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Fossbrooks/25/12. Design, planning, access and Heritage statements ,June 2025

at Fossbrooks Stane Street Billinghurst RH14 9ET



Fossbrooks: Front the setting



Fossbrooks: Rear the setting

Fossbrooks



Fossbrooks 2025

Introduction

Fossbrooks is a grade II* listed semi detached house. It is located in Stane Street Billinghurst

Fossbrooks is a grade II* listed building which is defined as 'particularly important buildings of more than special interest'; only 5.8% of listed buildings in the UK have obtained this listing.The front part of the property is medieval thought to date from the early 16th Century. The rear part of the property is a 2 storey extension thought to date from the Victorian era 19th - early 20th Century. There is a pitched roofed outhouse with a fire place and chimney, currently used as a utility room. This building has been connected to the main house with a mid 20th century single storey link building with flat bitumen roof and lean to roof. The property has decent sized gardens to front and rear, and faces Stane street. Stane Street is a historic straight Roman Road that links London to Chichester. The road dates from the Claudius reign (41–54 AD) evidenced by ancient coins and Roman pottery found along the route. However Fossbrooks is not in the conservation area of Billingshurst and is remote from other listed buildings in Billingshurst. There is parking for Fossbrooks accessed off Centurion Close which is a new development to the rear of the property.

Fossbrooks

The medieval front part of the property is constructed of timber frame on a Horsham stone plinth, with wattle and daube infill panels, some brick panels under a tiled roof. The windows are single glazed casement windows with glazing bars, there is secondary glazing in place at first floor.

The Victorian rear is constructed mainly of facing brick work, the upper bathroom is constructed on piers with an open air undercroft. The walls are finished with tile hanging and there are some small rendered panels. Over is a traditional pitched tiled roof. The windows are single glazed, some are sliding sash windows, some are casement windows. The first floor bathroom window would appear to have been replaced more recently with a top hung top sash and a fixed lower sash. Secondary glazing is in place for most first floor windows. The ground floor French windows in the kitchen/dining room, have single glazed side lights and a half glazed timber door

Fossbrooks

In recent years Fossbrooks has not had any significant investment has been rented out for many years and hence has suffered problems with lack of heating, damp and decay. The new current owners would like to start on a program of improvements.

The Design Content
Amount
This application seeks Planning and listed building consent from Horsham DC to**:**

1. Replace the existing garden shed 1.5 x 2.5 m with a sun room. Details:-The DaftBadger 4m x 3m Log Cabin by Dunster House

Scale
Fossbrooks is a Grade II* listed semi detached house with 4 bedrooms, family bathroom, 2 reception rooms, study , a kitchen/dining room, larder, lobby, utility room, and cloakroom, at ground level. There are 2 principle floors. The front parts of the house date from 16thC. The rear is Victorian. The floor area of Fossbrooks is 170 sq metres

The proposal
The replacement of the existing shed 1.5 x 2.5 m with the proposed sunroom 2.99 x 3.99 m, set 1 m from the side wall and rear fence, will be a great improvement to the setting of the listed building. The existing shed is dilapidated and unfit for purpose. The replacement with the sunroom will improve the aesthetics of the rear garden and provide the property with a substantial, well built out building that can be used for many purposed associated with the property.

The Dunster log cabin is built of sturdy timber with interlocking walls which make for a strong robust building. The interior is ventilated to control condensation. The French windows and windows are stylish double glazed with high standard locks

The dimensions
Width =3.99
Depth = 2.99
Ridge height = 2.49

Materials
Roof covering = Roofing felt or shingles
Walls = 45 mm spruce U value =1.1.93 w/m2 K painted - colour to be confirmed.

Expected life of the building = 10 years

The location
The property is in the village of Billingshurst. Billingshurst is a large village in the Horsham District of West Sussex, England. The village lies on the A29 road at its crossroads with the A272, 6 miles south-west of Horsham and 5.5 miles north-east of Pulborough. Fossbrooks is in Stane Street, the Roman road, within the Village , it joins the A 29 which now bypasses the village.

The layout of the property.
Fossbrooks is a semi detached property, the adjoining property is Lilac Cottage to the North. Next door, to the left is Charles Wadey Office. Fossbrooks is part of a row of properties of differing styles and ages fronting Stane Street. Behind the property and to the south are new developments, For example Centurion Close with 14 new dwellings built in the 21st Century DC/11/2619. Access to a parking area for Fossbrooks, at the rear of the property is provided off Centurion Close. The plot is 470 sq m.

Fossbrooks

Landscaping
The gardens around the house are well maintained. The parking area to the rear of the property is hidden from view, and is not imposing on the setting of the property. The paths around the house are brick paving and stone flags. There are flower beds at the front . Much of the gardens at the rear is laid to lawn. The ground slopes up gently from the front to the rear. The tree against the boundary wall (North) is to be kept with one branch trimmed.

