

Chownes Mead
Haywards Heath

Outline Schedule of Condition and Repair
July 2026

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Report

Outline Schedule of Condition and Repair

Site

Chownes Mead, Haywards Heath

Client

RCM Partnership Ltd

Date

July 2026

Planning Authority

Mid Sussex District Council

Grid Reference

TQ 31668 23766

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Report Status

Final

Orion Ref

PN4268 OSCR1

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1.0 Introduction

- 1.1** This *Outline Schedule of Condition and Repair* considers the house and associated external hard landscaping of **Chownes Mead**. The site (hereinafter referred to as the 'study site') and house (hereinafter referred to as the 'subject building') is located at National Grid Reference TQ 31668 23766.
- 1.2** To better inform the repair and refurbishment of the asset, this report has been provided to indicate the investigations required and initial repair work which will be carried out to the historic fabric. It is not intended as a schedule or specification but sets out the broad approach to repair and anticipated requirements. It assumes that the detail and specification will be set out as conditions to be discharged in the approval for the work.
- 1.3** A separate *Heritage Statement* has been prepared which has been submitted with this application. It contains a more detailed history of the site and building, therefore only a summary of the history is included here.
- 1.4** A site visit was undertaken when conditions were fine and sunny, and visibility was good. Full access was available to the subject building and its immediate surroundings. There was some restricted access to more distant areas of the grounds, but this does not affect the outcome of this report.

Location and Description

- 1.5** The subject site is located at *Chownes Mead Lane*, which is west of *Haywards Heath*, just beyond the urban edge of the town. It is located on a minor route which runs between *Tylers Green* and *Isaac's Lane*. It is set, with other larger properties, back from the lane (Plate 41).
- 1.6** To the north is a ribbon of primarily residential settlement in the form of detached houses along *Tylers Green* towards *Cuckfield* to the northwest, and residential development in the form of an estate, to the southeast towards *Sandrock*.
- 1.7** To the west and southwest is largely rural with agricultural fields and wooded areas, interspersed occasionally with individual buildings including several farmhouses and cottages.
- 1.8** *Chownes Mead* is located to the west of *Chownes Mead Lane*, set beyond a wall and lodge. It is a country house, built at the beginning of the 20th century. Listed Grade II, its designation also includes associated coachhouse and landscape details. A very detailed description is provided in Historic England's Listing included in Appendix A, therefore it is not repeated here.

- 1.9 Although the area was identified on early maps, it was the development of railways and roads which allowed good connections from such previously distant areas as Haywards Heath into London. Roads also allowed visits to the emerging recreational facilities offered by Brighton, to become a viable prospect.
- 1.10 The area, as a result, became a desirable location in which to combine country living within relatively easy reach of commerce in London. Convenient transport allowed the larger settlements, including Haywards Heath, to expand and provide local services to a growing number of fine estates which often replaced earlier manor houses.
- 1.11 The house was built by members of the Kleinwort family, the banking dynasty, as one of several they owned in the area, although every day they would travel up to London to work, taking advantage of relatively comfortable and easy transport.
- 1.12 Its Listing description notes it is a *'Country House, begun just before the First World War and finished in 1920, by builders Norman and Burt of Burgess Hill for the Kleinwort family. Minor later alterations'*.
- 1.13 It describes it as follows: *'STYLE & MATERIALS: neo-Elizabethan in style, and has a mixture of half-timbered, brick and tile-hung elevations with a pitched stone roof and clusters of tall red brick chimneys'*.
- 1.14 *'PLAN: roughly H-shaped, with two cross wings under pitched roofs advancing very slightly from the south front. It has two principal storeys plus a partial basement and attic'*.
- 1.15 The heritage asset is also included within the *'West Sussex Historic Environment Record'*, reference MWS132. It is described as *'Historic Garden at Chownes Mead with Gertrude Jekyll connections'*
- 1.16 This Listing Description also notes that its values are as a result of:
- *architectural interest: a handsome neo-Elizabethan-style house begun just before the outbreak of the First World War by local builders Norman and Burt;*
 - *interiors: a richly-decorated neo-Jacobean interior complete with plasterwork ceilings, panelled walls, carved wood and stone fireplaces, and a grand open-well staircase;*
 - *intactness: good survival of original fixtures and fittings in the servants' quarters, as well as in the principal rooms, and a coach house in the grounds*

