

DESIGN AND ACCESS STATEMENT

FOR:

**GARLANDS
BILLINGSHURST
WEST SUSSEX
RH14 9BH**



Date: 22nd July 2026

Doc Ref: 260717/DA

Contents

- 1.0 Introduction
- 2.0 Site History
- 3.0 Use
- 4.0 Amount
- 5.0 Design proposal
- 6.0 Layout
- 7.0 Landscaping
- 8.0 Appearance
- 9.0 Vehicular Access

1.0 Introduction

- 1.1** This Design and Access Statement has been prepared by Philip Sciberras MRICS in support of an application for Listed Building Consent relating to Garlands, Billingshurst, West Sussex, RH14 9BH.

The application concerns proposed stabilisation and repair works following subsidence-related movement affecting part of the property.

The purpose of the proposed works is to stabilise the affected structure, repair the resulting damage, and reduce the risk of further deterioration arising from foundation movement.

In preparing this statement, consideration has been given to relevant national planning policy and heritage guidance, including the following:

The National Planning Policy Framework requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposed works on that significance.

This statement has therefore been prepared on a proportionate basis, having regard to the listed status of the building, the nature of the proposed repair works, and relevant Historic England guidance on managing change to heritage assets.

2.0 Site History

- 2.1** The property lies within the administrative area of Horsham District Council.

Garlands is a Grade II* two-storey dwelling understood to date from the 17th century. The building is timber framed and has been refronted, with red brickwork at ground-floor level and fish-scale tile hanging above. An exposed painted coved bressummer is visible between these elements.

The principal elevation includes two projecting gabled wings and a central gabled porch. The roof is finished in Horsham stone slabs, which contribute to the traditional character and significance of the building.

Photograph of Property:



View from front

3.0 Use

3.1 The property is in residential use and no change of use is proposed.

4.0 Amount

- 4.1 Crack damage has occurred to the rear left-hand area of the single-storey rear addition and to the left flank wall of the building. The pattern of damage is consistent with downward rotational movement affecting the foundations.
- 4.2 A site investigation, comprising a trial pit and borehole, identified that the rear addition is founded on a 1.2m deep concrete trench footing bearing onto clay with medium volume change potential. Soil suction testing recorded very high readings at depths of 1.2m, 2.2m and 2.7m. Although such readings should be interpreted with caution, they indicate that the clay was likely to have become desiccated.
- 4.3 Roots recovered immediately beneath the footing were identified as Pomoideae. The arboriculturist subsequently advised that these roots were likely to have originated from either Rowan or Pear tree. A nearby Goat Willow and Pear tree were considered to be the principal contributors to root-induced clay shrinkage and were removed to reduce their influence on the subsoil.
- 4.4 Notwithstanding the vegetation management works, the damage has continued to progress. Level monitoring has recorded a cyclical pattern of movement typical of clay shrinkage subsidence, including approximately 15mm of downward movement during summer 2025.
- 4.5 The recorded movement has resulted in cracking of approximately 20mm between the left flank wall, which has rotated outwards, and the internal partition wall.
- 4.6 Having regard to the investigation findings, monitoring data and engineering assessment, underpinning to the affected rear corner, together with targeted masonry reinforcement, is considered the most appropriate method of stabilising the structure and repairing movement-related damage.

5.0 Design proposal

- 5.1 The underpinning works will be undertaken externally. To allow safe access to the affected foundation, the existing brick-paved path will be carefully lifted, set aside and reinstated on completion of the works.
- 5.2 The proposed extent of underpinning is shown on the plan below.

