival of shaw agriculture (fields with bands of trees planted around the edges), and the gardens of Noel and Steinkopff have taken advantage of this – winding paths along the stream-lined shaws and adding planting to them. From any distance both house and gardens sink into this ancient setting. It should be noted that shaw-type planting had been valued for its ornamental value since at least the 17th century. Its deployment at Lydhurst is part of a long tradition.

SITES WITH GOOD DOCUMENTATION

The garden at Lydhurst is well covered by the various editions of the County Series Ordnance Survey and it is likely that there is more to find: there is correspondence between Steinkopff and the Royal Botanical Society, and very likely between Noel and the Royal Horticultural Society. It might be useful to explore the work carried out by the head-gardener Arthur Smith at Wisley when he moved there, and work done by his predecessor, Frederick Kneller, at Studley Royal and elsewhere. Harold Peto's diary might shed further light on Steinkopff. There may also be useful dating material in the road orders for Warninglid. Finally, we should not be surprised to find further correspondence between Noel, Steinkopff and other gardening enthusiasts of the time.

SITES WITH CONTEMPORARY BUILDING

The house is not contemporary with the garden, but the garden was not designed to address the house and the house never played a great part in the design.

SITES WITH HARD LANDSCAPING

The significance of any garden of this date will be largely dependent on 'the more structural design elements in the landscape such as landform, built structures, walks and rides, water features, structural shrubberies, arboreta, hedges and trees. The steps, paths, buildings and trees do survive at Lydhurst and those that can be attributed to Steinkopff are of very good, lasting quality. A great number do survive from the Edwardian era.



SITES WITH AUTHENTICITY

Lydhurst has been maintained and the landscaping was extended again in the 1970s, but this did not affect the earlier garden and there has been no restoration other than maintenance.

SITES WITH SOFT LANDSCAPING

The more ephemeral, shorter-lived plantings of herbaceous perennials, annuals, roses, and most shrubs should only be regarded as incidental. However, the Azaleas in the shrub

layer are spectacular.

ARCHAEOLOGICAL INTEREST

The shaws, while present, are unlikely to be of archaeological interest. The footings of the offices of the early 19th century house will probably survive to the west of the existing, but the only earth-moving relates to the early quarries on the site (probably dug for the first house), and various works made for the garden.

PRE-APPLICATION ADVICE



In pre-application advice received earlier this year officers confirmed that Lydhurst is not considered to hold sufficient interest to be regarded as a non-designated heritage asset, though they consider that some of the older buildings within the estate could be considered to hold some value meriting consideration. The advice continues that the formal gardens hold some interest and the setting of the garden and garden buildings would be a consideration in the assessment of any planning application.

The officers further advised that whilst the demolition of the house is considered uncontentious the impact of the new development on the gardens and any designed views would be a consideration. To assist in understanding the nature and extent of any impact officers advise that any application is accompanied by reports that assess the significance of the gardens and parkland and the built structures within. This should also include an assessment of the impact on the setting of the conservation area.

SUMMARY OF HERITAGE POLICIES AND GUIDELINES

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF) the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

Lydhurst is not included in the National Heritage List for England but has been identified in the West Sussex Historic Environment Register as a Landscaped Park. A small part of the property (the east entrance gates) lies within the Warninglid Conservation Area. Accordingly, the property is subject to the provisions of national policies set out in the NPPF and several Historic England Good Practice Planning Guidelines and Advice Notes, including:

- Good Practice Advice Note 2 – Managing Significance in Decision- Taking in the Historic Environment March 2015 (GPA2)
- Good Practice Advice Note 3 - The Setting of Heritage Assets, December 2017 (GPA3)
- Historic England Advice Note 2 – Making Changes to Heritage Assets
- Conservation Principles, Policies and Guidance (2008)

Historic England's approach to effective management of the historic environment is best summed up in paragraph 86 of its 'Conservation Principles' (2008), which states:

'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'.

It is also subject to the Heritage Policies of the West Sussex Local Plan 2014-2031.

Officers have advised that the relevant local plan policies would be DP34 and DP35, which relate to the management of designated and non-designated heritage assets and development affecting conservation areas. Policy DP36 may also be relevant as this relates to the management of registered and other historic parks and garden. The policies broadly follow the advice and guidance in Chapter 16 of the NPPF, seeking to ensure that new development is sensitive to the special interest of historic areas and that opportunities to maintain and enhance the inherent qualities, retaining and re-using buildings that make a positive contribution, are pursued.

Further details of the relevant policies and guidelines are included at Appendix 3.

ASSESSMENT OF IMPACT



The view from the existing house, over the ha ha to the wider landscape beyond. This viewing experience is integral to the design for proposed new house SW 9531

The proposed development involves the demolition and replacement of the existing house with a new dwelling and the re-alignment of the driveway to access the new house. In accordance with the pre-application advice this report considers the heritage impacts the proposed development would have, if any, on the gardens, wider parkland setting and the conservation area.