- *landscape: a stone-paved terrace, gate piers topped with obelisks and iron gates all form part of the original design and create a suitably grand landscape setting for the house.*

- 1.17** Curiously, no mention is made in the Listing Description of the contribution of Gertrude Jekyll as the designer of the gardens. Fortunately, several drawings, related letters and notes are included with the archive which rests in the *University of California Archive*. The full *Historic England* Listing description is included within Appendix A.
- 1.18** Several of these images are included with in the attached Plates, together with photographs sent to Gertrude Jekyll, presumably as records of either works in progress or of completed work. The drawings and photographs clearly relate to what is seen at the house today. In particular the stone walls and gates in proximity to the house are easily recognisable (Plate 2). The historic images are included, where available, to verify original detail or material.
- 1.19** The house has always been, and is currently, inhabited. This has resulted in constant maintenance to the original house and associated extensions. This maintenance to the historic fabric appears to have been carried out in an appropriate manner, using like-for-like materials and repairs.
- 1.20** The relatively good condition in which the property is found today is largely as a result of the high standard of design, detailing and materials used. This was made possible by the exacting requirements of the client, who also had the means to implement them. Availability of high-quality materials in the local area, together with the craftsmen with knowledge of traditional construction of the quality required. Regular appropriate maintenance has also contributed to the relatively good condition of the asset.
- 1.21** Some more recent additions have been allowed to deteriorate as they are not planned to be reused, including the pool and associated structures (Plate 12), but this is not impacting the historic fabric.

2.0 Outline condition and repairs – Exterior

Roof finishes and rainwater goods

2.1 *General Condition – Exterior*

2.2 Overview

2.3 This assessment of roof finishes was made from ground level and by looking out of windows, as there was no safe access to the upper roof. Full inspection will only be possible when a scaffold which facilitates close visual inspection is available, to avoid impact to the roof. The roofs appear to have changed little since construction (Plate 2) as a result of which a high level of original detail and material is present, with repairs having been carried out at regular intervals. These largely appear to match original detail and materials.

2.4 The roofs are rather complex, with a mix of pitches, valleys, gables, dormers and overhanging eaves, together with large and complex chimneys. Whilst they convey the required Tudor impression of incremental evolution of the building, the junctions are largely well executed and detailed.

2.5 There are minimal areas for support and stabilisation on the building. As a result, specification for the scaffold must take this into account. Protection to pole ends, stone ground finishes and avoidance of damage to external stone hard landscape features must be implemented.

2.6 *Roof finish*

- a) This is clay tile, presumably on a timber structure with metal (assumed to be mainly lead) flashing (Plate 1). There is considerable unevenness in their laying but as there is no evidence of internal water ingress, it is assumed that this is largely a function of their manufacture which gives a handmade, rather than factory manufactured, impression.
- b) The clay tiles appear to be in reasonable condition, and many, if not most, will be salvageable. They appear to be either primarily original or near original. If any replacements are required, it is possible to have them specially made using local clays, if possible, to match existing. It is anticipated that a sample will be requested for prior approval if any are necessary.
- c) Inspection of flashings to all areas will be required. Although there are few indications that there is considerable deterioration, some may require refixing. This is particularly at chimneys and junctions between pitches and walls (Plate 4)

