HERITAGE STATEMENT

April 2025

Site address: 13 Richmond Road Horsham RH12 2EG

Heritage designation of the site: Richmond Road Conservation Area

1. PURPOSE OF DOCUMENT

This document is intended to support Planning Application for internal alterations and extension of a single storey extension built in 1976.
This document should be read in conjunction with:

- Design and Access Statement
- Planning drawings 25101, 25102, 25103, 25104, 25105 and 25106.

2. ASSESSMENT OF SIGNIFICANCE OF HERITAGE ASSETS

The application site is located within Richmond Road Conservation Area in Horsham. The Richmond Road Conservation Area was designated in 1989. Within the existing Conservation Area there are no designated listed or locally listed buildings.
Non-designated heritage assets are identified as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

The application site is located on the edge of Richmond Road Conservation area. The site next to the application site is outside Conservation Area. The sites opposite the application site are outside Conservation area.



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(Ref.: HDC Richmond Road conservation Area Appraisal and Management Plan, March 2022)

The original house, as it stood before 1959 DEED, is considered by Building Audit to have a positive impact on the character of the Area. The single storey house extension built in 1976 is not considered by this Building Audit to have any impact on the character of the Area.

` The original house and the house extension are not listed buildings.





Extract from Building Audit Map

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3. EXISTING ASSETS

The site comprises two dwellings:

3.1 TWO-STOREY DWELLING built circa 1910

3.2 SINGLE-STOREY DWELLING built in 1976 and joined to two-storey dwelling at ground floor level

3.1 TWO-STOREY DWELLING

The original two-storey dwelling was built circa 1910. In 1959 this dwelling was granted permission to be converted into two separate dwellinghouses titled:

- **13 Richmond Road**
- **13a Richmond Road**

(Ref.: DEED 1959)

After the property conversion in 1959, the dwellinghouse at 13 Richmond Road featured the following:

At ground floor:

- Lounge
- Kitchen, corridor and staircase to first floor
- Dining Room with 13a Richmond Road flying freehold at first floor level
- WC and cloakroom

The new staircase was built from ground floor to first floor, thus completely blocking the internal staircase from ground floor to basement.
It appears that from 1959 to 1976 there was no access to the basement as the internal stairs were blocked by conversion works and the external access to the basement was obscured by construction of the stairs leading to the kitchen.
The conversion works removed an existing timber sash window, enlarged the opening and installed an external door to the kitchen.
This converted dwelling had two external doors to access the property. The first door was on the side wall of dwelling, leading directly into the kitchen.
The second door was also on the side wall of the dwelling, leading to cloakroom and WC.
(Ref.: drawing in DEED 1959)

At first floor:

- Two bedrooms
- Bathroom as a flying freehold over 13a Richmond Road entry hall

The windows were timber sash-windows with single glazing. There is no information about the doors at the time of conversion.

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3.2 SINGLE-STOREY DWELLING (Application NU-J15-75)

The single storey extension was built in 1976 and comprises:

- Garage
- Kitchen
- Entry hall

  Entry hall links this extension to the original house through an existing door on side elevation (originally an external entrance door leading to cloakroom and WC).

This single storey dwelling was built in red brickwork. The rear elevation had since been painted with off-white masonry paint.

The flat roof was built with timber joists, 75mm fibreglass insulation and covered with bitumen roofing felt.

The ground bearing slab was built without any insulation.

The windows and doors are white UPVC and double glazed.

The single storey extension is ‘L’ shaped; the shorter leg of ‘L’ linked the new kitchen and the converted two-storey dwelling and provided a space for an entry hall.

Subsequently, a cloakroom was added in front of the front wall of the entry hall. This cloakroom is an unsightly white UPVC framed and glazed structure with a short, pitched roof that interfered with the original windows on the converted two-storey dwelling and, consequently, one of the windows was replaced with a shorter window to accommodate the new pitched roof over the cloakroom.

