12 The Causeway

Horsham

West Sussex

RH12 1HE



Design and Access Statement

And Heritage Statement

To accompany a Householder Planning and Listed Building Consent Application for; reinstatement of 2no. windows to the basement and lightwells to a Grade II Listed Building

Applicants: Mr and Mrs Lambert

October 2026

1.0 INTRODUCTION:

1.1 This report has been prepared on behalf of Mr and Mrs Lambert, the present owners of no.12 The Causeway.

1.2 The Applicants have taken great care to restore this property throughout, repairing and retaining the Heritage and character and preserving this asset for future generations, whilst creating a beautiful fully functioning home. These Works have been covered under previously Consented Planning and Listed Building Consent Approvals:

1.3 Due to its age, as part of the original build of the dwelling, the existing basement has a continuing damp problem, which initially was discussed with the Conservation Officer during a Pre-Application Consultation. It was proposed to tank the rooms and agreed not to proceed on this basis. Instead, a dehumidifier system has been installed within the basement which has helped to reduce the dampness within the space. It is still however very humid and has a high damp reading.

1.4 Further consideration, and review of the historic form of the property, it is proposed to reinstate the Historic windows and lightwells to the front of the property, which will afford natural ventilation within the basement rooms and help to alleviate the build up of moisture in the air within the spaces and provide natural daylight.

2.0 LOCATION AND SITE SETTING:

2.1 The property is located at the heart of the town of Horsham in West Sussex, centrally within the Horsham Conservation Area, on The Causeway which is one of Sussex's famous 'original' streets.

2.2 No.12 is located on the south-west side of the Causeway, adjoined to no.11 to the north and an alley, Morths Gardens, to the south which seperates the property at ground floor level with no.13.

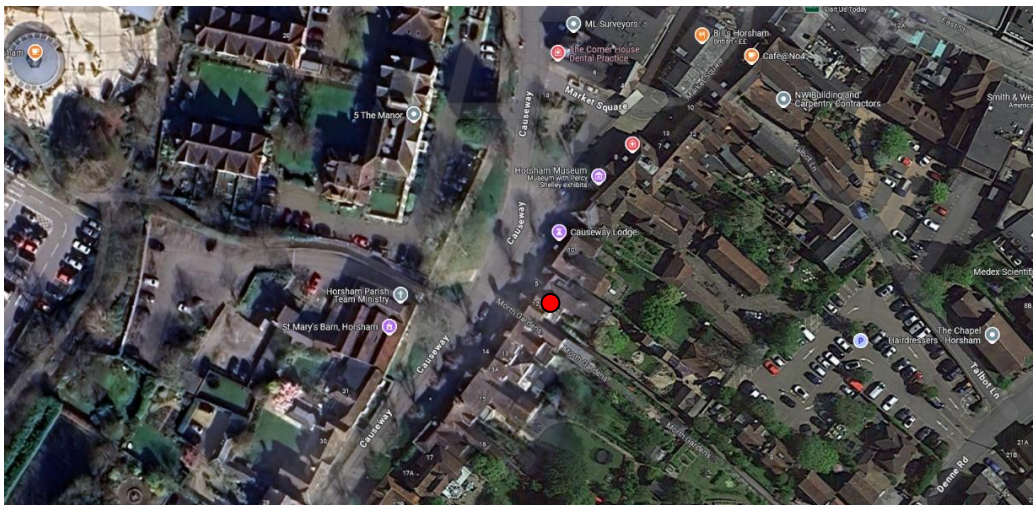


Fig 1: Google Maps Satellite Image showing the location of no.12 The Causeway in red.

2.3 The property is part of a collection of similarly historic residential properties which are all attached running along the south-east side of the street, and faces an open space to the north-west side where the Church Centre and Manor House are located.



Fig 2: Google Maps Satellite Image showing the location of no.12 The Causeway in red.

