



Heritage Statement & Impact Assessment Wykehurst House, nr Bolney RH17 5QQ

Prepared by Stickland Wright Ltd for: Michael and Sarah Blencowe

Job No: 25041B

Property Address: Wykehurst House Bolney, RH17 5QQ

Listed Designation: Grade II*

Inspecting Persons: Nick Stickland

Date of first issue: 17/10/2025

Revision: A

**STICKLAND
WRIGHT**

Contents

1.0 Introduction	<u>2</u>
2.0 Building Setting and History	<u>3</u>
3.0 Proposed alterations	<u>12</u>
4.0 Statement of Heritage Significance	<u>13</u>
Appendix I – Statutory List Description	<u>15</u>
Appendix II – Planning Policy & Guidance	<u>21</u>
Appendix III – ICOMOS Guidelines	<u>22</u>
Appendix IV - Proposed plans application DM/25/2172	<u>23</u>
Appendix V - 2nd floor plan	<u>26</u>
Appendix VII - History of Wykehurst J Langlands Pearse (see separate document)	
Appendix VIII - Auction details 1923 (see separate document)	
Appendix IX - Auction details 1925 (see separate document)	



1.0

Introduction

1.1 Purpose of Assessment

This document has been drafted to inform proposed repairs to the existing building, including replacement of services infrastructure. This includes assessment of impacts upon the heritage asset, and its setting, and to demonstrate compliance with the relevant legislation, planning policy and guidance.

Our decision making is informed by the education and training guidelines, produced by the International Council on Monuments and Sites (ICOMOS, 1993), as advocated by the Royal Institute of British Architects (RIBA) through their conservation register training course [see Appendix 3].

ICOMOS is a non-governmental assembly who have sought to create a common discipline to guide conservation work, recognising the breadth of heritage internationally and the variety of possible actions and outcomes. As an international organisation, ICOMOS has recognised the need for strong collaboration, education and training to underpin appropriate standards for conservation work. Their guidelines therefore provide a framework for establishing localised standards, which reflect the specific technical and cultural requirements of any region. The RIBA guidance interprets these guidelines from a UK perspective.

We encourage all owners of heritage buildings to visit the Historic England website, which has extensive publications which offer guidance on many aspects of caring for the historic environment – www.historicengland.org.uk

1.2 Detail of Proposals

A summary of the proposed and completed works (retrospective consent sought) is as follows:

- Roof repairs including replacement tiling and battening
- Complete electrical re-wiring
- External stonework repairs
- New installation of water feeds and drainage pipework infrastructure
- Installation of new lightning protection.
- Replacement windows.
- Replacement of unsound courtyard retaining wall.
- Leadwork replacement.

This application follows an earlier pre-application enquiry, submitted to expediate repairs to the existing house [DM/25/1843], with e-mailed advice received 12th September. The submission follows an earlier application to deal with retrospective consent for internal alterations and for new alterations planned within the house [DM/25/2172]. Generally, the proposals intend to return Wykehurst House to a single family home. The proposals are intended on a ‘like for like’ basis and will have no impact on the setting of the listed building.

This listed building submission, and the submitted planning statement, intend to co-ordinate information relating to the various isolated repairs. The application should also be read in conjunction with the parallel submission for broader changes to the interior of the property (submitted plans included in appendix).

1.3 Relevant Designations (legal context and policy context)

The building was Grade 2* listed on 11th May 1983, under number 1193325 and name ‘Wykehurst Park’. The listed building entry introduces the building as; Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion in the style of a French chateau.

The proposed alterations require listed building consent only. We have copied extracts from the relevant legislation in Appendix II, and summarise these as follows:

- Relevant heritage and planning frameworks:
- National Planning Policy Framework (NPPF)
 - Mid Sussex District Plan 2014-2031, Policy DP34 – Listed Buildings and Other Heritage Assets.

In England, the legislative basis for decision making on applications affecting the historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990. This ‘Listed Buildings’ Act places legal duties upon local planning authorities. For listed properties the Act requires authorities to have:

“... special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses”

This legal wording is fundamental to all planning decisions affecting listed buildings; it is also important to recognise that a building’s setting must be given equal weight to the building and its features.

Other planning designations are immaterial, due to alterations being internal only.



2.0

Building Setting and History

2.1

Planning History

Reference: BK/022/75
Long Stay Hotel of 200 Bedrooms with Reception Areas, Conference facilities, Swimming Bath, Staff Housing and Ancillaries.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 25/06/1975
Decision: Refusal

Reference: BK/043/75
Long Stay Hotel of 200 bedrooms with reception areas, conference facilities, swimming bath, staff housing and ancillaries.
Wykehurst Park, Bolney
Date Decision Issued: 21/01/1976
Decision: Refusal

Reference: BK/046/75
Reserved matters of Outline Application No. F.72.647 dated 18th June, 1972.
Wykehurst Park, Bolney
Date Decision Issued: 03/02/1976
Decision: Refusal
Appeal Reference: AP/76/0044
Appeal Decision Date: 20/05/1980
Appeal Decision: Appeal Dismissed

Reference: BK/026/77
Renewal of permission for change of use of land to that of golf course on 142.46 acres net.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 22/02/1978
Decision: Refusal
Appeal Reference: AP/78/0097
Appeal Decision Date: 25/05/1978
Appeal Decision: Appeal Withdrawn

Reference: BK/025/77
Change of use of land to golf course.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 22/02/1978
Decision: Refusal
Appeal Reference: AP/78/0096
Appeal Decision Date: 25/05/1978
Appeal Decision: Appeal Withdrawn

Reference: BK/034/78
Outline application. Erection of range of ten garages with sandstone external finish with hardwood fascias and tree and natural screening around garages to be erected on existing reinforced concrete base.
Wykehurst, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 30/01/1979
Decision: Refusal

Reference: BK/012/79
Outline application for the erection of 16 houses and access road from Colwood Lane.
Land Parcel No 8566, Adjoining Land To West Of Bolney
Date Decision Issued: 24/09/1980
Decision: Refusal
Appeal Reference: AP/80/0031
Appeal Decision Date: 19/07/1983
Appeal Decision: Appeal Dismissed

Reference: BK/016/81
Construction of house, related farm buildings and internal access roadway.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 26/05/1981
Decision: Refusal

Reference: BK/027/81
Construction of farm buildings, internal access roadway.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 18/08/1981
Decision: Permission

Reference: BK/030/81
To erect a 200 bedroomed hotel.
O.S.Land Parcel 7148, Wykehurst, Bolney, Haywards Heath, West Sussex
Date Decision Issued: 03/11/1981
Decision: Refusal
Appeal Reference: AP/83/0032
Appeal Decision Date: 19/07/1983
Appeal Decision: Appeal Dismissed

Reference: BK/031/81
200 bedroom hotel with associated facilities for eating and car parking. Access from Colwood Lane.
O.S.Land Parcel 7148, Wykehurst, Bolney, Haywards Heath, West Sussex
Date Decision Issued: 03/11/1981
Decision: Refusal
Appeal Reference: AP/83/0051
Appeal Decision Date: 19/07/1983
Appeal Decision: Appeal Dismissed

Reference: BK/045/81
High Voltage (11,000 volts) and low voltage (240/415 volts) Overhead Electric Lines to be erected on single wooden poles.
East Lodge, Wykehurst Park, London Road, Bolney, Haywards Heath, West Sussex, RH17 5QB
Date Decision Issued: 13/11/1981
Decision: No Objection

Reference: BK/039/93
PROPOSED OVERHEAD LINES.
Wykehurst Park, Colwood Lane, Bolney, West Sussex, RH17 5QQ
Date Decision Issued: 16/09/1993
Decision: Permission

Reference: BK/005/95
CONVERSION OF VACANT STABLE WING TO FORM SECOND DWELLING.
Coach House Farm And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 07/04/1995
Decision: Permission



2.0

Building Setting and History

2.1

Planning History continued

Reference: BK/034/77
New Golf Course. Reserved Matters of F/72/655.
Wykehurst Park, Bolney
Date Decision Issued: 09/05/1978
Decision: Refusal
Appeal Reference: AP/78/0103
Appeal Decision Date: 31/05/1978
Appeal Decision: Appeal Withdrawn

Reference: 14/01003/FUL
New timber shed to courtyard and replacement of the existing entrance gates to the courtyard.
The Coach House And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 08/05/2014
Decision: Permission

Listed building consent

Reference: BK/024/84
REPAIR WORK TO OVERCOME DAMAGE CAUSED BY WATER PENETRATION AND DRY ROT. ALTERATION OF EXISTING WINDOW OPENING TO FORM NEW STONE MULLIONED WINDOW WITH CASEMENT LIGHTS.
Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 04/01/1985
Decision: Permission

Reference: BK/007/90
GLAZING OVER INTERNAL COURTYARD.
Wykehurst House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 20/03/1990
Decision: Permission

Reference: BK/006/95
CONVERSION OF VACANT STABLE WING TO FORM SECOND DWELLING.
Coach House Farm And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 07/04/1995
Decision: Permission

Reference: 14/01005/LBC
Installation of steel girders to the western section of roof, removal of two non-structural walls at first floor in the western portion of the building, install cupboard to bedroom, refurbish external clock, replace damaged fascia boards, remove existing floor to store, replace concrete hard standing area of courtyard with similar red bricks to match existing, install wood burning stove and flue to garage, replace entry gates to the property, replace coach house roof tiles and carry out re-pointing to all elevations where required.
The Coach House And Stables, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ
Date Decision Issued: 08/05/2014
Decision: Permission

Pre application advice
Reference: DM/25/1843
Agreement is sought for urgent repairs to the listed building
Wykehurst House Wykehurst Park Colwood Lane Bolney
Requested: 17/07/2025

Current applications
Reference: DM/25/2172
Internal alterations to form a family home, new services throughout and alterations to layout, including new partitions walls, new doors, architraves, skirting and cornicing.
Ongoing



2.0

Building Setting and History

2.2

Historic Phases of Development

Information for Historic Environmental Records (HERs)

The original property, on the land, is believed to have burnt down in 1870.

1871-74 - Creation of the House
The house was constructed by William Cubitt, to designs by Prof. Edward Middleton ‘E M’ Barry (Royal Opera House, Bow St among eminent works).

Built for Henry Huth, a wealthy banker of German / Spanish descent, who was well-travelled and an ‘ardent orientalist’ speaking Persian, Arabic and Hindustani. Huth was a highly significant collector and reader of books (the collection is said to have sold, following his death, for £300k in 1910).

In a Pevsner co-authored book, the house was described as ‘that epitome of high Victorian showiness and license’. The building was therefore very much of its time, with the trend of late 19th Century architecture toward a combination of revived historical styles and emerging trends. Wykehurst is at the forefront of the ‘Francois Premier’ style (chateaus at Chambord and Chenonceau are a known influence).

Barry’s architectural philosophy was that progress should be affected by developments of science and technology, while the artist should be able to draw upon the great storehouse of archaeology to provide the cultural overlay (owed to Pugin’s ‘True Principles’).

Technologically, the building was innovative even ahead of its time, with cavity walls, fireproof iron / concrete floors, full hot water distribution and warm air circulation to principal receptions (concealed in deep internal cross walls).

The basement itself was a pragmatic addition, to cut into the slope of the land and preserve the upper floors from water ingress. These were areas barred for security and used by staff only. The kitchen was located at basement level, outside the footprint of the main building, to allow natural light, ventilation (keeping smells from the house) and ease of access for both

courtyard deliveries and back stair access to all levels. Stylistically, the building and interiors were an outward expression of current architectural fashion (balancing Gothic and Classicist traditions) and the client’s own tastes and influences.

The exterior was later marketed as ‘a Victorian masterpiece in the combined styles of a German Schloss and Loire Chateau’.

