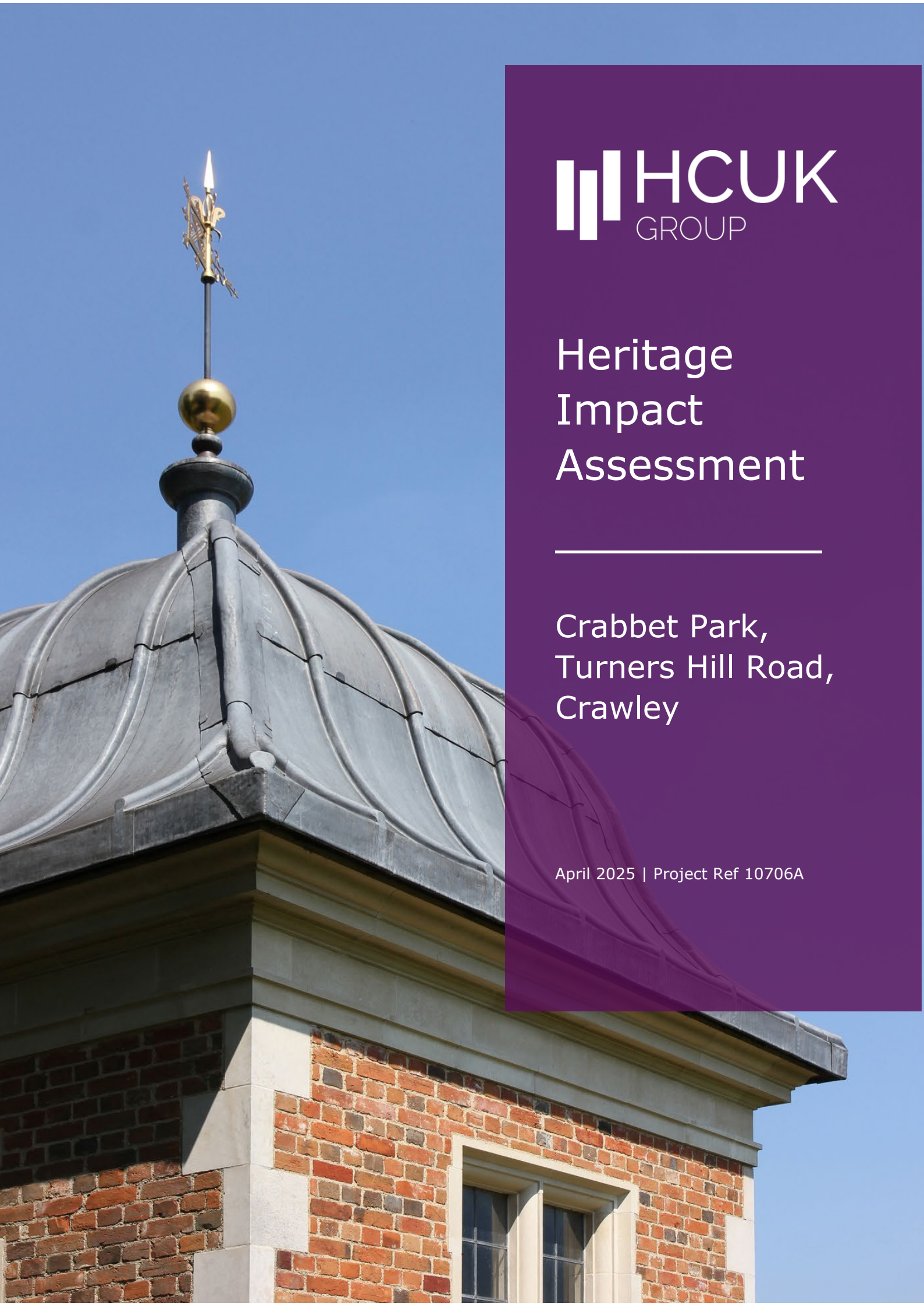




Heritage Impact Assessment

Crabbet Park,
Turners Hill Road,
Crawley

April 2025 | Project Ref 10706A





Championing a sustainable
natural environment



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Appendices

App. 1 Scale of Harm table (HCUK, 2019)

1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by HCUK Group on behalf of Peacock 5 Ltd. It relates to a proposal for the redevelopment of an existing building at Crabbet Park Equestrian Centre, known as the site office, or building 5. A separate application is to be submitted relating to the other buildings on the site (buildings 1-2, 4, 6-8, as shown on figure 10). Building 3 is a cottage, which has planning permission to be demolished and rebuilt on a like for like basis (LPA Ref. DM/23/3221). The cottage is being constructed at the time of writing.
- 1.2** The application site building is not listed or in a conservation area. The land within the site boundary and the surrounding equestrian centre historically formed part of the Crabbet Park House estate but was severed from Crabbet Park House prior to the listing of that building in 1962. It has been agreed with the local authority, Mid Sussex District Council (MSDC), that none of the buildings are curtilage listed as they did not form part of the land at the time of listing. They are however considered by MSDC to have heritage interest as non-designated heritage assets.
- 1.3** MSDC provided pre-application advice on 16th September 2024. This advice related to all the buildings on the wider Crabbet Park Equestrian Centre. In relation to building 5 the conservation officer correctly identified that part of the building forms a historic granary and is likely one of the oldest buildings on the site. Strong justification for its demolition would be required.
- 1.4** Crabbet Park House was listed grade II* in 1962. The Orangery and Tennis Court (grade II*), together with Pear Tree House (grade II) were listed in 1983. On the death of Lady Wentworth in 1957 the estate was parcelled off and even though a stud use was continued the Arabian horses were all sold off by 1971.
- 1.5** This report provides a historical background to the whole equestrian centre site for context but then focuses on the specific heritage values of the existing building 5 to aid the decision maker in the determination of the planning application. The site was visited on 21st January 2025 where all the buildings were inspected, where safe, internally and externally.