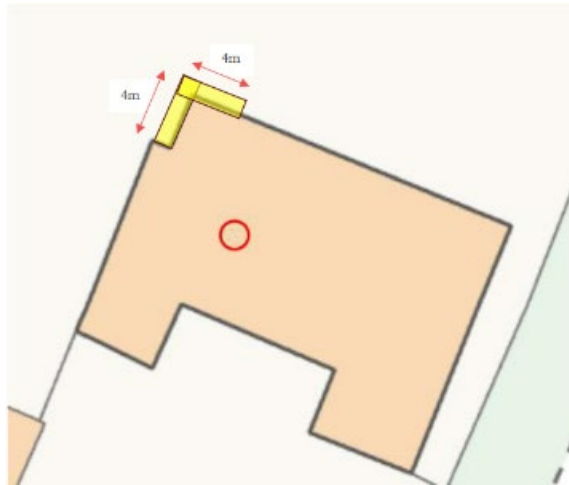


Figure 1 - Site plan showing area of underpinning

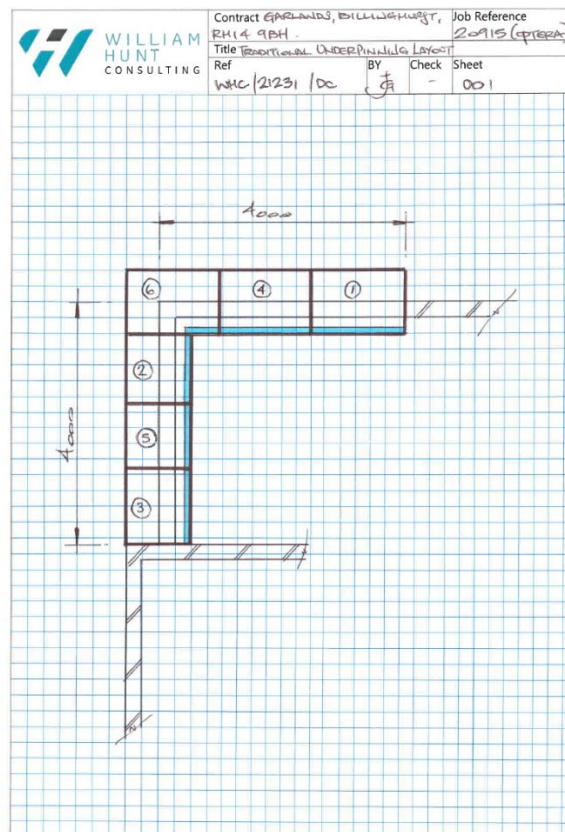


Figure 2 - Underpinning layout

5.3 In addition to the underpinning, the following targeted repair and reinforcement works are proposed to address the crack damage and improve structural stability:

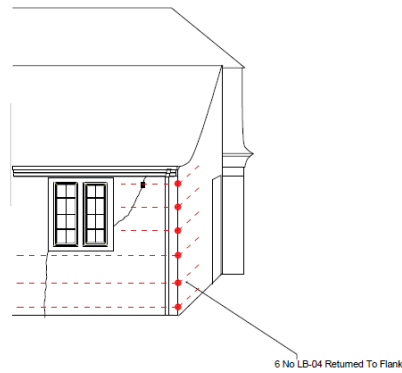
5.4 Rear Elevation

Install six twin bands of Helibar 60 stainless steel bed joint reinforcement, positioned horizontally to assist in distributing structural loads and returned into the flank wall, as indicated in red on the drawing below. The installation will be undertaken in accordance with the manufacturer's method statement, or an equivalent approved method.

Rake out the existing cracks and inject them with thixotropic cementitious grout.

Make good any mortar disturbed during the works to match the surrounding masonry as closely as practicable.

Rear Elevation

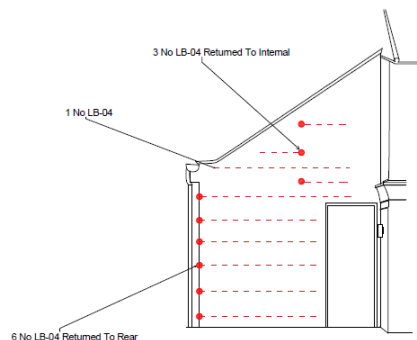


5.5 External Left Flank

Install nine twin bands of Helibar 60 stainless steel bed joint reinforcement, positioned laterally to assist in distributing structural loads. Six bands will be returned to the rear and three bands returned internally, as indicated in red on the drawing. The installation will be undertaken in accordance with the manufacturer's method statement, or an equivalent approved method.

Rake out the existing cracks and inject them with thixotropic cementitious grout. Make good any mortar disturbed during the works to match the surrounding masonry as closely as practicable.