The description of the principal interior rooms below confirms their broad characterisation as a mixture of revived historic styles from 16th, 18th and 19th centuries:

- Entrance Hallway – Elizabethan with Mediterranean influence (Spanish leather hanging, lost during the house’s period of decay)
- Drawing Room – ‘Louis XV’ style (lost embroidered white satin wall coverings)
- Library – ‘Adam’ style (Robert Adam also being influenced by Louis XV)
- Dining Room – ‘Elizabethan Italianate’ style, including 16th century Italian wall panelling (significantly restored by Doyle – see below). Boiseries were also prevalent in French interiors from 17th and 18th centuries and becoming fashionable in this era.

By 1923, Edward Huth (who earlier inherited the property from his father) put it up for sale. It was sold in 1924 to Miss E T Grainger and Sister.

Two sets of sales particulars from the time are included in the appendices. These documents, which include room dimensions and descriptions, have been used to determine the probable original layout of the upper floors. (see figure 2.01, 2.02 and 2.03 for floor plans)

1924 - Early 30’s – Conversion to Hotel
Reference is made to ownership by Brighton hotelier Mrs F K Turner (in news of her passing).

By 1930 - ‘The Wykehurst Park Hotel, which was lying dormant for many years, has awakened under its new and capable management’.

Notes: The extent of alterations made during this period are unclear with

few records having been discovered. Photographs show the building largely unchanged from the period as a single home.

WW2 – Wartime Occupation
The property was requisitioned (leased) by the Canadian army. First Canadian arrivals are recorded in 1940, with specific reference to Wykehurst from 1942. The house was used as a marshalling location for D-Day and hosted up to 1500 troops in the buildings and land.

Post-war the building was vacant for 26 years (1945-71), with articles confirming looting, vandalism, weather ingress, internal vegetal growth and sheltering animals. From 1951 a news article records removal of large quantities of lead, by thieves.

By 1968, sales particulars describe the building as ‘ripe for conversion to flats, school or a hotel’. By 1971, the building was reportedly considered ‘beyond repair’ and was scheduled for demolition.

Notes: The extent of alterations made during this period are unclear with only news clippings and war records having been discovered.

1971 – Asset Stripping and ‘Restoration’
Antiques dealer, James ‘Jimmy’ Doyle gained a preservation order from demolition and then purchased the property in 1971.

The external wall and gates were listed at this time – LB/71/0001.

Doyle set about gaining planning consents for the estate and its buildings, then sold them off to fund the restoration. In 1972, consent was given for internal conversion to create 12 flats, with the main residence for the Doyle family and the remaining 11 flats seemingly sold off to generate further funds. A new entrance door, stair and lift were added at this time, to provide independent access to the ‘private’ flats, separated from the family’s accommodation. (see figure 2.04, 2.05 and 2.06 for flat areas).

Additionally, the house and remaining grounds were opened for event use and as a filming location, to generate income. Stone eagle adornments to the listed gates are believed to be film set props added during this period!



2.0

Building Setting and History

Doyle’s changes were not all to subsidise a period restoration, he gained consent to convert the Billiards Room with a storey high, sunken swimming pool with viewing windows at basement level. It is known that most of the original floors were rebuilt or restored due to water ingress while vacant, so this perhaps presented opportunity for new ideas, no matter their appropriateness!

Similarly, Doyle extended his new master bedroom onto the principal staircase, presumably to provide additional grandeur, losing the original first floor passageway in the process.

Other significant changes included the enlargement of the central light well at first floor, originally hosting the first-to-second floor staircase. The separation into flats made this stair redundant and unwelcome. The removal of the stair and enclosure enabled more light to enter the central lightwell, and host new access ways and gantries to the newly created flats. New windows were added to the courtyard to illuminate the reconfigured rooms adjacent.

New floors and roofs were added over the basement workshop and kitchen, to create new ground floor space. Existing windows were also infilled, Which would otherwise have looked into this newly formed space. These works also made significant alteration to the former workshop and kitchen, which were stripped out and inter-linked.

By 1975, designs for ‘restoration’ of the principal reception rooms and fabric repairs by the Architecture and Planning Partnership received a heritage award. However, this restoration did not achieve the high standards of the original build, with evidence that budgets only allowed the application of a cosmetic veneer. Decorative techniques (colour matched paper) were used to mimic original stonework. The oak library shelves had been painted white, rather than restored.

It is also clear from written records and evidence on site, that much of the original decorative finish was removed or lost, seemingly due to the damage caused during the 26-year period of neglect. Today, wall chasing for electrical wiring is evident to the once richly decorated walls in the library and drawing room, from Doyle’s refurbishment. Comparisons of photographs from the original property and during Doyle’s ownership evidence the extent of alteration and loss of original features (see appendix).

On the upper floors, the refurbishment of flats introduces new, more standardised joinery profiles, particularly to doors, architraves and skirtings. Visual evidence shows that the profiles on second floor are deeper than the original, which were more modest, setting a visual hierarchy to the importance of such rooms.

By 1978, Doyle sold the property with areas of the build unfinished (The Billiards Room floor was still open, and the pool works abandoned part way through). By 1984, Doyle was made bankrupt.

1978 – To the Present Day
Doyle sold the main residence (the Doyle family ‘flat’) to Ebrahim Golestan, who owned the property to old age and its recent sale in late 2024. It is understood that since the initial purchase, Golestan slowly acquired the various flats to once again bring the property into one single ownership. However, the interior was not significantly altered to restore the grandeur of the original home. Small changes enacted, were driven by specific need or pragmatism, rather than being pieces of an over-arching new vision for the building.

The only other records available from this period are planning records and original architects drawings. The notable planning events being as follows:

1983 – BK/024/83 - Included unimplemented ideas to convert the basement into offices and with a maisonette organised over basement and ground floor, in the areas heavily altered by Doyle for his pool ‘complex’. New windows were added, and with some openings either infilled or opened throughout the property (refer to plan mark-ups).

First Listing of the house itself was on 11th May 1983, as LB/83/0372.

1985 – BK/024/84 LB – Repair work to overcome damage caused by water penetration and dry rot. Plus, alteration of existing window opening to form new stone mullioned window with casement lights. Seemingly the restoration by Doyle had either been incomplete or poorly undertaken. The plans show extensive floor restoration at ground floor and water proofing works to the basement generally.

1990 – BK/00790/LB – ‘glazing over internal courtyard’, previously opened by Doyle.
2024 – New Ownership
Property purchased by M. Blencowe with the intention of restoration as a single family home.

The now elderly residents had not kept up with required maintenance work or had been badly treated by unscrupulous trades people taking advantage of a perceived ‘opportunity’.

The property was left with the following failings (some of which represent an urgent insurance concern):

- Roof damage and missing tiles leading to direct water ingress
- Weathered and cracked stone, left to deteriorate
- Rotten window timber framework and cracked or missing glass panes
- Poorly maintained balcony flashings and water sealing, leading to water ingress to stonework below including substantial salt loss and stone degradation
- Leaking pipework, including concealed tanks within ‘modern’ room additions
- Electrical fittings removed and unsafe wiring throughout the building, including concealed redundant wiring from previous layers or refurbishment
- Insecure boundaries
- Lack of lightening protection

Listed buildings consent is now sought for proposed alterations and repairs to return the property to a single family home.



2.0

Building Setting and History

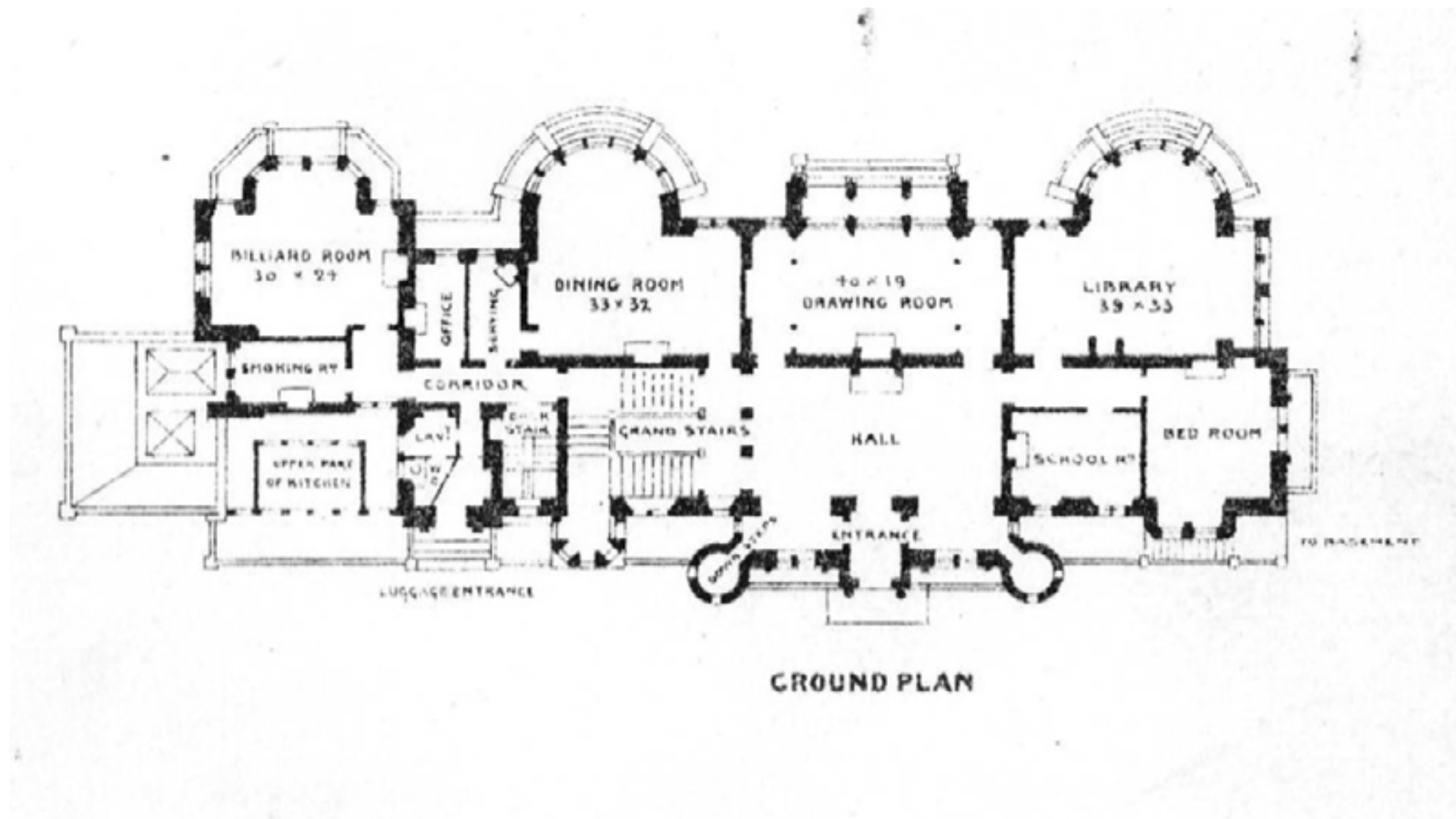
2.3

Sources and Bibliography

British Newspaper Archives (on-line research of all available content relating to 'Wykehurst').
The National Archives (on-line research)
Mid-Sussex Planning records (from information request and on-line planning records)
Purchase searches of planning records (see section 2.1)
Heritage research by J Langlands Pearse (see appendix, including further bibliography)
Brighton and Hove HERs, at 'The Keep' (see appendix)
Architect's original drawings
Historic photographs



