



**PARK HOUSE HOTEL,  
BEPTON ROAD,  
BEPTON,  
NEAR MIDHURST,  
WEST SUSSEX GU29 0JB**

**HERITAGE STATEMENT  
TO ACCOMPANY PLANNING APPLICATION FOR REPLACEMENT WINDOWS, CHANGE OF USE OF SECOND FLOOR PLANT ROOM  
TO ADDITIONAL EN SUITE GUEST BEDROOM, REPLACEMENT PLANT ROOM, ALTERATIONS TO DORMER WINDOW AND HIPPED ROOF,  
AND GROUND FLOOR EXTENSIONS TO THE KITCHEN AREA**

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## INTRODUCTION

The proposals comprise a planning application for replacement windows, change of use of second floor plant room to additional en suite guest bedroom, replacement plant room, alterations to a dormer window and hipped roof, and ground floor extensions to the kitchen area at Park House Hotel, Bepton. This document assesses the likely impact of the proposals on the Bepton Conservation Area.



*Front elevation*



*Side elevation*



## **DESCRIPTION OF THE BUILDING**

Park House Hotel is a long established and well-regarded, award winning, luxury country house hotel. The original building dates back to around 1905 and was built as a private residential dwelling. In the late 1940s the premises started to be used as bed and breakfast accommodation for visitors associated with the international polo scene and has subsequently been established as a high quality country house hotel. Since first being used as a hotel the property has evolved and developed over many years in numerous different phases of work to cater for the changing expectations of guests.

The hotel has been within the ownership of the same family in excess of seventy five years. The hotel now has a total of twenty two ensuite bedrooms including some guest bedrooms in separate detached buildings. The main building has accommodation spread over three floors. There are high quality indoor and outdoor swimming pools, spa facilities and leisure facilities on site including golf, tennis, a bowling green and croquet. The hotel has an excellent reputation and they are passionate about providing accommodation and facilities to the very highest standard. The hotel also contains conference facilities.

The site is located within the Bepton Conservation Area. The property is not a listed building and there are not any listed buildings within close proximity of the site.

The existing hotel has a strong visual presence and is visually dominant within the streetscene. The existing complex of buildings form an established, prominent feature within the village landscape and the primary frontage is readily visible from the public road.

## BEPTON CONSERVATION AREA

The village of Bepton forms a rural community south west of Midhurst. There is not a main focal point of the village and there is not a specific community hub such as a public house, shop, post office or village hall. The form of the village is linear, with the southern end slowly rising to the crest of the South Downs, approximately 2.5 miles from the northern end of the village. Bepton lies within the South Downs National Park, and the southern end of the village is designated as a Conservation Area. A character appraisal has not yet been prepared for the Conservation Area. The Conservation Area contains a number of historic and architectural individual residential properties. Bepton Road, which runs through the Conservation Area, is characterised by mature hedgerows and trees on both sides, with properties generally set back within their plots. There is not a single consistent architectural theme within the Conservation Area.

## DESIGN PRINCIPLES AND CONCEPTS

Briefly, the proposals comprise the following elements:

- Replacement windows;
- Change of use of second floor plant room to additional en suite guest bedroom;
- Replacement plant room;
- Alterations to dormer window and hipped roof;
- Ground floor extension to the kitchen area.

The replacement windows would be painted timber double glazed units in a style which broadly replicates the existing windows but with improved thermal efficiency. The various extensions, alterations and remodelling would be of an appropriate style and appearance, and would be subservient in scale to the existing buildings. The extensions to the kitchen area would be in a discrete location to the rear of the site and would not be readily visible.

The changes to the existing dormer window and hipped roof would suit the existing roofline and would not raise the existing overall roof height.



The most visually prominent element of the scheme would be the relocated plant room, which would be on the frontage of the site. This would form an extension to the existing laundry building, and would be of a similar bulk, scale and appearance to this building. The roofline would be similar to the existing building and would be significantly lower than other buildings within the site.

The setting of the building in the village context and the Conservation Area would not be affected, and the external materials to be used would be fully appropriate and complementary.

The proposals comprise a relatively modest degree of internal and external alteration work. These proposals would be sensitively carried out to retain the architectural characteristics and qualities of the existing buildings as much as reasonably possible.

## **SUMMARY OF IMPACT**

The proposals for alterations, extension and remodelling of Park House Hotel follow a sensitive, appropriate and sympathetic design approach which have resulted in the retention of the general character, appearance and setting of the existing building whilst also helping to ensure the property has a long term, fully viable future. The proposals would not cause harm to the host building nor the wider setting, and would not cause harm to the appearance of the Bepton Conservation Area.

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