The kitchen was moved from its location on the ground floor of the converted dwelling to this single-storey extension. The side entrance door into the kitchen in converted dwelling had been fully infilled with matching brickwork.

The stairs to the old kitchen had been removed and the original external access to the basement had been restored.

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3. SCHEDULE OF THE PROPOSED WORKS

This application is seeking a partial side extension of the existing single storey dwelling to infill the gap between the single-storey dwelling and the converted two-storey dwelling.

The proposal would involve demolition/alteration of existing structures, as follows:

- Single-storey dwelling:
    - to partially demolish masonry walls (Refer to proposed drawings)
    - to extend the flat roof
    - to insulate the existing and the proposed flat roof and to significantly reduce heat loss
    - to internally insulate the cavity walls that are currently without any insulation
    - to instal thermally efficient roof lanterns
- Two-storey dwelling:
    - to open up bricked-in original window opening and to re-instate a wooden sash window (Refer to proposed drawings)
    - to brick-in one basement window (Refer to proposed drawings)
    - to remove a sash window and create a door opening into converted dwelling (Refer to proposed drawings)
    - the dining room (1959 conversion) is proposed to be used as a bedroom and the sash windows on the side wall are proposed to remain in place. However, a larger window is proposed to be replaced with a matching shorter window (Refer to proposed drawings). Provide a removable opaque foil to the glazing.

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4. OVERWIEV OF CONSTRUCTION METHODS

Extension and internal alterations of the existing single-storey dwelling

The existing single -storey dwelling is neither listed nor is considered by the Building Audit to have any impact on the character of the Richmond Road Conservation area.
However, the proposed extension and internal alterations have been designed sympathetically to preserve the original style of this dwelling, but at the same time to bring it up to modern style of living in terms of the space flow and thermal efficiency.

The existing flat roof would be propped up during partial demolition of some loadbearing walls. The existing and the new roof would be supported by new steel beams that would be supported by the existing loadbearing walls of the single-storey dwelling.
The roof infill over the walkway between the two dwellings would be supported by a timber stud wall adjacent to the side wall of two-storey dwelling to avoid damage to the fabric of the existing two-storey dwelling.

The existing and the new flat roof would receive PIR insulation as per Building Regulations requirement.

The roofing felt would be replaced with GRP fibreglass roofing.

Alterations of the existing two-storey dwelling

The existing two-storey dwelling is not a listed building. However, it is considered by Building Audit to have a positive impact on the character of the Area.

Therefore, the proposed intervention on this dwelling has been kept to a minimum and designed sympathetically with respect to the original features and in line with the previous alterations.

Internally, we are proposing only to remove an unsightly 3inch thick ‘dog-leg’ partition that currently separates the walkway and staircase from the bedroom.

Externally, we are proposing to reinstate one sash window with a matching wood sash window.
We are also proposing to replace the other window with a door opening.
One basement window would be bricked in with matching brickwork and lime/cement mortar.

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5. ASSESSMENT OF IMPACT

These proposals would utilise part of the land between the single-storey dwelling and the two-storey dwelling to provide the space necessary for re-configuration and improvement of the existing layout at ground floor level.

The proposed partial side extension of the existing single storey dwelling would provide a new entry hall centrally based to the ground floor layout and thus providing a better circulation between the rooms at the ground floor level.

The demolition of the masonry walls in the single-storey dwelling would provide a better layout and use of space, combining kitchen/dining/family room and freeing a space for the ground floor bedroom to be moved from a central location in the house to the back of the house.

The proposed extension would be constructed using matching brickwork. The new windows on the two-storey dwelling would be timber sash windows, matching the existing.

The new wooden front door would be a modern period door that would combine the charm of an older door with enhanced security and energy efficiency standard. This modern period door would reflect the style of the front door on the original two-storey dwelling. It would replace the existing white UPVC door and glazing of the unsightly front cloakroom.