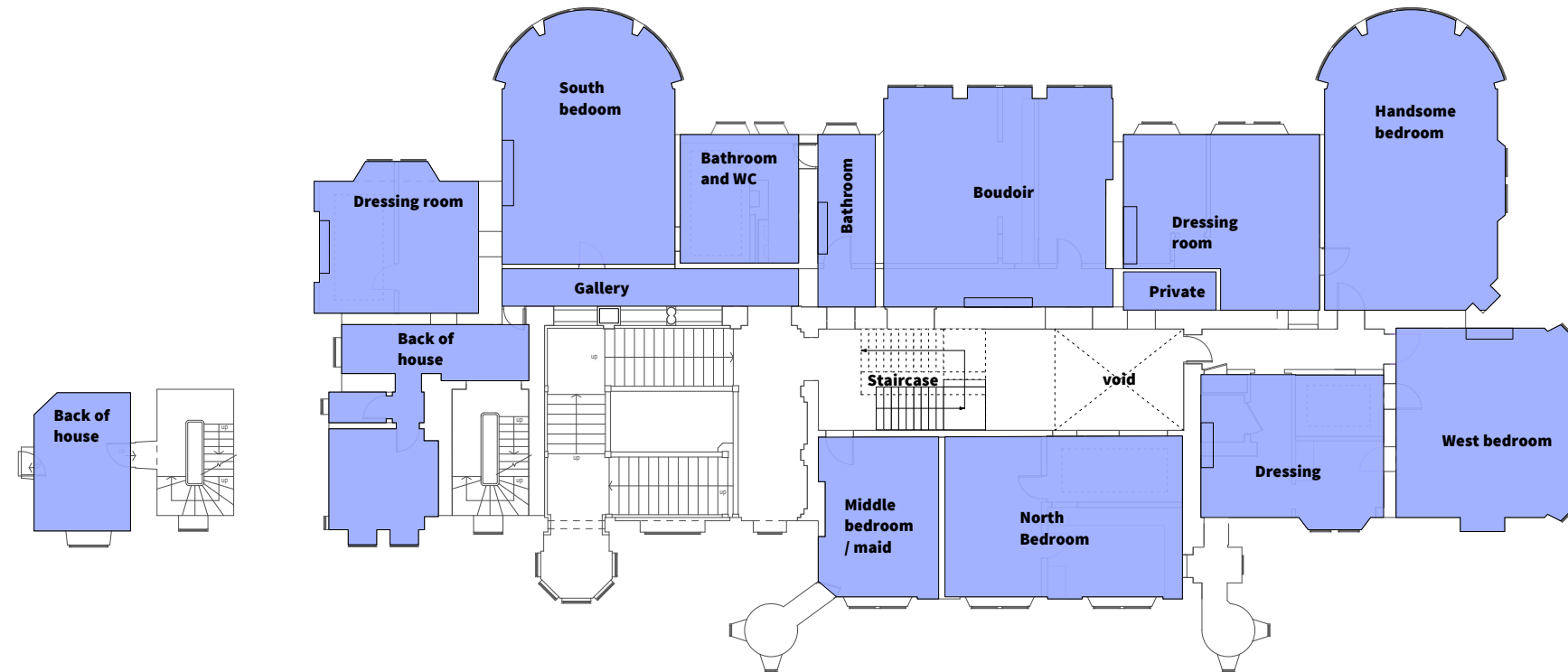
Building Setting and History



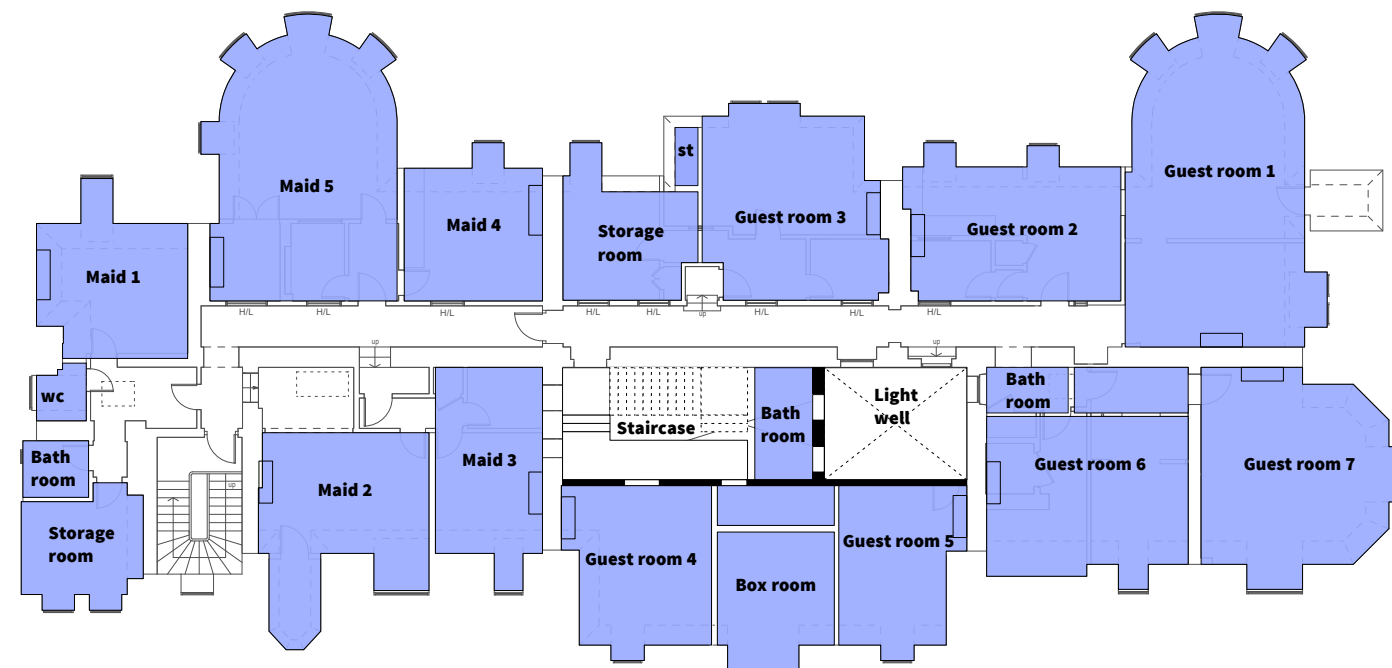
2.01 Historic ground floor plan
The Builder 1872

Building Setting and History

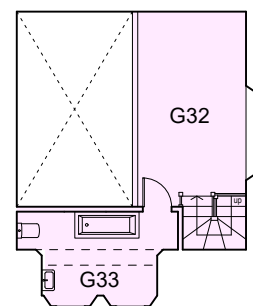
Reading the heritage research by J Langlands Pearse (see appendix VII), Auction details 1923 and 1925 (appendix VIII and IX) researching the historic plans (appendix VI) the assumptions have been made that the room division to the first and second floors would have been similar to figure 2.02 and 2.03.



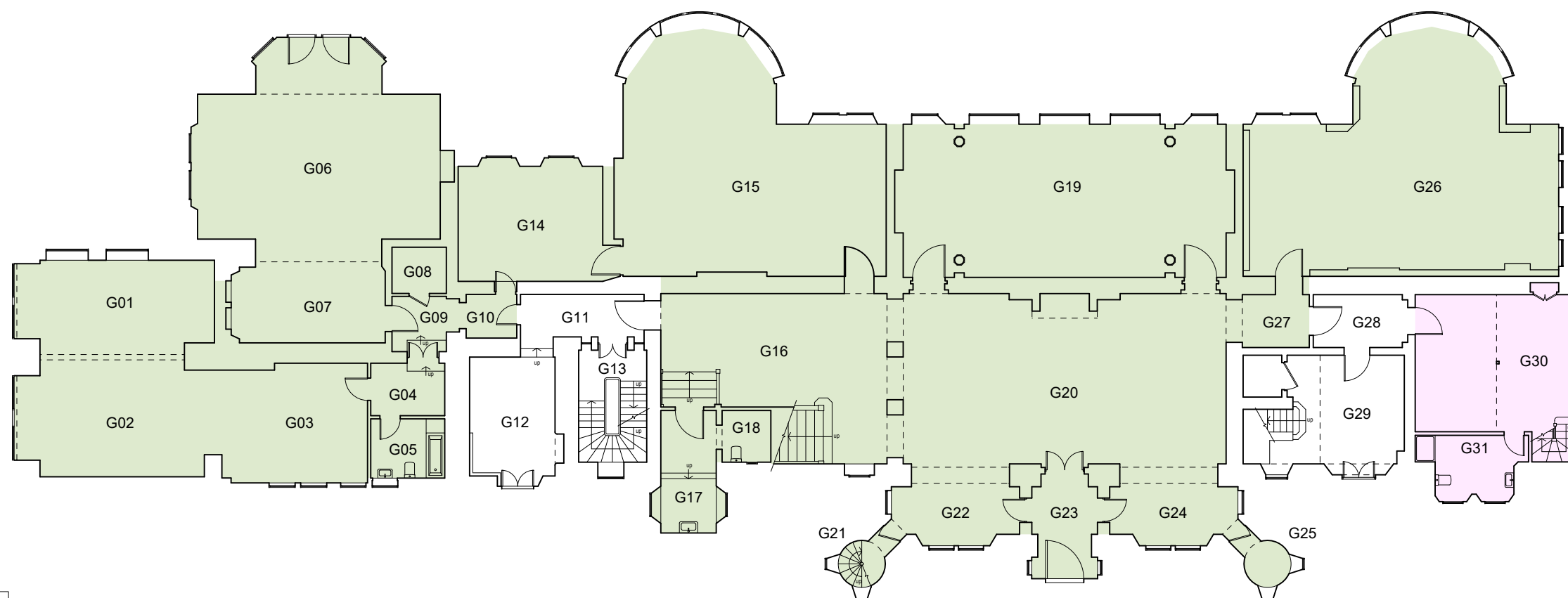
2.02 Following research into history of building assumed historic first floor plan



2.03 Following research into history of building assumed historic second floor plan

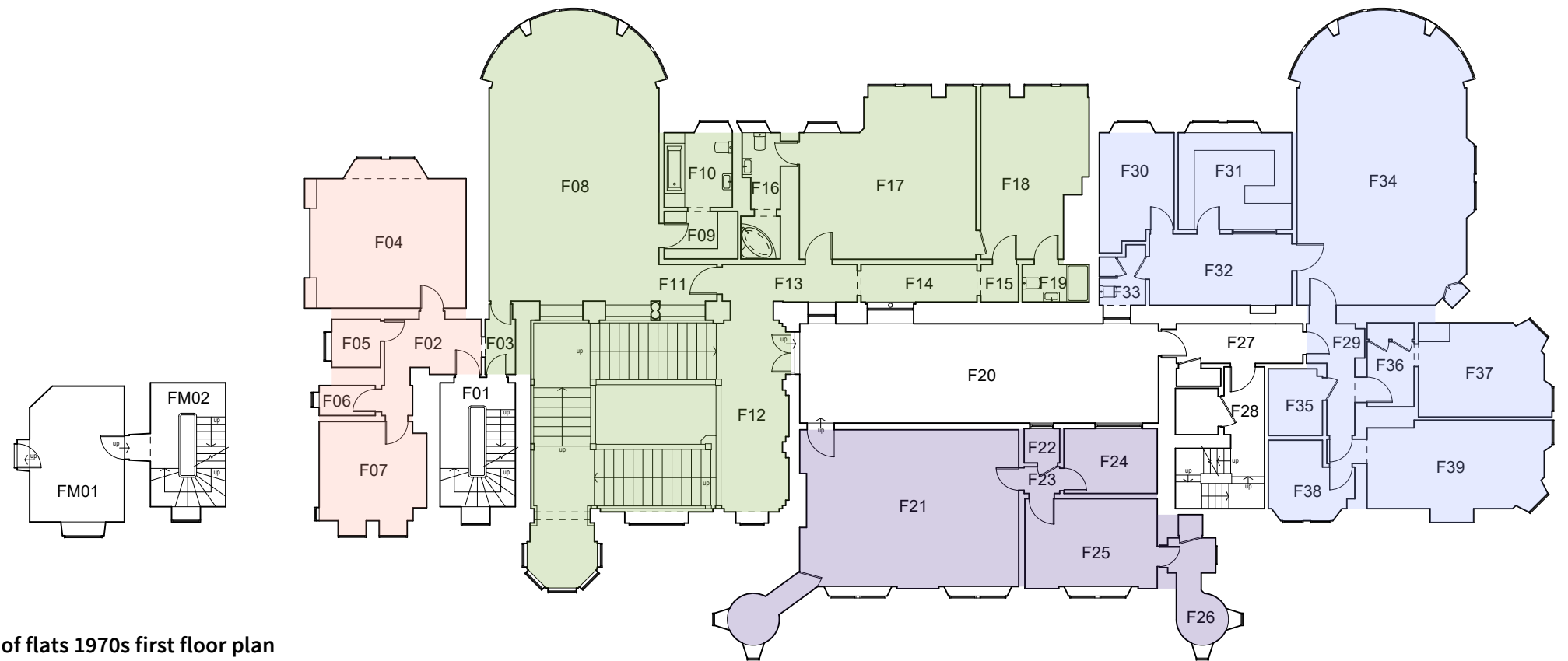
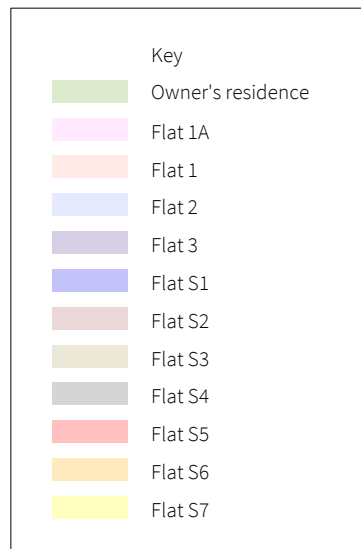


