

Heritage Statement

Project Address:	The Castle Inn, Hickstead, RH17 5LZ
Proposal:	Erection of outbuildings, internal and external alterations to Grade II Listed building
Prepared for:	Full Planning and Listed Building Consent Application
Prepared by:	O Moune
Project number:	1725
Date:	04.05.25

Heritage Statement

Site name

The Castle Inn

Address of site
(including postcode)

The Castle Inn, Hickstead, RH17 5LZ

Grid Reference

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Erection of two new outbuildings within site, internal and external alterations to a Grade II Listed Building.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Construction of two single storey outbuildings. Replacement of non original Upvc doors and windows with double glazed timber frame doors and windows, non original doorways infilled and new timber stud work partition walls to form new corridor and new en-suite bathrooms to upper floors. New opening formed to accommodate timber frame sliding sash window. Existing non original roof extension replaced with new pitched roof extension. Construction of 1.1m brick boundary wall.

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Have you consulted Local Historic Records, as the minimum requirement of the NPPF?
☒ Yes ☐ No

If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?
☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you sought pre-application heritage advice from Historic England?
☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.



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3. What heritage asset(s), including their setting, are potentially affected by the proposals?

1: Scheduled Monument (SM)	☐
2. Listed Building (LB)	☒
3. Conservation Area (CA)	☐
4. Registered Park and Garden (RPG)	☐
5. Historic Battlefield (HB)	☐
6. Locally Listed Heritage Asset (LLHA)	☐
7. Archaeological Notification Area (ANA)	☐
8 Other Non-Designated Heritage Asset (including below ground archaeology)	☐

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. Please include / attach any research material as an addendum to this Statement after Appendix.

1.

The site is shown as a farmstead - Hickstead Farm, on the OS map of 1870. The original farmhouse and stables were developed into a hotel at some stage during the late 19th to early 20th century as shown on the OS map of 1910. The hotel then also became a public house known as The Castle in the mid 20th century as shown on OS map of 1970. (Please see Appendix 2) The site was Grade II Listed in 1983, highlighting the original 18th century L shaped plan and early 19th century double pitched roof wing. (Please see Appendix 3) The site is not in a Conservation Area or an AONB or the South Downs National Park. The original 18th century farm and stables L shaped footprint with courtyard has been infilled and the original farmhouse building subsumed by various additions ranging in date from 19th century to late 20th century. Several non consented outbuilding structures had been installed across the site during the last 30 years. These have recently been demolished.

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4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER (West Sussex County Council)	☒
Map regression (historic maps)	☒
Local Planning Authority sources	☒
Historic England sources	☒
Museum or Library (please provide details)	☐
Other (please state)	☐

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

The site was Grade II Listed in 1983, highlighting the original 18th century L shaped plan and early 19th century double pitched roof wing. This aspect of the building has been considerably impacted by latter-day additions and alterations however there is significance in the remaining historic roof form of the 18th and 19th century parts of the building. There are also examples of historic materials and fenestration remaining to the eastern and southern elevations in particular.

There are five other Listed Buildings approximately 500 yards south of the site, all centred around Hickstead Place, which is Grade II* Listed. (Please see Appendix 4) . None of these are visible from the site.

6. How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

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The proposals will have a positive impact on the Listed Building itself by replacing unsympathetic Upvc doors and windows with more appropriate timber frame units, replacing an unsightly dormer roof extension with a pitched roof to tie into the historic pitched roof scape, repairing and restoring the building to avert further degradation and damage to the Listed Structure. The proposals will also have a positive impact on the setting of the Listed Building itself by improving the landscaping and boundary treatment to provide increased vegetation and biodiversity as well as a more appropriate brick boundary wall to the main frontage. The proposed new outbuildings could be said to have a neutral impact to the Listed Building and its setting as it is a parallel range to the existing former stable block and outhouse, echoing their form and elevational treatment. The proposed outbuildings are located in such a manner that they read as appropriate to the original traditional farmyard cluster arrangement.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