The existing and the extended flat roof would be insulated with PIR roofing insulation, as per current Building Regulations' standards.

The roof lanterns would provide the necessary light to the rooms at ground floor level. They are proposed to be of a minimalist design, thus reducing their projection above the roof level and in keeping with the character of the single-storey dwelling.

Most of the demolition will affect the existing unsightly single storey dwelling with the aim to improve it into an aesthetically pleasing and thermally effective structure.

The works on the converted two-storey dwelling are minimal and are aiming to re-instate the original features, namely the side sash window to the middle room.

The only major demolition work on the two-storey dwelling involves replacing one of the existing sash windows with a door opening linking the single-storey dwelling with the two-storey dwelling.

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6. AMOUNT

New build floor space:

- at Ground Floor =11m^2

The resulting extension is small in scale and massing, but it would provide a significant improvement in living conditions.

7. APPEARANCE

The proposed extension would be constructed of materials to match the existing house, using matching brickwork for the walls and matching new wooden sash windows.
The new wooden front door would replace the existing unsightly white UPVC glazed cloakroom.

8. SUSTAINABILITY

The materials used for construction will create energy efficient house extensions.

9. ACCESS AND PARKING

The proposed house extensions will not impact on the existing parking facilities at the site. The existing access will be utilised. There is, as such, no conflict with HDPF policies 40 and 41.

10. SUMMARY

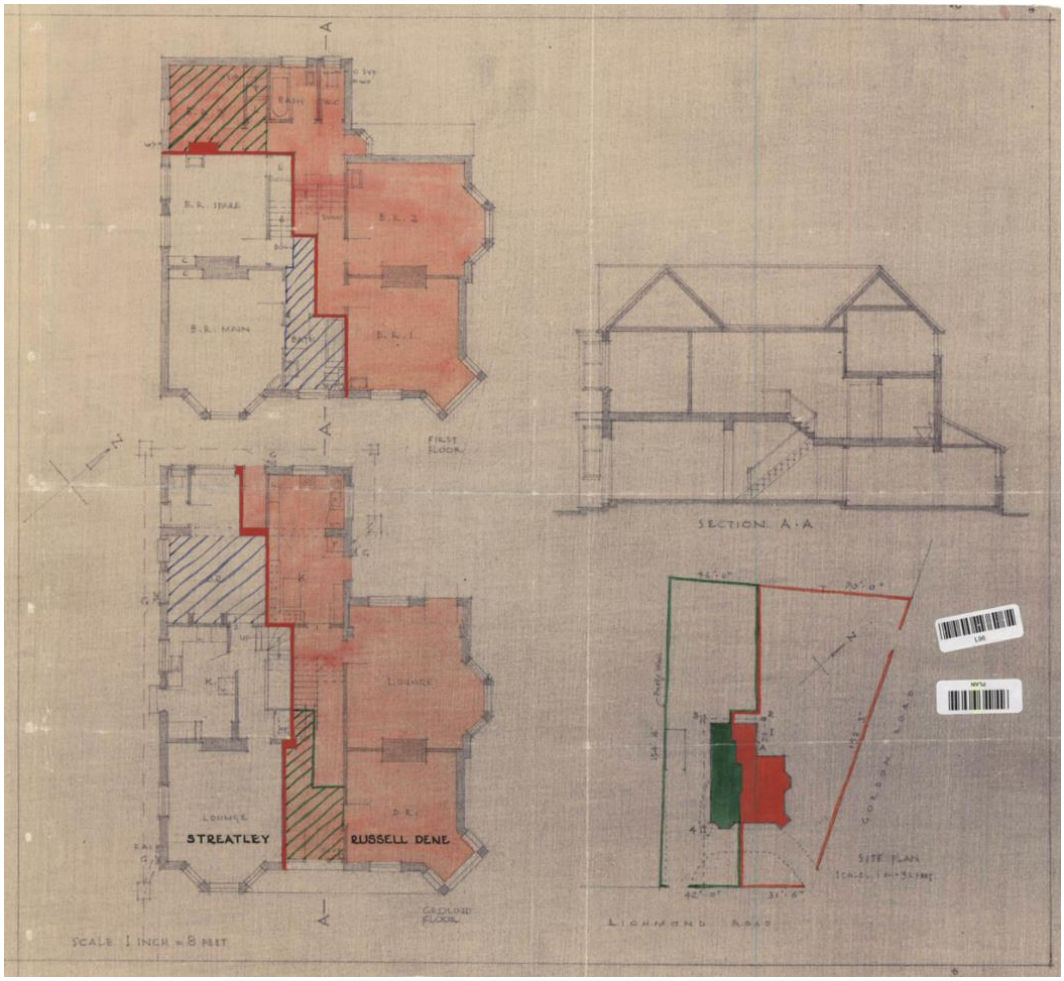
The proposal provides balance and proportionality of the dwelling while adding architectural interest by creating an attractive addition.