External Left Flank



Internal Ground Floor Cloakroom/Toilet

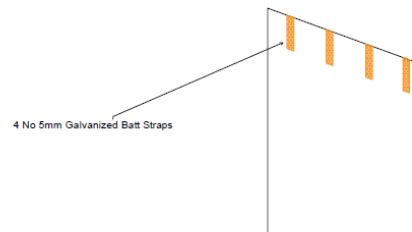
5.6 Flank Wall

Install four 5mm galvanised lateral restraint straps, positioned as shown on the accompanying ASRS drawing.

Rake out the existing cracks and inject them with thixotropic cementitious grout.

Make good any plasterwork disturbed during the installation.

Flank Wall



5.7 Rear Wall

Remove the central heating radiator.

Install five single bands of Helibar 60 stainless steel crack reinforcement, positioned horizontally across the existing cracks as shown on the accompanying ASRS drawing. The

installation will be undertaken in accordance with the manufacturer's method statement CS-06, or an equivalent approved method.

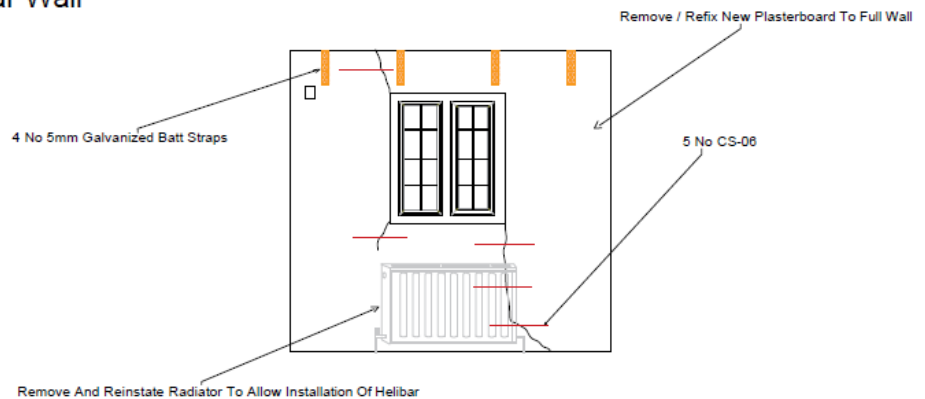
Rake out the existing cracks and inject them with thixotropic cementitious grout.

Remove and reinstate plasterboard to the full wall, as shown on the accompanying ASRS drawing.

Make good any plasterwork disturbed during the installation.

Reinstate the central heating radiator.

Rear Wall



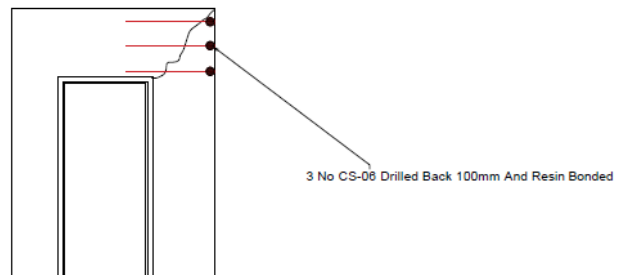
5.8 Cross Wall

Install three single bands of Helibar 60 stainless steel crack reinforcement, positioned horizontally across the existing cracks, drilled back 100mm and resin bonded as indicated in black on the drawing below. The installation will be undertaken in accordance with the manufacturer's method statement, or an equivalent approved method.

Rake out the existing cracks and inject them with thixotropic cementitious grout.

Make good any plasterwork disturbed during the installation.

Cross Wall



Internal Hallway

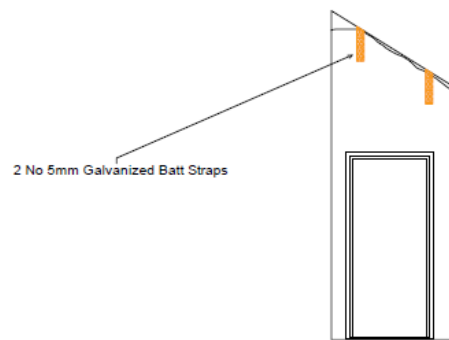
5.9 Flank Wall

Install two 5mm galvanised lateral restraint straps, positioned as shown on the drawing.

Rake out the existing cracks and inject them with thixotropic cementitious grout.

