

~ 47, LONDON ROAD ~

HORSHAM, WEST SUSSEX RH12 1AN

Erection of a single storey front extension, shopfront alterations and associated works.

DESIGN & ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT



Prepared by Guy Crabb, MSc ~ Reviewed by Ben Kirk MSc, IHBC

June 2026



ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Historic Building Conservator, Guy Crabb and reviewed by Managing Director, Ben Kirk. Guy holds a MSc in Historic Building Conservation, awarded with Distinction by Kingston University, London and is a Supporter member of the Institute of Historic Building Conservation (IHBC).

Guy has over 30 years’ experience in the construction industry, designing and managing multi-disciplinary fit out projects in buildings of all types in London and the South East. He has a wide-ranging role with Manorwood, handling projects through feasibility, consent and implementation.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), The Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

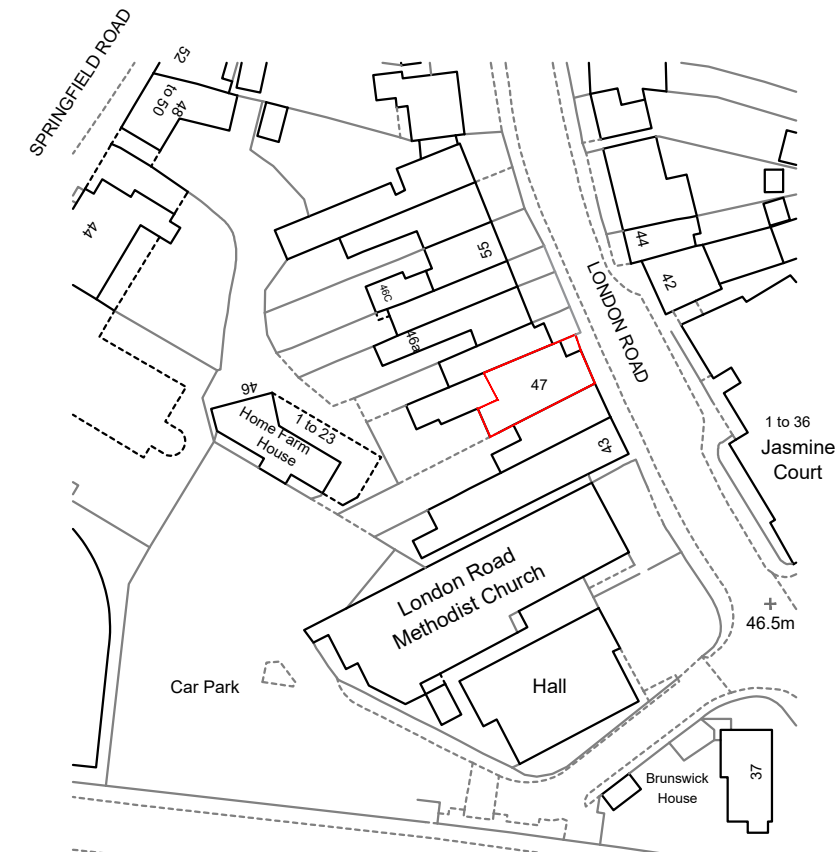
Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Guy Crabb MSc, on behalf of Manorwood, to accompany an application for listed building consent, relating to proposed works at 47 London Road, Horsham.
- 1.2 No. 47 is part of a listed building, an early C19th terrace of three storey, stuccoed Georgian townhouses, of Grade II status. It is split with a commercial use and an early C20th shopfront to the ground floor and a residential use to the upper floors.
- 1.3 The owner's would like to make alterations to improve the practicality of the access routes into the building and the same time to enhance its appearance and in doing so, to respect the building's special interests and those of the conservation area.
- 1.4 Historic mapping, included in Section 4 of this report, has been consulted to understand the development of the site.
- 1.5 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets (i.e., the listed building). It also includes an Impact Assessment, which evaluates the potential effect of the proposed scheme on the significance of the heritage asset, including the contribution made by its setting. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.
- 1.6 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024).



Location plan.