The proposed new outbuildings are designed to sit comfortably within the setting by following the same form and materiality of the western wing of the Listed structure. Traditional sliding sash windows, conservation rooflights and ledged and braced timber shutters are proposed in order to be in keeping with the historic building. The harmful non original elements of the main building such as the Upvc doors and windows are proposed to be replaced with traditional timber framed doors and windows, attenuating the negative impact of the various alterations and additions. The proposal also seeks to restore some balance to the North elevation by infilling the non original porch space and replacing the unsightly dormer with a more sympathetic pitched roof to this area. The overall restoration and repair of the main building would be of significant benefit to the heritage asset to avoid further damage and deterioration.

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HER Consultation report attached	☐
HER Consultation report not considered necessary as confirmed in attached email from HER	☐
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use	X ☐ ☐

Appendix 1

Historical Photos of The Castle Inn



1.06 The Castle Hotel, circa 1910



1.07 The Castle Inn, circa 1965

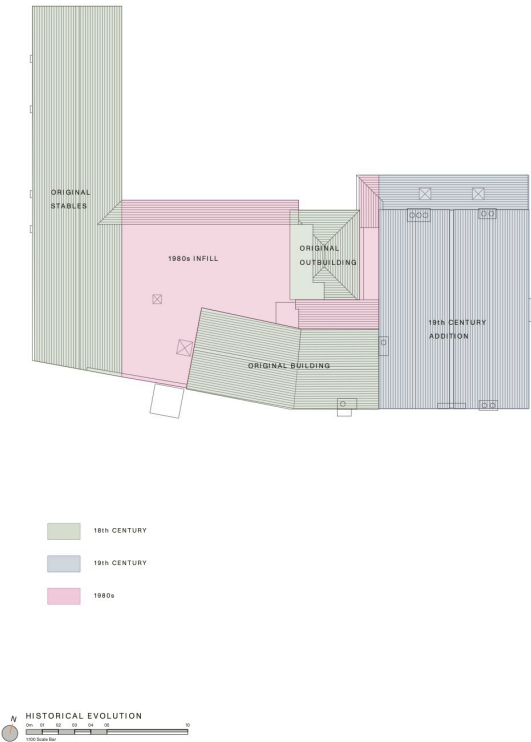


1.08 The Castle Inn, present day (now closed)

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Appendix 2

Historical Evolution of The Castle Inn



LANDÍVAR

ARCHITECTS

CASTLE INN, HICKSTEAD, RH17 5LZ	
1725_1.005	
CLIENT	CHLOE BREEN
DRAWING	HISTORICAL EVOLUTION
DATE	JANUARY 2023
SCALE	1:100 @ A1



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Appendix 3

Historic England Listing

THE CASTLE HOTEL, Twineham - 1025583 | Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1025583?section=official-list-entry>

THE CASTLE HOTEL

THE CASTLE HOTEL, LONDON ROAD

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1025583
Date first listed:	11-May-1983
List Entry Name:	THE CASTLE HOTEL
Statutory Address 1:	THE CASTLE HOTEL, LONDON ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:	THE CASTLE HOTEL, LONDON ROAD
The building or site itself may lie within the boundary of more than one authority.	
County:	West Sussex
District:	Mid Sussex (District Authority)
Parish:	Twineham
National Grid Reference:	TQ 26845 20330



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Appendix 4

Location Plan



Nearby Listed Structures

	<u>WESTOVERS</u> Heritage Category: Listed Building Grade: II List Entry Number: 1025582
	<u>HICKSTEAD PLACE</u> Heritage Category: Listed Building Grade: II* List Entry Number: 1181866
	<u>BARN TO THE NORTH EAST OF HICKSTEAD PLACE</u> Heritage Category: Listed Building Grade: II List Entry Number: 1181888
	<u>LITTLE HICKSTEAD PLACE</u> Heritage Category: Listed Building Grade: II List Entry Number: 1181890
	<u>THE CASTLE TO THE SOUTH WEST OF HICKSTEAD PLACE</u> Heritage Category: Listed Building Grade: II

