Batcheller Monkhouse



# Heritage Statement

Causeway Lodge
10 The Causeway
Horsham
West Sussex
RH12 1HE

***Application for Listed Building Consent / Planning Permission to 5no. Works Proposals with Associated Demolitions and Alterations***

**On Behalf Of**
Ms Becky Morris

**Prepared By**
Luke Davis MRICS

**11 March 2025**

# CONTENTS


1 INTRODUCTION ..... 4

2 QUALIFICATIONS ..... 5

3 MATERIALS AND GUIDANCE ..... 5

4 THE PROPERTY ..... 7

5 HISTORIC DESIGNATIONS ..... 10

6 HISTORIC CONTEXT ..... 11

7 HERITAGE POLICY AND LEGISLATION ..... 13

8 PROPOSED WORKS ..... 16

9 SIGNIFICANCE & IMPACT ..... 18

10 CONCLUSION ..... 22

11 APPENDICES ..... 24

# LIST OF FIGURES

Figure 1 Photograph of Front Elevation

Figure 2 Photograph of Rear Elevation

Figure 3 Photograph of Property in Street Context

Figure 4 Map (1972) of the Horsham Burgages

# 1 INTRODUCTION

1.1 This heritage statement has been prepared by Luke Davis MRICS on behalf of Ms Becky Morris of Causeway Lodge, 10 The Causeway, Horsham, West Sussex RH12 1HE to accompany an application for listed building consent at Causeway Lodge, 10 The Causeway, Horsham, West Sussex RH12 1HE ('the Property') for the following:

1. *Partial demolition at rear of property followed by the erecting of a timber-framed extension with conservation window lights at rear of property.*
2. *Removal of internal walls and commercial lavatories followed by the construction of a single ground floor WC, utility room, and ground floor hallway, including alterations to ground floor external window lights.*
3. *Removal of X2 internal walls in front hallway.*
4. *Removal of internal personnel lift and lift shaft followed by the reinstatement of staircase.*
5. *Removal of flat roof at rear of property and replacement with a new flat roof with heritage ceiling light, tiled roof pitch, and upgraded rainwater goods.*

The Property is a Grade II Listed Building and is situated in the centre of Horsham.

The Property's List Entry Number is 1191552.

1.2 This report will outline the applicant's proposal, assess the Property's significance as a heritage asset and the impact of the applicant's proposal on its significance. The applicant's proposal has been evaluated against conservation and heritage policies at local and national levels.

1.3 This report does not constitute a valuation, structural survey or a building survey.

## 2 QUALIFICATIONS

This report has been written and prepared by Luke Davis MRICS.

Luke Davis is a Member of the Royal Institute of Chartered Surveyors (RICS), an RICS Registered Valuer and a Supporter (non-accredited member) of the Institute of Historic Buildings Conservation (IHBC).

Luke Davis is a Chartered Surveyor working with Batcheller Monkhouse with three years' experience working in West Sussex. Luke holds a Batchelor of Arts degree with Honours in History and a Master of Science degree in Rural Estate Management. Prior to his career as a rural surveyor, Luke worked in the heritage sector for two years, assisting with Jersey's *Bridging Island Plan 2022-2025* and in providing responses to planning applications on behalf of a heritage trust and academic society.

## 3 MATERIALS AND GUIDANCE

### 3.1 British Standard 7913:2013

3.1.1 The British Standard 7913:2013 *Guide to the Conservation of Historic Buildings* (2nd Ed., December 2013) has been referred to during the preparation of this heritage statement.

3.1.2 The BS 7913 is a guidance document published by the British Standards Institution which came into effect on 31 December 2013. The British Standard sets out best-practice guidance and industry recommendations to assist in the conservation of historic buildings in the United Kingdom. It should not be quoted as if it were a specification, or a code of practice, and claims of compliance cannot be made to it.

3.1.3 The British Standard applies to:

*'Historic buildings with and without statutory protection. It is not applicable to below ground archaeology or any other type of heritage asset such as movable objects or vehicles'* (The British Standards Institution, 2013)

### 3.2 Historic England Advice Note 12

3.2.1 The Historic England 2019 *Statement of Heritage Significance: Analysing Significance in Heritage Assets: Historic England Advice Note 12* has been referred to during the preparation of this report.

3.2.2 HE Advice Note 12 is a guidance document which details:

*'…the National Planning Policy Framework (NPPF) requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.'* (Historic England, 2019, p. i)

### 3.3 Historic England Advice Note 16

3.3.1 The Historic England 2021 *Listed Building Consent: Historic England Advice Note 16* has been referred to in the preparation of this report.

3.3.2 HE Advice Note 16 is a guidance document which details:

*'General advice for owners of listed buildings about listed building consent as an application process and on how to judge whether proposals need consent, how to achieve certainty on the need for consent and how to make informed applications. It also gives advice on works which may or may not need listed building consent, depending on how the works are proposed to be carried out.*

*The advice note emphasises that informed applications are based on an understanding from the start of where special interest of a listed building lies. It outlines the staged approach by which an owner will maximise the chance of a successful listed building consent application and how helpful it is to take advice from professional advisors and experience contractors/craftspeople.'*

(Historic England, 2021, p. i)

## 4 THE PROPERTY

### 4.1 Situation

4.1.1 The Property is approximately 0.14 miles to the northeast of Horsham St. Mary's and approximately 0.56 miles to the south of Horsham Holy Trinity and is within the town of Horsham.

4.1.2 Causeway Lodge is accessed from the public highway off the Causeway to the front, and from the public highway via a public car park off Denne Road to the rear. The access to the rear of the Property provides the primary vehicular access for Causeway Lodge and is used for private access by the occupier.

4.1.3 Causeway Lodge is situated in the heart of the centre of Horsham in the historic area of the Causeway. The Property is surrounded by an abundance of local amenities, shops and transport links.

4.1.4 A site location plan is provided in Appendix 1 and an extract is included below:

Location Plan




Not to scale.

For identification purposes only.

## 4.2 Construction and Design

4.2.1 Causeway Lodge is believed to have been built between 1665 and 1672 with works to remodel the front elevation, together with internal alterations, during the 1720s. It is likely that an earlier medieval structure existed on the site pre-17th Century.

4.2.2 The Property's construction is of a timber frame on random stone plinth with rendered front and northern gable elevation, Horsham stone roof and off-centre chimney of clay brick construction. The southern gable elevation comprises a hung clay tile design. The Property comprises two storeys and an attic.

4.2.3 At the front, the Property benefits from a distinctly 18th Century design which is mostly symmetrical save for a dormer window which is off-centre (right) of the façade. The front elevation further benefits from 10 windows, being nine 'full Georgian' sash windows (each comprising of 12 lights and visible keystones) and one 'full Georgian' dormer sash window of 16 lights. The front elevation further benefits from a portico doorway sided by Tuscan columns, a vertical post-box to the left in brass, and raised name lettering above the door. There are also two modern heritage-styled brass electric lanterns on either side of the doorway.

4.2.4 The rear elevation presents a wider architectural history, with a greater variation of design. In brief, the rear elevation is mostly of brick construction with the first floor elevations mostly comprising hung clay tile. The windows are mostly single-glazed sash windows in timber of varying sizes.

4.2.5 To the southern end of the rear elevation (left of photographs) is a hung clay tile first floor elevation below which is a brick extension of a two-tone brick design with later Crittall-style bay window and mono-pitched clay tile roof. On the first floor is a set of Crittall-style windows sat flush with the gable.

4.2.6 To the northern end of the rear elevation (right of figure 2) is a presumed Victorian extension of brick construction in a two-tone design, with gable end facing to the east. On the ground floor is a timber bay with a double-door set allowing access to the rear patio and garden.

## 4.3 Current Use

4.3.1 Causeway Lodge is currently used as a private residential dwellinghouse.

4.3.2 The Property was formerly used as a commercial Dental Practice by previous occupants.

4.3.3 The Property is resided in on an owner-occupier basis.



Figure 1: Causeway Lodge Front Elevation



Figure 2: Causeway Lodge Rear Elevation

# 5 HISTORIC DESIGNATIONS

## 5.1 Listed Building

5.1.1 The Property is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest. The Property is a Grade II Listed Building (List Entry Number 1191552) and is listed under the name of Causeway Lodge. The Property was first listed on 20 May 1949.

A copy of the Listed Building Entry is included in Appendix 2.

## 5.2 Registered Park and Garden

5.2.1 The Property is not within a Registered Park or Garden.

## 5.3 Conservation Area

5.3.1 The Property is within the Horsham Town Centre Conservation Area, which was designated on 1 September 1974. The Conservation Area is currently managed under Policy 34 of the Horsham Local Plan (2015).

5.3.2 The draft Horsham Local Plan 2019-2036 is currently under review by the Inspector.



Figure 3: Causeway Lodge (left) and neighbouring properties from The Causeway.

# 6 HISTORIC CONTEXT

6.1.1 Causeway Lodge is a Grade II Listed Building and is located within the Horsham Town Centre Conservation Area.

6.1.2 Causeway Lodge is located on the street known as The Causeway, which until the 16th Century was known as South Street. The Causeway was widely regarded as the best place to live in Horsham, and re-fronting of earlier medieval houses became commonplace (Pevsner & Nairn, 2019, pp. 435-436). The Pevsner architectural guide, *The Buildings of England*, describes The Causeway as '*an anthology of cosy buildings, medieval in origin'* and continues to comment that the '*Causeway would be hard to beat*' (Pevsner & Nairn, 2019, pp. 444-445).

6.1.3 Causeway Lodge was originally built as a dwellinghouse during the mid-17th Century, although it is likely that earlier structures existed on the site, with records showing habitation on the site as early as 1611 (Hughes, 1986, p. 62). It is likely that occupation as a dwellinghouse occurred as early as the medieval period as part of a mixed use alongside a trade (Barlow, 2007, p. 26). The site likely belongs to one of the part-burgages of either Parkhurst, Foreman & Foyce (Hughes, 1986, p. 62) or Hadman (Barlow, 2007, p. 32).