Aerial image (Bing Maps, 2026)

2 HERITAGE ASSETS & DESIGNATIONS

- 2.1 47 London Road, Horsham is a statutory Listed Building designated in 1985. The listing reads:

BRUNSWICK PLACE, 43-59, LONDON ROAD

Location: Horsham, West Sussex

District: Horsham (District Authority)

Date Listed: 26th July 1974

List Entry No: 1191732

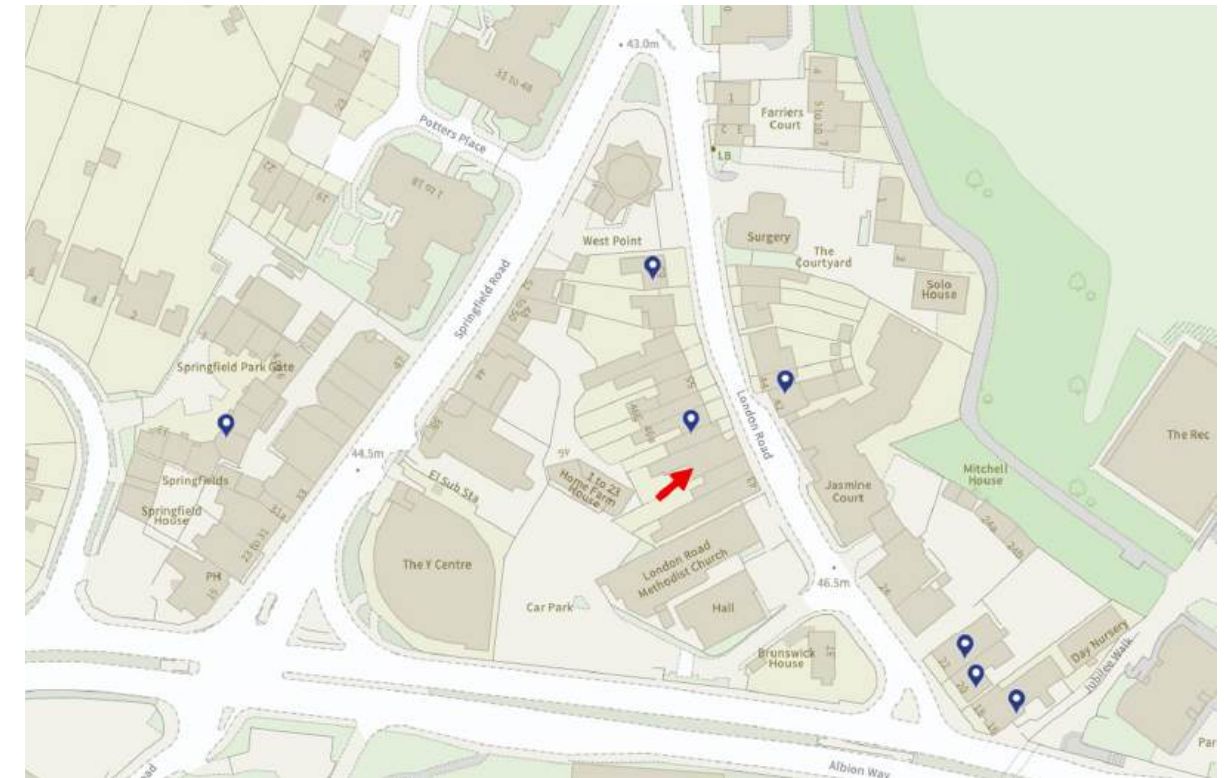
Grade: II

Description: Nos 43 to 59 (odd) (Brunswick Place) TQ 1730 1/38 II GV 2. Terrace of houses stepped uphill and all set back from the road. About 1820. 3 storeys. 1 window each, except No 47 which has 2. Nos 57 and 59 have a blocked window-space each. Stuccoed. Ground floor rusticated. Fluted Corinthian pilasters from 1st to 2nd floor and from ground floor to 2nd floor at the ends. Cornice and parapet. All sash windows, most glazing bars intact. Several Victorian bay windows on the ground floor and modern shop fronts built out in front of Nos 43 to 49. No 55 has a moulded doorway recessed between a pair of tapered Doric half-columns. Stretched porch to the paired doors of Nos 57 and 59, supported on 2 Doric fluted columns, 2 pilasters and 1 central curved bracket. No 59 also has a few palmettes on stringcourses. Nos 43 to 59 (odd) form a group..