- d) It is possible that the roof may require upgrading in some areas to comply with current insulation and condensation guidelines. As much of the roof has been converted into an attic floor (Plate 37), with recent internal plasterboard and skim, it is anticipated that any required work will be carried out from the inside to obviate upheaval to the external tiling and battens. Care will be taken to avoid alteration to existing timber structure.
- e) There is a small area of metal finish, presumably copper, although it has little patina and appears lighter than might be expected, to the 'pepperpot' roof (Plate 14) over the turret to the southeast elevation. From ground level it appears as though minor, if any, work is required but a full examination ought to be made of this structure when safely possible.
- f) Several large chimney stacks which rise from both external and internal walls below are located to each elevation. The external ones are brick with stone quoins extending some way into the brickwork. Those which remain in use will be tested to ensure there are no leakages, then they will be cleaned and any necessary internal or repairs or relining carried out to ensure that they are efficient and safe for use.
- g) Externally, the brick stacks will be checked to ensure they are smoke tight as, even if they are not used as chimneys, openings will allow insects, birds, water ingress and associated damage to occur. Repointing will be carried out with mortar to match existing.
- h) No damaged or loose bricks were viewed but if any require refixing or replacing, either salvaged or new-to-match bricks will be used. A sample will, together with proposed pointing, be provided for approval. Top sections shall be checked for security and stability. The stacks themselves do not appear to be leaning but a simple plumb-line check will confirm this. If there is any concern about the structure, a structural engineer will review and make recommendations.

2.7 *Rainwater goods*

- a) As a result of the complexity of the roofs, the rainwater goods are also complex. They comprise largely of gutters connected to extended eaves and round downpipes fixed to the walls, into which they connect via a smaller pipe, with occasional hoppers to join two systems.

- b) Downpipes are generally connected to the gutters which are affixed to the end of substantially overhanging eaves (Plate 14). There are also several hoppers (Plate 4) located where two systems connect and are also evident at time of construction (Plate 2).
- c) Their location appears not to have been changed since construction, and it is not anticipated that any alterations or additional rainwater goods will be required. There may be some repairs and replacements to match, but these are not immediately evident.
- d) Gables appear to be suitably elevated over the barge-board to shed water to the main roof rather than over the gable boards to cause damage, but opportunity ought to be taken for the stability of the tilting fillets, which it is assumed result in the increased height, are stable. Similarly, where the pitched roof meets parapet walls (Plate 4), the condition of the flashings requires checking.
- e) Rainwater goods appear to be generally in reasonable condition (Plate 4). They will all be tested for watertightness and stability. Any repairs will be carried out on a like-for-like basis. Birds, leaf and insect guards ought to be checked where they exist and fitted if they do not.

2.8 *Wall finishes*

2.9 Wall construction is of mixed methods and materials. This conveys the intended late-medieval impression of the building evolving over time rather than being constructed in a single programme, which it was. This includes several different types of wall construction to each elevation. In order to avoid repetition, an overview of the materials and construction are set out by elevation, then a brief method statement for each type of investigation or repair set out separately.

2.10 The main *northwest elevation* is partly infilled timber frame, on a stone base. Windows are timber in timber surrounds and reveals with in timber framework. Glazing is in lead-glazed rectangular panels. To its north corner is a ground floor elevation of stone (Plate 3), with stone window surrounds, the windows also being lead glazed rectangular panels, the same division sizes as those in the stone wall.

2.11 A substantial brick chimney stack base, rising to decorative chimney stacks, is to the south of the doorway. Finally, to the south corner is an area of tile-hanging over a stone base which turns the corner into the south-west elevation. Timber windows are set directly into the timber framework which supports the tiles.

