

Heritage Statement: Master Bedroom Refurbishment

Property: 55 Brighton Road, Horsham, West Sussex, RH13 6EZ

Listing Grade: Grade II

Date: 01/06/2026

1. Introduction and Proposal

Proposal is to remove the airing cupboard and built in wardrobes within the master bedroom and replace with a 2.4m x 2.55m walkthrough wardrobe. Also refurbish the existing en-suite and recentring the door to fall in line with the new walkthrough wardrobe

2. Assessment of significance

55 Brighton Road, is a detached house with solid brick external walls, constructed circa 1850. The external walls are finished with render.

3. The Works:

Internal Observations

- The bedroom has two built in cupboards currently, one did house the heating storage tank and the other is currently used as a wardrobe.
- Due to a combination boiler being fitted the left-hand cupboard is now an empty space
- The wardrobes currently are made up of a timber frame with a plasterboard and plaster finish.
- They are not load bearing or structural walls, they were added in to the property when an extension was built in the early 90s.

4. Proposed Works (Methodology)

Strip-Out Works

- Remove the existing wardrobes and timber frame from the master bedroom.

Framework

- Construct a new timber frame to in line with the existing wall as you enter the bedroom, the timber frame will stretch 2.4m into the bedroom and 2.55m back towards the west wall of the property, a 900mm arch way will be constructed as the entrance to the walkthrough wardrobe.

Dry Lining and Finishing

- 12mm plasterboard will be fitted
- Tape and joint all board edges.
- Apply a two-coat plaster skim finish, trowelled smooth and ready for decoration.
- Replace skirting boards with a more traditional style to suit the age and style of the house.

5. Impact on significance and Justification

The proposal is

Impact: Positive. No part of the original house will be affected with this renovation whilst improving its condition and keeping it in style with the original look.

Justification: The current set up in the bedroom/en-suite is styled to the early 90s and is in a tired condition, our proposed works will give the house a more traditional look in keeping with the property's style and character.

6. Conclusion

The refresh of the newly extended (90s) part of the house is long overdue and this renovation will keep in line with the original features of the house.