Figure 1: Building 5 or Site Office (January 2025)

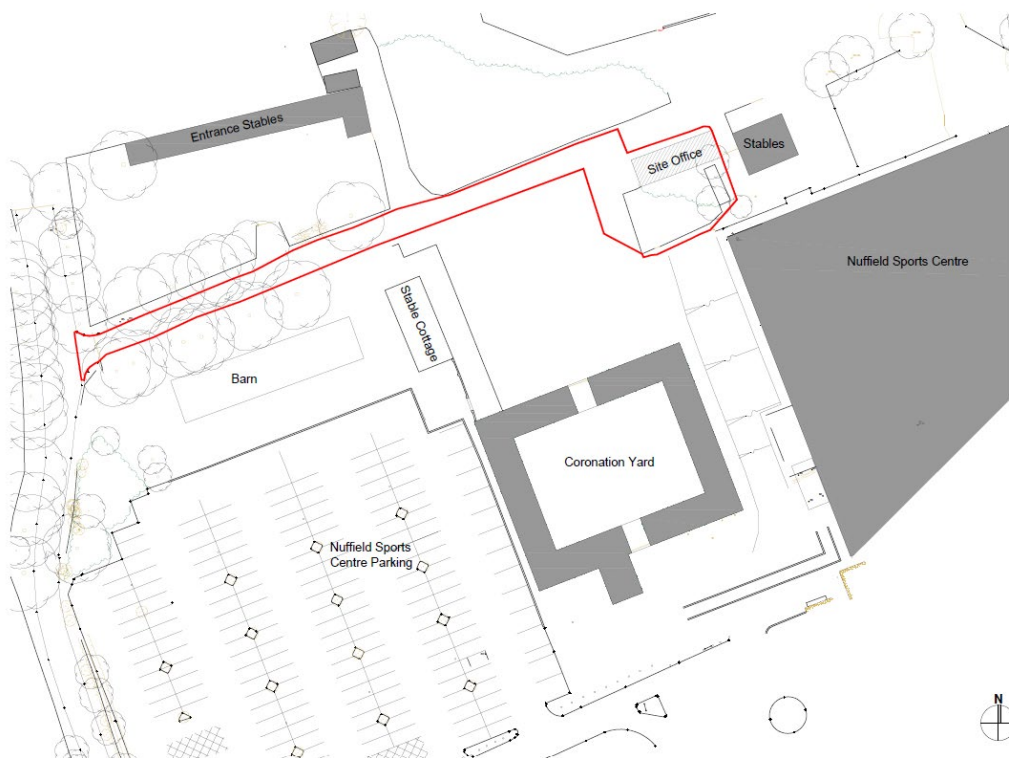


Figure 2: Site Location Plan showing red line boundary

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.
- 2.4** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.5** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

2.6 The NPPF requires the impact on the significance of a designated heritage asset² to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.³ The Scale of Harm is tabulated at Appendix 1.

2.7 Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁴ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 Paragraph 216 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a

² The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

³ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁴ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 2.10** Paragraph 216 of the NPPF is relevant to building 5, which is partially made up of a historic granary with an attached modern extension.
- 2.11** One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.
- 2.12** Policy DP34 of the Mid Sussex District Plan deals with Listed Buildings and Other Heritage Assets. It accords with the NPPF in terms of the requirement to understand significance and take into account any specific heritage significance when considering development proposals.

3. Background and Development

Historic Development

3.1 This section of the report relates to the entire Crabbet Park Stud for context and a wider appreciation of the historical development of the stud site.

3.2 The current house at Crabbet Park was built in 1873. It's shown on the first OS map, surveyed at the time of the construction of the house, with the lake to the east and walled garden to the west, features which are still discernible in the landscape today. The location of the site appears to show outbuildings and yards. The only buildings which correspond to buildings on site today are the eastern end of building 5 (coloured red on figure 3) and building 3 (coloured green on figure 3) which is not subject to this application.



Figure 3: Extract from OS map Sussex IV, surveyed 1873 – 4, published 1879. Reproduced with the permission of the National Library of Scotland. Annotations HCUK.

3.3 It is unclear what the use of the buildings in this location were from mapping evidence. However, when viewed on site the eastern end of building 5 appeared to have been a granary or other store (see Figure 4). The courtyard block, of which

only building 3 survives, is likely to have been an old stable block which was referred to in an extract from a description of the "Crabbet Estate Stud."⁵



Figure 4: Building 5, North Elevation (January 2025). 19th century staddle stones hold up the timber framed granary

3.4

In 1878 the Crabbet Arabian Stud was founded by Lady Anne and Wilfrid Blunt, the owners of Crabbet Park, with six horses initially being imported from Egypt. This was the beginning of the development of the site as an equestrian estate. The Crabbet Arabian Stud or Crabbet Park Stud was the first stud in the world for Arabian horses, over 90% of the worlds Arabian horses can trace their pedigree to horses bred at Crabbet Park.⁶ The stud ran from 1878 until 1972.

⁵ <https://www.arabianarchives.org/images/publications/specialty/2020-2d-00002.pdf>

⁶ <https://ecaahs.org/history/>

3.5

The OS mapping from 1898 shows a similar arrangement in the location of the site to the previous mapping, other than the addition of a new building (highlighted purple in Figure 5). This is on the site of building 7 and may be related to the introduction of the Arabian Stud however there is no clear evidence for this. It is known that Wilfrid had no experience of horse breeding and thought Arabians should live in “desert conditions” with limited food or shelter.⁷ A smaller structure such as that shown on the mapping, rather than extensive stabling as would be expected, may be the original stabling and shelter reflecting Wilfrid’s views. A site inspection of building 7 suggests that there may be elements of an earlier building within the existing fabric. However, as the building has been constantly adapted and altered in the intervening years, often with reused materials, it is difficult to establish a clear age and whether this was directly linked to the original stud.