- 2.12** The ***southwest elevation*** (Plate 8) comprises tile hanging between three gabled 'bay' windows constructed of infilled timber frame (Plate 8). Again, the historic photographs suggest that it has changed little since construction (Plate 10). The extended eaves rest on cantilevered brackets (Plate 11) which also support the valley junction between the wall and bays.
- 2.13** The ***southeast elevation*** (Plate 12), being the 'rear' of the house, is less elaborate, with the tiles wall-finish turning the corner from the southwest elevation, a brick base to a chimney stack, and a small section of tile hung wall. It also includes more junctions and with a later brickwork elevation to the north corner, which also has later but matching double downpipes. A particular feature is the small hexagonal turret with a domed roof (Plate 14) located between the brick extension and the turreted tower.
- 2.14** The ***northeast elevation*** largely comprises the service courtyard (Plate 5) which includes part of the main house in brickwork with gables and stone-mullioned windows. The smaller buildings of the service courtyard have occasionally been altered (Plate 1) to comply with changing requirements and alterations have been carried out following the existing materials and detail but with various levels of success (Plate 6). Several alterations are proposed to this area.
- 2.15** The ***timber frame*** and infill sections of the elevations are all in good condition. Timber quality and detailing are of a high standard. Regular maintenance of the timber and infill has ensured that they have remained in sound condition. Vulnerable areas include the junctions between the timber frame and tile hanging (Plate 14), where a mortar fillet covers the uneven junction. It is possible that this covers a flashing set behind the tiling which runs into the junction, which would add an extra line of defence.
- 2.16** Regular monitoring of these areas to check for shrinkage to facilitate ingress of water, will be made, together with regular treatment of wood and redecoration of infill.
- 2.17** The window reveals, heads and cills set into the timber frame are similarly in reasonable condition and require only continuing regular maintenance and treatment.
- 2.18** ***Brickwork*** to walls and lower chimney stacks is in good condition. Opportunity ought to be made of a scaffold to check and repoint locally only if necessary. Repointing will be carried out with a suitable mortar to match existing if original samples can be located. Any areas of over-hard repointing should not be removed if they are stable and not causing harm to the bricks in proximity.

- 2.19 However, they ought to be monitored as later shrinkage can facilitate water ingress and cause damage. If there are any areas found to require extensive pointing over 500mmm square, a sample of the proposed pointing, including mix and joint finish, will be provided for approval.
- 2.20 Similarly, **stonework**, including the chimney stack quoins, appears to be in good condition. A closer inspection may suggest limited areas of repointing are necessary, but no areas where replacement was required are visible. Stone mullion window surrounds are also in good condition.
- 2.21 Whilst there is some unevenness in the **tile hanging**, this is primarily caused by the uneven nature of the material and its manufacture, not by instability. If loose tiles are revealed by closer inspection, they can be refixed without removing the upper tiles, but it is not anticipated that extensive work is required.
- 2.22 **Window frames** are comprised of small metal lights with occasional opening sections. The general condition of these frames appears reasonable, but any minor faults will be picked up and remedied during the general redecoration to the exterior. This will include checking all hinges, closings and locks. Any requiring replacement will be made to match original existing.
- 2.23 The windows are separated into rectangular panes in lead cames. The condition of the **glazing** is good with no broken or loose panes observed but any minor faults will be remedied with a traditional lead repair during general decorative works.
- 2.24 **External doors and ironmongery** are largely original and in general good condition and require only a decorative overhaul. It may be that additional ironmongery is required, but this will be to match existing, and it is assumed approval would be required under conditions to discharge.
- 2.25 **External stone terraces, steps, walls and gate piers** (Plate 41) remain in most part as they were designed by Gertrude Jekyll. It is possible to verify this point as a result of an archive being retained of her drawings for this project. Plate 1 and Plate 2 suggest that the wall and associated piers to the southwest elevation remain unchanged (Plate 42).
- 2.26 Plate 9 and Plate 10 also suggest that the terrace and associated steps and wall have been unchanged since construction. There are several new additions to the hard landscape in proximity to the main house, such as the entrance courtyard and extension of the terrace and wall to the southeast elevation.

- 2.27** The stonework paving is largely in good condition, with only some minor levelling to a few paving slabs required. It is anticipated that, apart from gentle water washing after works are completed, little will be required in terms of remedial works. Any minor issues which may become evident will be remedied with traditional stone repair.
- 2.28** Similarly, the walls and associated steps are in good condition. There are some minor areas of spalling at lower levels (Plate 40), lichen growth and several areas of loose or missing pointing. Where the extent of lost stone is impacting surrounding stones, small areas will be replaced. A sample of the proposed stone and pointing will be provided for approval.
- 2.29** Steps are reasonably even although changes in ground level to the lower steps create an uneven rise and step bases are exposed (base of steps in Plate 40). For example, this has occurred where gravel has replaced either stone or grassed areas. This will be addressed as part of either the hard or soft landscape works, and ground level will be made up to protect the structural base.
- 2.30** *Services*, including lighting, will be at a subtle level to avoid disruption to the building and its site. No additional pipes, flues, vents or other additions to the elevations are currently anticipated. If, during detail design, any additions are required, it is assumed that detail will be included within the submission for discharging conditions attached to the approval.

