

STATEMENT OF HISTORICAL SIGNIFICANCE

FOR:

**GARLANDS
BILLINGSHURST
WEST SUSSEX
RH14 9BH**



Date: 22nd July 2026

Doc Ref: 260717/HS

1.0. Introduction

This Statement identifies the significance of the listed building, assesses the likely impact of the proposed stabilisation and repair works, and explains how the works have been designed to preserve the building's special architectural and historic interest.

This Heritage Statement has been prepared by Philip Sciberras MRICS to accompany an application for Listed Building Consent in respect of the proposed stabilisation, repair and reinstatement works at Garlands, Billingshurst, West Sussex, RH14 9BH.

This scheme concerns Garlands, Billingshurst, West Sussex, RH14 9BH. The property has suffered structural movement as a result of subsidence of the site.

The building was listed on 22 September 1959. This Statement provides an assessment of the historic fabric to identify the areas of significance that should be preserved and, where possible, enhanced as part of the proposed works to repair damage caused by ground movement.

2.0. Report structure.

This Statement assesses the building's historic fabric and explains how that fabric contributes to the significance of the heritage asset as a whole. It identifies the features that should be preserved, protected and sensitively managed during the repair works required as a result of ground movement. The assessment then informs the proposed stabilisation, repair and reinstatement works so that they are undertaken with an appropriate understanding of the building's special architectural and historic interest.

3.0. The existing building & site

This site lies within Horsham District Council (District Authority).

Garlands is a 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.



4.0. History

The proposed works relate to structural movement affecting the rear left-hand area of the single-storey rear addition and the left flank wall of the building.

The engineers propose underpinning to the affected rear corner, together with targeted masonry reinforcement. This is considered the most appropriate method of stabilising the structure and repairing the movement-related damage.

The crack damage will then be locally repaired and internal areas redecorated.

The current programme of works arises from structural movement affecting the rear left-hand area of the single-storey rear addition and to the left flank wall of the property. The proposed repairs are limited to addressing damage caused by the movement and reinstating the affected areas to their pre-loss condition. The intention is to restore stability while ensuring that the historic fabric and architectural character of the listed building are preserved.

5.0. Important site and layout features

The principal areas of significance within the site are embodied in the main building structure and its original roof form, both of which contribute strongly to the architectural character and historic value of the property.

The restored elevation contains the principal areas of significance on the site.

Although the rear left-hand area of the single-storey rear addition and the left flank wall are the principal areas requiring repair, all affected areas should be reinstated faithfully and, in a manner, appropriate to the listed building.

6.0. Heritage significance

The property derives its heritage significance from its 17th-century origins, timber-framed construction, traditional external materials and distinctive architectural composition, including its refronted elevation, tile hanging, exposed painted covered bressummer, projecting gabled wings, central gabled porch and Horsham stone slab roof.

The significance of the asset remains largely intact. The only element currently compromising its condition is the structural damage arising from subsidence affecting the rear corner of the property. This damage is limited in extent and does not diminish the building's overall architectural or historic interest; however, it does require sensitive repair to prevent further deterioration and to ensure the continued legibility of the original design.

The proposed works therefore seek to address this localised movement in a manner that preserves the special interest of the listed building and maintains the integrity of its historic fabric.

7.0. Impact of the proposal

The scheme has been developed to stabilise the building and repair the areas damaged by movement. Its purpose is to limit intervention to the affected fabric, reinstate the building to its pre-loss condition as far as practicable, and preserve the historic character and significance of the listed building.

The works will not adversely affect the identity or special interest of the building.

Failure to stabilise the property promptly would create a significant risk of progressive decline and accelerated deterioration of the building structure and fabric. The proposed repair process offers a practical and proportionate method of stabilising the affected areas and restoring the damaged listed fabric.

The above-mentioned reinstatement to the historic elements is a positive repair and will allow this building to be used and maintained in the future. The next section of the report deals with the design and materials specified and repair work proposed.

8.0. Reinstatement works.

Where noticeable repair is required, this is undertaken using appropriate materials in a sensitive, traditional manner. The stabilisation and proposed masonry repair is the best course of action, retaining the existing materials faithful to the original ethos of the building. In these terms it will be easy for future historians to understand the protected structure and read its evolution.

9.0. Elements of the new design

It is proposed to undertake repairs in accordance with the specification for repairs and design and access statement.

No harm will be caused to the special interest of the listed building and so paragraphs 194-196 of the NPPF are not engaged by the proposal. The works are in line with local plan policy and in keeping with the aims of the Planning (Listed Buildings and Conservation Areas) Act, 1990

10.0 Conclusion

Failure to stabilise and reinstate the property promptly will create a significant risk of progressive decline and an accelerated deterioration of the building structure and fabric. The proposed repair process will result in the best possible solution and offers a practical method of restoring the listed elements.

The scheme seeks to reinstate the property so that it can be used and enjoyed in a suitable manner. This will preserve it for future generations by ensuring that individuals living in it are maintaining and caring for it.

This Statement and the accompanying supporting information demonstrate that the proposal will preserve the special architectural and historic interest of the listed building and will support its continued repair, maintenance and long-term use.