2.2 Conservation Area

The subject building lies within the boundary of the London Road Conservation Area designated August 1984. The London Road Conservation Area Appraisal and Management Plan makes several references to this dominant curved Georgian Terrace and notes particularly on page 28;

‘The properties within Brunswick Place have been extended to provide additional commercial place. Whilst the extensions may contribute to the historic narrative of the buildings they do not reflect the original polite appearance of the terrace’.



47 London Road (red arrow) in relation to nearby listed buildings. (Historic England, 2026)



London Road Conservation Area with no. 47 London Road identified (HDC, 2026)

3 PROPOSALS

See also the accompanying drawings pack from Downsvie Associates Chartered Surveyors.

- 3.1 The proposal is to adapt the ground floor, front elevation to enable access to the commercial unit, directly from the street, removing the current access route through the entrance to the dwelling, situated on the upper floors. The elevation here will alter, where two 'front' doors are replaced with one.
- 3.2 A large plate glass window pane within the overall shop window frontage will be removed to allow a recessed doorway to be formed within the remaining frame.
- 3.3 The side elevation of the commercial unit on the ground floor will be altered where the front entrance porch to the dwelling is brought forward, replacing a large plate glass pane and small offset pane above with new walls in painted, rendered masonry. Care will be taken to ensure that any elements of the original portico to no. 47 that may possibly remain concealed within the existing later porch alterations are not harmed.
- 3.4 The flat roof line to the altered porch will be slightly raised to match that of the shopfront and the porch and bay to no. 49.
- 3.5 The steps rising to the new front porch will be altered to suit the new arrangement.
- 3.6 Internally, the shopfront will be divided with modern, lightweight stud partitions walls and the rear WC will be relocated.



Front, shopfront elevation



Side, shopfront elevation



Frontage - relationship of shopfront to entrances.



Three-quarter views





New partition to sit under ceiling beam on line of original house frontage.



New partition to abut original shopfront mullion.

4 HISTORIC CONTEXT

- 4.1 The terrace known today as Brunswick Place was built around 1820 and the first mapping of the area to show the building(s) in relative detail was the tithe map of around 1840 (Fig 1).
- 4.2 In the large scale Ordnance Survey town plan of 1876 (Fig 2), no. 47 is the first house north of the original Brunswick Place and part of the larger terrace named Sussex Place. The plan is very detailed and shows the arrangement of the front garden and likely original entrance porch, which was designed to be more impressive, along with similar at the north end of the terrace, compared with the smaller houses between.
- 4.3 Between 1909 and 1932, quite likely as a response to the drastically changed economic circumstances of most people after the First World War, commercial shopfronts were added to nos. 47 & 43, probably then also dividing the houses between the ground and upper floors. On no. 47, the earlier entrance porch was at least partially absorbed as shown in photo, Fig. 6, and possibly reconstructed. The form of the shopfront can be seen clearly in this photograph and today it remains very little changed.
- 4.4 The 1939 Register suggests that the premises at no. 47 may have been used in connection with the occupant's furniture dealing business, with a number of house decorating tradesmen living there also. The Register suggests that no. 43 was being used as a fish and chip shop.
- 4.5 After 1960, a shopfront was built to no. 45, infilling the gap between the earlier developments to nos. 43 & 47.
- 4.6 The photograph from 1960 in Fig. 10 indicates that the entrance to the shop was through the side elevation, perhaps this was the case from when it was first built. Today, this apparent double door set has been replaced with a modern plate glass pane.



Figure 1 - Extract from c.1840 Tithe Map of the Parish of Horsham . (The Genealogist, 2026)