6.1.4 During the 19th Century, local historian and philanthropist Dorothea Hurst resided at Causeway Lodge (Barlow, 2007, p. 32). Hurst is best-known for publishing the first written history of Horsham in 1868 (with a later edition in 1886) under the title of *History and Antiquities of Horsham*. Dorothea Hurst was the daughter of Robert Henry Hurst senior, MP for Horsham who fought in the Peninsular Wars as well as serving as a Major in the Sussex Militia (Horsham Museum, 2025). The Hurst family are best-known locally for having resided at Horsham Park.

6.1.5 From the 1980s to the early 2000s, the Property was used as a commercial Dental Practice. Since the mid-2000s, the Property has reverted to residential use and is presently occupied by the applicant.

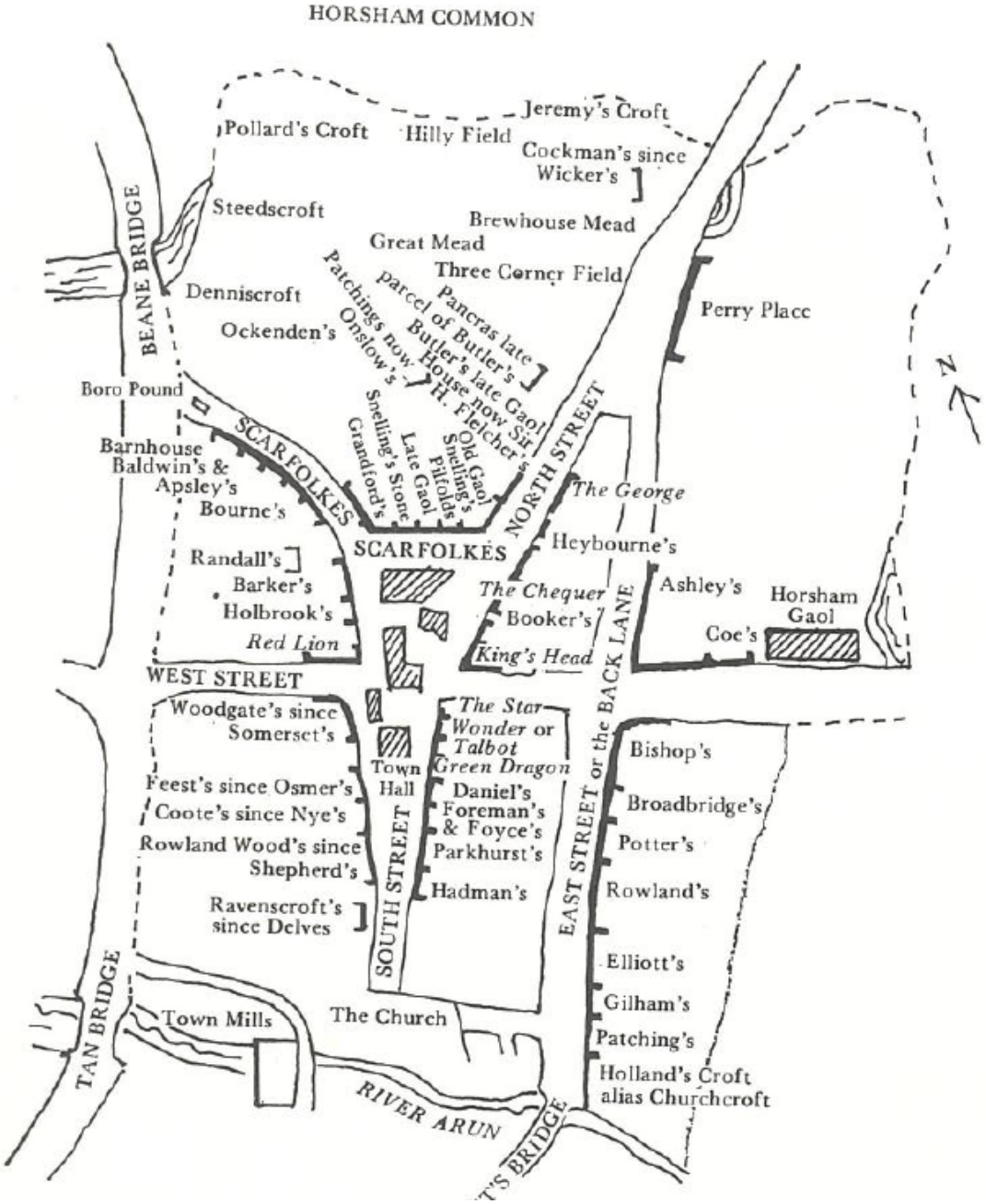



Figure 4: Map of the burgages (1927) based on a survey of 1792

# 7 HERITAGE POLICY AND LEGISLATION

## 7.1 Introduction

This section sets out the relevant heritage policies and legislation at national and local levels.

## 7.2 Legislation

7.2.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the legislative background for proposals affecting heritage assets.

7.2.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which is possesses.

7.2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The Act applies to the exercise of planning functions with respect to any buildings or other land in a conservation area.

## 7.3 National Planning Policy Framework (2024)

7.3.1 The National Planning Policy Framework sets out the Government's heritage policies for England. It was last revised on 12 December 2024.

7.3.2 Paragraph 207 states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their 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.

7.3.3 Paragraph 210 states that in determining applications, Local Planning Authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

7.3.4 Paragraph 212 continues to note that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

7.3.5 Any harm to, or loss of, the significance of a designated heritage asset should require a clear and convincing justification. Substantial harm to or loss of Grade II Listed Buildings should be exceptional. Substantial harm to or loss of Grade II* Listed Buildings should be wholly exceptional.

7.3.6 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

**7.4 National Planning Practice Guidance (NPPG)**

7.4.1 Paragraph 006 defines 'significance' as being the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.

7.4.2 Archaeological interest: where a heritage asset holds, or potentially holds, evidence of past human activity.

7.4.3 Architectural interest: relating to the design and general aesthetics of a place arising from conscious design or fortuitously from the way the heritage asset has evolved. It is also an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

7.4.4 Artistic interest: interest in other human creative skill, like sculpture.

7.4.5 Historic interest: an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them.

*7.4.6* The NPPG refers to the NPPF definition of setting as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (NPPF, Annex 2)*

**7.5 Horsham Local Plan**

7.5.1 The Horsham District Planning Framework (HDPF) was adopted in November 2015 and sets out the long-term spatial vision for the district.

7.5.2 The application includes alterations of a Grade II Listed Building which is recognised under Policy 34 (Cultural and Heritage Assets) as an irreplaceable resource. The policy states that the council sustain and enhance the historic environment through the positive management of development affecting heritage assets.

7.5.3 The draft Horsham Local Plan 2019-2036 is currently under review by the Inspector.

**7.6 Horsham Town Centre Conservation Area**

7.6.1 The Horsham Town Centre Conservation Area Appraisal and Management Plan (March 2022) ('the Management Plan') outlines the history, context, and interests including heritage assets, land use, and setting. It also provides the framework for the ongoing development and management of the conservation area and provides a commentary on buildings and materials.

7.6.2 The Management Plan states that:

*'The main elements that form the special character and appearance of the Conservation Area are the diversity of building styles, the relationship of the buildings to each other and open spaces. A variety of other elements all contribute to the special character and should be retained…' (p.16)*

7.6.3 The Management Plan generally considers that timber frames, brick, clay or terracotta tiles, render, painted finishes, stone, and styled wooden sash and casemate windows are considered to have a positive impact on the overall character of the Conservation Area.

# 8 PROPOSED WORKS

## 8.1 Proposal

8.1.1 The applicant is applying for permission to undertake the following:

1. *Partial demolition at rear of property followed by the erecting of a timber-framed extension with conservation window lights at rear of property.*
2. *Removal of internal walls and commercial lavatories followed by the construction of a single ground floor WC, utility room, and ground floor hallway, including alterations to ground floor external window lights.*
3. *Removal of X2 internal walls in front hallway.*
4. *Removal of internal personnel lift and lift shaft followed by the reinstatement of staircase.*
5. *Removal of flat roof at rear of property and replacement with a new flat roof with heritage ceiling light, tiled roof pitch, and upgraded rainwater goods.*

## 8.2 Context of Works

8.2.1 When the applicant purchased Causeway Lodge, it was in a relatively poor state of repair internally and externally having had minimal maintenance or upkeep carried on.

8.2.2 It is understood that applicant intends to occupy the Property as their principal residence on a long-term basis.

8.2.3 The applicant has exhausted the works that they can undertake without the need for Listed Building Consent, having undertaken decorative maintenance internally and externally.

8.2.4 The applicant believes that the undertaking of the proposed works would greatly improve their lifestyle and enjoyment of the Property.

## 8.3 Identified Faults

8.3.1 The Property's previous use as a commercial Dental Practice saw several alterations undertaken at the Property, many of which are not in keeping with the character of the Property as a heritage asset. This included the installation of a personnel lift (see application DC/07/1036) and the fitting of commercially styled Male and Female lavatories.

8.3.2 These alterations have created spaces that feel distinctly commercial and inappropriate for use as a residential dwelling. Many of the alterations were undertaken on a budgetary basis and are of a poor quality of workmanship.

8.3.3 The result of these alterations is a dwellinghouse which feels, in places, uncharacteristic of a normal home or indeed of a residential heritage property. Overall, this significantly limits the enjoyment and appreciation of the Property and does not promote a sense of stewardship towards the Property.

## 8.4 Proposed Solutions

8.4.1 The applicant believes that the proposed works will increase the feeling of homeliness in a manner that is sympathetic to the heritage and special interest of the Property.

8.4.2 The extension to the rear of the Property, along with alterations to the windows and layout of the rear hallway, WCs, and utility room will increase the amount of useable, open living space while introducing a greater amount of natural light to the Property.

8.4.3 The removal of walls in the front hallway together with the removal of the personnel lift followed by the reinstatement of a staircase will create a warm and homely entranceway to the Property through reinstating a former archway between the hallway and the dining room, while improving movement through the Property.