Mezzanine

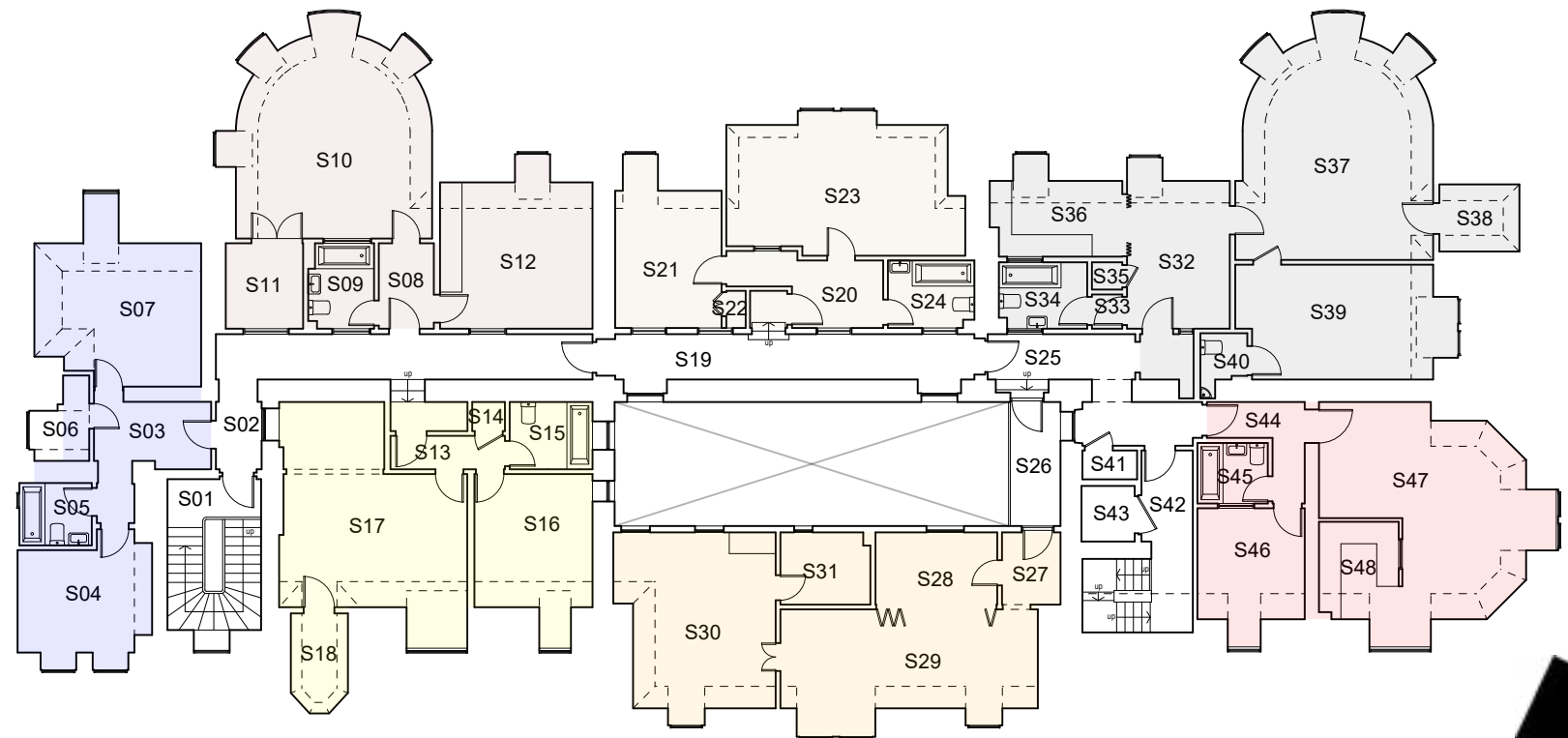


Key	
	Owner's residence
	Flat 1A
	Flat 1
	Flat 2
	Flat 3
	Flat S1
	Flat S2
	Flat S3
	Flat S4
	Flat S5
	Flat S6
	Flat S7

2.04 Layout of flats 1970s ground floor plan



2.05 Layout of flats 1970s first floor plan



2.06 Layout of flats 1970s second floor plan

3.0

Proposed alterations

Please see below, a list of evidence provided within this submission, describing the building condition at the time of purchase:

Electrical:
2025-09-30 Email from inspecting electrician Madlah MEP
Wykehurst Place - 01 BF Lighting
Wykehurst Place - 02 BF Small Power
Wykehurst Place - 03 GF Lighting
Wykehurst Place - 04 GF Small Power
Wykehurst Place - 05 1F Lighting
Wykehurst Place - 06 1F Small Power
Wykehurst Place - 07 2F Lighting
Wykehurst Place - 08 2F Small Power

Heating and plumbing:
2025-09-29 Email from plumbing and heating engineer Mittens
JMS-0182-M001 P0 - Heating Schematic
JMS-0182-M003 P0 - Plantroom Heating Schematic
JMS-0182-M100 P0 - Basement Heating
JMS-0182-M101 P0 - Ground Floor Heating
JMS-0182-M102 P1 - First Floor Heating
JMS-0182-M103 P0 - Second Floor Heating
JMS-0182-M110 P0 - Basement Underfloor Heating
JMS-0182-M111 P0 - Ground Floor Underfloor Heating
JMS-0182-M112 P1 - First Floor Underfloor Heating
JMS-0182-M200 P0 - Basement Water Services
JMS-0182-M201 P0 - Ground Floor Water Services
JMS-0182-M202 P1 - First Floor Water Services
JMS-0182-M203 P1 - Second Floor Water Services

Courtyard wall drawings:
24140-10
24140-11
24140-12
Method statement

Stonework:
Estimate of works
Condition survey



Statement of Heritage Significance

Note: we adopt the National Planning Policy Framework (NPPF) definition of heritage significance, as follows:

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.

4.1

Assessment of Significance

The building was Grade 2* listed on 11th May 1983, under number 1193325 and name 'Wykehurst Park'. The listed building entry introduces the building as; Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion in the style of a French chateau.

The building entry references Wykehurst Park, although much of the land and estate buildings had been sold into separate ownership at the time of listing.

The proposed alterations do not alter the appearance of the property and therefore this assessment does not consider the building's impact on its setting.

Our research has lead us to the determination that it is the original design and construction of the building in 1871-74 that is of most heritage significance. We find that subsequent alteration has often been harmful to this significance, although for proper context, such changes were made against a backdrop of significant neglect with preceding extensive loss of original fabric through weathering, deterioration, theft and general lack of maintenance. The extent of deterioration led to proposed demolition in around 1970.

The later changes are considered beneficial, to the extent that they helped reverse the decision to demolish the building. However, these changes also heavily compromised the original interior to salvage key reception rooms at ground floor and the exterior appearance of the building, preserved for the setting.

Many subsequent alterations to the property are not clearly recorded or have

come about due to a long period of significant neglect, generating a need to balance partial restoration with income generation. These alterations include more fanciful ideas at the behest of the then owners.

Although many of these alterations appear to have been properly consented, many were prior to listing, and they fail to preserve or enhance the significance of the original building. Many changes are considered harmful but were probably agreed with a degree of pragmatism, in consideration of the poor state of the building's fabric, particularly internally. Evidence (visual and research) shows that much of the original decorative finish, and some fabric, was lost or irretrievably damaged due to water ingress.

Today, the exterior of the building, some of the original plan form and features to principal ground floor reception areas remain in reasonable condition. Other areas have been greatly altered and renovated in the early 1970's and 1980's. Much of this work uses modern materials and with no reliance upon heritage building techniques. This work is considered to carry no other significance than documenting the alteration of the original, significant work.

We have annotated drawings to present our analysis of the impact on the heritage asset, of recent works. These drawings presume that only the original construction is of significance, and that changes which unpick later harmful alterations, can be considered an enhancement.

4.2

Impact of Proposals

The following is a summary of the impacts, resulting from the isolated repairs described at section 1.2 above:

Roof repairs

Isolated areas of original roof tiling were lost during the previous period of ownership, leading to water ingress and deterioration of the building fabric. The proposed repairs are intended to match the original construction build-ups, using modern material replacements where necessary. As a priority, original materials will be salvaged, cleaned, repaired, or reinstated where possible. Roof tile replacement will be visible in distant views, but through the

use of materials with matching colour and surface texture, this will generate the same weathering characteristics and will blend in time.

Electrical re-wiring

The house was completely re-wired in the early 1970s, due to the extent of damage during the proceeding years and the extent of alterations, particularly to upper floors to create 12 self-contained apartments. Most of the floor boarding is new and even to the most significant, and preserved rooms at ground floor, walls show the scars of new wall chasing for cabling. The 1970s works did not use cabling or sockets from the historically significant construction of the original house, and these later works have now also been condemned for contemporary use – see email dated 30/09/2025 from Madlah MEP.

The proposed new electrical works are shown on the submission drawings. Due to the extent of previous repairs and alterations, the proposed installations will generally have no impact on any preserved historic fabric. The works of greatest relevance are those within the more significant, well-preserved rooms at ground floor level. We are advised that these works involve the replacement of existing sockets within these areas.

External stone repairs

A full photographic survey and report of the existing facades, by a notable heritage stonemasonry company 'Traditional Stone', are submitted with the application. All the external stone facades are significant and integral to the character of the property. Aside from areas of historic and inappropriate repair, facades are generally unaltered from the original construction of the house. Alas, the stonework has NOT been appropriately maintained for decades leading to age-related deterioration. Also, poorly undertaken stitch repairs and use of modern cementitious render repairs have accelerated localised decay. Poor maintenance of lead flashings (see separate item below) has led to water ingress through joints, further accelerating decay and creating unsightly staining.

A full schedule of repairs are included in the submitted report. The repairs are considered to improve the significance of the heritage asset.