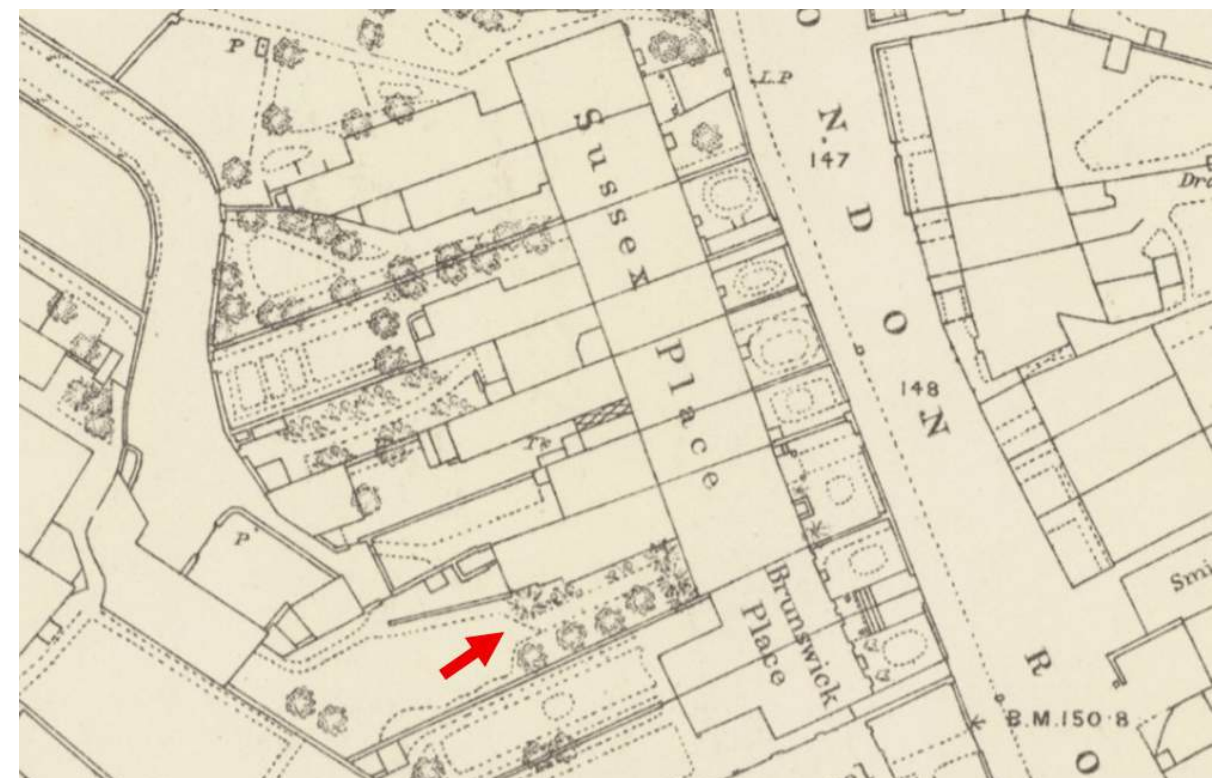


Figure 2 - Extract from Horsham - Sussex XIII.12.2 Surveyed: 1875, Published: 1876. (National Library of Scotland, 2026)