3.0 Outline conditions and repair- interior

- 3.1 *Ceilings and cornices*** to the main ground floor rooms and first floor landing are of decorative plasterwork. This takes the form of panels frames with decorative downstands with mouldings of fruit and flowers (Plate 30). In some rooms, timber beams and joist are infilled with decoration, many with an Elizabethan theme.
- 3.2** Whilst the flat sections to the plaster are often undulating which reflects the patina of age (Plate 20), not a construction fault, the fabric does appear stable with no cracking or unsound areas. Care will be taken during the works not to disturb this plasterwork, particularly when working within the above floor spaces to avoid loosening plaster keys around the battens. Propping, protective barriers and other means of preventing damage to the ceilings, will be used where potential disruption might be anticipated.
- 3.3** Upper floors in the former attic space are largely recent with plaster board and skim (Plate 37), thus are in good condition and will require only making goods if affected by alteration.
- 3.4 *Timber panelling*** is used extensively throughout the entrance hall (Plate 15), ground floor main rooms (Plate 16), first-floor landing (Plate 30 and main bedrooms (Plate 31). It is of high quality and largely in its original condition. No damage or deterioration was noted other than light aging. It requires only a gentle clean and it will be protected temporarily, when works which might cause damage are taking place.
- 3.5** Location of service runs will follow existing wherever possible and avoid the timber panelling. There are visible elements of services in some rooms, such as smoke alarms (Plate 23), and every opportunity will be taken to relocate any which are impacting the panelling and associated details.
- 3.6** Some minor making good may be required in the Drawing Room where a doorway which has been infilled with a bookcase (Plate 18) is being returned to a doorway. It is anticipated that reinstatement of detail to match the adjacent doorway will be carried out, using it as a template for repair and replacement of detail.
- 3.7** In the corridor, there is panelling to the lower level of the wall (Plate 25). This is in areas which are particularly vulnerable as they are routes for servicing the main rooms. They are in good condition and require only light cleaning. As part of the works, inappropriate light switches and additional fixings will be relocated in less obtrusive areas.

- 3.8 Some rooms, such as the drawing room, have ***plaster walls with associated decorative detailing*** (Plate 19). The condition of the plasterwork, including dentilled and columned detail is very good and requires little if anything in the form of repair.
- 3.9 Several areas do not have the extent of decorative detail of the main rooms, and these have been relatively recently refurbished including kitchen areas (Plate 26) and Family Rooms (Plate 27). As a result, there is little necessity for repair. These are the areas scheduled for alteration as a minimum of historic fabric, if any, is present.
- 3.10 Whilst all of the ***windows*** are glazed with lead framed rectangular panels, discussed in the ***Exterior*** section, the type of window surround including reveals and cills, reflects the interior of each room. The majority the windows have timber frames, heads, reveals and cills (Plate 32) and are fundamentally in good condition, requiring only a light overhaul of fixtures and fixings.
- 3.11 Many windows have their original ironmongery which ought to be refurbished, and any new ironmongery ought to match. Several windows have secondary glazing which, due to the thick mullions and cross-rails, is not obtrusive. Whilst there is no firm proposal for replacing and extending this at present, future proposals may consider it.
- 3.12 Although the study site is quiet, environmental factors may determine that it is required. In this case, proposals as a result of dialogue will be submitted for approval as part of the detail package.
- 3.13 Where rooms are panelled, ***doors*** are designed to match (Plate 33). They are in good condition, the only repairs required are replacement of ironmongery, to approved detail, where modern ironmongery has replaced original. Hinges ought to be maintained.
- 3.14 In recently refurbished areas, such as the attic spaces (Plate 36), all doors, architraves, and skirtings are of recent date and do not require repair.
- 3.15 Many of the rooms have fine ***timber floors*** and skirting which largely co-ordinate with the wall panelling (Plate 21). These have only the expected level of wear and tear. They will be protected when works are carried out and lightly refurbished with gentle cleaning. No areas of instability were observed.
- 3.16 There are several fine ***chimney pieces*** within the house (Plate 16). Their design varies considerably from plain 'baronial' stone places inset into the timber panelling (Plate 24) to those set within timber surrounds (Plate 31). There is a clear hierarchy from the larger more elaborate ones at ground level, to the simpler ones at first floor level (Plate 34).