DEMOLITION

This report concludes that the existing house holds very limited architectural or historic interest and not of sufficient heritage value to be identified as a 'non-designated heritage asset'. It didn't deliver the quality or appropriateness that the architect originally envisaged and has been subsequently altered and extended, diluting any historic integrity it may have possessed. It currently detracts from the quality and heritage value of the designed landscape in which it sits and detracts from the architectural integrity for the group of buildings of which it forms a part.

That planning permission has been granted in 2021 for a range of further alterations and extensions, including refacing the building in brickwork, suggests that the local planning authority at that time also considered the existing building

could benefit from re-working its appearance.

Consistent with this earlier decision officers have provided pre-application advice that confirms the view that the existing building does not hold any heritage values that justifies retention.

Should it be considered necessary, the limited interest that the existing building may hold can be preserved by record (Level 1 'Understanding Historic Buildings: A Guide to Good Recording Practice', Historic England, 2016).

GARDEN SETTING

The existing house occupies a similar location within the garden to the one it replaced in the 1930's. The proposed new house has the same aspect as the existing and occupies the same footprint with an extension to the east. This extension does not run into the garden but into the parkland, which is level and unremarkable with well-spaced parkland trees, generally of 20th century origin. In this way, and as described in the Design and Access Statement the proposed new house will better engage with the garden landscape capitalising on the designed views that currently exist.



The ensemble of the proposed house and garden will have something of the character of American Modernism, while the existing house does not relate architecturally to the garden.

The intention is to continue using the existing Copper Beech avenue from Warringlid as the approach to the house with a turn running out of the avenue at its west end to navigate away from the 'working parts' of the garden, extending the picturesque approach and to make the route and arrival point easier. The Copper Beech avenue and approach were put in in the 1970s by Jack Hayward. It was not well designed and so by turning out of the avenue, and letting the avenue run on to the heap of soil that screens the outbuildings would not result in any harmful impact on the gardens and cannot be seen from it.

GARDEN BUILDINGS

The planning application relates to the replacement of the house and re-alignment of the drive only. The application does not include any proposals for the garden buildings (which the Council officers identified in pre-application advice may be considered to be non-designated heritage assets). There will not be any direct impact on the garden buildings. In relation to the nature and extent of any impact on the setting

of these buildings and following Historic England's advice and guidance in 'The Setting of Heritage Assets' (GPA3) it can be concluded that the contribution their setting makes to their significance will be preserved:

- The designed functional relationship between the main house and its ancillary buildings will be preserved
- The designed intervisibility, or lack of it between house and productive garden and ancillary buildings will be preserved
- The designed approach, which seeks to avoid views of the working parts of the estate, will be preserved
- Our understanding of the historic relationship between the various buildings will be preserved
- There will be no other land uses that would undermine our other sensory experiences of the place (noise, dust, smell)

CONSERVATION AREA

The eastern gate sits within the conservation area. The existing house is not visible from this point in the conservation area.



The conservation area was designated in 1969, which was probably before the avenue of trees was established, but perhaps after the pond, bridge and gates were introduced.

In 2018 the Mid Sussex District Council produced a report on its conservation areas summarising the areas' features that contribute to their significance. Of Warninglid the report identifies the pond and bridge to Lydhurst being important, stating:

'the village pond with an arching sandstone bridge leading to the drive of Lydhurst Estate, creating a focal point within The Street.'

The report also identifies the variety of ages and styles of buildings and the predominant use of traditional and natural

materials as contributory qualities.

The proposed development will preserve these qualities of the conservation area. That the designed parkland and large country house are located adjacent to the village defines an aspect of the conservation area's setting. The character and qualities of this setting have changed over time as successive owners have made their own contributions to the designed landscape and buildings within it. The proposed new house, given it will occupy a similar location to the existing house will not be visible from within the conservation area and will not change the nature of this aspect of its setting – that of a large house in a designed landscape. Indeed, the proposed development will provide a sense of continuity, the next chapter in the Estate's history as the new owners add to the history of the place.

CONCLUSION



Lydhurst represents a 'villa estate' where each owner has added to the total ensemble, reflecting contemporary values and tastes. The proposed replacement of the 1930s house represents the next chapter in the story with the new owner adding to the site's history.

It has been established that the existing house is a 'disappointing' addition both for any intrinsic interest it holds and for the poor contribution it makes to the designed landscape in which it sits. Its replacement offers an opportunity to better resolve the relationship of the house to its garden and parkland setting. The proposed replacement clearly involves change that will generate a different experience to the existing house. This need not be harmful, and the objective is to preserve the qualities of the garden and

parkland with the design being informed by an understanding of the site's history and interest and thus its significance. Placing the house broadly in the same location as the existing house (and the one before it) means that the designed views will be retained and there will be no development in the other parts of the garden and parkland that hold significance.

The experience of the house at the end of a long drive will remain and its historic, functional and visual relationship with the ancillary buildings will be preserved. As an aorta of the setting to the adjoining conservation area, there will be no change in the social, economic and aesthetic role the whole makes to the area's significance and given that there will be no intervisibility it is reasonable to conclude that the character and appearance of the conservation area will be preserved.

APPENDIX 1: SELECTED IMAGES OF HOUSE





APPENDIX 2: SELECTED IMAGES OF SERVICE AND GARDEN BUILDINGS.