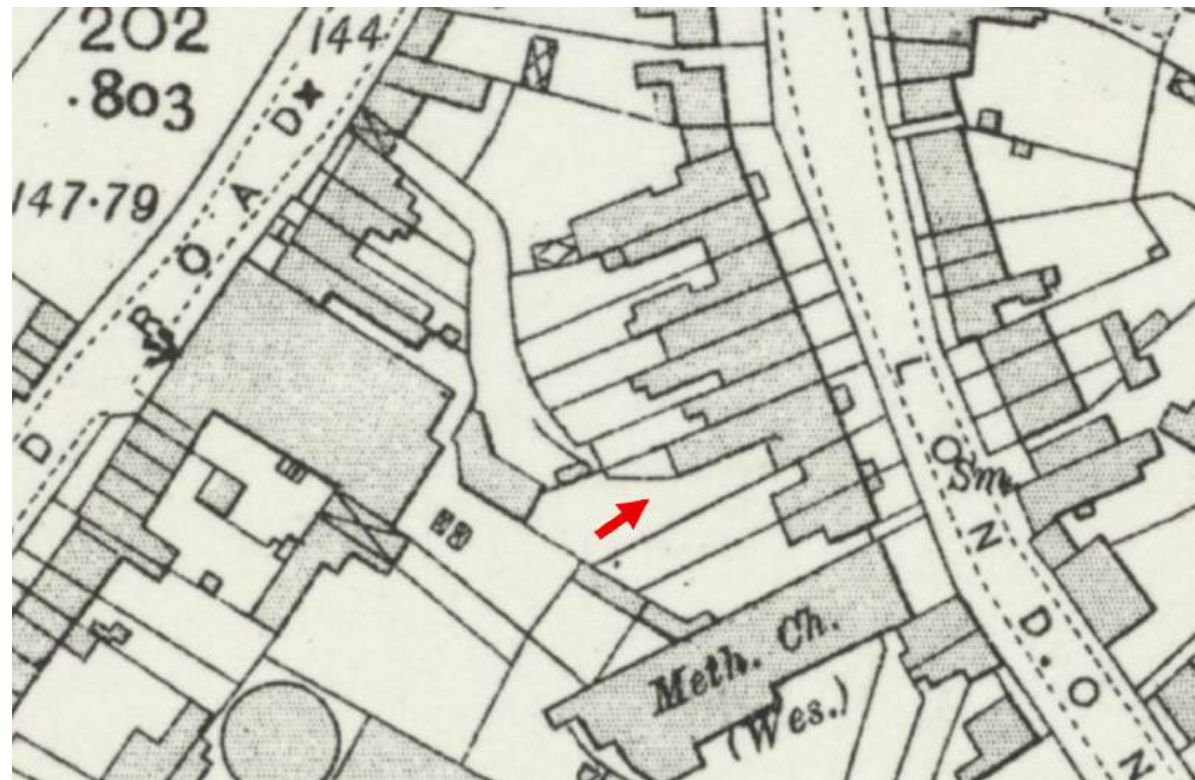


Figure 3 - Extract from Ordnance Survey Sussex XIII.12 Revised: 1909, Published: 1911. (National Library of Scotland, 2026)



Figure 5 - Extract from Ordnance Survey TQ1730NW - A Surveyed: 1963, Published: 1963. (National Library of Scotland, 2026)