Water and drainage services

As with the electrical wiring (see item above), this was renewed in the 1970s,

Statement of Heritage Significance

with new pipework chased into walls and even crossing at high level through spaces. These interventions have been more harmful, due to the physical size of pipework and need for falls.

Existing pipework is not considered useable –see email dated 29/09/2025 from Mittens.

Proposed new plumbing is shown on the submission drawings. Due to the extent of previous repair and alteration the proposed works are considered to make less than substantial harm to the preserved historic fabric. Proposed works to the more significant, and preserved rooms at ground floor are of most interest. Trench heaters are proposed for installation within the ground-floor historic rooms. The heaters will be set into the floor to ensure minimal intervention and preserve the integrity of the historic fabric.

Lightning protection

Existing lightning protection was not discovered, potentially lost over time (newspaper cuttings confirming vandalism and items of value stolen during the long period of vacancy). For insurance purpose, the proposals include new protection with a ballasted Early Streamer Emission (ESE) device mounted on the highest roof location. The copper conductor tape is carried across the existing roof surface, clipped to tiles, and down the façade pinned.

The ESE device is located on flat roof obscured by a low, surrounding roof upstand. Therefore, from surrounding views, only the mast element is observable. The proposals are considered discreet, with minimal impact on the existing building fabric whilst also offering long term protection of the asset.

Replacement windows

Nine of the existing windows at second floor had deteriorated to the extent that rotting timber to frames and missing or broken glass, required significant intervention to either repair or replace the original building fabric. The client instructed replacement windows to match the original (we had not inspected the original windows prior to this action and cannot comment on their condition).

We also note that many original windows have been replaced during the 1970s conversion. However, we have not undertaken a full detailed

assessment of all retained windows, to identify the location and number of replacement windows. This retrospective planning submission deals only with works already undertaken.

The loss of original building fabric is considered harmful, and we are unable to assess the potential for viable restoration of these windows.

The replacement timber box sash windows are designed to match the original windows for appearance. See drawings 25041B-P-142-A & 143-A.

The loss of existing fabric will need to be balanced against the improvement to the longevity and performance enhancement of new windows, and in overview with other improvements sought to the historic building fabric.

Courtyard wall

The southerly retaining wall, enclosing the eastern basement courtyard, has bowed significantly and requires structural intervention. The proposals are led by a structural engineer, with method statement provided. A new structural retaining support is required, with the existing wall re-built in front to retain the current appearance. The existing ground behind the wall will be dug down, allowing the existing wall to be dismantled with original stone pieces preserved, cleaned, and scheduled for later re-instatement.

The proposed remedial works will retain the appearance of the existing courtyard and re-use original fabric. The proposals are deemed essential and use methods which minimise harm to the listed building asset.

Leadwork replacement

Identified areas of lead guttering require replacement due to age deterioration of the material, and with no long-term historic maintenance undertaken. The proposed replacement is essential to preserve building fabric the lead specially protects, including roof structure, stonework and internal finishes.

Lead to gutters will be replaced, with a lead code and jointing to suit the original gutter formation (mainly Code 7). Modern guidance for lead installation necessitates greater expansion between joint distances. Therefore, to preserve the appearance of the gutter and its falls, including original timber substrate, and details for dressing of side abutments, a

neoprene rubber expansion joint as per drawing 25041B-P-132 A.

The loss of original fabric is considered necessary to overcome material degradation, and to provide longer term protection of preserved original building fabric.

4.3

Recording Proposals

Creating and maintaining accessible records of all works carried out to a building or place is an important aspect of conservation practice. Record keeping can be considered in two parts – (1) documentation of repairs or other works carried out to a building or place, including drawings, schedules of work, specifications and digital data, and (2) archaeological recording prior to and during the works.

This Heritage Impact Assessment is written for the purposes of planning consent. However, it will form an important record of initial information discovery and is considered a starting point for the recording and generating of an accessible archive for future building activities.

Record keeping is also a requirement of the National Planning Policy Framework:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible 76. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The RIBA ‘Conservation Guide’ (2024) dedicates a whole chapter (11) to record-keeping, with guidance and best practice examples of methodologies.

Appendix I

Statutory List Description

WYKEHURST PARK, LONDON ROAD

Heritage Category: Listed Building
Grade: II*
List Entry Number: 119325
Date first listed: 11-May-1983
Date of most recent amendment: 19-Jul-2024
National Grid Reference: TQ 25770 24405

List Entry:
2. New flats. Designed by E M Barry for Henry Huth, an Austrian banker. The Stables are dated 1869, but Pevsner dates the house at 1872-4. It is a large mansion in the style of a French chateau. Two storeys and attic. Ashlar. Tiled roof. The entrance front is asymmetrical. The main portion has a central porch with one window on each side on the ground floor and 3 windows over. This portion is flanked by round each with an arcaded top storey surmounted by a conical roof. To the left is a polygonal bay which lights the staircase and beyond this a square tower of 3 storeys, which is higher than the rest of the front. The garden front is symmetrical and the more impressive of the two. It has 8 windows. Eaves bracket cornice. Central projection with 3 round-headed arches on the ground floor and 3 windows above, flanked by circular bastions. Above is a large dormer window. At each end of the front is a large curved bay of 7 windows on ground and first floors with 3 large dormers projecting from the roof. The hall was originally hung with Spanish leather. The dining-room is wholly panelled in Elizabethan style. The drawing-room has a marble chimney piece of Adam character and originally walls panelled in brocade. The staircase is of Elizabethan design.

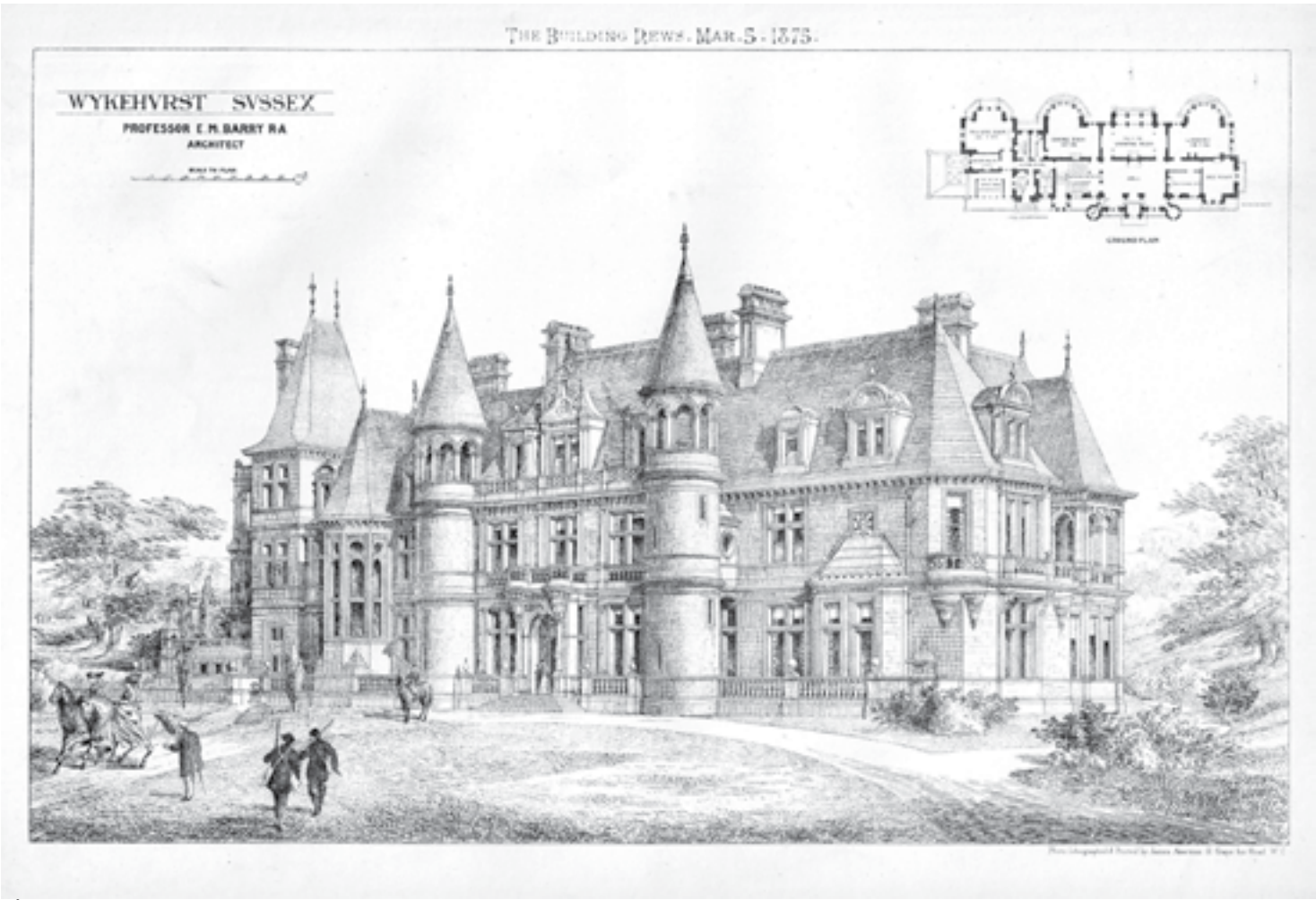


Figure I.01
Image copyright: Ian Thorburn
<https://historicengland.org.uk/listing/the-list/list-entry/1193325?section=comments-and-photos>
Wykehurst Sussex by Professor E.M. Barry R.A. Architect is illustrated in the Building News of February and March 1875, from my original copies.

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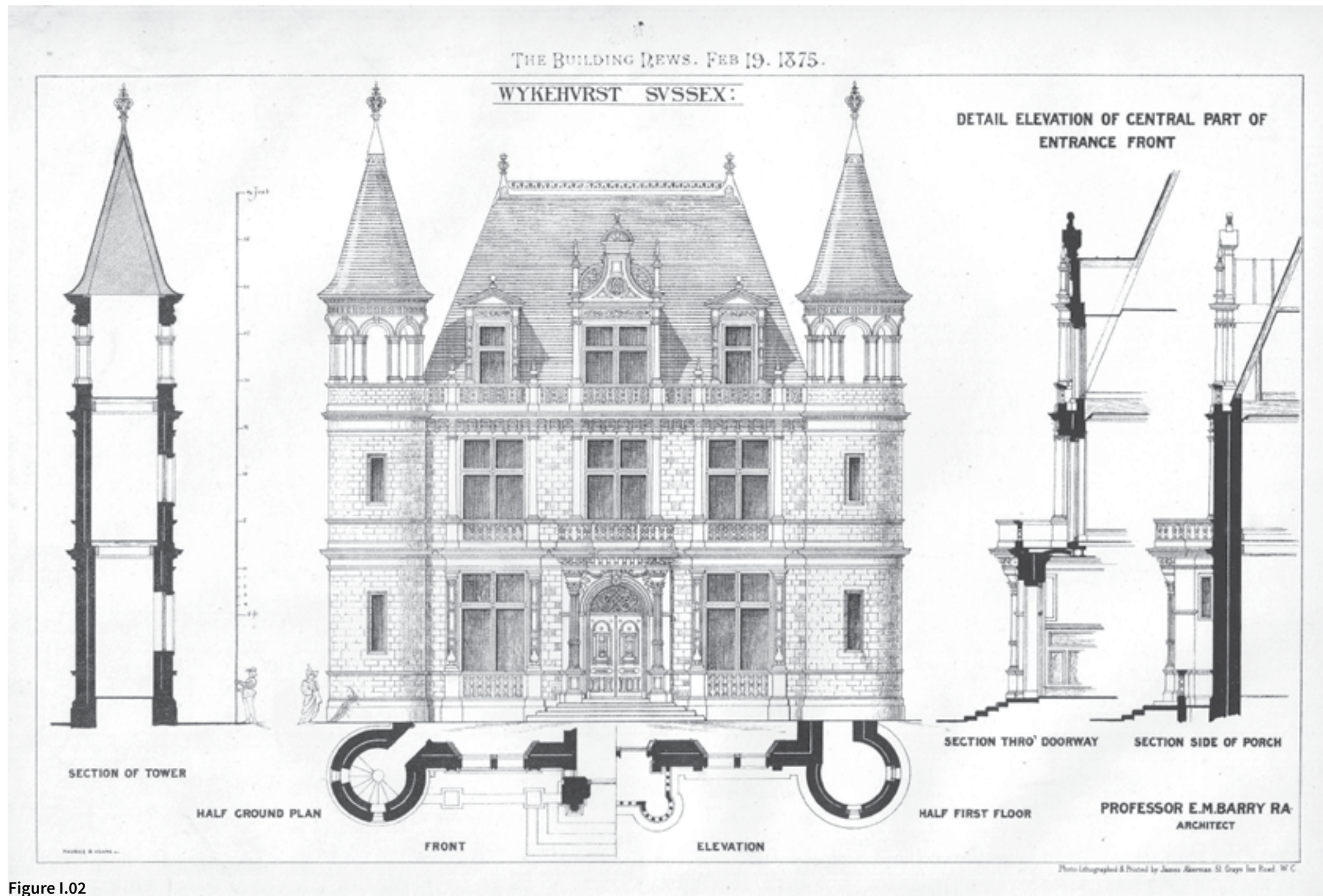


