Email: [redacted]

02 February 2024

Dear [redacted]

Eagle Rock House, Coopers Green, Uckfield, East Sussex, TN22 2EA

I am writing to confirm that the Twentieth Century Society regards Eagle Rock House as a building of architectural and historic interest. Were we to be consulted on a listing proposal we would strongly recommend statutory listing.

We included Eagle Rock in our book on outstanding C20 houses, "100 Houses: 100 Years", which is a multi-authored publication. The entry on Eagle Rock was written by Dr Clare Price, who is our Head of Casework, and she described it as "an incredibly strong design".

As far as we are aware, Eagle Rock has not formally been considered for statutory listing. We understand that it has been suggested that it was refused listing in or around 2005. At this point it would have been under thirty years old (the date of a building for listing purposes is taken from the point of breaking ground for construction, so in this case, 1980). The criteria for listing buildings under 30 years old are exceptionally stringent, and it seems most likely to us that if it were to have been suggested to English Heritage (who were then responsible for listing research and recommendations to the Department of Culture Media and Sport, DCMS), then they would have declined to undertake a full assessment unless there was an imminent threat of demolition, which you as the owner can confirm has never been the case.

There has been no subsequent thematic survey of High Tech buildings for listing purposes, nor has there been a relevant geographic resurvey, so the fact that Eagle Rock is not yet listed is totally unsurprising, and in no way an adverse reflection on its eligibility for listing, or its ability to meet the level of architectural and historic interest required.

Yours sincerely,

[redacted]

[redacted]

The Twentieth Century Society

[redacted]

Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent member of the Joint Committee of the National Amenity Societies. Under the procedures set out in *ODPM Circular 09/2005,* all English

To: [redacted]
Cc:
Subject: FW: Eagle Rock, Sussex - C20 Enquiry

FYI -

From: APPLICATIONS SOUTH <ApplicationsSouth@HistoricEngland.org.uk>
Sent: 05 February 2024 15:47
To: [redacted]
Subject: RE: Eagle Rock, Sussex - C20 Enquiry

[redacted],

Thank you for your enquiry. I confirm that this building has not been considered for listing before.

Yours sincerely,

[redacted]

Historic England
Cannon Bridge House
25 Dowgate Hill
London EC4R 2YA

Historic England

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Fwd: Savills claims

[redacted]esponse!
Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: 5 February 2024 at 19:02:29 GMT
To: [redacted]
Subject: RE: Savills claims

Dear [redacted]

It is somewhat presumptive of Savills to state 'The building has been refused for Listing on two occasions and at present is regarded as an unidentified non-designated heritage asset' when no evidence is, to my knowledge, supports this.

You may recall in our conversations over the past years that heritage listing is something you could explore and is your prerogative. As far as I am concerned, the building's integrity in its setting is a whole architectural composition and many people do consider it an outstanding example of 'hi-tech architecture (e.g. Pevsener's Guide). It has been published in many international journals and has been the subject of a great number of student studies, and dissertations across the world.

It is not unreasonable to conclude that it has architectural heritage value, and I would not be surprised if heritage bodies, such as the 20th Century Society were very aware of it.

Best,

[redacted]

[redacted]

[redacted]

ritchie ✶ studio
RIBA Chartered Practice