- 3.17 A full survey will be carried out to identify what the nature of their flues are, and what their condition is. It has not yet been determined how each fireplace will be used. When it is, a full schedule of repair for approval will be co-ordinated with the works proposed to the exterior and chimney stacks when access is possible.
- 3.18 There are two main **staircases**. The main stair (Plate 15) is an elaborate timber staircase of late Tudor influence. Decorative balusters (Plate 21) are associated with carved posts and a pendant archway. The extent of its grandeur reaches to the first floor where carved timber columns and archways overlook the lower stair (Plate 30).
- 3.19 It is in good condition, with no major damage observed except for normal wear and tear. It is anticipated that only light cleaning is required, and possibly the security of the balusters checked, particularly those with elaborately carved tall corner posts.
- 3.20 The secondary or service stair is of greater simplicity with simple 'bottle' balusters and a square corner post. The inner railings required for universal access will be removed. There may be some holes to infill, but it is not envisaged that any extent of repair work will be necessary.
- 3.21 Proposed layouts have been generated with a view to retaining the use of existing **service routes**. Similarly, new services have been located, in principle, to avoid disruption to historic fabric. Detail design will determine precise routes, which it is intended will avoid sensitive areas. It is anticipated that this information will be required as a condition to discharge.

SOURCES

Archive

National Archive, Kew

University of California Archive (Gertude Jekyll's drawings and associated images)

Cartographic

Figure 1: Site Location

Figure 2: Site Plan and location of Listed Buildings in Vicinity

Figure 3: Blaeu Atlas Maior 1662-5 Vol. 5

Figure 4: Ordnance Survey Map of 1874

Figure 5: Ordnance Survey Map of 1896

Figure 6: Ordnance Survey Map of 1909

Figure 7: Ordnance Survey Map of 1938

Websites

Heritage Gateway - <https://www.heritagegateway.org.uk>

Historic England - The National Heritage List for England –

<https://www.historicengland.org.uk>

Cuckfield Society - <https://www.cuckfield.org>

University of California Archive - <https://calisphere.org>

The Slaugham Archives - <https://www.slaughamarchives.org>

Bibliographic

'A Review of the Kent Compendium's list of Historic Parks and Gardens' (April 2010)
Tunbridge Wells Borough and English Heritage (now Historic England)

Wood and Trees (1899) Gertrude Jekyll

CHOWNES MEAD AND ASSOCIATED COACHHOUSE, PAVED TERRACE, GATE PIERS AND IRON GATES

Grade: II, List Entry Number: 1396585

Country house, begun just before the First World War and finished in 1920, by builders Norman and Burt of Burgess Hill for the Kleinwort family. Minor later alterations.

STYLE & MATERIALS: neo-Elizabethan in style, and has a mixture of half-timbered, brick and tile-hung elevations with a pitched stone roof and clusters of tall red brick chimneys.

PLAN: roughly H-shaped, with two cross wings under pitched roofs advancing very slightly from the south front. It has two principal storeys plus a partial basement and attic.

EXTERIOR: The house is approached from the north-west and its entrance front comprises a projecting full-height jettied entrance bay under a gable with pegged timber-framing. The bay has mullion windows with leaded lights, and a large oak doorcase and door with strapwork decoration. To either side of the entrance bay the elevation is timber-framed with close-studding and mullion and transom windows. Further to the left is a single storey stone range with an eight-light mullion and transom windows, a pitched roof and a cross-gable with stone ball finials. Further to the right is a large brick chimney stack with stone quoins and a row of four tall brick chimneys with moulded cornices.