Figure I.02

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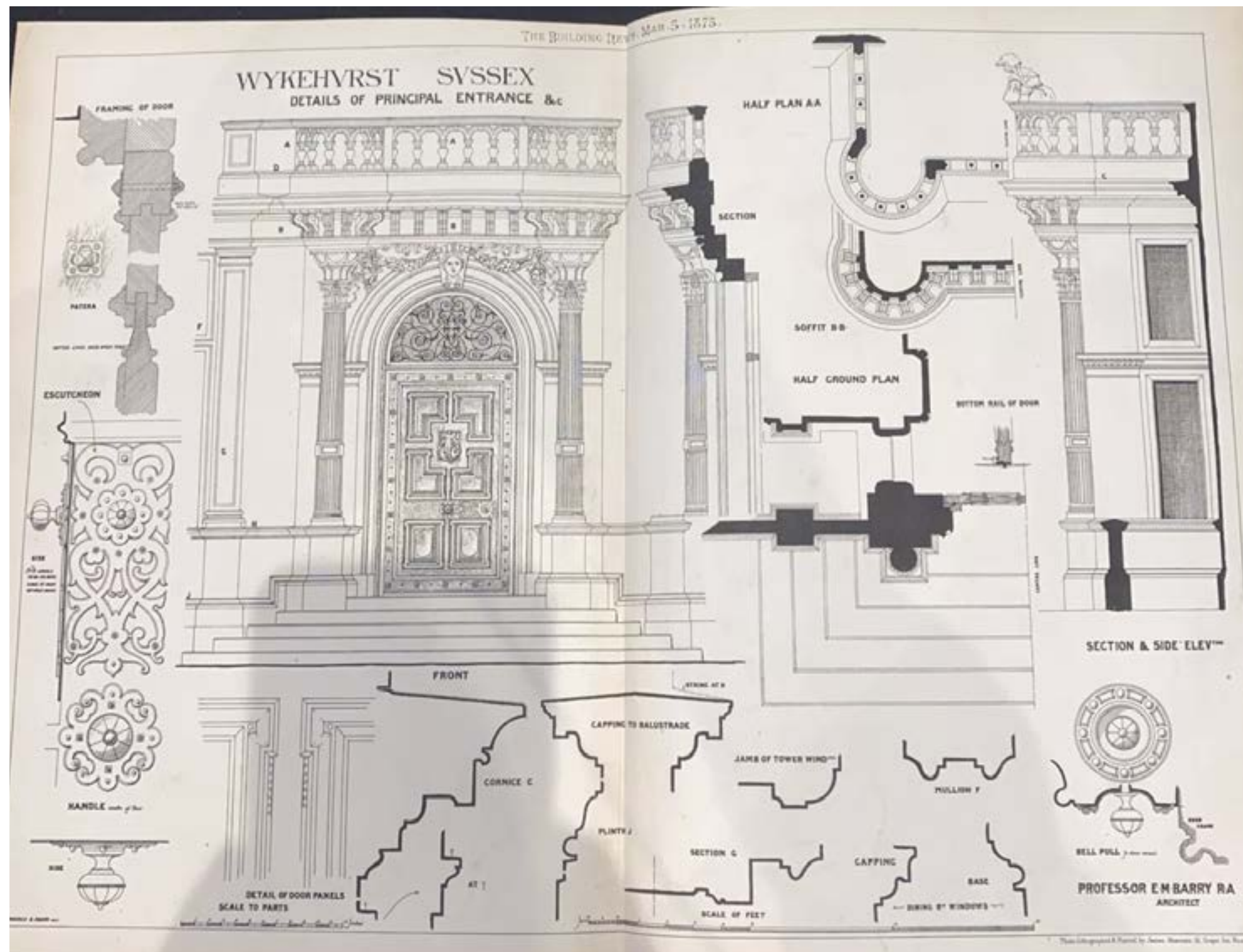


Figure I.03

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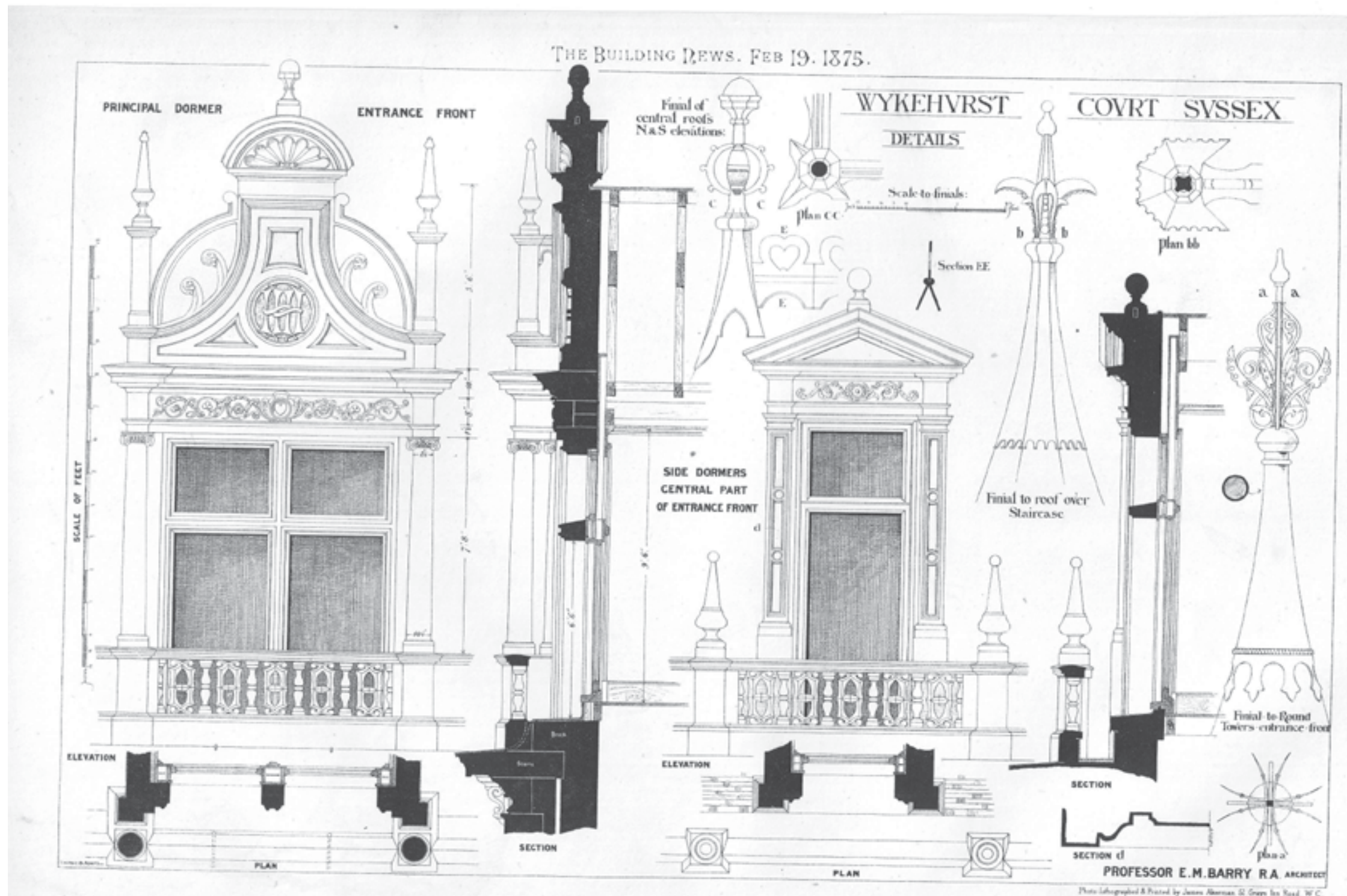