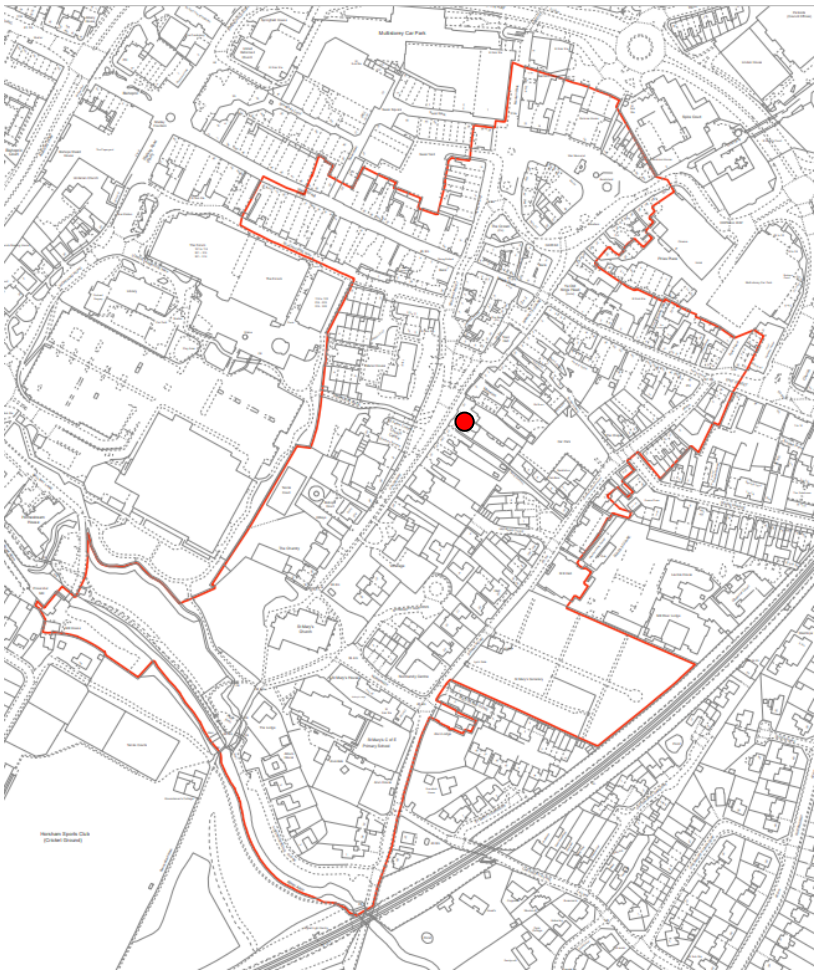


Fig 3: Horsham Conservation Area showing no.12 The Causeway in red.

3.0 HISTORY OF NO.12 THE CAUSEWAY:

3.1 **Listing:** The Property is included in the Statutory List in a joint listing with the adjoining property, Listed Grade II.

Name: NUMBERS 11 AND 12 INCLUDING ATTACHED WALL TO NUMBER 11 AND SUMMERHOUSES IN GARDEN OF NUMBER 11

List entry Number: 1353906

Grade: II

Date first listed: 17 March 1952

Listing: Built as two separate houses, later united and currently two properties. The rear range (part of no 11) is a 3 bay former open hall house of c1500 and the right hand part of the front range (no 12) a house of c1650 with crosswing and cellar combined with the rear range c1770, linked with an C18 framed building possibly a cloth store (part of no 11) and refurbished c1890 and c1968. The whole now forms an L-shape. Timber framed building with close-studding with jetty visible at the front of no 12, no 11 weatherboarded on the first floor and stuccoed on the ground floor. Rear elevation hung with two courses of alternate plain and pointed tiles. Horsham stone slab roof with C17 ribbed brick chimneystack to no 11 and C19 brick chimneystack to no 12. Two storeys and attics to south; 3 windows. Front has mostly C18 12-pane sashes with one tripartite sash and two storey canted bay to south. Three gables, south gable projecting, with moulded bargeboards. No 12 has half-glazed door and no 11 4-panelled door flanked by sidelights. C20 garage doors to no 11. Rear elevation has fretted bargeboards and late C19 windows with some square bays. Some original glass survives. Attached C19 brick wall to no 12 along Morth Gardens has at the top C19 decorative ironwork with elaborate intertwined foliage. No 11 has central open fireplace with bressumer of c1650, preserved wattle and daub panel, a fireplace to the rear of 1770 with smoke-blackened rafters above former open hall. Potting sheds and gazebos. Two linked summerhouses, the western one probably c1885 and the eastern c1780 in Picturesque Gothic style, originally linked by greenhouses and acting as combined gazebos and potting sheds. Western building of one storey and attics hung with alternate two courses of plain brown tiles and curved red tiles identical to rear of no 12. Tiled roof, also in alternate bands of plain and curved tiles with one brick chimneystack. Right side projecting gable with fretted