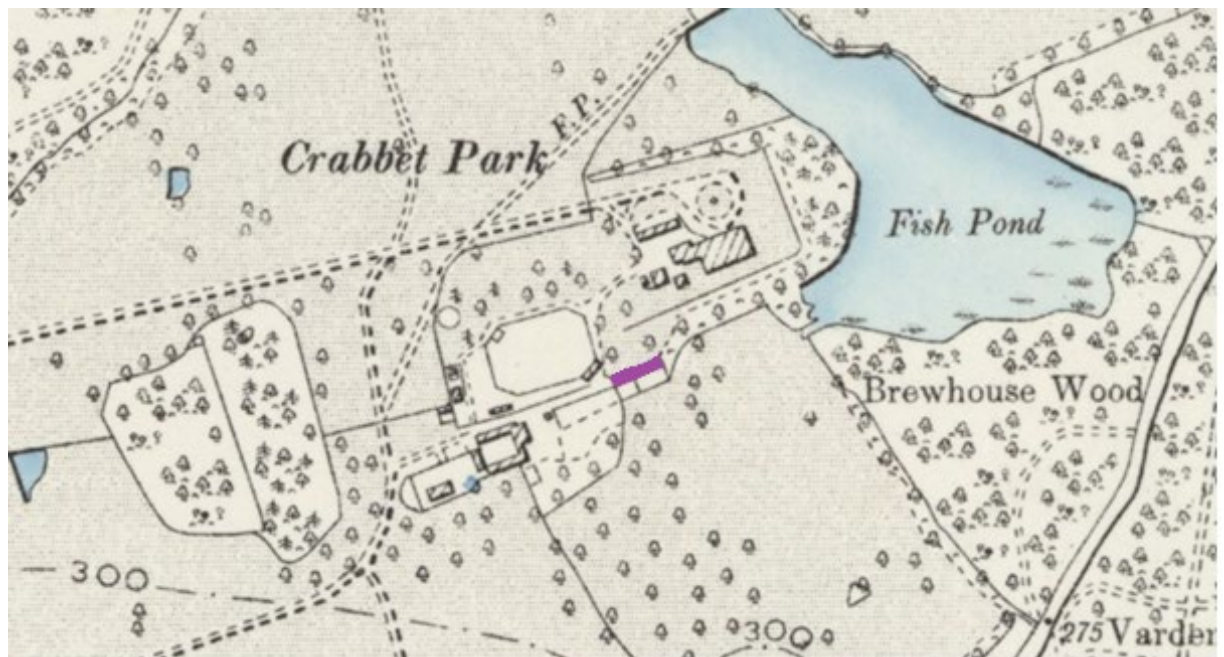


Figure 5: OS Surrey Sheet XLII.SW. Revised: 1895 to 1896, Published: 1898. Reproduced with the permission of the National Library of Scotland. Annotations HCUK.

3.6

The Crabbet Park Stud horse sales began in 1882 and finished in 1903. These were held every two years and were significant events in their own right.⁸ It is unclear where in the park these sales were held. Historic photos show a specially constructed temporary grandstand (see Figure 6) within a grassed area enclosed by

⁷ <https://www.crabbet-heritage.com/crabbet-stud>

⁸ <https://www.crabbet-heritage.com/crabbet-stud>

hedging and timber fencing. There are glimpses of a thatched timber building in some pictures but without further context it is difficult to ascertain if this is one of the buildings within the site.



Figure 6: Undated photograph related to the Crabbet Stud Horse Sales titled "At the Crabbet Arabian Stud Sale" showing specially constructed temporary grandstand.



Figure 7: Undated photograph related to the Crabbet Stud Horse Sales titled "An Inspection". A thatched timber structure can be seen on the top left of the photograph.

3.7

From the early to mid-20th century OS mapping shows no changes to the layout of the site other than the addition of a stable building and yards around 1909, likely to be building 1 (highlighted in green on Figure 8), indicating the growth of the stud business. However, this limited change to the layout belies significant changes which were happening in the ownership and running of the stud, and its associated land and buildings. In 1904 Wilfrid made over the Crabbet Estate to his and Lady Anne's daughter Judith in return for Judith taking on the mortgage of the estate,

this included the site, with buildings and land which formed the Crabbet Park Stud.⁹ In 1906 Lady Anne and Wilfrid Blunt separated. The stud business was partitioned as a result of the separation, with Lady Anne retaining use of the Crabbet Park stabling and land, and half of the horses, and Wilfrid taking Caxtons (see Figure 8, Caxtons highlighted in purple), about 500m to the southwest of Crabbet Park, with the remaining horses.¹⁰ Judith and her mother worked closely on the stud business owned by her mother until Lady Anne's death in 1917.¹¹