Figure I.04

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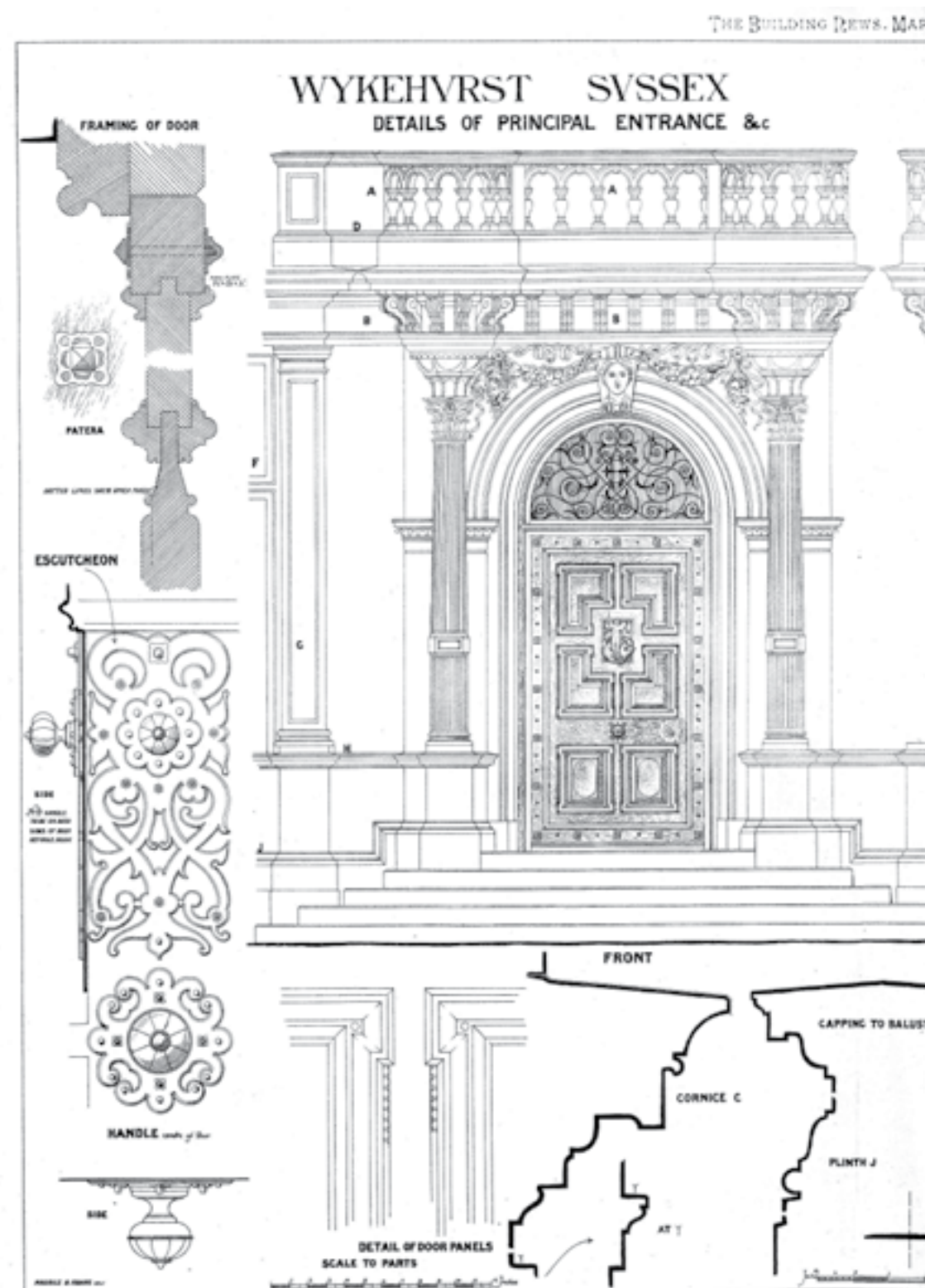
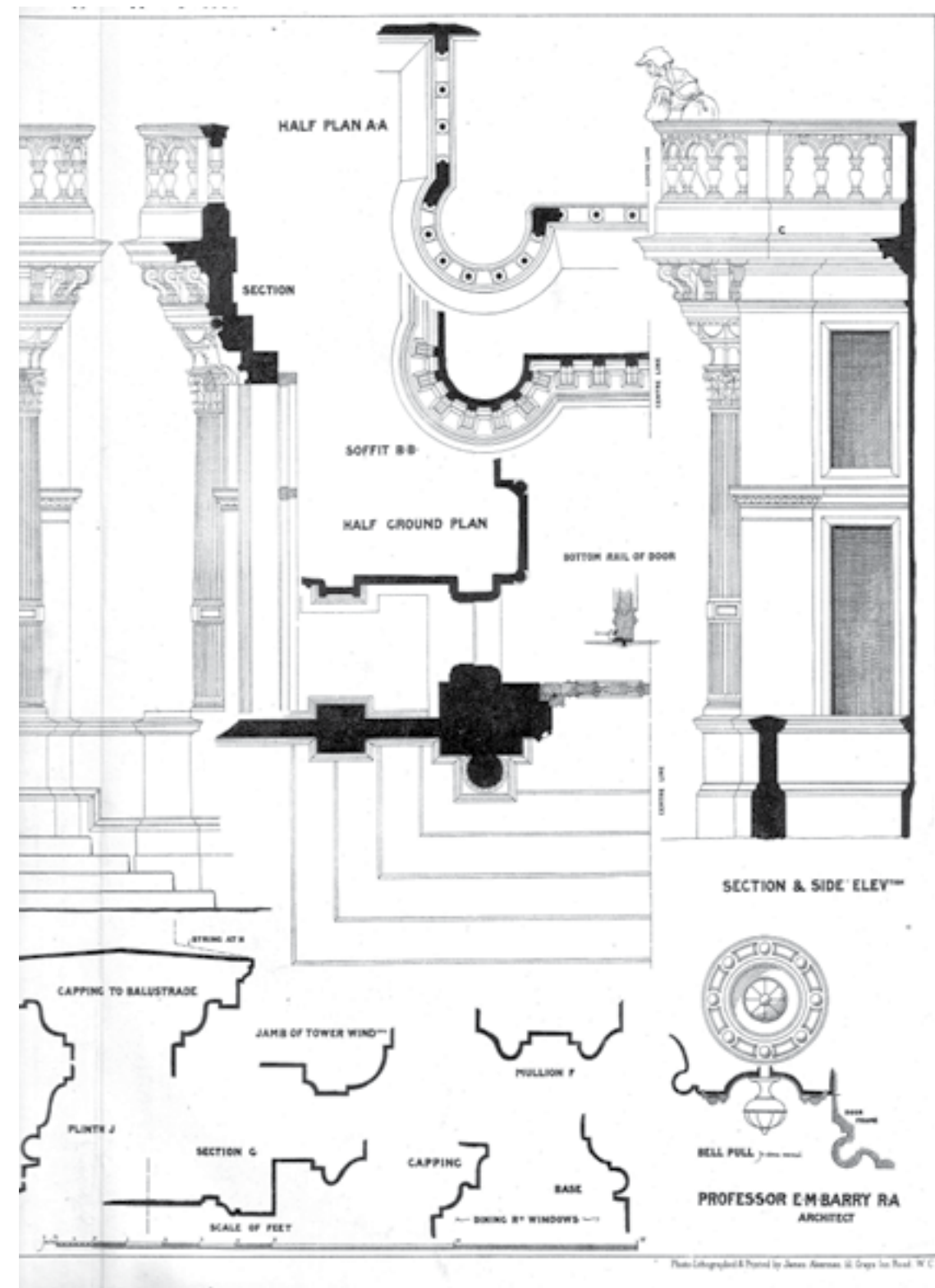


Figure I.05

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Appendix I

Statutory List Description

THE FORECOURT WALLS AND PIERS OF WYKEHURST PARK, LONDON ROAD

Heritage Category: Listed Building
Grade: II
List Entry Number: 1354827
Date first listed: 28-Jan-1971
Date of most recent amendment:
National Grid Reference: TQ 25770 24405

List Entry:
2. 1870 circa. E M Barry Architect. Stone balustrade consisting of turned balusters. At the north west and south east corners are carriage entrances flanked by square pillars with domed tops surmounted by figures of eagles. On each side of these are wrought iron gates to pedestrian entrances with small piers on the outer sides surmounted by ball caps.

*Information from: <https://historicengland.org.uk/listing/the-list/list-entry/1354827?section=official-list-entry>
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Appendix II

Planning Policy & Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72(l) of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 66 of the above Act states that:

In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 72(l) of the above Act states that:

[...] 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 a conservation area.

Local Planning Policy and Guidance

Mid Sussex District Plan 2014-2031, Policy 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.

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.

National Planning Policy Framework

The NPPF (December 2024, amended February 2025) sets out the government's planning policies for England, with a strong emphasis on sustainable development and the historic environment. The following paragraphs are most relevant:

- Paragraph 202: Requires great weight to be given to the conservation of designated heritage assets, especially those of the highest significance (which includes Grade II* buildings).
- Paragraph 213: Any harm (even less than substantial) must be clearly justified.
- Paragraph 215: Where less than substantial harm is identified, it must be weighed against public benefits.

- Paragraph 219: Encourages proposals that “enhance or better reveal the significance” of heritage assets.

Historic England Advice Notes (HEANs)

Historic England provides non-statutory but authoritative guidance on managing change to heritage assets. The following notes are particularly applicable:

HEAN 2: Making Changes to Heritage Assets

- Advocates a proportionate approach based on understanding significance.
- Recommends reversibility and minimal intervention where possible.
- Supports the use of historically appropriate detailing in alterations.

HEAN 12: Historic Environment and Site Allocations in Local Plans

- Emphasises sensitive design that respects the setting and scale of historic places.
- Promotes adaptive reuse of historic buildings in ways that support their long-term conservation.



Appendix III

ICOMOS Guidelines

Understanding Significance

- A. Read a monument, ensemble or site to identify its emotional, cultural and use significance.

History and Identity

- B. Understand the history and technology of monuments, ensembles or sites in order to define their industry, plan for their conservation, and interpret the results of this research.

Setting and Context

- C. Understand the setting of a monument, ensemble or site, their contents and surroundings, in relation to other buildings, gardens or landscapes.

Carrying out Research

- D. Find and absorb all available sources of information relevant to the monument, ensemble or site being studied.

Analysing Building Behaviour and Diagnosing Defects

- E. Understand and analyse the behaviour of monuments, ensembles and site as complex systems.
- F. Diagnose intrinsic causes of decay as a basis for appropriate action.

Report Writing

- G. Inspect and make reports intelligible to non-specialist readers of monuments, ensembles and sites, illustrated by graphic means such as sketches and photographs.

Charters and Regulations

- H. Know, understand and apply UNESCO conventions and recommendations, ICOMOS and other recognised Charters, regulations and guidance.

(note: UNESCO is the United Nations Educational, Scientific and Cultural Organization, covering globally significant heritage sites).

Making Balanced Judgements

- I. Make balanced judgements based on shared ethical principles and accept responsibility for the long-term welfare of cultural heritage.

Obtaining Expert Advice

- J. Recognise when advice must be sought and define the areas of need of study by different specialists, e.g. wall paintings, sculpture and objects of artistic and historical value, and/or studies of materials and systems.

Repair and Maintenance

- K. Give expert advice on maintenance strategies, management policies and the policy framework for environmental protection and preservation of monuments and their contents, and sites.

Record Keeping

- L. Document works executed and make same accessible.

Constructive Collaboration

- M. Work in multi-disciplinary groups using sound methods.
- N. Be able to work with inhabitants, administrators and planners to resolve conflicts and to develop conservation strategies appropriate to local needs, abilities and resources.

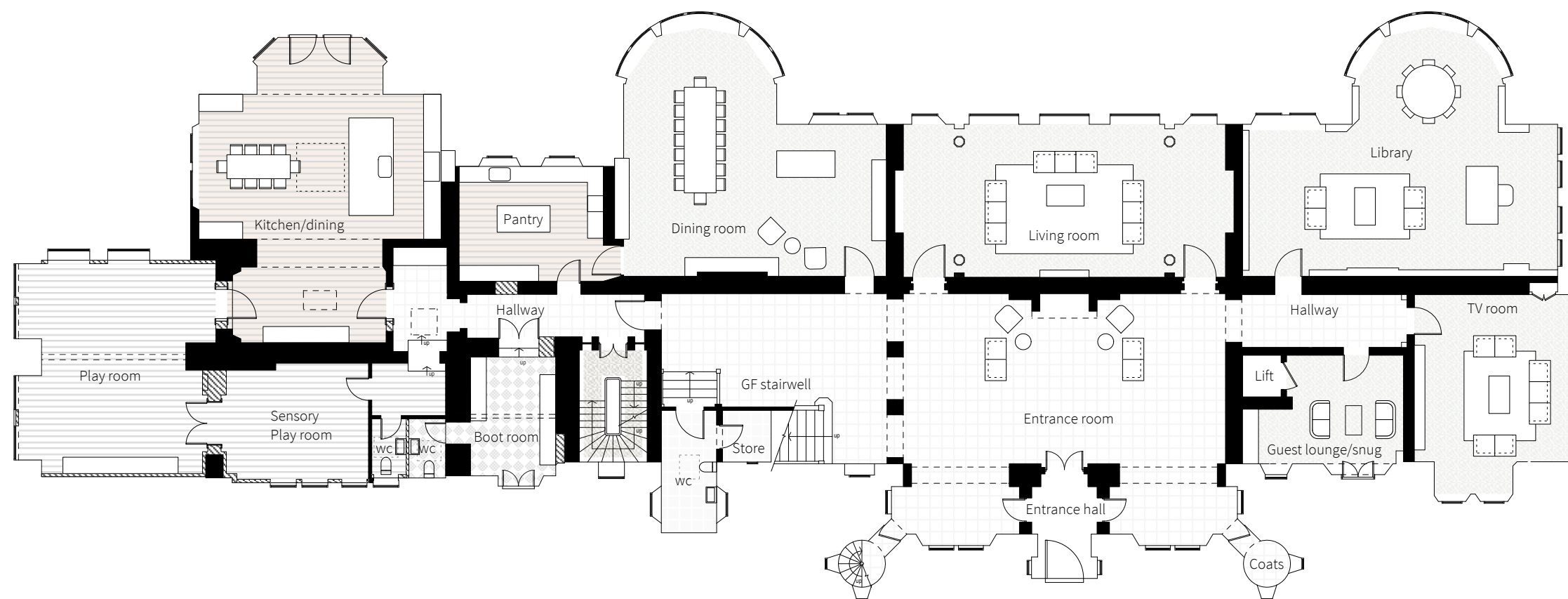
Additional guidance on climate change impacts

The RIBA suggests the following guideline, in their ‘Conservation Guide’ published 2024:

Explore appropriate ways to reduce a building’s carbon footprint, based on a full understanding of the building’s significance, its fabric and performance, including its physical and cultural context.

