THE OLIVE BRANCH

12 Bishopric, Horsham, RH12 1QR

HERITAGE STATEMENT

March 2024

2C DESIGN CONSULTANTS LTD

Heritage Statement

This statement should be read in conjunction with the following drawings:

- 2CD03500 01
- 2CD03500 04
- 2CD03500 05
- 2CD03500 06
- 2CD03500 07

This statement has been prepared to explain the design brief for the project, our analysis of the site and the development of the design in support of our applications for planning permission and listed building consent for to replace the old and tired inefficient conservatory to the North Elevation along with some alterations to the toilets to create better customer flow and access .

1. Site and Location

The Olive Branch is a Grade II listed building located on the north side of Bishopric Road within the town of Horsham. The main original building is a 17th century medieval house with a two-bayed hall, two cross wings and a crownpost roof. The original timber framing is visible to the west and north elevations and internally within the first floor accommodation. Roof pitches are hipped with red clay tiling and the upper floor is clad with a decorative tile hanging to the south and west elevations. Traditional sash windows remain to the upper floor but the ground floor has largely been rebuilt and/or refaced with modern construction to all elevations except for a small section of the west elevation where original brickwork and the lower part of the original chimney stack remains.

The pub presently occupies the entire ground floor with two main rooms within the original building containing the bar and main lounge area. A rear dining area is accommodated within a modern conservatory structure which also provides access to toilet accommodation. Kitchen and storage areas occupy the remainder of the ground floor.

The first floor comprises the manager's accommodation.

There is a low cellar under the side part of the building. This is reached via a set of steps that rise up in to the bar area. An inadequate external seating area is provided at the rear of the building.

The pub is currently operated by Hall & Woodhouse Ltd. who operates many pubs in the Horsham area. The pub has been little altered in recent years and would now benefit from this update.

2. History

Bishopric was built outside the borough in the Middle Ages, as part of the wide western extension of West Street. History records show that a market was held there in 1449. The name is a reference to the archbishop of Canterbury's manor of Marlpost and is recorded from 1514. Later alternatives names were Lower West Street and Oxford Road.

The building was originally an Inn with some public function. In 1759 the court of Horsham was held there when the licence belonged to the Marlpost Manor. This fact explains some of its character and high quality at the time. From: 'Horsham: General history of the town', A History of

the County of Sussex: Volume 6 Part 2: Bramber Rape (North-Western Part) including Horsham (1986), pp. 131-156.

The Olive Branch and the King's Arms in Bishopric are included amongst the inns which flourished in the outskirts of the town before 1800. Both survived as inns until 1982. The former was an inn by 1769, when the Marlpost manor court was held there, (fn. 84) and the latter apparently by 1667. From: 'Horsham: General history of the town', A History of the County of Sussex: Volume 6 Part 2: Bramber Rape (North-Western Part) including Horsham (1986), pp. 131-156.

3. Design Proposal

A modern glass roof conservatory is currently connect on three sides to that of the main building.
The use of the space is unpredictable as weather conditions play a large part in its use.
Due to the inefficient glazing, the trade space is either too hot in summer months or conversely too cold within the winter months.

It is the clients intension to replace the glazed hipped roof with that of a more conventional vaulted roof structure, constructed in timber and clad in matching rosemary clay tiles, retaining the shape and all associated structural walls.
Within the vaulted roof 4no velux windows are proposed, which will provide natural daylight to the extremities of the space.

At the same time it is the clients intension to alter the access to the gents toilets. This will be achieved by blocking up the existing doorway and creating a small corridor through the trade area.

4. Access

The present customer and staff access would be retained.

5. Conclusion

Due to the nature of works proposed we believe the level of detail provided above is proportionate to the importance of the asset an no more is required to understand the potential impact on the asset.

The replacement of a modern glazed roof with that of a traditional hipped roof with matching tiles would equally be seen as an improvement on the asset and the surrounding environs.



Photograph showing Conservatory