Appearance
Fossbrooks appears to have evolved over the years. At the front, the elevation is medieval exposed timber frame with some wattle and daub and some white painted brick panels. There are casement windows with Georgian glazing bars. To the rear the building is Victorian finished with facing brickwork. The bathroom outshot is finished with tile hanging and there are some small panels of render. The windows are of different styles and different ages.

The medieval roof is pitched plain tiles with a cat slide roof on the south end. The Victorian roof is pitched, gable ended finished in plain tiles.

Appraising the Context

Assessment
Policy 34 Cultural and Heritage Assets
The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. **Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;**

Historic England Listed building entry

Overview
Heritage Category:Listed Building
Grade: II*
List Entry Number: 1027114
Date first listed: 22-Sep-1959
Date of most recent amendment: 28-Nov-1980
List Entry Name: FOSSBROOKS AND PARBROOK
Statutory Address 1: FOSSBROOKS, 5, STANE STREET
Statutory Address 2: PARBROOK, 6, STANE STREETHeritage Category: Listed Building
Grade: II*
List Entry Number:1354076
Date first listed: 09-May-1980
Statutory Address: Fossbrooks , Fossbrooks LANE

Location
Statutory Address: FOSSBROOKS, 5, STANE STREET
StatutoryAddress: PARBROOK, 6, STANE STREET
The building or site itself may lie within the boundary of more than one authority.
County: West Sussex
District: Horsham (District Authority)
Parish: Billingshurst
National Grid Reference:TQ0832425136

Details
1. 5404 TQ 0825 25/404 22.9.59

BILLINGSHURST STANE STREET

Parbrook No 5 (Fossbrooks) and No 6 (Parbrook) (formerly listed

as Nos 6, 7 and 8 Pulborough Road, Parbrook) II

2. C16 timber-framed building with plaster infilling, ground floor rebuilt in painted brick. Tiled roof. Casement windows. Modern gabled porch. Two storeys. Three windows.

Listing NGR: TQ0832425136

Legacy
The contents of this record have been generated from a legacy data system.
Legacy System number: 299153
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.

End of official listing

2. **Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;**

Removal of dilapidated shed and replacement with a smart modern sunroom is an improvement to the setting of the listed building

3. **Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;**

Traditional materials are used in the proposed sunroom.

4. **Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;**

The sun room makes a positive contribution to the siting of the listed building.

5. **Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;**

The proposed sunroom is appropriate and in keeping with the historic building.

6. **Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;**

The proposed sunroom will help to secure the future and use of the listed building

7. **Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features;**

The proposed sunroom will not affect the setting of the building in a detrimental way. **and**

8. **Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.**

The works to provide the concrete base for the proposed sunroom will be mindful of possible archaeology

Evaluation

The removal of the old shed and provision of the proposed sun room replacement will help to improve and preserve the building for the future. And improve the setting of the listed building.

Fossbrooks

The Access Statement

Access design philosophy of the scheme.
The proposal sunroom will not affect access to the property in a detrimental way.

Transport links
Fossbrooks is in the town of Billingshurst situated on the main Road A 29. The train station is 0.5 miles away a 12 minute walk. The centre of Billingshurst is about 0.7 miles away and is within 17 minute walking distance. The 100 compass travel Bus runs every hour between Burgess Hill , Pulborough and Horsham where there are railway stations, giving access to Gatwick airport Brighton and London terminal stations.

Fossbrooks

Heritage statement.

Images of England Project



Archive image, may not represent current condition of site.

Date: 2001-06-30

Reference: IOE01/03350/31

Rights: © Mr Tim Nichols. Source: Historic England Archive

Listed Building

The historic and special architectural importance of the building.
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The particular physical features of the building that justifies It being Listed
The property is an important historic site. Fossbrooks is thought to be 16 th C

Fossbrooks

Fossbrooks House has 4 bays and appears to be of a cross passage plan.There is a hall (sitting room) fireplace bay, cross passage (Long room or reception room) with service rooms off, currently used as a study and larder.

Recent Planning history
The house has not been extended significantly in modern times, ie the recent 50 or so years

The building's setting
Fossbrooks is positioned in an attractive village setting on Stane Street. There are attractive formal gardens surrounding the House,. The entrance to the property is from Stane Street. There is parking at the rear of the property. There is a small elderly shed

Access implications
Fossbrooks is easily accessible by car via Stane street . The site around the property and parking area is relatively flat and is easily accessible from the parking area by everyone.

Conclusion
The removal of the dilapidated shed and replacement with the proposed Sun room for Fossbrooks will not adversely affect the listed building. The Sun room is set away from the listed building and is intended to harmonise with the setting of the building and to provide extra accommodation for the future use of the property.

Horsham District Council are respectfully asked to grant Listed building consent.

Sara Rudkin RIBA Cowfold

Planning and Listed building application documents:-

1. Planning and Listed building application form
2. Fossbrooks/25/10 Location proposed and existing site plans and photos 1-1250, 1-200 A2.
3. Fossbrooks/25/11 Existing plans sections and elevations proposed plans and elevations of sunroom. 1-100 A2.
4. Fossbrooks/25/12 Design, access and heritage statements
5. Details of proposed Sun room.