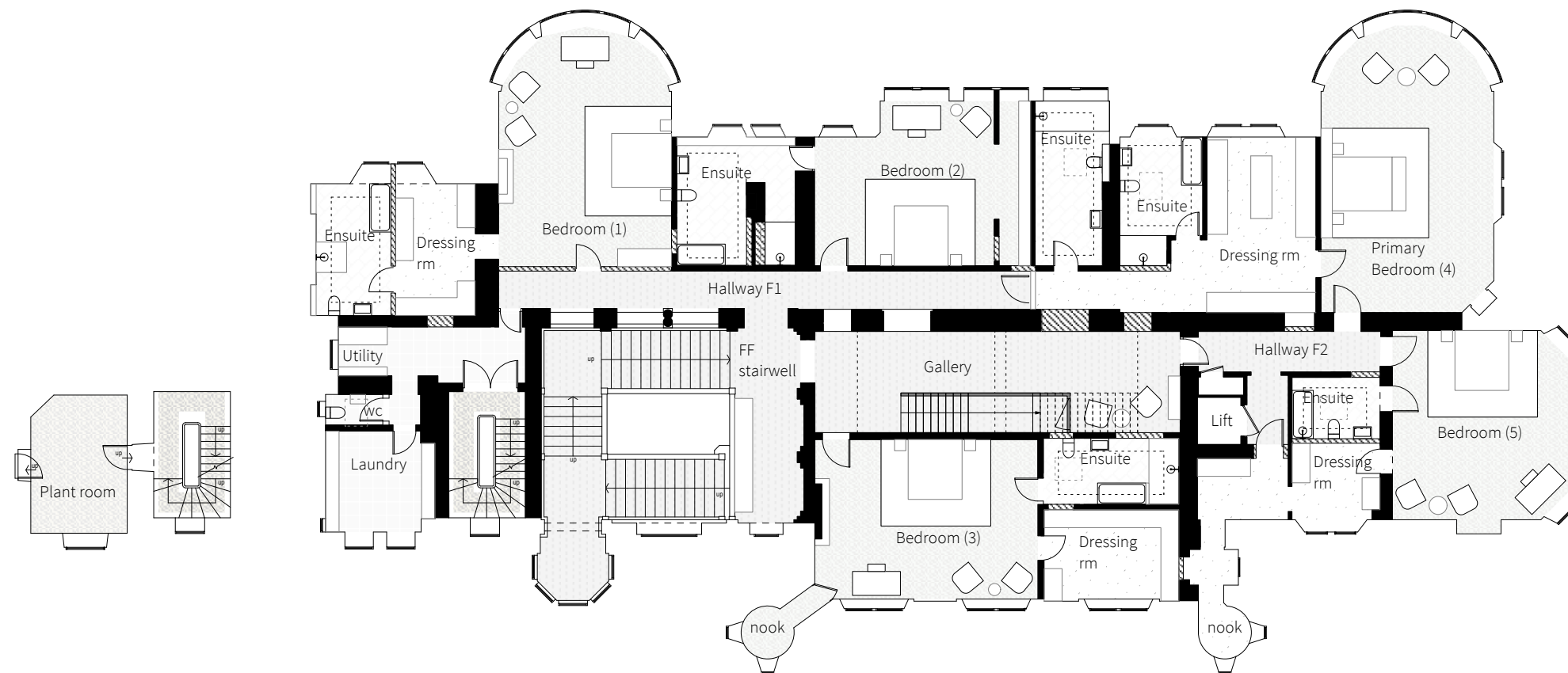
Appendix IV

Proposed GF plan



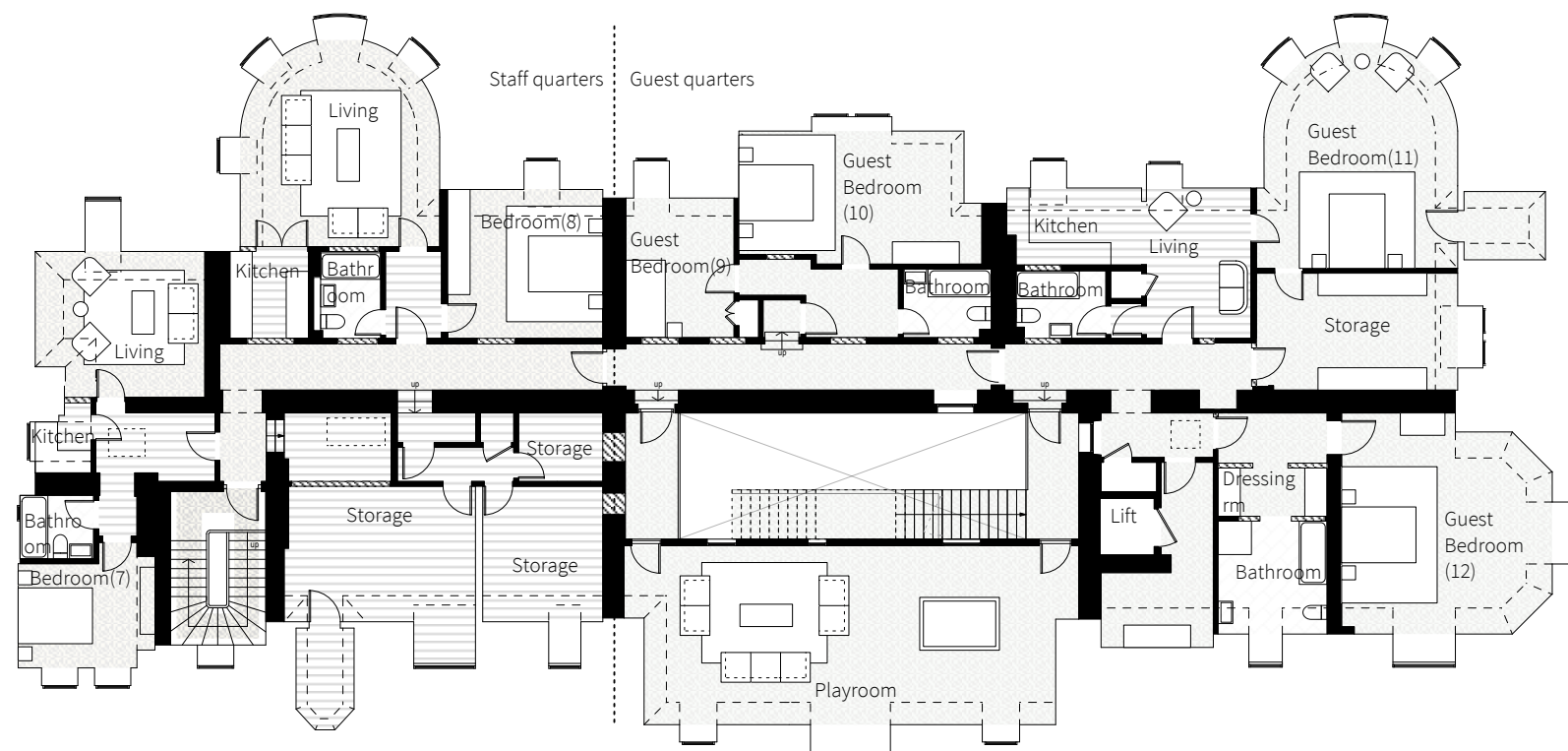
Appendix IV

Proposed FF plan



Appendix IV

Proposed 2F plan



Appendix V

Copy of drawing

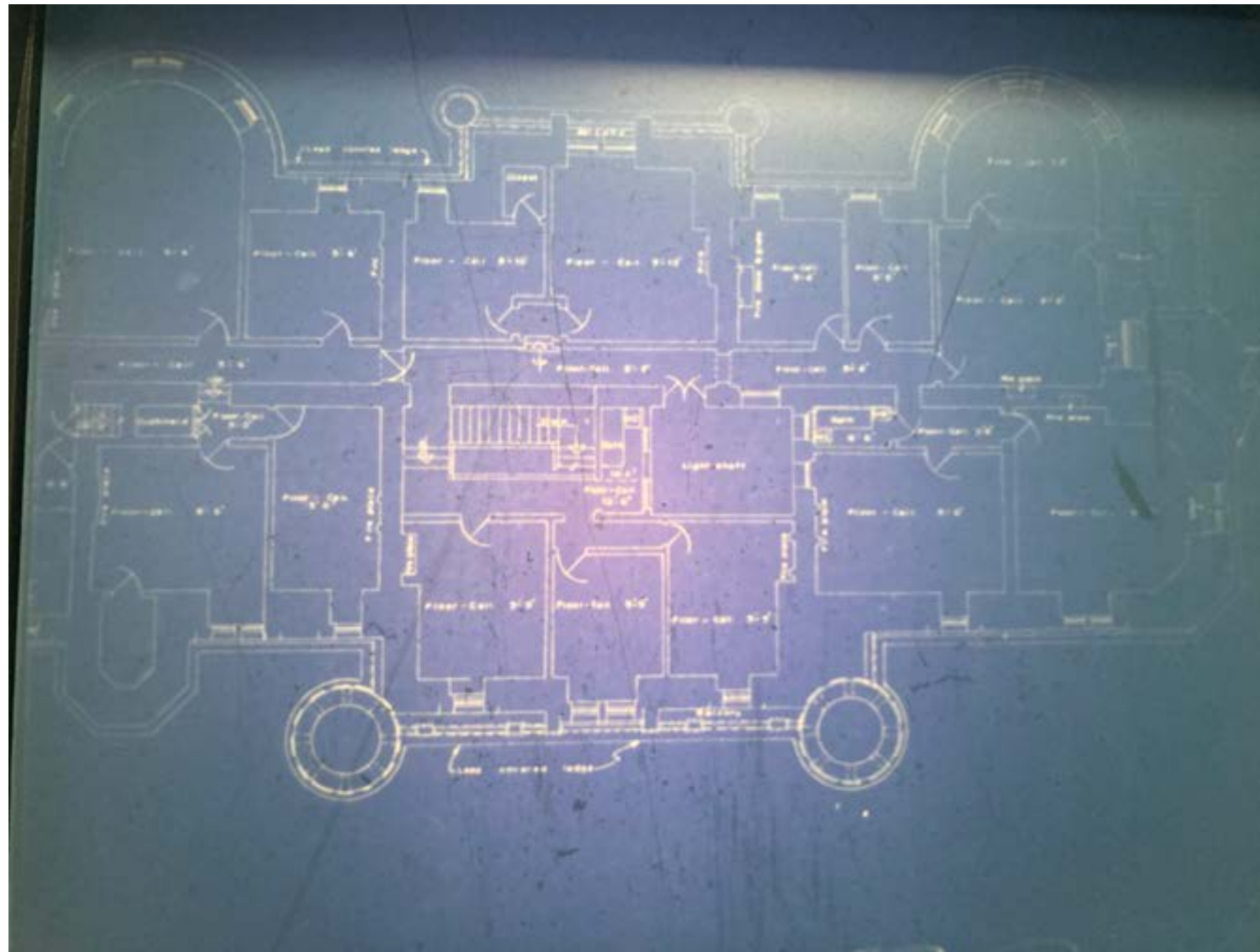


Figure VI.01

*Copy of drawing - author unknown.
2nd floor plan - assumed original layout.*