West elevation of the stable range with accommodation for grooms.



Northern end of the stable range

This range appears to be of two dates, with the wall fronting the walled garden being earlier than the range to the western side.



View of the garden cottages from within the walled garden. The hedge marks the line of the northern wall of the earlier walled garden. Gate from the cottages directly into the garden.



The western elevation of the cottages with different style and materials suggesting later addition. Noted in the history approval granted in 1901 for a Bothy, perhaps a rebuild or major addition to building shown on 1874 OS map.



View of glass houses within the walled garden with the garage block and clocktower marking the northern extent. This building is shown on the 1909 OS map. Evidence from the brickwork of having been extended to the east.



Range of lean-to glasshouse on the norther-eastern corner of the walled garden



Estate yard buildings. The eastern gable forming the south side of the estate yard. The 1897 estate sales plan shows a building with a shorter footprint suggesting it has been replaced by this range post 1897 being shown on the 1909 OS map. The timber-clad building forming the western side of the yard. This building shown on the 1874 OS map.



House to west of estate yard. Detached house to the west of the estate yard shown on the 1909 OS map.



Former reading room, c1887 later called Mission Hall. This lies to the north of the estate yard and walled garden area. In the 1897 sale brochure it is described as 'newly erected brick and tiled Reading Room' which on the 1909 OS map is called the Mission Hall, a name used in newspapers. Used for estate functions and used for religious services.

APPENDIX 3: NATIONAL AND LOCAL HERITAGE POLICIES AND GUIDELINES

NATIONAL PLANNING POLICY FRAMEWORK

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF) the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

A Heritage Asset is defined in Annex 2 – Glossary to the NPPF as follows:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

In relation to development affecting a non-designated heritage asset the NPPF states in paragraph 203:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 204 of the NPPF, however, also advises Local Planning Authorities that.

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

HISTORIC ENGLAND 'CONSERVATION PRINCIPLES' (2008)

Works of alteration, extension, or demolition need not involve any harmful impact and may be necessary to ensure a building has a viable future. Historic England explains its approach to managing the historic environment and how we experience places stating in in 'Conservation Principles' (April 2008) paragraph 88:

'Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use; nor would it be desirable, even if it were practical, for most places that people value to become solely memorials of the past'.

It also points out in paragraph 92:

'Retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible'.

also comments in paragraph 86:

'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'.

Further, in relation to new works and alterations in paragraph 138 states:

New work or alteration to a significant place should normally be acceptable if:

- a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.
- b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.

- c) the proposals aspire to a quality of design and execution which may be valued now and in the future.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed.

HISTORIC ENGLAND'S 'GOOD PRACTICE ADVICE NOTES 3: THE SETTING OF HERITAGE ASSETS'

Paragraph 19, of this practice note, explains that.

Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset'.

From this summary of the national heritage management policy framework, it is clear that there is a complex assessment decision-making process to navigate when considering change within the historic environment.

Central to any decision is the recognition that history is not a static thing, and that the significance of our historic environment derives from a history of change.

S72 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Section 72 of the Act requires that local planning authorities 'In the exercise, with respect to any buildings or other land in a conservation area, [...] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

There have been a number of Court of Appeal decisions which have provided interpretations of the requirements of these sections.

In the Court of Appeal, *Barnwell Manor Wind Energy Ltd v East*

Northants District Council, English Heritage and National Trust, [2015] 1 W.L.R. 45, Sullivan L J made clear that to discharge this responsibility means that decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise (of judging harm against other planning considerations).

In *Jones v Mordue & Anor* [2016] 1 W.L.R. 2682 the Court of Appeal explains how decision makers can ensure this duty can be fulfilled: that by working through paragraphs 131 -134 of the NPPF, in accordance with their terms a decision maker will have complied with the duty under sections 16, 66(1) and 72. This report follows this advice to ensure consistency with the duty to preserve or enhance.

In the Court of Appeal [*Catesby Estates v Steer and SSCLG*, 2018] the concept of setting was explored. In paragraph 15 of the judgement Justice Lindblom rehearses the Planning Inspector's considerations, commenting that the Inspector found it difficult to disassociate landscape impact from heritage impact. The focus of the judgement is to determine the extent to which visual and historical relationships between places contribute to define the extent of setting. Three general conclusions are made:

- a) The decision maker needs to understand the setting of a designated heritage asset, even if it cannot be delineated exactly.
- b) There is no one prescriptive way to define an asset's setting - a balanced judgement needs to be made concentrating on the surroundings in which an asset is experienced and keeping in mind that those surroundings may change over time.
- c) The effect of a development on the setting of a heritage asset and whether that effect harms significance.

MID SUSSEX LOCAL PLAN 2014-2031

DP34: LISTED BUILDINGS AND OTHER HERITAGE ASSETS

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

DP34: LISTED BUILDINGS

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

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

OTHER HERITAGE ASSETS

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.

DP35: CONSERVATION AREAS

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

DP35: Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;

- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

DP36: HISTORIC PARKS AND GARDENS

Strategic Objectives: 3) To protect valued landscapes for their

visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record.

DP36: The character, appearance and setting of a registered park, or park or garden of special local historic interest will 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