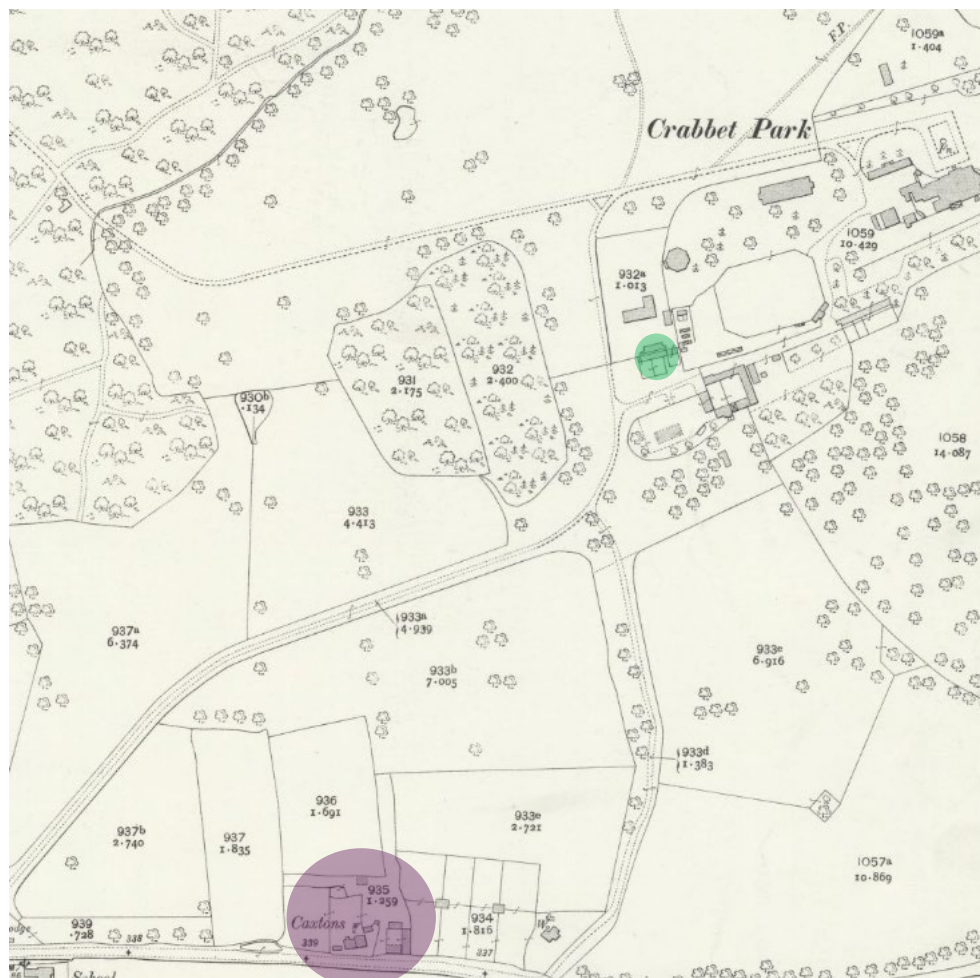


Figure 8: OS Sussex Sheet IV.9 Revised: 1909, Published: 1911. Reproduced with the permission of the National Library of Scotland. Annotation HCUK.

⁹ Archer, Liz, 2019, The Life and Times of Lady Wentworth, *The Arabian Horse Magazine*. Accessed from <https://crawleymuseums.org/crabbet-park-articles-to-download/>

¹⁰ <https://www.crabbet-heritage.com/crabbet-stud>

¹¹ Archer, Liz, 2019, The Life and Times of Lady Wentworth, *The Arabian Horse Magazine*. Accessed from <https://crawleymuseums.org/crabbet-park-articles-to-download/>

- 3.8** On her death, whilst Judith inherited her mother's title of Lady Wentworth, Lady Anne left her part of the stud business to Trustees on behalf of her granddaughters. Due to ambiguous wording Wilfrid decided the horses were his, attempting to sell a large number of horses to reduce the numbers in the stud. The new Lady Wentworth attempted to reach compromises in the ownership of the horses and the stud, however her father disagreed with all of them and took her to court. The decision went against Wilfrid with the horses remaining in the hands of the Trustees. This allowed Lady Wentworth to buy the horses from the Trustees, and on her father's death in 1923 she also acquired his horses reuniting the stud. The stud business continued on the two sites, Caxtons and at Crabbet Park.
- 3.9** In 1936 Coronation Stables was built, replacing the previous yard.¹² This is not shown on any mapping evidence until 1961, however written accounts, the name "Coronation Stables", historical evidence and the style of the building confirm this earlier date. During and following the first world war finances had been tight for the estate and stud, with the estate not making a profit and feed shortages and expenses making it difficult to sustain the stud.¹³ This, along with the family issues related to the estate and stud, is probably why there was very little apparent investment in new buildings until 1936.
- 3.10** Finances had started to improve when breeders from England started to invest in the horses, taking pressure off the need to sell abroad with its associated costs. Horses were originally transported by sea with their journey starting at Three Bridges Railway Station.¹⁴ There is a note of Russian buyers in 1936, again suggesting an upturn in fortunes during this period.¹⁵ It is likely that the improved financial situation along with the requirement for additional space as the stud became more successful, there were 120 horses in the 1930s,¹⁶ influenced the decision to demolish the old stable yard and replace it with the new Coronation Stables. Built in honour of the coronation of George VI in 1936.

¹² <https://www.arabianarchives.org/images/publications/specialty/2020-2d-00002.pdf>

¹³ *Ibid*

¹⁴ <https://www.arabianarchives.org/images/publications/specialty/2020-2d-00002.pdf>

¹⁵ Archer, Liz, 2019, The Life and Times of Lady Wentworth, *The Arabian Horse Magazine*. Accessed from <https://crawleymuseums.org/crabbet-park-articles-to-download/>

¹⁶ <https://www.arabianarchives.org/images/publications/specialty/2020-2d-00002.pdf>

3.11 During the second world war the house was requisitioned with Canadian soldiers billeting there. Unlike many families, Lady Wentworth remained at Crabbet Park during this time, and with Geoffrey Covey, the stud and estate manager, continued to run the stud from Crabbet Park and Caxtons. One of the items of damage caused by the soldiers' occupation was the weathervane on Coronation Stables which was apparently used for target practice.¹⁷

3.12 After the war there was an increasing demand for Arabian horses. The whole Crabbet Estate was set up to support the stud. It consisted of about 500 acres, with hay and cereal crops grown to feed the horses, alongside sheltered paddocks.¹⁸ People also wanted to visit the stud and annual parades were held including inviting members of the local community through the pony club.¹⁹ These appear to have been held to the north of building 1 in an area now occupied by Windfalls Boutique Hotel (highlighted green on Figure 10). There is evidence of an octagonal building in a photograph of the parade (Figure 9), when comparing this to the 1961 map (building highlighted purple on Figure 10) it is possible to locate the parade area.



Figure 9: Post war parade at Crabbet with octagonal building at the top of the frame.

¹⁷ Archer, Liz, 2019, The Life and Times of Lady Wentworth, *The Arabian Horse Magazine*. Accessed from <https://crawleymuseums.org/crabbet-park-articles-to-download/>

¹⁸ <https://www.arabianarchives.org/images/publications/specialty/2020-2d-00002.pdf>

¹⁹ Archer, Liz, 2019, The Life and Times of Lady Wentworth, *The Arabian Horse Magazine*. Accessed from <https://crawleymuseums.org/crabbet-park-articles-to-download/>

3.13 By the 1961 OS map there are a number of changes shown in the buildings on the site. Alongside buildings 1, 3 and the eastern end of 5, buildings 2, 4 (Coronation Yard) and 6 are now apparent (numbered on Figure 10). During this period this was still being run as the Crabbet Park Stud at both the Crabbet Park and the Caxtons sites. Following Lady Wentworth's death in 1957 the stud was passed to Cecil Covey, who had been stud manager. At this point the Crabbet Park site ceased to be part of the stud, with the stud business being fully moved to Caxtons and Froghole Farm. Crabbet Park was purchased by a wood merchant for its commercial timber. Coronation Stables initially became a racing stable and then a riding school.



Figure 10: OS TQ3037-TQ3137 – AB Revised: 1961, Published: 1962. Reproduced with the permission of the National Library of Scotland. Annotation HCUK.