bargeboards with finial and pendant, oculus to attic, three pointed arched windows and one pointed arched doorcase with half-glazed door. This linked by a brick wall to a taller narrower eastern building of red brick with some grey headers to the side elevation and polychrome brick dressings. Tiled roof with alternate courses of plain and curved tiles. Two storeys; 2 windows. Gable with fretted bargeboards, finial and pendant and blank oculus. Joined pivoting casements to first floor. Ground floor has lancets and central plank door. Unusually elaborate dual purpose garden buildings.

National Grid Reference: TQ1718830425

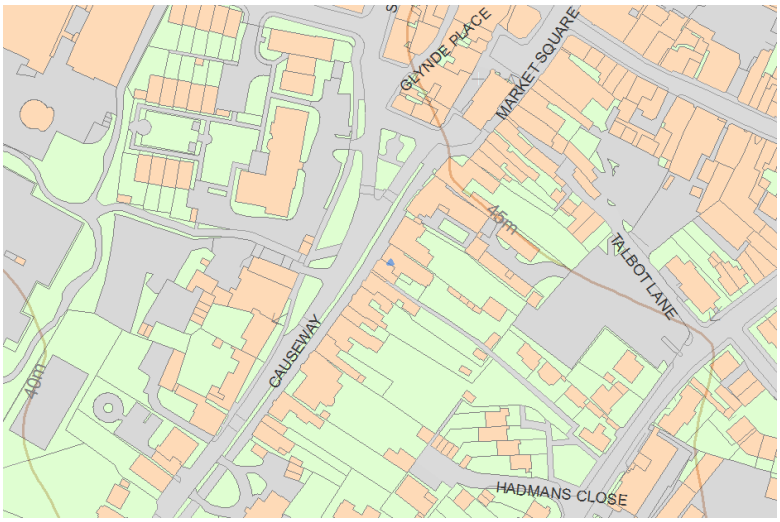


Fig.4 Statutory Listing Map

3.2 No further information was found on the Historic Environment Record and online Heritage Gateway.

3.3 Historically nos. 11 and 12 formed a Burgage Plot, a medieval long narrow holding running back from the street. Typically, with a commercial ground floor facing the road, living accommodation above, and a garden or yard to the rear.

3.4 The property underwent remodelling during the late C20th when the original timber frame was exposed to the front elevation with infill render panels and the replacement of the ground floor arched windows with a central sash. At this time, the 2no. lightwells to the basement were infilled within concrete externally and with brickwork within the windows in the basement.

3.5 Externally the property shows very little alteration to its form to the front elevation, however has been restored and repaired to a beautiful level during 2025 and 2026.



Fig.5 Photo of the causeway from the 1950s showing no.12 the causeway with tile hanging at first and second floor level, arched windows at ground floor level and a continuous projecting bay centrally. https://www.francisfrith.com/horsham/horsham-the-causeway-c1950_h119023



Fig.6 Photo of the causeway from 1965 which shows no.12 in the background still with the tile hanging. https://www.francisfrith.com/horsham/horsham-the-causeway-c1965_h119177