8.4.4 The roofing works to the rear porch will improve the amount of natural light entering what is otherwise a dark part of the Property and will rectify the amount of rainwater which sits on the flat roof of the porch. It will also enhance the aesthetic look of the rear porch.

# 9 SIGNIFICANCE & IMPACT

## 9.1 Introduction

9.1.1 The NPPF defines significance as '*the value of a heritage asset to this and future generations because of its heritage interest*'.

9.1.2 'Significance' is therefore a term that describes a structure or feature's special interest. It is an interest that is understood in terms of values attributed to that heritage asset, of which there is an extensive list, for example: architectural, technological, spatial, archaeological, economic, educational, recreational, social, cultural, spiritual, ecological, commemorative, aesthetic, symbolic, etc.

9.1.3 It is generally accepted that the values within that extensive list fall into one or more of the following categories:

- **Aesthetic Value**: derived from the ways in which people draw sensory and intellectual stimulation from a place. This value focusses on the purposeful design of an asset to look a certain way.
- **Communal Value**: derived from the meanings of a place for people who relate to it in different ways. This could include associations with social groups, particular individuals, or could be the value of the asset to a particular community. This sense of communal value is likely to change with time.
- **Evidential Value**: derived from the potential of a place to yield evidence about the past. This could be archaeological evidence, for example.
- **Historical Value**: derived from the ability of a place to demonstrate or illustrate an aspect of the past, or associations with historic figures or events. This could include war memorials, stately homes, or an historic agricultural building.

9.1.4 An understanding of its significance is vital to ensuring that any alterations or works eliminate harm where possible, and where harm is unavoidable that a record of what was there is created.

## 9.2 Assessment Matrix

9.2.1 The British Standard states that:

*'The magnitude of impact of change should be assessed in relation to the significance and value of the historic building. The magnitude of impact can range from a neutral impact where the value is low or negligible and there is no change, to very large where the value is very high and the impact is major'* (BS 7913, p.15).

9.2.2 The below matrix is based on the example shown in the British Standard and is the matrix adopted by this report. Other similar matrices can also be used.

| VALUE | MATRIX FOR ASSESSING MAGNITUDE OF IMPACT TO HISTORIC BUILDINGS | | | | |
|---|---|---|---|---|---|
| Very High | Neutral | Slight | Moderate/Large | Large/Very Large | Very Large |
| High | Neutral | Slight | Slight/Moderate | Moderate/Large | Large/Very Large |
| Medium | Neutral | Neutral/Slight | Slight | Moderate | Moderate/Large |
| Low | Neutral | Neutral/Slight | Neutral/Slight | Slight | Slight/Moderate |
| Negligible | Neutral | Neutral | Neutral/Slight | Neutral/Slight | Slight |
| | No Change | Negligible | Minor | Moderate | Major |
| | LEVEL OF CHANGE | | | | |

## 9.3 Impact on Aesthetic Value

9.3.1 Overall, the proposal is considered to have a **Slight** impact on the Listed Building's aesthetic value.

9.3.2 Causeway Lodge has an aesthetic value found predominantly in the front elevation of the Property where it is viewed from The Causeway.

9.3.3 The front elevation is designed to be a statement of wealth and contemporary taste, with its distinctive Georgian design. The front elevation furthermore positively contributes to the character and setting of The Causeway.

9.3.4 The rear elevation of the Property does not benefit from coherent aesthetic design and is the amalgamation of designs from the last few centuries which do not flow consistently.

9.3.5 The aesthetic value of the front elevation is High.

9.3.6 The level of change affecting the aesthetic value of the front elevation is No Change.

9.3.7 The magnitude of impact to the front elevation is Neutral.

9.3.8 The aesthetic value of the rear elevation is Low.

9.3.9 The level of change affecting the aesthetic value of the rear elevation is Moderate.

9.3.10 The magnitude of impact to the rear elevation is Slight

9.3.11 The overall magnitude of impact to the aesthetic value is **Slight.**

**9.4 Impact on Communal Value**

9.4.1 Overall, the proposal is considered to have a **Neutral** impact on the Listed Building's communal value.

9.4.2 Causeway Lodge has a communal value found predominantly in the front elevation of the Property it is viewed from The Causeway and where public interaction with the Property occurs. The front elevation positively contributes to the character and setting of The Causeway, being an area of Horsham which is at the heart of local identity and social history. The Property's proximity to Horsham Museum further increases the communal value of the Property's front elevation.

9.4.3 The Causeway holds significant associations with the history of local trade and industry being the site of a Horsham burgage. The Causeway has developed an association since the 18th Century of being a place resided by Horsham's wealthy classes which further contributes to the sense of communal value. The communal value of the front elevation is Very High.

9.4.4 The level of change affecting the communal value of the front elevation is No Change.

9.4.5 The magnitude of impact to the front elevation is Neutral**.**

9.4.6 The communal value of the rear elevation is Negligible.

9.4.7 The level of change affecting the communal value of the rear elevation is Negligible.

9.4.8 The magnitude of impact to the rear elevation is Neutral**.**

9.4.9 The overall magnitude of impact to the aesthetic value is **Neutral.**

**9.5 Impact on Evidential Value**

9.5.1 Overall, the proposal is considered to have a **Slight/Moderate** impact on the Listed Building's evidential value.

9.5.2 Causeway Lodge has an evidential value found in the Property's architectural archaeology, being the construction, design, and materials used. In the case of Causeway Lodge, this ranges from the timber frame, through to the use of Horsham stone on the roof and at its foundations and includes the use of rendering to the front elevation. To the rear of the Property, the use of brick in a two-tone design is noteworthy. The techniques and materials used are not however uncommon for the region and evidence of these building techniques and systems are common throughout Sussex and Surrey.

9.5.3 The evidential value of the overall Property is High.

9.5.4 The level of change affecting the evidential value is Minor.

9.5.5 The overall magnitude of impact to the evidential value is **Slight/Moderate**.

**9.6 Impact on Historical Value**

9.6.1 Overall, the proposal is considered to have a **Slight** impact on the Listed Building's historical value.

9.6.2 Causeway Lodge has an historical value found in its ability to demonstrate the history of trade, industry, social class, and the financial history of Horsham. The Property has a distinct partition internally which would suggest the division of family and staff accommodation, which would be expected for a house of this appointment. The Property is important to the understanding of Horsham's social history in the domestic setting, as an example of a well-appointed dwelling.

9.6.3 Causeway Lodge has also been home to Dorothea Hurst, a prominent local figure whose publication of Horsham's first written history is a significant text to our modern understanding of local history. This association therefore contributes to the Property's significance and historical value.

9.6.4 The historical value of the overall Property is Very High.

9.6.5 The level of change affecting the historical value is Negligible.

9.6.6 The overall magnitude of impact to the historical value is **Slight.**

## 10 CONCLUSION

10.1.1 I am of the opinion that the proposals are justified and will have a positive impact on the character of Causeway Lodge.

10.1.2 I am also of the opinion that the applicant has given consideration to the values associated with the Listed Building and its context within the historic environment.

10.1.3 The proposal remedies previous works undertaken by former occupants which were completed to a poor standard and poor quality of workmanship. Those works were not appropriate for the Property. These previous works create spaces which feel uncharacteristic and inappropriate for a domestic setting.

10.1.4 The applicant's remedying of these will improve movement throughout the Property and enhance user experience, changing those uncharacteristic and inappropriate spaces into appropriate, homely and user-friendly spaces that are sympathetic to the character of the Property. I believe that this will further encourage good stewardship for the Property going forwards.

10.1.5 The proposal is considered to be in line with heritage policies at a local and national level.

## 10.2 Recommendation

10.2.1 I recommend that a detailed method statement is provided by the applicant regarding all proposed demolition works, particularly concerning the removal of the personnel lift, reinstatement of the staircase, and the removal of the 2No. walls in the front hallway.

10.2.2 I am recommending the above to ensure that a thought-out process is put in place early on to prevent any harm to the surrounding historic fabric of the building.

10.2.3 I have had the opportunity to review the Materials Palette (see Appendix 7) provided by the applicant's architect. I am of the opinion that the materials are, generally, acceptable.

10.2.4 I am also recommending that the applicant considers a neutral colour or natural finish to the wooden staircase. This might be a design consideration that the applicant wishes to discuss with the Conservation Officer(s). I am making this recommendation to ensure that the design is sympathetic to the character and experience of the Listed Building.

This report has been prepared to accompany a planning application and the full details and specifications, including drawings and photography, of that application should be referred to alongside this report.

I trust that I have provided you with sufficient information for your consideration of the applicant's proposal, but if there are any aspects that you wish to discuss or if I can provide any further assistance, please do not hesitate to contact me.

Signed:



**Luke Davis MRICS**

Date: 11 March 2025

## 11 APPENDICES

Appendix 1: Location Plan – Site

Appendix 2: Listed Building Entry

Appendix 3: 2007 Floorplan

Appendix 4: Current Floorplan

Appendix 5: Proposed Floorplan & Proposed Elevation

Appendix 6: Photographs

Appendix 7: Materials Palette

## Appendix 1

### Location Plan – Site

# Causeway Lodge
# Horsham

Batcheller Monkhouse




Produced on Land App, Feb 25, 2025.
© Crown copyright and database rights 2025 (licence number 100059532)

For identification purposes only

10 m
Scale 1:500 (at A4)

N

## Appendix 2

### Listed Building Entry

# CAUSEWAY LODGE

Listed on the National Heritage List for England. Search over 400,000 listed places

*(https://historicengland.org.uk/listing/the-list/)*

## Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1191552**

Date first listed:**20-May-1949**

List Entry Name:**CAUSEWAY LODGE**

Statutory Address 1:**CAUSEWAY LODGE, 10, THE CAUSEWAY**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Understanding list entries**

***(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)***

Corrections and minor amendments

***(https://historicengland.org.uk/listing/the-list/minor-amendments/)***

# Location

Statutory Address:**CAUSEWAY LODGE, 10, THE CAUSEWAY**

The building or site itself may lie within the boundary of more than one authority.