3.14 In 1974 – 5 the building of the M23 motorway took most of the land now used for the stud business, signalling the end of the Crabbet Park Stud. However, the use of the site for equestrian purposes continued with retention of the riding school. Over the latter part of the 20th century and early 21st century significant changes to the estate occurred as it was split and sold on. Large scale development in the form of a modern hotel, car parking, fitness and wellbeing centre and other commercial buildings removed much of the park and pastureland to the south, east, and west of the site which was associated with the stud and stabling. Some equestrian use of

the buildings has continued into the 21st century, with additional stabling added (building 8) however this use is very a much reduced and no longer associated with the historic Crabbet Park Stud.

4. Existing Conditions

Site Office/Building 5

4.1 The existing building located within the red line boundary is formed of two parts, the historic timber clad granary and a later extension to the west, which is raised up on modern brick piers to allow the internal floor level to run through from the granary building.

4.2 Following a site visit it was evident that the building was not safe to enter and that it has significant structural issues. Not least the presence of a tree growing into the southern elevation of the building which has displaced a brick chimney and aided water ingress and vegetation growth within the building. The photographs below demonstrate the very poor state of the existing granary building.



Figure. 11. North Elevation of Granary with raised entrance door but no steps up to it, abutting a much later extension on brick piers. (January 2025)



Figure. 12: East elevation of granary with likely later inserted Georgian window (six over six sash with no horns). (January 2025)



Figure. 13: Rear, south elevation of granary with Victorian or Edwardian four pane casement window and external chimney breast and tree. Rotting timber window frame and cladding evident. (January 2025)



Figure 14: View of tree and chimney stack base under existing granary looking west (January 2025).



Figure 15: Existing staddle stone, southeast corner, one of 9. (January 2025)



Figure 16: View of south elevation of building 5 showing remnant of brick chimney stack, no roof tiles and significant loss of timber cladding on this elevation (January 2025)



Figure 17: Enlarged portion of Figure 16 showing boarded up rear door, invading ivy plant and layers of chipboard to the left hand side (closer access was not possible. (January 2025)

- 4.3** While an internal inspection of the building was not possible it is evident that the timber cladding and frame of the eastern and western parts of the building are in serious decline. The brick chimney stack, which is partly external and partly internal is likely providing some structural stability to the southern part of the granary building but the tree which has taken route below the building is pushing on the elevation from the bottom. Taking into consideration the significant roots from what is assumed to be an ivy plant the likelihood is that much of the external material is not salvageable because as soon as dismantling of the structures starts the fabric is likely to crumble without the stabilising influences of the vegetation and the brick chimney.
- 4.4** In summary of the existing condition of the building is very poor.

5. Statement of Significance

5.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 6 (Heritage Impact Assessment).

5.2 The relevant heritage assets include:

- Crabbet Park House (grade II*)
- Pear Tree House Crabbet Park (grade II)
- The Orangery and Tennis Court at Crabbet Park (grade II*)
- Building 5 (non-designated heritage asset)
- Other non -designated heritage assets surrounding the site

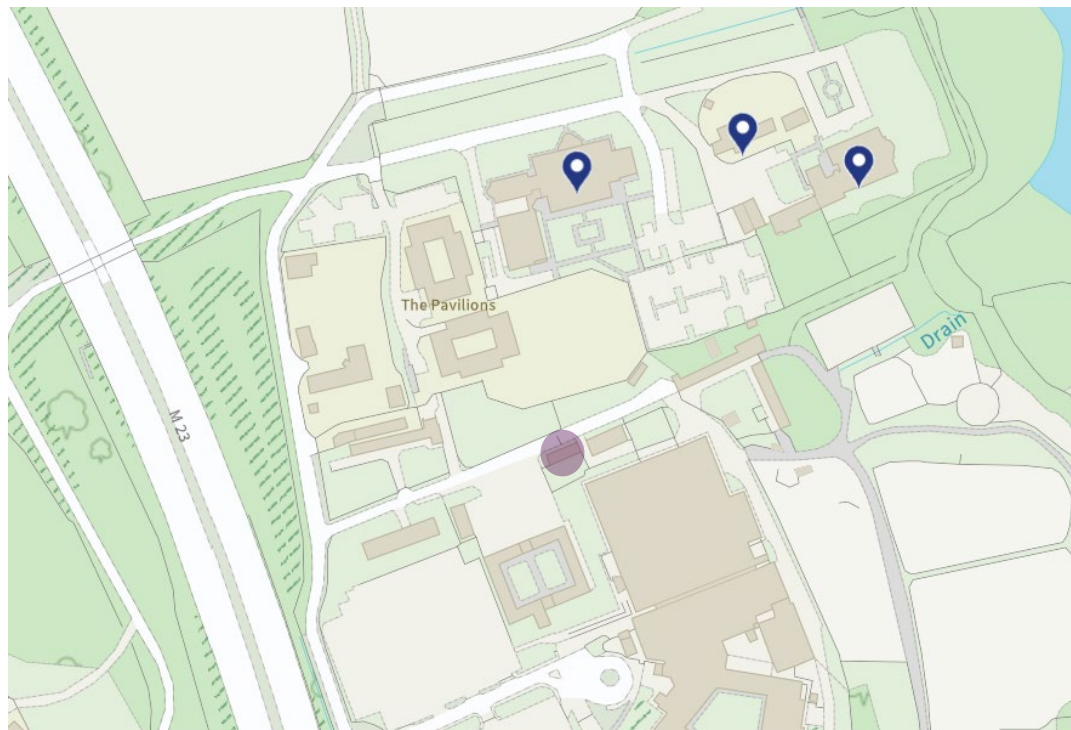


Figure 18: Site location in relation to three listed buildings to the north and northeast. Building 5 highlighted in purple.