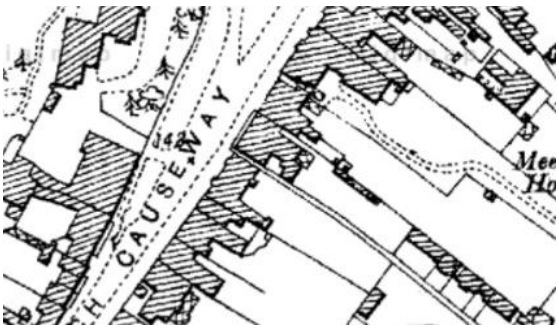


Fig 7. OS map extract of 1890

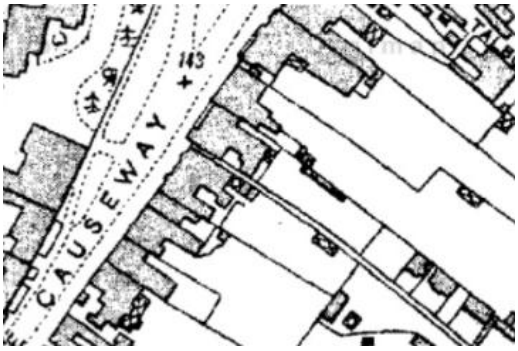


Fig 8. OS map extract of 1930

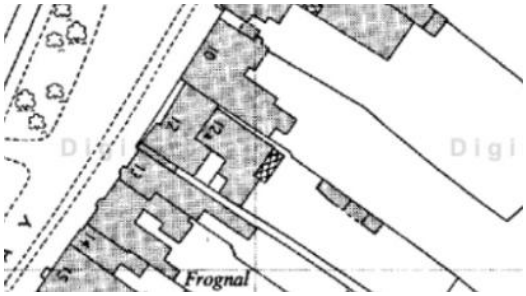


Fig 9. OS map extract of 1960

4.0 PLANNING HISTORY:

4.1 The following historic Planning applications were found on the Horsham District Council website:

Application:	Planning and Listed Building Consent
Reference:	DC/25/0326 & DC/25/0327
Date:	19/05/2025
Description:	Erection of a single storey rear extension and internal alterations
Decision:	Granted

Application:	Planning and Listed Building Consent
Reference:	DC/25/1795 & DC/25/1796
Date:	07/01/2026
Description:	structural roof repairs, replacement of windows and front door, removal of cement render and traditional lime render applied to front elevation, and minor amendments to internal alterations
Decision:	Granted

5.0 EXISTING FABRIC ANALYSIS

5.1 The existing front elevation comprises the front facing gable ended timber frame, protruding off the main pitched roof structure which is linked to the adjoining properties nos.11 and 13. Roof is finished in Horsham stone tiles at second floor level, and clay tile gable roof to the loft room.

5.2 The timber framed elevation was exposed during the late 1960/1970s with cement render infill installed (which has been replaced with lime render during the recent restoration works). All timber framed sash windows have been repaired and restored or replaced and a new front door installed. To the left first floor is finished in horizontally hung weatherboarding in continuation with no.11. The first-floor projects over the side alley Morth Gardens to the right-hand side.



Fig 10. Photograph of existing Front Elevation.

5.2 To the base of the front elevation, along Causeway, the modern cement infill can be seen where the Historic light well was filled in. this is believed to have occurred during the 1950's alterations to the front elevation. This infill extends the full length of the front bay protrusion.



Fig 11. Photograph of cement infill at ground level to base of the front elevation.

5.2 Internally within the basement, the brickwork infill of the window openings can be seen along the front wall, indicating 2no. windows either side of a central pier.



Fig 12. Photograph of the left side of the external wall to the basement showing brickwork infill behind shelving



Fig 13. Photograph of the right side of the external wall to the basement showing brickwork infill

5.4 **Assessment of Heritage Value**

A Conservation Management Plan has informed the design process and used to justify a design, which follows, to ensure the proposal does not cause Harm to the Historic building and its setting.

Having established the historical development, the next task before the design stage is to assess the Heritage Value of the existing with '5' at the highest value and '0' the least. This assessment is limited to the front elevation and effected areas only to prevent excessive information. A detailed site inspection revealed:

Element	Description	Heritage Value
Externally:		
- Front elevation	original form largely intact with original timber frame exposed during C20th. Full restoration and structural repair.	4
Internally:		
- Basement	utilitarian space, brickwork floor and walls. Very damp with poor ventilation	1
- Ground floor	undergone various alterations. Window and door openings altered during late C20th. Full restoration and repair.	2

6.0 PROPOSAL:

6.1 No.12 The Causeway is a Designated Heritage Asset. The CMP assessment directs that the existing property has undergone many modern alterations and adaptations, with recent restoration Works completed which have undertaken structural repairs and repairs to fabric which have positively contributed to the Heritage Asset.

6.2 The application seeks Consent for minor alterations to reinstate 2no. basement windows to the front elevation, and includes reforming the lightwells which are infilled with concrete at surface level externally. Non-invasive investigation with a telescopic camera revealed that the lightwell void still existing behind the brickwork infill within the basement.

6.3 **Basement:**

- dismantle the modern brick infill where the windows to the lightwells were previously located. And install 2no. casement windows.
- dismantle the modern cement infill to the top of the lightwells externally, and install a grill to allow ventilation, flush with the pathway.

Heritage Impact Assessment: Managed Impact on the Heritage of the building.