The south front is symmetrical and has a stone plinth, with three near-identical timber-framed gabled jettied bays, the outer two slightly larger and projecting forward. These have timber mullion and transom windows and the nogging is rendered in a cream colour, which contrasts with the red tile hanging elsewhere on the elevation. The east front is dominated by a large end chimney stack and a round turret, topped by a lead ogee dome. This has a Tudor-arched door at its base and mullion and transom windows. Abutting the turret, a plainer service range (with a large end chimney stack) runs to the rear of the house. This has brick walls, a tiled roof, mullion and transom windows on the ground and first floor, and attic dormer windows. The northern elevation, to the rear of the building, is plain red brick and its composition largely determined by function. The windows are stone mullions.

INTERIORS: largely neo-Jacobean in style. The hallway is panelled, with strapwork to the panelling above the stone fireplace, this with tapering classical pilasters, also decorated with strapwork. The hall opens into the stair hall, from where an open-well oak staircase with flat balusters and elaborate carved newel posts rises to a gallery landing with open arches supported on carved pillars. There is a 'secret' cupboard on the stair landing, released by a hidden button in the centre of a carved rosette. The stair hall is panelled and has carved pilasters and carved doorcases with pediments leading to the ground floor principal rooms (two pediments are missing); both hall and stair hall have a coffered plaster ceiling. The drawing room is panelled to dado height and then has fluted Ionic pilasters, and a frieze. There is a strapwork plaster ceiling and a large fireplace with a stone frieze and a timber surround, this with three-quarter, paired Ionic columns. The radiator, like those elsewhere in the house, is boxed in with a grille formed of turned timber balusters.

The dining room, and a room linking the dining and drawing rooms, both have panelled walls (with lozenge designs in the panelling) and stone fireplaces with timber overmantles. The middle room has timber beams and decorative plasterwork. The dining room has three carved timber doorcases with barley-sugar twisted pillars, and a coffered ceiling. A study, accessed off the entrance hall, has panelling to dado height and a full-height panelling above the fireplace, which is stone with green marble reveals. A corridor, panelled to dado height, runs off the entrance hall to the servants' wing. This comprises a series of working rooms including butler's pantry (complete with cupboards), larder (which has stone shelves) and a kitchen containing a 1950s English Rose kitchen suite. At the end of the service corridor is a sitting room, possibly the housekeeper's room, this with a fireplace, picture rail, in-built shelves and a WC.

The service wing has a dog-leg staircase with splat balusters and a timber handrail. The first floor has an open gallery landing, which is panelled and has a Tudor-arched fireplace. The plasterwork ceiling is in a curvilinear design, with a large pendant over the stairwell, from which hangs an iron chandelier. The panelled stairwell is lit by a large 18-light mullion and transom window and has a floral plasterwork frieze. The four principal bedrooms have original stone fireplaces, also neo-Jacobean in style with timber chimney pieces. There are three original bathrooms, lined with marble, two of which contain original bathtubs, one an original sink. As on the ground floor, there is a corridor leading to the service wing; this is unpanelled, with the wood panelling stopping when it is just out of sight from the landing. The attic contains further rooms, these with simple joinery and no fireplaces, and a set of linen cupboards. A shower room and WC are lined with original glazed tiles in black and white.

COACH HOUSE: timber-framed with tall brick end chimney stacks, a carriage arch under a gabled cross-wing, and windows with timber mullions and leaded lights; interior not inspected.

LANDSCAPE FEATURES: include a PAVED TERRACE running along the south, east and west fronts of the house, this with stone retaining walls which extend alongside the main north-western drive. There are two pairs of GATE PIERS topped with obelisks, complete with IRON GATES.

The boundary wall to the north of the estate, a swimming pool to the east, and tennis courts to the north all post-date the Second World War and lack special interest.