Crabbet Park House

5.3

Listed on 27th September 1963 Crabbet Park House is currently in commercial use as offices following its restoration and conversion from flats in 1985. It is not accessible to the public. It is located northeast of the application site with no visual connection between it and the application site due to existing vegetation and boundary treatments. The listing description reads:

"2. Now flats. Occupied by the Blunt family from the C18 to the C20. The house was rebuilt in its present form in 1873 in real neo-Queen Anne, but pre-Norman Shaw/Queen Anne, style and was designed by Lady Anne Blunt, the granddaughter of Byron, and her husband, Wilfred Scawen Blunt, the poet, politician, traveller and breeder of Arab horses. It was occupied by them until their deaths in 1917 and 1922 respectively and after that by their daughter, Lady Wentworth. It was the scene of the famous Crabbet Club in the early years of the C20, of which all the leading politicians and other prominent people were members. It was also here that Wilfred Scawen Blunt, who was the first man to import and breed Arab horses into England, had his stud. The building is L-shaped. Red brick with stone window dressings, quoins, string-course, cornice and balustraded parapet. Two storeys. The entrance front faces north. Nine windows. The 3 centre window-bays project and are flanked by quoins with a pediment over containing a round window set in a stone surround like a star. Casement windows of 4 sections set in moulded stone architrave surrounds. Doorway in similar surround with curved pediment over and double door of 8 fielded panels set at the head of 8 steps with curving stuccoed balustrade. The east or garden front has 7 windows. the 3 centre ones project with pediment over containing a large lunette window and on the ground floor a large curved bay of 3 windows with balustrade over and 9 semi-circular steps leading up to the bay. Grade I for the architectural importance of the house in the development of C19 architecture and for its associations with Wilfred Scawen Blunt and his contemporaries."

5.4

Crabbet Park House is of clear architectural interest, expressed in its external and internal appearance and fabric, surviving materiality and style. It has high historical interest as a late 19th century country house on an older estate holding and associative historical interest is held due to the success of the Arabian Stud and the

association with Lady Wentworth and other notable individuals in history. The building does not possess archaeological interest but clearly does have some artistic/aesthetic value.

5.5 Its setting is formed of both historic and, further afield, modern development. While some parts of the original parkland survive to the east and north, the construction on the M23 and the 1980s leisure complex south of the site have eroded the rural character of the setting of the listed building, which is severed from the site by various boundary treatments. The layout of the lake, paths, access road, lawns and ancillary buildings and structures to the east and west of the listed house all contribute to an understanding of its historical setting and its importance but these are appreciated within the immediate grounds of the listed building. The walled garden forms part of the setting and is a significant visual presence when at the Equestrian Centre.

5.6 The application site and the wider Equestrian Centre is within the setting of the house but its contribution to its heritage values has changed over time. It does contribute to the historical narrative of the estate and its continued use for equestrian purposes contributes to an overall appreciation of the history of the Crabbet Park estate. Visually and physically the connection between the site and the house is very limited, but historically there was a clear connection between the two. The former granary contributes, albeit in a minor way, to the significance of Crabbet Park House due to its historical function and likely pre-dates the 1873 rebuilding of the main house.

Pear Tree House (grade II)

5.7 Pear Tree House was the former stables to Crabbet Park House, located west of it and northeast of the application site. It is not visible from the application site.

"2. Originally the Stables of Crabbet Park, now converted into a house. C18. One storey and attic. Five windows. Red brick. Modern pantiled roof. Pediment in the centre containing an attic window. Round-headed casement windows. Two doorways with low rectangular fanlights."

5.8 The former stables have clear historical interest as a surviving 18th century ancillary building to a significant country house. Due to the high status of the original

building it has architectural interest as a good quality 18th century stable block. It has no archaeological value and limited artistic value.

- 5.9** Pear Tree House is experienced within its immediate grounds and in relation to both Crabbet Park House and the listed tennis courts/orangery. It does not have a visual relationship with the application site but there is a historical link given that both the former granary and stables formed part of the estate and would have served as ancillary structures to the main house.

Tennis Court and Orangery (grade II*)

- 5.10** The tennis court and orangery building has been restored and converted to commercial space. Inside it no longer forms a single open space. The building is of clear architectural and historical value as a high quality example of a Victorian real tennis court. Its form and design mirror features found at Crabbet Park House and its was clearly designed to fit into the architectural vernacular of the wider estate.

"WORTH TURNERS HILL ROAD 1. 5405 The Tennis Court and Orangery at Crabbet Park TQ 33 NW 2/534B II 2. 1900 circa. Built at the time when the Crabbet Club flourished in the house. The tennis court has 9 bays. Red brick. Each bay is flanked by stone plasters. Stone balustraded parapet. Hipped tiled roof. On the north side the orangery, also of 9 bays, projects beyond the tennis court at a lower level. Round-headed double French windows with semi-circular fanlights set in stone architrave surrounds. Each bay is flanked by stone Tuscan half-columns. Balustraded parapet with solid portions over the half-columns surmounted by ball caps with balustraded parapet between. In the centre projecting further north is a deep curved portico of 6 stone columns. To the west of the tennis court is a further orangery section in similar style but without round-headed windows. This is now roofless and has no glass in the windows. To the east is a red brick portion of 3 bays."*

- 5.11** The setting of the tennis court includes the walled garden, the main house, the stables and other ancillary features within the Crabbet Park House grounds. The setting extends to the site. From the site the upper part of the tennis court is visible over the historic walled garden wall looking north from outside building 5. The former granary contributes, in a minor way to the historical significance of the tennis court, forming part of the ancillary set of buildings on the estate historically.

Building 5 (non-designated heritage asset)

- 5.12** Building 5 is made up of two parts, an entirely modern part which is supported on red brick piers and has no heritage value, and the historic eastern end, which was one a granary and potentially a garden store. This historic part is multiphase, with a evidence of both 18th and 19th century fenestration. Close inspection of the timber frame was not possible due to its condition but the survival of the staddle stones contributes to its historical interest.
- 5.13** This is a vernacular building with some limited archaeological value (multiphase fabric) and historical value as a functional estate building for the storage of grain or other goods. It has clearly been altered over time and is now in such a poor state of repair that its value has been degraded over time.
- 5.14** The existing modern extension to the granary detracts from its original form and interest. Likewise, the 1980s leisure complex has significantly encroached upon the setting of the building which prior to this would have been much more rural in character and is now almost suburban (the car park, leisure centre, hotel etc are all directly visible with no boundaries between them and the site). The setting of this non-designated heritage asset has been seriously eroded by the modern development in its vicinity.