County:**West Sussex**

District:**Horsham (District Authority)**

Parish:**Non Civil Parish**

National Grid Reference:**TQ 17195 30435**

# Details

TQ1730 THE CAUSEWAY (east side)

1/3 Number 10, 20.5.49 Causeway lodge

GV II

House. Probably built between 1665 and 1672 and refronted and altered internally c1720. Timberframed on random stone plinth with plastered front and Horsham slab roof with wide eaves and off central brick chimneystack set behind ridge. 2 storeys and attic. 5 windows and 1 dormer. Windows are 12-pane sashes in reveals with keystones over. Central doorcase with pilasters, flat hood over and 8-panel moulded door. All the listed buildings in The Causeway form a very important group with all the listed buildings in Market Square and with South Street.

Listing NGR: TQ1719530435

## Legacy

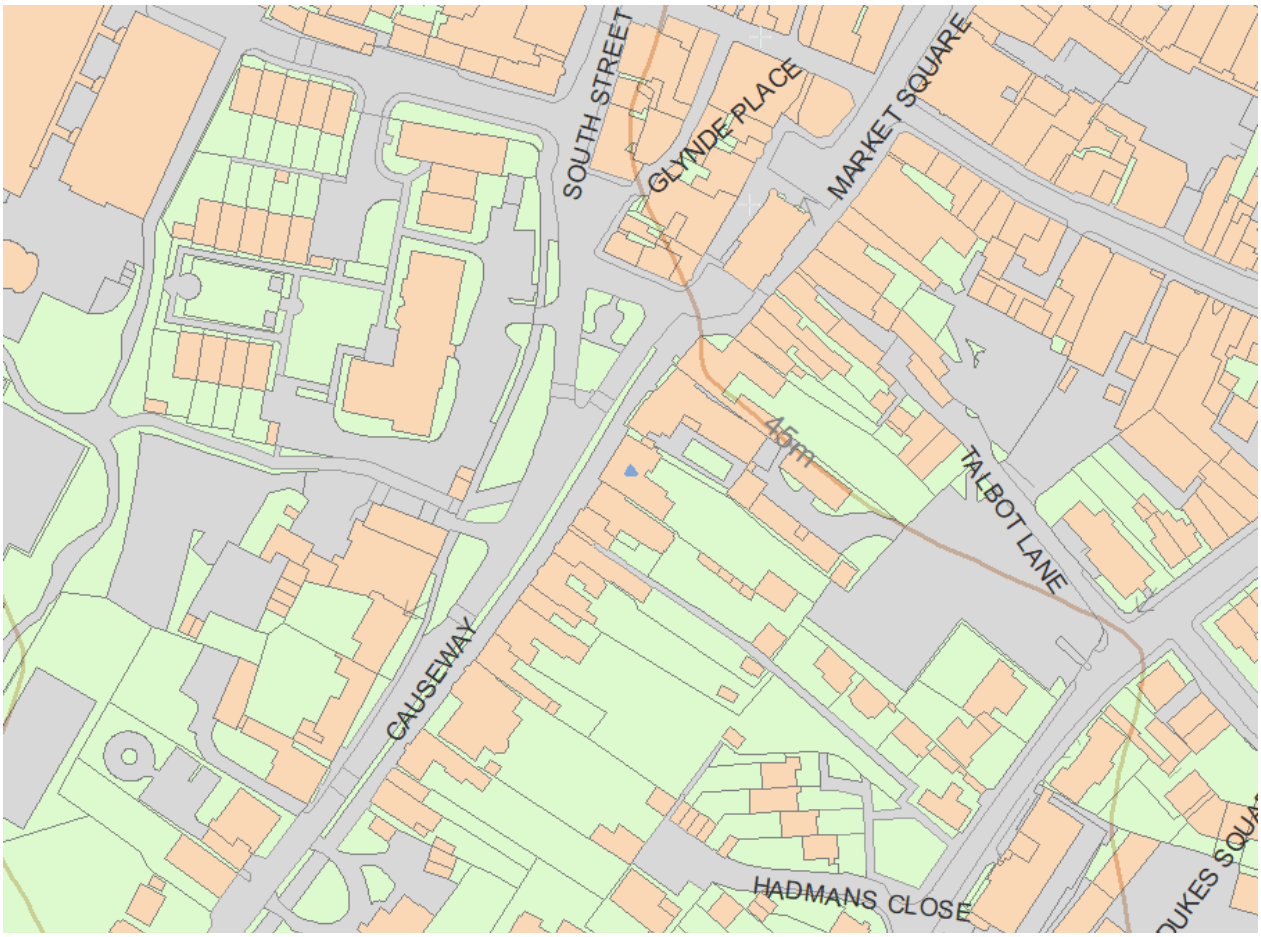
The contents of this record have been generated from a legacy data system.

Legacy System number:**298117**

Legacy System:**LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.




## Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 25-Feb-2025 at 14:59:31.

© Crown copyright [and database rights] 2025. OS AC0000815036. All rights reserved. Ordnance Survey Licence number 100024900.© British Crown and SeaZone Solutions Limited 2025. All rights reserved. Licence number 102006.006.

**End of official list entry**

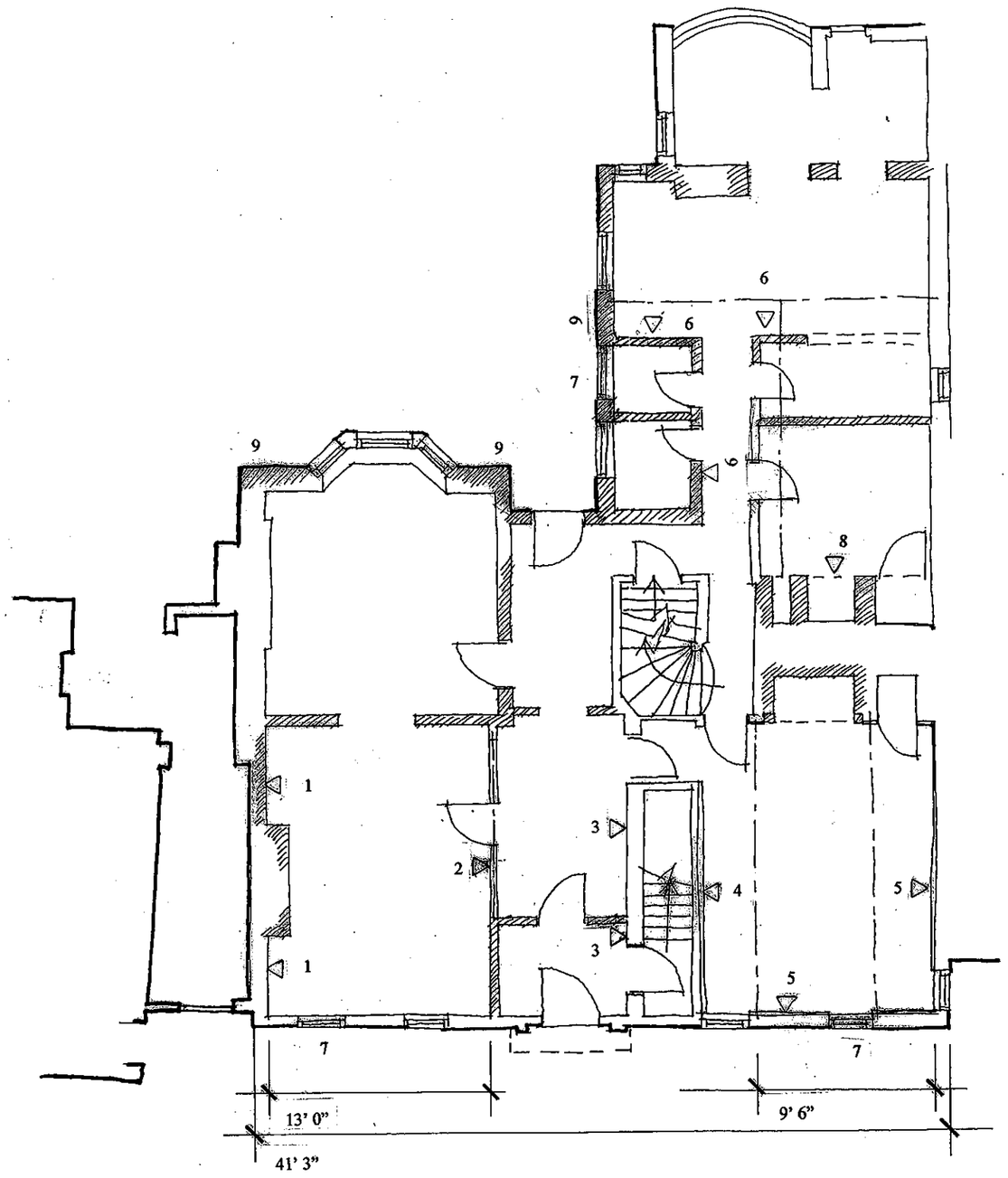
## Appendix 3

### 2007 Floorplan

From application DC/07/1036

**Survey Notes**

0. Hatched walls signify plaster on masonry.
1. Haired lime plaster and riven lathe.
2. 1970's steel beam over.
3. Stud work.
4. 1970's stud partition with oak boards repositioned for then new staircase.
5. Oak vertical rebated boards.
6. Block partition.
7. Sash window.
8. Fireplace with stone Tudor arch over.
9. C18th blue/black headers and orange/red stock bricks in chequer work.




HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 03 MAY 2007
No. DC07/1036

**Robin Nugent Architects**
Chartered Architects ©
Castle Barn Sedgwick, Horsham
West Sussex RH13 6QJ
T: 01403 734858 F: 01403 738368
E: robin.nugent@btopenworld.com

Client:
Mr and Mrs I Wallace

Project:
Causeway Lodge Horsham
West Sussex

Drawing title:
Historic building construction assessment: Ground floor plan

| Scale: | Date: | Drawn by: |
|---|---|---|
| 1:100(nts) | Jun 06 | RWN |

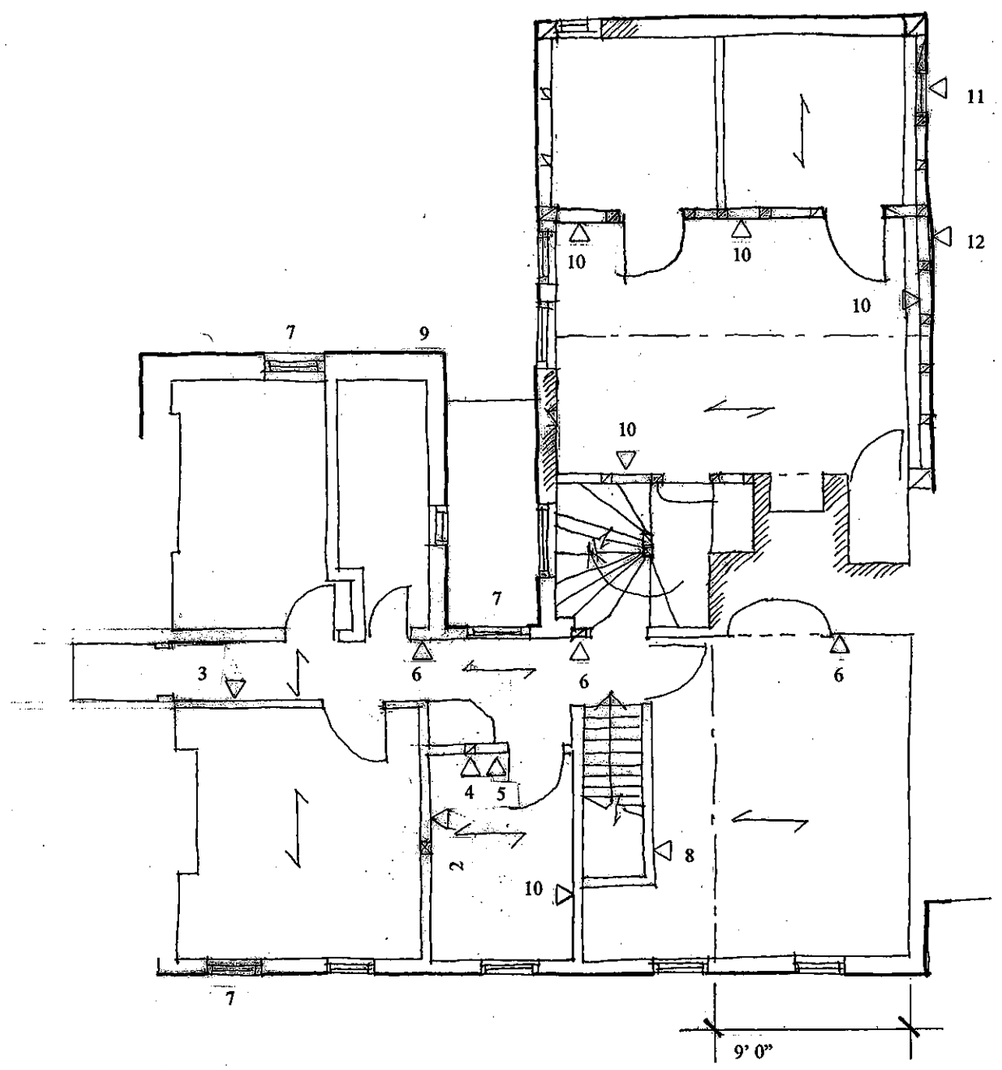
Drawing no.: 06334/01

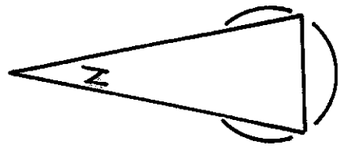
Revision:

© Robin Nugent Architects
≤ Original size 60mm - A3 at full size ≥

**Survey Notes**

0. Hatched walls signify plaster on masonry.
1. Haired lime plaster and riven lathe.
2. Oak frame with wattle and daub.
3. Stud with lathe and plaster.
4. Oak post.
5. Oak rail at 1800 above FFL.
6. Jowelled post.
7. Sash window.
8. New stud partition and plasterboard.
9. C18th blue/black headers and orange/red stock bricks in chequer work.
10. Oak frame with riven lathe and plaster.
11. Iron casement with leaded lights.
12. Weatherboard.




HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 03 MAY 2007
No. DC/07/1036

**Robin Nugent Architects**
Chartered Architects ©
Castle Barn Sedgwick, Horsham
West Sussex RH13 6QJ
T: 01403 734858 F: 01403 738368
E: robin.nugent@btopenworld.com

Client:
Mr and Mrs I Wallace

Project:
Causeway Lodge Horsham
West Sussex

Drawing title:
Historic building construction assessment: First floor plan

| Scale: | Date: | Drawn by: |
|---|---|---|
| 1:100(nts) | Jun 06 | RWN |

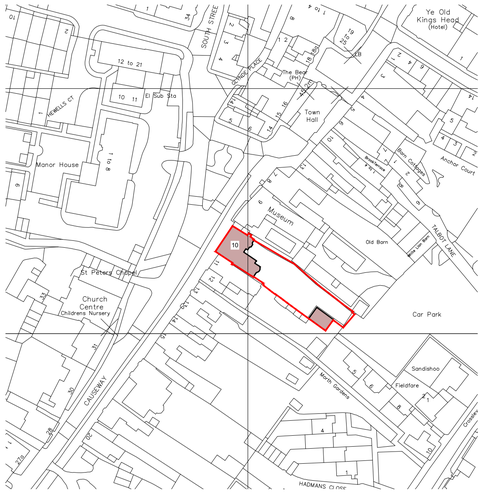
Drawing no.: 06334/02

Revision:

© Robin Nugent Architects
≤ Original size 60mm - A3 at full size ≥

## Appendix 4

### Current Floorplan

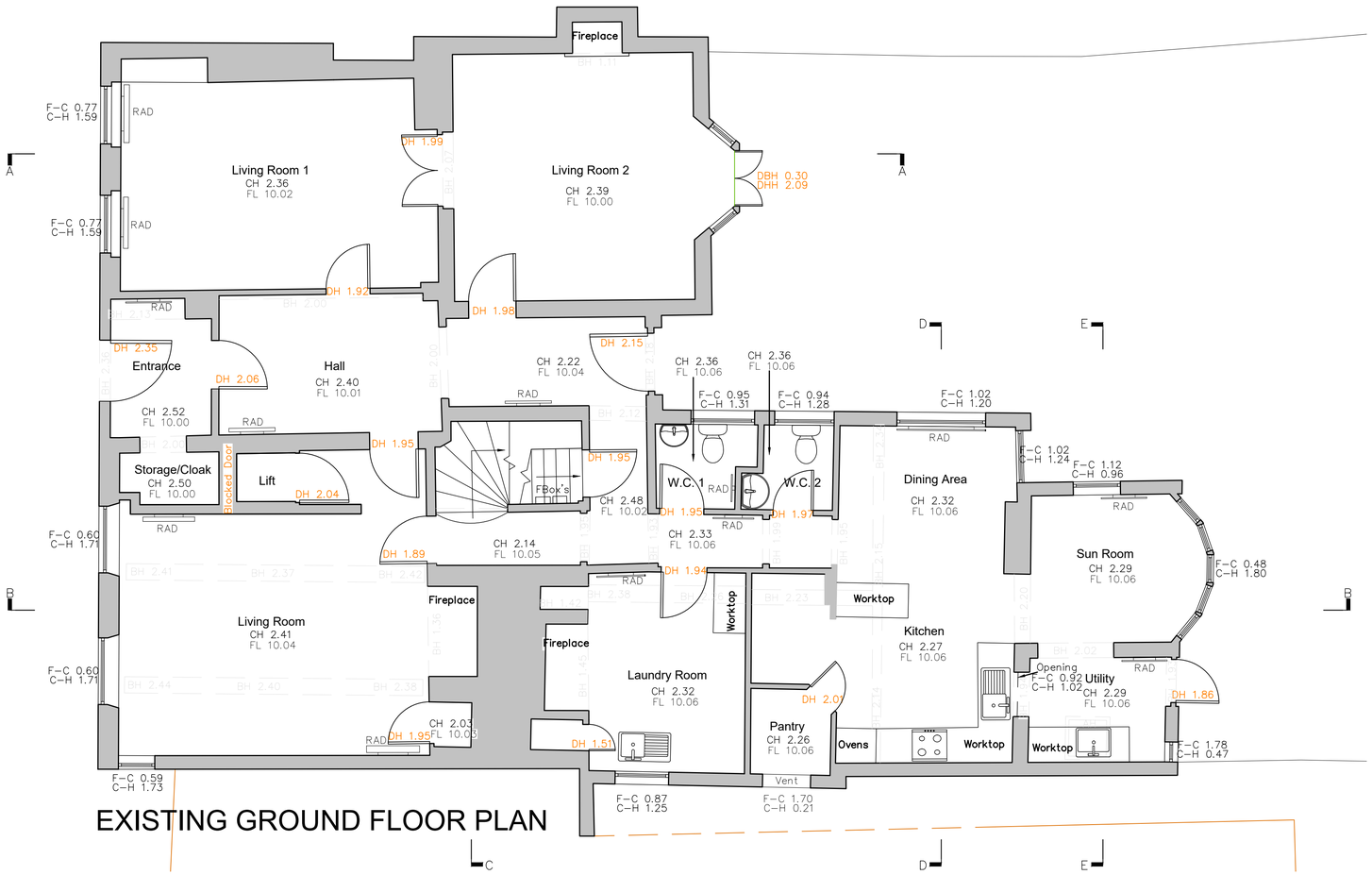



Site Plan
1:1250

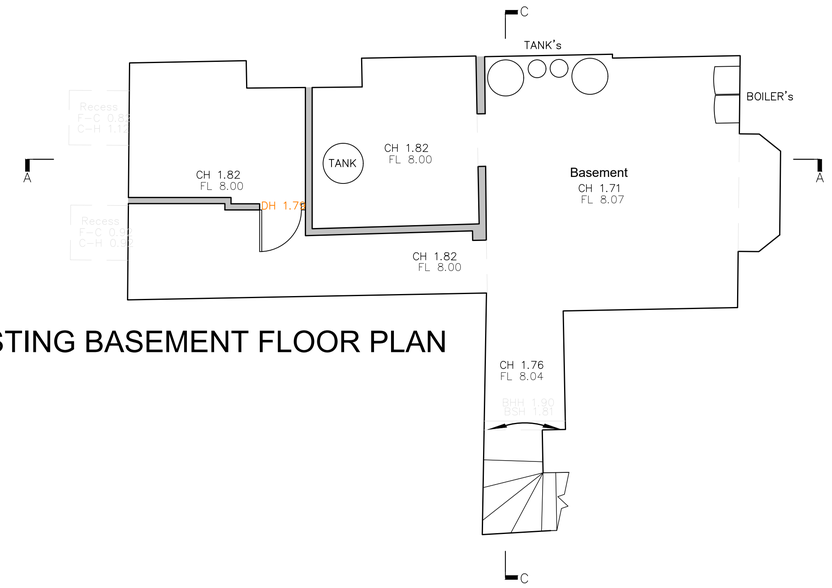



Block Plan
1:500

N




EXISTING GROUND FLOOR PLAN




EXISTING BASEMENT FLOOR PLAN

Note:
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

Copyright: 2025 Eye For Detail Architects ©

1:1250
1:500
1:100
1:50
1:20

# SURVEY- EXISTING

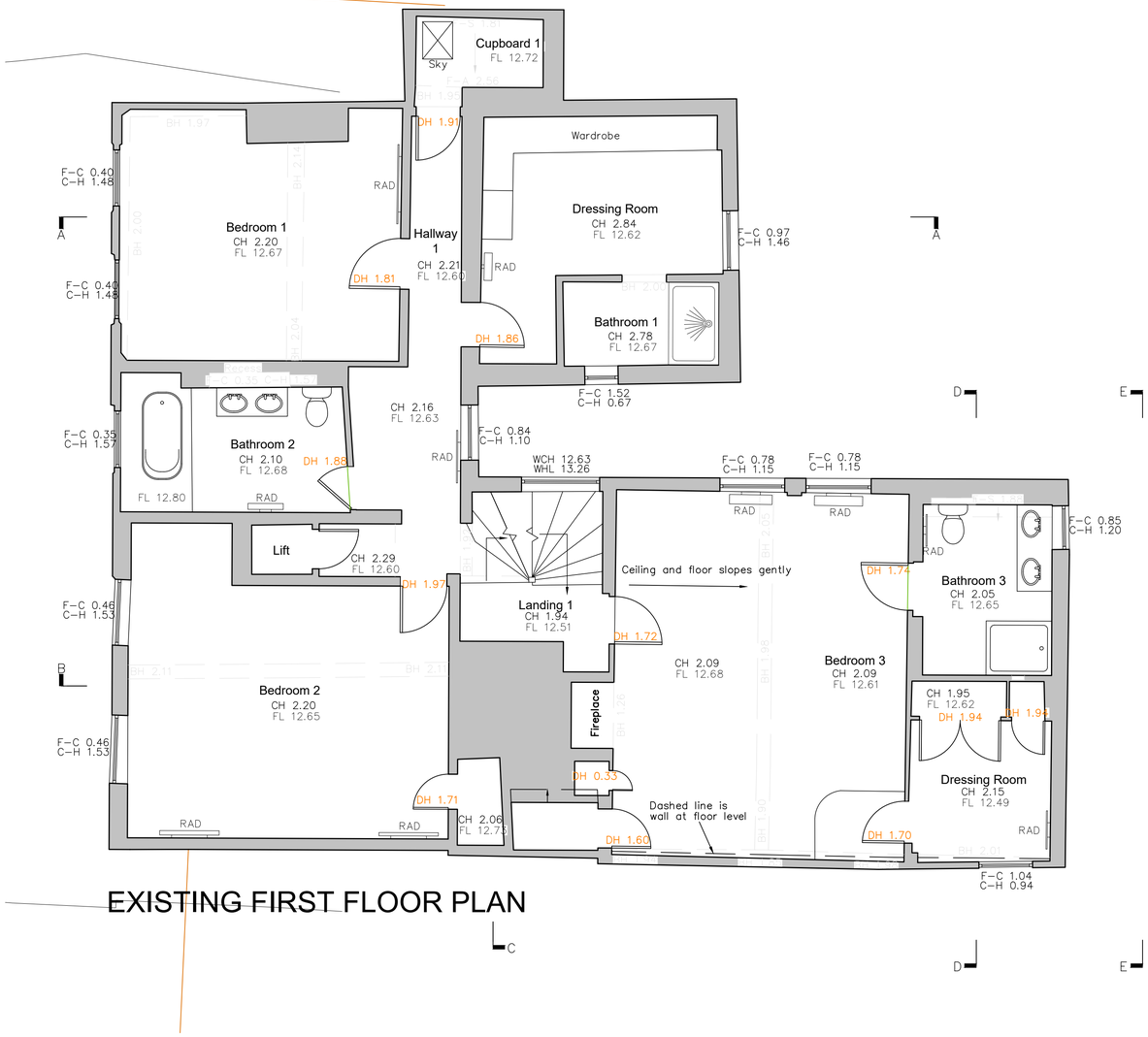
Becky Morris
Causeway Lodge, 10 The Causeway
Horsham, W. Sussex, RH12 1HE

Proposed - Single Storey Rear Extension/Remodeling

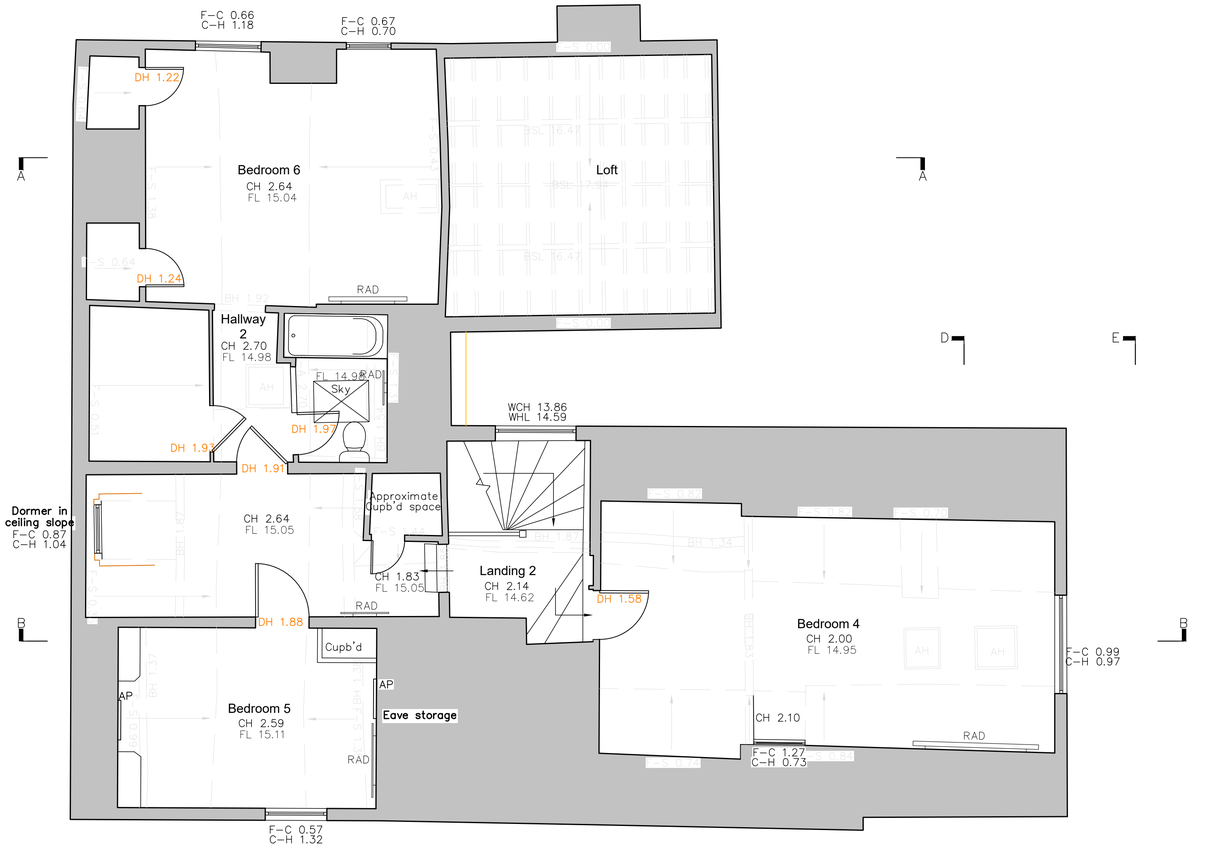
Site/Block Location Plans
& Existing Ground & Basement Floor Plans

| Scale | Job | Dwg | Rev |
|---|---|---|---|
| 1:50, 1:500 & 1:1250 | 4156 | AD01 | . |

Eye For Detail ARCHITECTS
Oakwood House
North Heath Lane
Horsham
W. Sussex
RH12 5PJ
T: 01403 211868
Mob: 07540787365
info@efdarchitects.co.uk
info@efdarchitects.com
www.efdarchitects.co.uk




EXISTING FIRST FLOOR PLAN




EXISTING SECOND FLOOR PLAN

Note:
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

Copyright: 2024 Eye For Detail Architects ©

1:1250
1:500
1:100
1:50
1:20

# SURVEY- EXISTING

Becky Morris
Causeway Lodge, 10 The Causeway
Horsham, W. Sussex, RH12 1HE

Proposed - Single Storey Rear Extension/Remodeling
Existing First & Second Floor Plans

| Scale | Job | Dwg | Rev |
|---|---|---|---|
| 1:50 | 4156 | SK02 | . |

Eye For Detail ARCHITECTS
Oakwood House
North Heath Lane
Horsham
W. Sussex
RH12 5PJ
T: 01403 211868
Mob: 07540787365
info@efdarchitects.co.uk
info@efdarchitects.com
www.efdarchitects.co.uk

## Appendix 5

### Proposed Floorplan



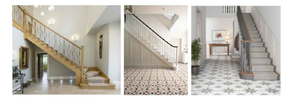

PROPOSED REAR ELEVATION (east) 1:50




PROPOSED SIDE ELEVATION "Option E" (north) 1:50

## Proposed Material Selection

**Entrance Hall -** Remove the existing internal porch wall to extend into main hallway, to allow for the existing lift to be removed. Part remove the existing righthand wall to allow sufficient space to accommodate a new part open tread staircase to reinstate where the previous staircase was located. The new staircase would be constructed from oak tread with oak balustrade TBC by client.