HISTORY: The character of West Sussex changed in the Victorian period, as the growth of London and the beginning of train services to and from the capital made the county a viable home for a new type: the city commuter. Farm land was purchased for development and some agricultural labourers found new work, first building suburban houses and then in service to their wealthy owners. The Kleinwort banking family, originally from Germany, were typical of the very richest of Sussex's new residents. They moved from a villa in Camberwell, south London (a neighbourhood which by the end of the C19 had lost much of its rural charm) to Bolnore House in Cuckfield, a mid-C19 mansion by Decimus Burton (now listed Grade II); the interiors of Bolnore and Chownes Mead share features such as a oak staircase and Jacobean plasterwork ceilings, these introduced to Bolnore House in 1930.

From the turn of the century, Alexander Drake Kleinwort commuted each day by car to the family bank in the City of London and it was joked that the villagers of Cuckfield could regulate their lives by his departure every morning, as could the policeman on London Bridge as Kleinwort's Bentley roared past him at a quarter past three every afternoon on his return journey. Chownes Mead appears to have been the home of Alexander's son, Cyril, who is listed at this address in the London Gazette in the 1930s. Cyril and his brother Ernest became partners in the family firm in 1927. Ernest lived in Cuckfield too, at Heaselands, a Victorian farm rebuilt in 1932 (the garden here is on the Register of Historic Parks and Gardens).

REASONS FOR DESIGNATION: Chownes Mead is listed at Grade II for the following principal reasons: * architectural interest: a handsome neo-Elizabethan-style house begun just before the outbreak of the First World War by local builders Norman and Burt; * interiors: a richly-decorated neo-Jacobean interior complete with plasterwork ceilings, panelled walls, carved wood and stone fireplaces, and a grand open-well staircase; * intactness: good survival of original fixtures and fittings in the servants' quarters, as well as in the principal rooms, and a coach house in the grounds * landscape: a stone-paved terrace, gate piers topped with obelisks and iron gates all form part of the original design and create a suitably grand landscape setting for the house.



Plate 1: Northwest elevation



Plate 2: Archive Image sent of works to Gertrude Jekyll - main entrance drive

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Plate 3: North corner of Chownes Mead viewed from north



Plate 4: Ground Floor elevation to northeast of main house

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Plate 5: Courtyard looking towards southwest



Plate 6: Northeast Elevation in service yard

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Plate 7: Garden Wall with Gertrude Jekyll’s detail shown in archive drawings



Plate 8: Southwest elevation viewed from level below terrace

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Plate 9: Garden wall and Steps to terrace viewed from south



Plate 10: Archive Image sent of works to Gertrude Jekyll - southwest elevation

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Plate 11: Southwest elevation from terrace



Plate 12: Southeast elevation beyond swimming pool

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Plate 13: Southeast elevation and terrace area



Plate 14: Southeast elevation - corbelled chimneys

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Plate 15: Entrance Hall looking southeast towards staircase



Plate 16: Entrance Hall looking northeast towards chimneypiece

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Plate 17: Office looking south towards door and chimneypiece



Plate 18: Office looking south towards door and chimneypiece

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Plate 19: Drawing Room chimney piece in northwest wall



Plate 20: Drawing Room ceiling detail

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Plate 21: Entrance Hall looking northwest



Plate 22: Study view towards east

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Plate 23: Study detail of ceiling



Plate 24: Dining Room chimneypiece and interconnecting door

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Plate 25: Corridor between Dining Room and Larder



Plate 26: Kitchen southeast wall

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Plate 27: Family Room chimney piece and northwest window



Plate 28: Main Staircase looking from ground to first floor

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Plate 29: Main Staircase looking from landing to ground floor



Plate 30: Looking southwest along first floor landing

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Plate 31: Main bedroom - wood panel detail



Plate 32: First floor window overlooking southwest terrace and garden



Plate 33: Door, ironmongery and panelling to first floor



Plate 34: First Floor family room

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Plate 35: Secondary stair detail



Plate 36: Second floor corridor

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Plate 37: Second floor living room



Plate 38: Second Floor storeroom

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Plate 39: Garden Wall gate through to northwest elevation



Plate 40: External steps up to southwest terrace

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Plate 41: Gate Piers seen in archive images



Plate 42: Garden wall to northwest terrace with inset gate detail

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