7.0 HERITAGE IMPACT ASSESSMENT:

7.1 Local Planning Authorities are required to assess a proposal affecting heritage assets strictly in accordance with 'Section 16. Conserving and enhancing the historic environment' in which four tests are set down:

190 – *'Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal …. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

Para. 201 guides '*Not all elements of a Conservation Area …. will necessarily contribute to its significance'*. The same should be taken to apply to a Heritage Asset.

The value of this Heritage Asset is the primarily drawn from its form of the front elevation and contribution to the Horsham Conservation Area setting. The existing front elevation was however mostly reconstructed during the C20th and materially of poor condition. The proposal includes reinstating the Historic lightwells to the front elevation to maintain the Heritage Asset and its contribution to the setting for the future and public benefit.

193 – *'When considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm …. Or less than substantial harm to its significance.''*

Internal alterations are proposed which reinstate the Historic windows within the basement, removing modern brickwork infill only. The proposal amounts to less than substantial harm and at the lower end.

196 – 'Where a development proposal will lead to less than substantial harm to the significance of the heritage asset, this harm should we weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

No.12 The Causeway has been a dwelling for many centuries and has undergone alterations, adaptations and configurations with no.11 to fulfil the changing requirements of the society. This proposal improves ventilation and natural lighting within the basement through reinstating original features.

7.2 In addition to these tests:

189 – *'an applicant to describe the significance of any heritage asset affected, including any contribution made to its setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

No.12 The Causeway is include in a joint Listing, Listed Grade II.

Clause 200 refers to setting which is as important in the conservation of a heritage asset as the original fabric itself.

The proposal makes no change to the setting of the Causeway, but reinstates 2no. lightwells which will allow the Historic fabric of the property to breathe correctly to maintain the building for the benefit of the building and its setting.

7.3 **ICOMOS Protocol:** The Protocol is used for additional assessment:

Practical

a - *'read a monument, ensemble or site and identify its emotional, cultural and use significance.* **Refer to sections 2 and 3.**

b - *'understand the history and technology of monuments, ensembles or sites in order to define their identity, plan for their conservation, and interpret the results of this research'* **Refer to sections 2 and 3.**

c - *'understand the setting of a monument, ensemble or site, their contents and surroundings, in relation to other buildings, gardens or landscapes'* **Refer to Design & Access Statement.**

d - *'find and absorb all available sources of information relevant to the monument, ensemble or site being studied'* **Refer to sections 2 and 3.**

e – *'understand and analyse the behaviour of monuments, ensembles and sites as complex systems'* **Refer to Design & Access Statement.**

7.4 **Front Elevation:**

The architectural composition includes:

1. Existing concrete infill floor finish replaced with a grill vent over the lightwell, the existing material is of poor quality and is not in keeping with the wider street scene of the Causeway, the proposed solution can be seen on neighbouring properties which are similarly Historic.

Assessment: Managed Impact on the Heritage Asset.



Fig 13. Photographs of lightwells found on properties further south along Causeway



Fig 14. Photograph of example grill materiality and style proposed

8.0 SUPPORTING DOCUMENTS:

8.3 Drawings

25025/100:	Existing Site Location & Block Plan
25025/110:	Existing Floor Plans
25025/111:	Existing Elevations
25025/200:	Proposed Site Location & Block Plan
25025/210:	Proposed Floor Plans
25025/220:	Proposed Elevations

9.0 CONCLUSION:

9.1 No.12 The Causeway is a C17th property which has evolved over the centuries to adapted to suit the changing needs of the occupiers, with many additions, demolitions, adaptations of layout and arrangement with no.11 during the C18, C19, C20 and C21.

9.2 Buildings with a Heritage Value are the result of managing the changing needs of the society that they serve. Those that did not, do not survive for current and future generation to appreciate. The original dwelling has adapted and with recent care and restoration is a fully functioning dwelling once more.

9.3 The overall form of the original C17th dwelling survives, with the external form intact, although much of this is refinished during the late C20th. This proposal respects and retains the form, with only alteration within the basement proposed to enhance the functionality of the building.

9.4 The proposed changes have a very low heritage impact on the building, and result in the improvement of the fabric of the property, which will improve and maintain the fabric and Heritage Asset. And result in a public benefit in maintaining the value of this building in the Causeway setting.