Figure 19: View looking northwards toward building 5 with Coronation stables on the left and the leisure centre on the right (January 2025)

Buildings 1-2, 4, 6-8

- 5.15** The map below shows the configuration of the other buildings upon the site. These buildings vary in age, appearance and condition but the historic map regression indicates dates ranging from the late 19th century up to the mid 20th century.
- 5.16** In terms of visual and physical relationships building 5 is most visible in views of the Coronation Stables (1936), Stables Cottage (rebuilt 2024) and building 6 (c. 1960s) where it forms part of the group of buildings around the central courtyard. Looking at the map regression the eastern extension was added after 1961 and prior to the building of the Coronation Stables, Stables Cottage formed the western side of a courtyard of buildings (presumably stables) with the granary behind them to the east.
- 5.17** Today the wider Equestrian Centre is in a rundown state and all the buildings are in need of significant work to make them watertight and fit for purpose again. While historically the granary building contributed to the wider estate running it does not have a use specifically associated with the Arabian Stud. It pre-dates the stables but may have been contemporary with the earlier courtyard of buildings that have been demolished.

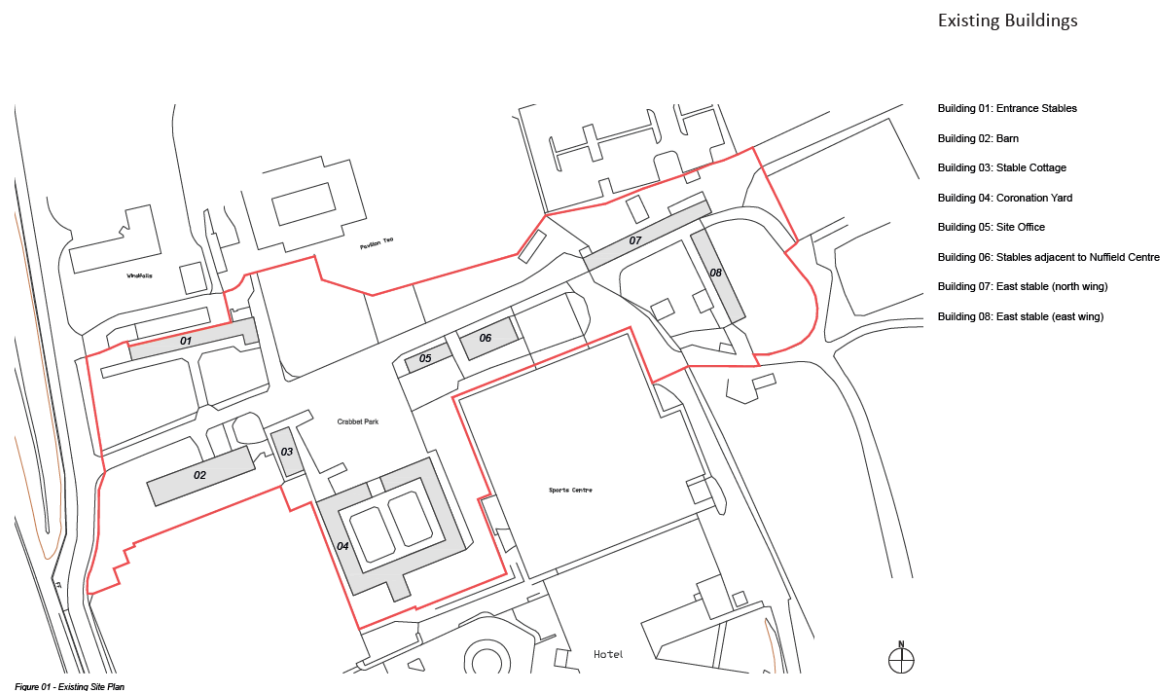


Figure. 20: Pre-Application Site Plan showing building numbering on wider site.

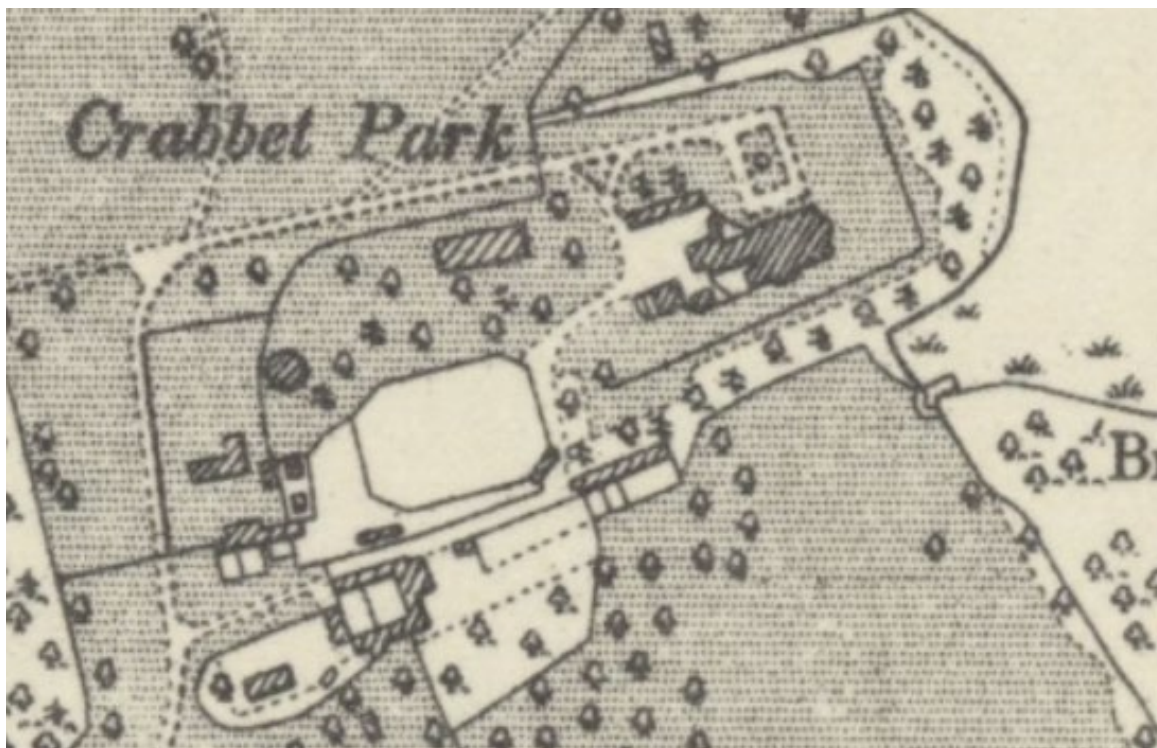


Figure 21: 1910 OS Map showing former configuration of stud buildings. The granary appears directly east of the courtyard and south of the walled garden.