**Hallway 1 –** Remove the existing stud wall to the left of the hallway to reveal existing opening to existing "Living Room 1".

**Hallway 2 –** Next to "Living Room 2", existing flat roof above has failed and is leaking due to poor workmanship and use of substandard felt roof. Proposed "Heritage Style" roof lantern will bring natural light into this space and replace.





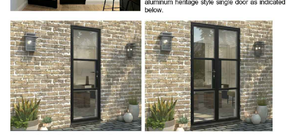
**New Flat Roof & Rainwater Goods –** Proposed new roof will replicate the existing flat roof but with more robust modern materials. Either GRP fiberglass or EPDM single membrane roofing, material finished off with a decorative mono-pitched roof with Keymer clay tiles. Rainwater gutter/downpipes will be black aluminum to match existing.



**Hallway 3 –** Access to rear part of the house that leads to the male and female W.C. for the old dentist as well as the kitchen is now separated by a double aluminum heritage style double door.

This hallway also allows access back to the living room as well as W.C. and utility.

The original W.C. window has now been extended to be full height, and another means of escape/access has been created by inserting a aluminum heritage style single door as indicated below.



**Kitchen/Dining/Family Room –** This was the labyrinth of rooms including the W.C., kitchen, larder that has now been opened to create an open style room for the kitchen/dining/family and extended social room. The existing second window of the W.C. has now been also extended to incorporate a single full-height heritage-style aluminum window. While the final wider window has also been extended to incorporate a heritage style French aluminum door allowing access to the patio area of the garden.

**Double Vaulted Space 1 –** This was the original lean-to addition that was added at a later date to the original house. The roof is a mono-pitched keymer clay tiles, the construction is substandard and is currently leaking and the timber bay is rotten in places and in danger of collapsing.

The proposed new extension would be a double vaulted oak frame construction with flanking walls of hand made brickwork that is in keeping with the existing brickwork of the original part of the house. The oak trusses will provide for an exposed and decorative finish similar to that of the existing house and provide for a striking presence of any structure.



There will be 4 x Conservation style Velux roof lights within the vaulted space of the king oak truss bringing natural light within the new vaulted spaces.



**Double Vaulted Space 2 –** This will be an extension to the double vaulted space already created in double vaulted space 1, but with the additional feature including a wood burner (style TBC) and especially the glazed gable end with heritage style aluminum bi-fold doors.

**Bricks –** Proposed single storey rear extension would be constructed using king oak truss double vaulted frame with either internal block work and cavity, external brick wall.



Acton Blend Textured Brick Sample | Above - Sample Image | Existing Bricks

*"Acton Blend" bricks shown above features a handmade textured face giving it a distinct and authentic appearance, perfect for blending modern architecture with traditional design elements.*

**SUMMARY**

- Plain Keymer style clay tiles over King Oak Truss single storey extension.
- GRP/EPDM single membrane roof over existing flat roof.
- Heritage style roof lantern over existing flat roof.
- Decorative mono-pitched roof dressed in Plain Keymer style clay tiles
- Eaves details to match existing with exposed rafters.
- Guttering and downpipes using black cast aluminum.
- Bricks, using textured brickwork, "Acton Blend Brick" or alternative type TBC by client *(samples will be required prior to agree final selection).*

Note:
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

Copyright: 2024 Eye For Detail Architects ©

1:1250 | 1:500 | 1:100 | 1:50 | 1:20

SKETCH DESIGN

Becky Morris
Causeway Lodge, 10 The Causeway
Horsham, W. Sussex, RH12 1HE

Proposed - Single Storey Rear Extension/Remodeling

Proposed Elevation & Material Specification Notes

| Scale | Job | Dwg | Rev |
|---|---|---|---|
| 1:50 | 4156 | SK16 | . |

Eye For Detail ARCHITECTS
Oakwood House
North Heath Lane
Horsham
W. Sussex
RH12 5PJ

T: 01403 211868
Mob: 07540787385
info@efdarchitects.co.uk
info@efdarchitects.com
www.efdarchitects.co.uk

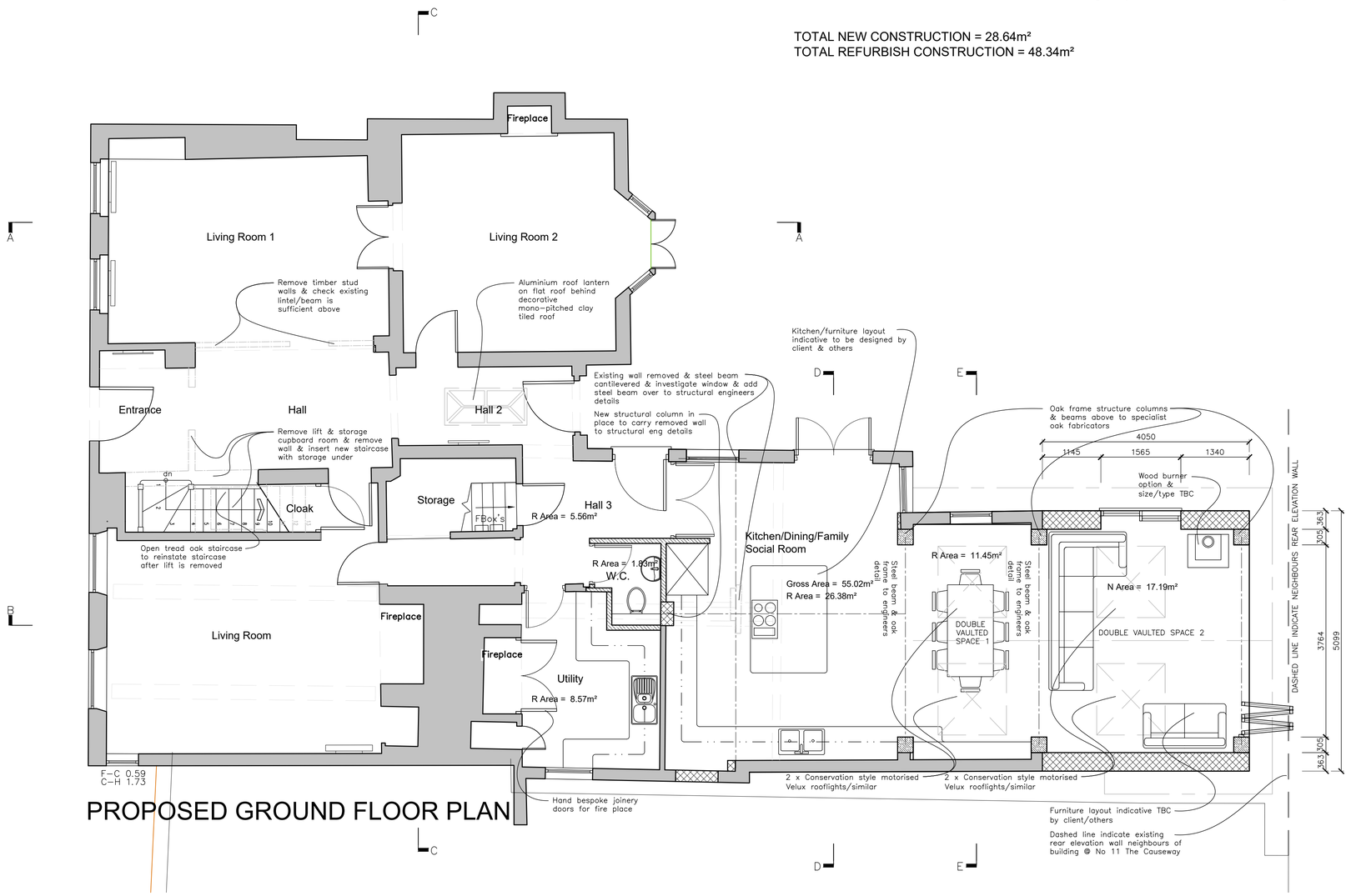
PROPOSED OPTION "E" AREA FOR CONSTRUCTION

GROUND FLOOR
New Construction Oak Frame & Roof - Double Vaulted New Space 1 = 11.45m²
New Construction Oak Frame & Roof - Double Vaulted New Space 2 = 17.19m²

Refurbishment - Hall = 5.56m²
Refurbishment - Utility = 8.57m²
Refurbishment - W.C. = 1.83m²
Refurbishment - Kitchen/Dining/Family Social Room = 26.38m²

**No areas have been indicated for lift removal & storage cupboard to reinstate to the original feature

TOTAL NEW CONSTRUCTION = 28.64m²
TOTAL REFURBISH CONSTRUCTION = 48.34m²




# PROPOSED GROUND FLOOR PLAN

Note:
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

Copyright: 2024 Eye For Detail Architects ©

0 10m 50m 100m 1:1250
0 10m 20m 30m 40m 50m 1:500
0 1m 2m 3m 4m 5m 10m 1:100
0 1m 2m 3m 4m 1:50
0 0.5 1m 1.5 2m 1:20