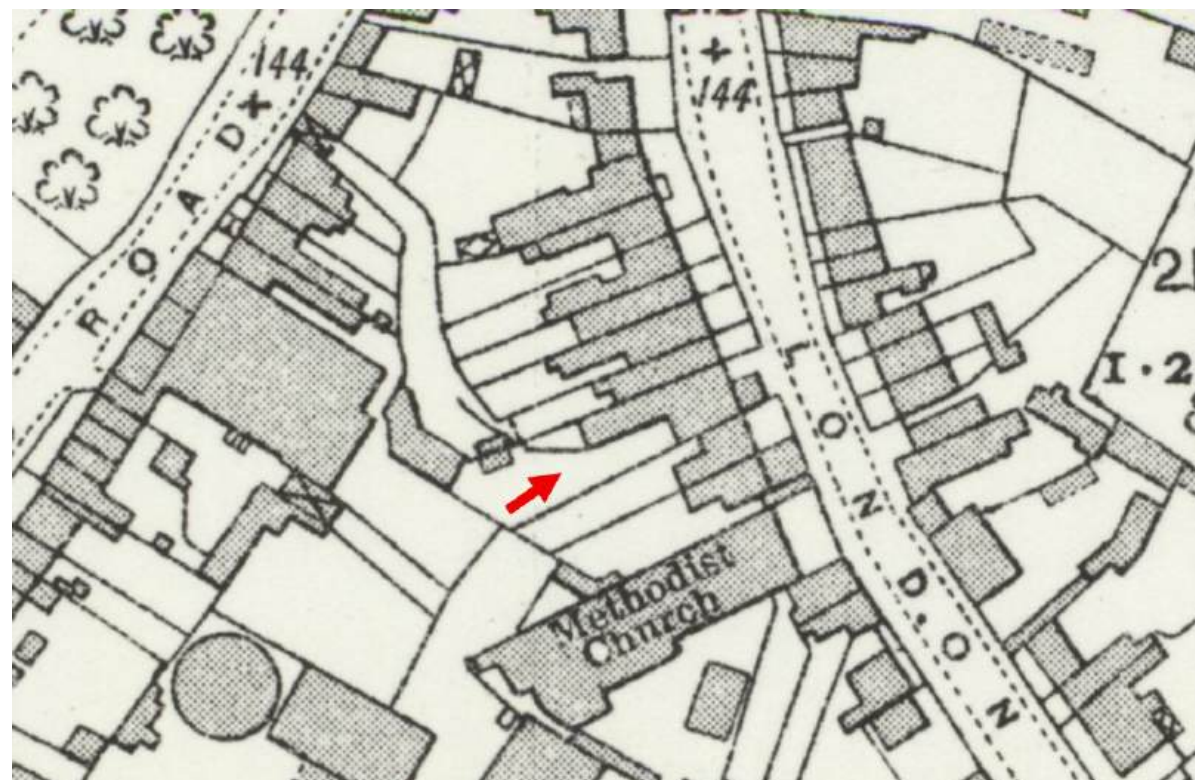


Figure 4 - Extract from Ordnance Survey Sussex XIII.12 Revised: 1932 to 1933, Published: 1934. (National Library of Scotland, 2026). Shopfront now recorded, original portico apparently lost.



Figure 6 - Extract from 1932 Aerofilms aerial photograph. (Historic Eng;and, 2026)



Figure 7 - Extract from 1950 record photographs showing No.47 with shopfront, from the southeast, centre of picture. (Historic England, 2026)



Figure 9 - Extract from 1960 record photographs showing No.47 with shopfront, from the east, right of picture. (Historic England, 2026)



Figure 8 - Extract from 1950 record photographs showing No.47 with shopfront, from the north, left of picture. (Historic England, 2026)



Figure 10 - Extract from 1960 record photographs showing No.47 with shopfront, from the north, centre of picture. (Historic England, 2026)

- 5.1 The following section is an assessment of the significance of 47 London Road according to the current planning policy (NPPF 2024, paragraph 207), which requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal.
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex 2: Glossary), is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 5.3 The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage, 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: Glossary).
- 5.4 The NPPF introduced the concept of interests to assess the significance of heritage assets, and the PPG (Paragraph: 006 Reference ID: 18a-006-20190723) provides interpretation. These interests are also set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), which echoes the definitions set out in national policy and guidance on the historic environment:
- **Archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship, and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.5 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest.

ARCHAEOLOGICAL INTEREST

- 5.7 A heritage asset will hold archaeological interest if it contains, or has the potential to contain, evidence of past human activity worthy of expert investigation.
- 5.8 The building's archaeological interest lies in what remains above ground and in this instance it overlaps closely with the paragraphs below.

ARCHITECTURAL INTEREST

- 5.9 Architectural interest arises from design, craftsmanship, materials, and construction, whether the result of conscious design or vernacular evolution.
- 5.10 The building is an example of late Georgian, relatively high status townhouse terrace that remains largely as built, retaining original masonry features and fenestration, together with later added Victorian/Edwardian embellishments.

ARTISTIC INTEREST

- 5.11 Artistic interest concerns human creative skill and aesthetic quality, whether expressed through design, composition, or craftsmanship.
- 5.12 The aesthetic quality here lies in the classic design, geometry and proportionality of the original Georgian architecture, applicable to the whole terrace.

HISTORIC INTEREST

- 5.13 Historic interest relates to how a heritage asset illustrates or is associated with past lives, events, or developments in society, economy, or culture.
- 5.14 The early C20th added shopfronts can likely be linked to a socioeconomic shift in the inter-war period, with the original form and some likely original fabric remaining of that to no. 47.

SETTING OF THE HERITAGE ASSET

- 5.15 Annex 2 of the NPPF (2024) defines the setting of a heritage asset 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.*"
- 5.16 The London Road Conservation Area forms a compact setting for the building where Brunswick Place still dominates the road, as no doubt it was intended when built. Many of the historic plot forms remain in the area although the relationship with listed buildings on the eastern side of London Road, to the south has been negatively affected by large modern development.
- 5.17 The experiential setting is one of a unexpectedly un-busy urban through road, outside the centre of the town.

