HERITAGE STATEMENT

17A THE CAUSEWAY, HORSHAM, WEST SUSSEX, RH12 1HE

Prepared in support of external alterations to the property

1. Introduction and Purpose

This Heritage Statement has been prepared in respect of 17A The Causeway, Horsham, West Sussex, RH12 1HE.

The purpose of this document is to describe the property's architectural character, historic context and relationship with the surrounding heritage assets, and to explain the nature and impact of alterations undertaken to the property.

The statement considers the replacement of an existing deteriorating wooden door within the patio boundary wall with a Corten steel door/gate, together with the property's wider external appearance and setting.

The intention is to ensure that any alterations respect the historic character of The Causeway and preserve the special architectural and historic interest of the surrounding area.

2. Historical Background and Context

The Causeway is one of Horsham's oldest historic streets, forming part of the historic town centre and its development around the church and former market.

The area contains a mixture of medieval timber-framed buildings, Georgian brick properties and later residential development.

No. 17 The Causeway is an 18th-century Grade II listed building, featuring traditional red brickwork, bay windows, a moulded wooden cornice and a brick parapet.

17A is a separately identified residential property adjoining this historic building. Its relationship with the neighbouring listed property and the historic surroundings is an important consideration when assessing external alterations.

The property benefits from its own private courtyard, with the principal entrance and windows facing inwards rather than directly towards the public street.

3. Heritage Designations and Significance

The property is situated within the Horsham Town Centre Conservation Area, specifically the Causeway Character Area.

The Conservation Area is recognised for its historic buildings, traditional building materials, architectural detailing, brick boundary walls and distinctive townscape.

The significance of the immediate setting includes:

● The historic red-brick buildings and traditional architectural features.

● The historic boundary walls and entrance gates.

● The relationship between the individual properties and their private courtyards.

● The traditional character and appearance of The Causeway.

● The contribution of the surrounding listed buildings to the historic streetscape.

The neighbouring No. 17 is Grade II listed. The precise extent of any curtilage protection affecting 17A and its boundary structures should be confirmed with the Local Planning Authority.

4. Existing Property and Its Setting

17A has a distinct residential identity and its own private courtyard.

The courtyard provides a degree of separation from the public streetscape, with the property's principal windows and entrance facing towards this private area.

The patio boundary wall provides enclosure and separation between the private courtyard and the surrounding property.

The existing building and courtyard have evolved over time, and the proposals should be considered in the context of the property's existing residential use and the historic setting.

5. Description of the Alterations

The external alteration covered by this statement is:

Replacement of an existing patio wall door with a Corten steel door/gate.

An existing door within the patio wall has been replaced with a Corten steel alternative.

The intention of the replacement is to provide a durable, functional and visually distinctive entrance while retaining the established access arrangement.

The Corten steel finish provides a natural weathering appearance and introduces a contemporary material within the private courtyard setting.

The replacement is intended to remain within the existing door opening, without changing the overall height, width or structural arrangement of the surrounding wall.

The historic boundary wall and its principal architectural character are to be retained.

6. Design Considerations and Materials

The choice of Corten steel has been made with consideration of durability, longevity and visual appearance.

The material develops a natural weathered surface over time, producing a warm, earthy appearance that can sit comfortably alongside traditional brickwork.

The design seeks to create a considered contrast between the traditional materials of the historic surroundings and a restrained contemporary intervention within the private courtyard.

The replacement does not seek to imitate historic detailing but to provide a simple, high-quality addition that respects the scale and character of the existing opening.

7. Heritage Impact Assessment

The potential impact of the replacement door/gate has been considered in relation to:

● The character and appearance of the property.

● The surrounding historic brickwork and boundary walls.

● The setting of the adjoining Grade II listed building.

● The character and appearance of the Horsham Town Centre Conservation Area.

● The visibility of the alteration from the public realm.

The replacement is situated within the private courtyard boundary rather than forming part of the principal public-facing elevation.

The use of Corten steel introduces a contemporary material, but its restrained application and natural finish are intended to complement the surrounding brickwork rather than compete with the historic architecture.

The proposal does not seek to alter the overall character of the property or the historic streetscape.

Subject to confirmation that the existing opening and surrounding historic fabric have been retained without harmful alteration, the works are considered to have a limited visual impact on the wider historic setting.

8. Conservation and Preservation

The approach to the property’s external improvements is based on retaining the historic elements that contribute to its character.

Particular importance is attached to:

● Retaining existing historic brickwork and boundary structures.

● Avoiding unnecessary removal of traditional building materials.

● Maintaining the established courtyard layout.

● Respecting the architectural character of the adjoining listed building.

● Ensuring that contemporary additions remain appropriately scaled and visually considered.

The intention is to maintain the balance between preserving the historic environment and allowing the property to remain a practical and attractive private residence.

9. Conclusion

17A The Causeway forms part of an important historic setting within Horsham's Town Centre Conservation Area.

The property's relationship with the adjoining Grade II listed building and the traditional architecture of The Causeway has been recognised throughout this statement.

The replacement of the existing patio wall door with a Corten steel door/gate represents a limited external intervention within the private courtyard environment.

The choice of material provides a durable and contemporary finish, while the intention to retain the existing opening and surrounding historic fabric seeks to minimise any impact on the property's heritage setting.

The overall objective is to preserve the historic character of the property and its surroundings while allowing carefully considered improvements that are appropriate to its continued residential use.

Prepared by: Property Owner
Property: 17A The Causeway, Horsham, West Sussex, RH12 1HE
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