SKETCH DESIGN

Becky Morris
Causeway Lodge, 10 The Causeway
Horsham, W. Sussex, RH12 1HE

Proposed - Single Storey Rear Extension/Remodeling
Proposed Ground Floor Plan "Option E" & Dims & Areas

| Scale | Job | Dwg | Rev |
|---|---|---|---|
| 1:50 | 4156 | SK12 | D |

Eye For Detail ARCHITECTS
Oakwood House
North Heath Lane
Horsham
W. Sussex
RH12 5PJ
T: 01403 211868
Mob: 07540787365
info@efdarchitects.co.uk
info@efdarchitects.com
www.efdarchitects.co.uk
RIBA arb

## Appendix 6

## Photographs



Figure 1 – Front Elevation



Figure 2 – Northern Side Elevation Front



Figure 3 – Southern Side Elevation Front



Figure 4 – Portico Column Base

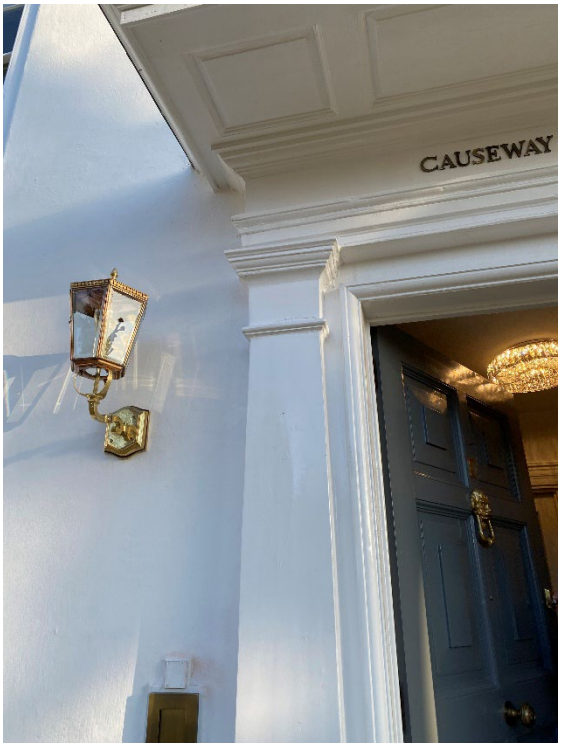



Figure 5 – Portico Column Capital



Figure 6 – Rear Elevation



Figure 7 – Rear Elevation Looking South



Figure 8 – First Floor Front Bedroom (Note Timber Frame)



Figure 9 – Hallway Wall to be Removed to Expose Arch



Figure 10 – Front Entrance Hall Wall to be Removed



Figure 11 – Hallway



Figure 12 – Personnel Lift Ground Floor



Figure 13 – Drawing Room Looking to Lift and Hallway



Figure 14 – Personnel Lift Ground Floor Looking to Drawing Room



Figure 15 – Personnel Lift Ground Floor Looking to Hallway



Figure 16 – Personnel Lift First Floor



Figure 17 – First Floor Hallway – Personnel Lift Behind Wall with Mirror



Figure 18 – Drawing Room Showing Current Staircase Rear of Property

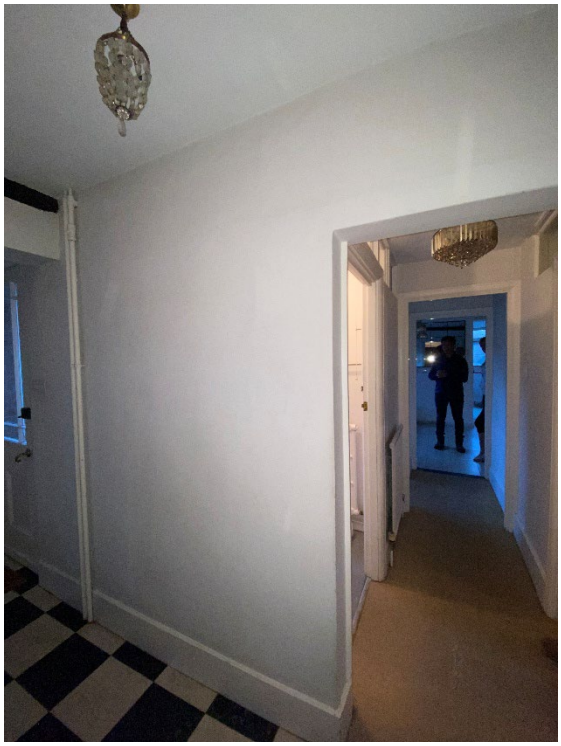


Figure 19 – Rear Hall Wall to be Removed with Former Commercial WCs



Figure 20 – Former Commercial WC

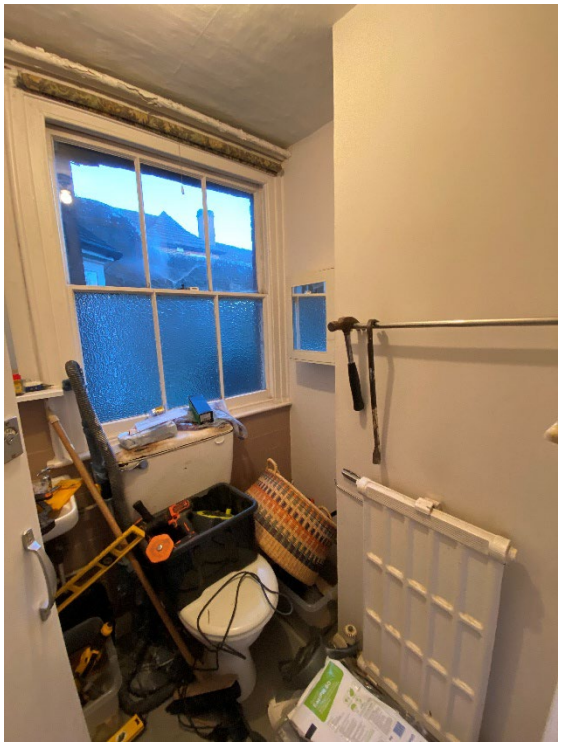


Figure 21 – Former Commercial WC



Figure 22 – Former Commercial WCs

## Appendix 7

# Materials Palette

# Proposed Material Selection

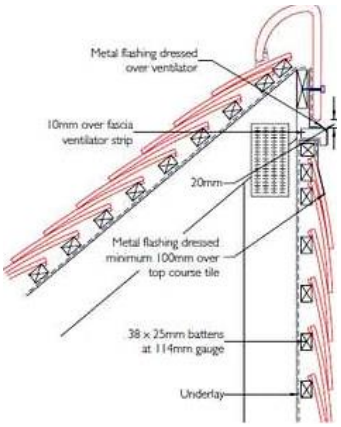
**Entrance Hall -** Remove the existing internal porch wall to extend into main hallway, to allow for the existing lift to be removed. Part remove the existing righthand wall to allow sufficient space to accommodate a new part open tread staircase to reinstate where the previous staircase was located. The new staircase would be constructed from oak tread with oak balustrade TBC by client.





**Hallway 1 –** Remove the existing stud wall to the left of the hallway to reveal existing opening to existing “Living Room 1”.

**Hallway 2 –** Next to “Living Room 2”, existing flat roof above has failed and is leaking due to poor workmanship and use of substandard felt roof. Proposed “Heritage Style” roof lantern will bring natural light into this space and replace.








**New Flat Roof & Rainwater Goods –** Proposed new roof will replicate the existing flat roof but with more robust modern materials. Either GRP fiberglass or EPDM single membrane roofing, material finished off with a decorative mono-pitched roof with Keymer clay tiles. Rainwater gutter/downpipes will be black aluminum to match existing.



**Hallway 3 –** Access to rear part of the house that leads to the male and female W.C. for the old dentist as well as the kitchen is now separated by a double aluminum heritage style double door.

This hallway also allows access back to the living room as well as W.C. and utility.

The original W.C. window has now been extended to be full height, and another means of escape/access has been created by inserting a aluminum heritage style single door as indicated below.





**Kitchen/Dining/Family Room –** This was the labyrinth of rooms including the W.C., kitchen, larder that has now been opened to create an open style room for the kitchen/dining/family and extended social room. The existing second window of the W.C. has now been also extended to incorporate a single full-height heritage-style aluminum window. While the final wider window has also been extended to incorporate a heritage style French aluminum door allowing access to the patio area of the garden.

**Double Vaulted Space 1 –** This was the original lean-to addition that was added at a later date to the original house. The roof is a monoi-pitched keymer clay tiles, the construction is substandard and is currently leaking and the timber bay is rotten in places and in danger of collapsing.

The proposed new extension would be a double vaulted oak frame construction with flanking walls of hand made brickwork that is in keeping with the existing brickwork of the original part of the house. The oak trusses will provide for an exposed and decorative finish similar to that of the existing house and provide for a striking presence of any structure.





There will be 4 x Conservation style Velux roof lights within the vaulted space of the king oak truss bringing natural light within the new vaulted spaces.





**Double Vaulted Space 2 –** This will be an extension to the double vaulted space already created in double vaulted space 1, but with the additional feature including a wood burner (style TBC) and especially the glazed gable end with heritage style aluminum bi-fold doors.

**Bricks –** Proposed single storey rear extension would be constructed using king oak truss double vaulted frame with either internal block work and cavity, external brick wall.



Acton Blend Textured Brick Sample



Above - Sample Image



Existing Bricks

*"Acton Blend" bricks shown above features a handmade textured face giving it a distinct and authentic appearance, perfect for blending modern architecture with traditional design elements.*

**SUMMARY**

- Plain Keymer style clay tiles over King Oak Truss single storey extension.
- GRP/EPDM single membrane roof over existing flat roof.
- Heritage style roof lantern over existing flat roof.
- Decorative mono-pitched roof dressed in Plain Keymer style clay tiles
- Eaves details to match existing with exposed rafters.
- Guttering and downpipes using black cast aluminum.
- Bricks, using textured brickwork, "Acton Blend Brick" or alternative type TBC by client *(samples will be required prior to agree final selection).*