Impact Assessment

- 6.1 This section appraises the impact of the proposed works on the special interest of 47 London Road, as well as on its setting as part of the London Road Conservation Area.
- 6.2 The proposal is for minor adaptations to the ground floor elevations. Each element has been considered carefully to ensure that the works conserve the building's significance in accordance with the principles set out in the *National Planning Policy Framework (2024)* and *Historic England's Conservation Principles (2008)*.
- 6.3 The proposed alteration to the frontage of the shopfront will mean the removal of a large pane of modern plate glass of no historic or artistic special interest and the formation of a recessed doorway within the retained timber framework that respects the original proportionality of the architecture. Its design draws on the styling of a similar entrance to the fish and chip shop 'Raydenn', shown in the photograph from 1950, Fig 8, page 8 of this report, likely an original feature and does not alter the overall form of the shopfront. The impact on the building's special architectural and artistic special interests here is considered to be neutral.
- 6.4 The proposed alteration to the side elevation will again mean the removal of a large pane of modern plate glass (possible location of original shop entrance, see 4.6) of no historic or artistic special interest, timber transom and small offset pane above. The painted, rendered masonry that replaces it will abut the retained timber mullion and return from this line to enclose the new porch, slightly forward of the line of the existing, modern open porch. Should any elements of the original portico that may remain and be revealed by this alteration, the design will be adapted to preserve these. Whilst there will be a small loss of fabric that may be historic, this is considered to be of neutral impact on the building's special architectural and artistic special interests and appearance and character of the conservation area.
- 6.5 The reinstatement a single front door to the house is designed to emulate other likely originals in the terrace, in place of the two existing, inappropriately styled and located, modern doors. It will be set into painted, rendered masonry to match the appearance of the historic building and these, together restore a degree of authenticity. It makes a positive impact, therefore on the building's special architectural and artistic special interests and on its contribution to the appearance and character of the street scene in the conservation area.
- 6.6 Internally, there is no remaining original plan form on the ground floor, from before the shopfront was added and there are few remnants of original features. The addition of lightweight partitioning within the shopfront neither restores nor affects any legibility here and it is carefully designed to abut the existing fabric. Similarly the relocation of the WC and the fit out of the ground floor space is all within the already remodelled floorplan and it affects only modern materials and surfaces. The impact on the building's special architectural and artistic special interests here is considered to be neutral.

Conclusion

- 6.7 The impact of the proposed alterations have been assessed based on a thorough understanding of the building's significance and of the character of the conservation area. They are considered overall to be of neutral impact on the significance of the designated heritage assets.
- 6.8 The proposals are, therefore, compliant with respect to the Planning (Listed Buildings and Conservation Areas) Act 1990 insofar as the special interest of the Listed Building and its setting will be preserved and enhanced.
- 6.9 In summary, the proposed works to the Listed Building are considered to be proportionate and in accordance with the requirement of the Act, the NPPF and the Horsham District Local Plan.

APPENDIX 1: LEGISLATION, POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

In relation to development within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within The Horsham District Planning Framework - Horsham District's Local Plan, November 2015.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“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. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

Setting is defined in Annex 2 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.”

Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

Local Policy - The Horsham District Planning Framework - Horsham District's Local Plan

Heritage Assets and Managing Change within the Historic Environment - Policy 34

- 9.38 The historic environment is one of the district's greatest assets. It is rich and varied through both the urban and rural contexts of the district, with many high quality historic places which have formed part of the landscape for thousands of years. In many places throughout the District, the historic environment is the district's environment, with farms, hamlets, villages and towns forming the core of this district's historic development and character.
- 9.39 The Council recognises that the historic environment is an irreplaceable resource which should be conserved for future generations. It provides a backdrop to sustainable tourism and local economy by creating places and an environment which is unique to the district.
- 9.40 The historic environment is recognised and conserved through local and statutory designations and the District is home to over 1,860 listed building, 39 conservation areas, 77 Scheduled Ancient Monuments, 252 Sites of Archaeological Interest and a number of registered historic parks and gardens, including Leonardslee Gardens, Parham House, St Mary’s House and Horsham Park.
- 9.41 Local heritage is recognised through "Locally Listed" buildings and designated archaeological areas as well as similar assets which come to light during the course of development and discovery. Collectively, the district's historic environment is its "heritage assets" and these elements carry weight in the consideration of planning and development matters.
- 9.42 The aim of the historic environment policy is to sustain and where appropriate, enhance the significance of the district's heritage assets, including where those qualities which make the asset special and historic. Significance is the sum of the architectural, historic, artistic, communal, social and archaeological qualities of a designated and undesignated heritage asset.

APPENDIX 1: LEGISLATION, POLICY CONTEXT

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;
2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
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;
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;
5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
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;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; 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.



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