Make good any plasterwork disturbed during the installation.

Flank Wall



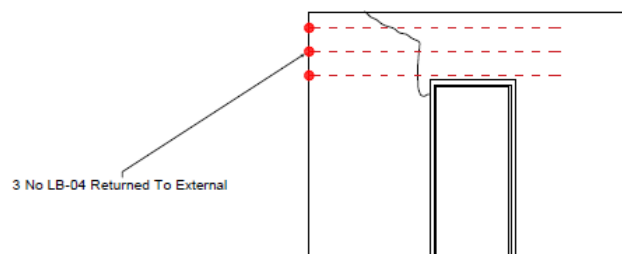
5.10 Cross Wall

Install three twin bands of Helibar 60 stainless steel bed joint reinforcement, positioned laterally to assist in distributing structural loads and returned to the external wall as indicated in red on the accompanying ASRS drawing. The installation will be undertaken in accordance with the manufacturer's method statement LB-04, or an equivalent approved method.

Rake out the existing cracks and inject them with thixotropic cementitious grout.

Make good any plasterwork disturbed during the installation.

Cross Wall



5.11 Rear Wall of The Main House

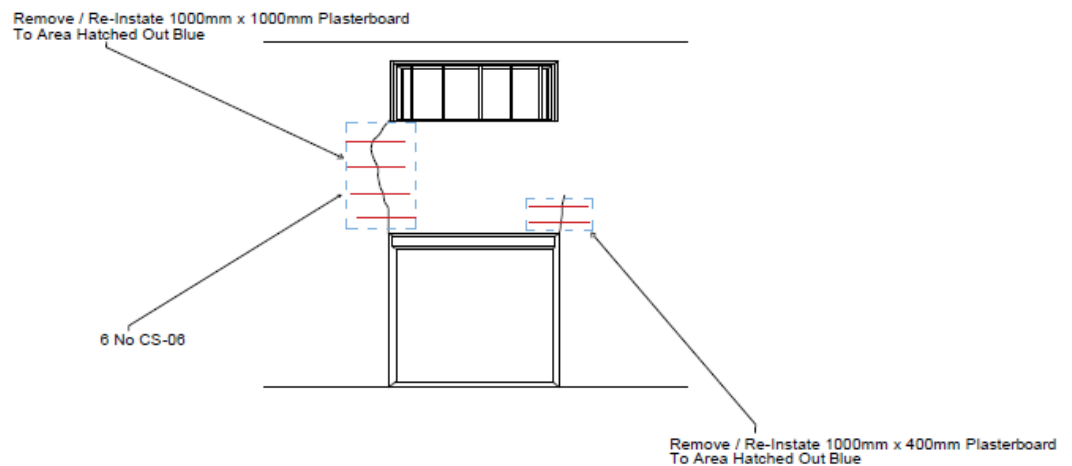
Remove plasterboard only to the areas hatched blue on the accompanying ASRS drawing.

Install six single bands of Helibar 60 stainless steel crack reinforcement, positioned horizontally across the existing cracks as shown on the accompanying ASRS drawing. The installation will be undertaken in accordance with the manufacturer's method statement CS-06, or an equivalent approved method.

Rake out the existing cracks and inject them with thixotropic cementitious grout.

Reinstate plasterboard to the areas hatched blue on the accompanying ASRS drawing and make good any plasterwork disturbed during the installation.

Rear Wall Of The Main House



6.0 Layout

6.1 The proposals do not alter the existing layout of the property.

7.0 Landscaping

7.1 Shrubs, hedging and vegetation immediately adjacent to the proposed underpinning area will be removed only where necessary to facilitate the works. All other trees, hedges and landscape features within the application site are to be retained.

No further landscaping works are proposed. The existing landscape character will be retained as far as practicable, and any disturbed areas will be reinstated to match the existing arrangement.

8.0 **Appearance**

- 8.1 The proposals will not materially alter the external appearance of the property. Any intervention to external masonry will be limited to necessary crack repair, reinforcement and making good, with replacement pointing finished to match the surrounding fabric as closely as practicable.

9.0 **Vehicular Access**

- 9.1 No changes are proposed to the existing vehicular access arrangements.