- 5.18** The application site building has multiple historical connections with the surrounding buildings but is not of high historical significance in its own right. It has some heritage value due to its historic function, surviving fabric and association with the wider estate running.

6. Heritage Impact Assessment

- 6.1** This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including where applicable effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. Please refer to the drawn submission for details of the proposal.

Proposed Development

- 6.2** It is proposed to dismantle building 5 in its entirety given that it is currently an unsafe structure with wholesale missing roof tiles, rotting timbers and structural failures, evident from the southern aspect. In order to retain as much of the character of the granary as possible the proposal allows for it to be rebuilt in a like for like fashion, using the existing staddle stones and replicating the appearance of the building in its exact location.
- 6.3** The proposal is for the former granary to form the kitchen to a new two bedroom unit, with the main bulk of accommodation within a new timber clad cottage that is heavily influenced in design by the newly rebuilt Stables Cottage. This will produce an L-shaped building, with the granary clearly separated on its west elevation through the use of a glazed link with steps up to the kitchen/diner.
- 6.4** In reorientating the building there are several advantages:
- (i) it allows for the separation of the granary so that it can be restored back to its original small, square footprint, while being put to use and thus ensuring its long term maintenance and location
 - (ii) it provides a visual framing to the view looking south onto the Coronation Stables, which are highly symmetrical.
 - (iii) It provides a visual buffer in view looking southeast toward the modern leisure centre, covering more of its very close and obvious west elevation.
 - (iv) It represents a nod to the pre-1936 arrangement of courtyard buildings facing Stables Cottage.

Heritage Impacts

- 6.5** There will be a physical impact upon the former granary building, a non-designated heritage asset. This is partly mitigated by the replication of its form and features and the reusing of as much material as possible. The value of the asset lies in its historic function and form rather than its intrinsic fabric, which can be closely replicated to ensure the character of the building is both retained and enhanced. By separating the granary from the rest of the building and only having a narrow glazed link it will be understood much more clearly in terms of its historical role in the wider estate. Its location will remain the same in terms of its spatial relationship with the wider built form and boundaries and its character will be maintained.
- 6.6** When considering the existing condition of the building and its risk of collapse, this scheme is considered to enhance the heritage values of the non-designated heritage asset.
- 6.7** The reasons set out in paragraph 6.4 it is also evident that the proposal will preserve and enhance the heritage values of the Coronation Stables as a non-designated heritage asset. The design has been developed to reflect the local vernacular and proposes the same form and materials as has been approved for Stables Cottage.
- 6.8** While the new two storey part of the building will be materially taller than the former granary, this only serves to emphasise the historical function and interest of the granary, which at present is subsumed into a modern building. This contrast will also be emphasised through the use of black timber weatherboarding vs. white weatherboarding. The scheme will better reveal the significance of the former granary.

Impact on Listed Buildings

- 6.9** As set out in section 5 the former granary contributes to the significance of all three listed buildings in a minor way as a small ancillary structure which formed part of the wider estate land. Its contribution relates to historical interest rather than architectural, archaeological or artistic. Its visual and physical connection with the three listed buildings is very limited and it does not play a significant role in the

setting of any of the listed buildings to the north and northeast in terms of key view toward or from them.

- 6.10** The proposal aims to ensure that the historical function of the former granary building is emphasised as much as possible, by separating it out from the rest of the proposed building and replicating its form and materiality, wherever possible salvaging material from the existing building. Thus its role in the wider estate will be cemented and restored rather than lost entirely.
- 6.11** Overall, the impact upon the three listed building will be neutral to beneficial in terms of heritage significance. As such no harm would be caused to any designated heritage assets and paragraphs 214 and 215 of the NPPF are not engaged.
- 6.12** Paragraph 216 of the NPPF states:
- "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*
- 6.13** While there will be loss of historic fabric, this is unavoidable given the very poor condition of the building. The proposals are designed to retain as much of the existing building that is reasonably practical to do so, while enhancing its presence as a historic granary in its original location. This proposal gives the building a long term use, ensuring its maintenance and upkeep while enhancing the legibility of its historical function and value in a proportionate way.

7. Conclusions

- 7.1** This Heritage Impact Assessment has been informed by a site visit and background historical research. The author has over 20 years' of experience in the heritage sector dealing with designated and non-designated heritage assets on a daily basis. The report sets out the relative heritage values of the assets both within the site boundary and surrounding it in order to inform Mid Sussex District Council in its decision making process.
- 7.2** The application site forms a small part of a wider Equestrian Centre on land historically part of the Crabbet Park Estate. It includes a former granary building that is in a very poor state of repair and has been added to in the last forty years to form a site office.
- 7.3** In order to bring the building back into use the proposal seeks to dismantle and rebuild the former granary building with a new narrow glazed link to a two storey cottage building, facing west. The scheme has several advantages as set out in section 6 of the report, including improving the setting of the unlisted Coronation Stables, better defining the granary's original form, and putting a derelict building back into a new use.
- 7.4** Material from the building will be reused where possible and so while there will be some loss of historic fabric, the form and function of the former granary is of the most importance in terms of significance. Like for like replacement of the building in terms of its external appearance will result in a more architecturally successful outcome than the existing arrangement and will better reveal the historical interest of the granary. On balance, in accordance with paragraph 216 of the NPPF the proposal is assessed as preserving its heritage values.
- 7.5** There will be no harm caused to any of the three listed buildings, Crabbet Park House, Pear Tree Cottage or the Tennis Court/Orangery and paragraphs 214-215 of the NPPF are not engaged by the proposal.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 207 and 208, and guidance on NPPG).²⁰

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

²⁰ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, December 2024

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)