The proposal will not cause any harm to the character or appearance of the surrounding area and will not result in an overdevelopment of the site.

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APPENDIX

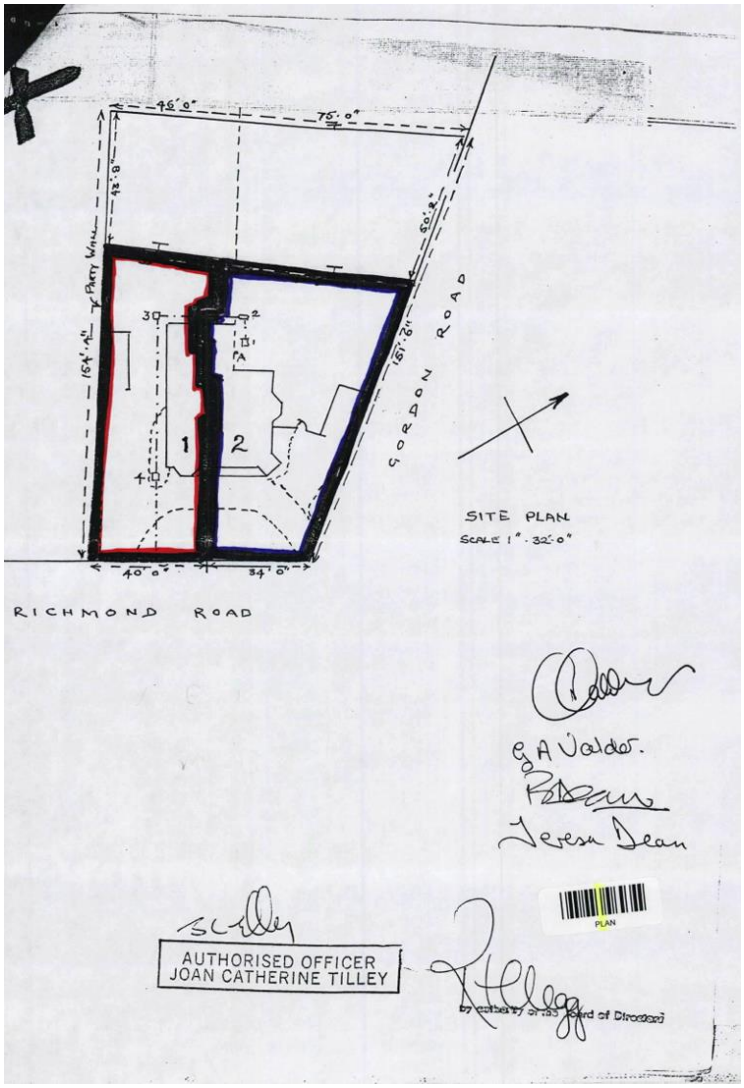
Extract from 1959 DEED showing party wall between 13 and 13A Richmond Road



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TWO-STOREY DWELLING (continues)

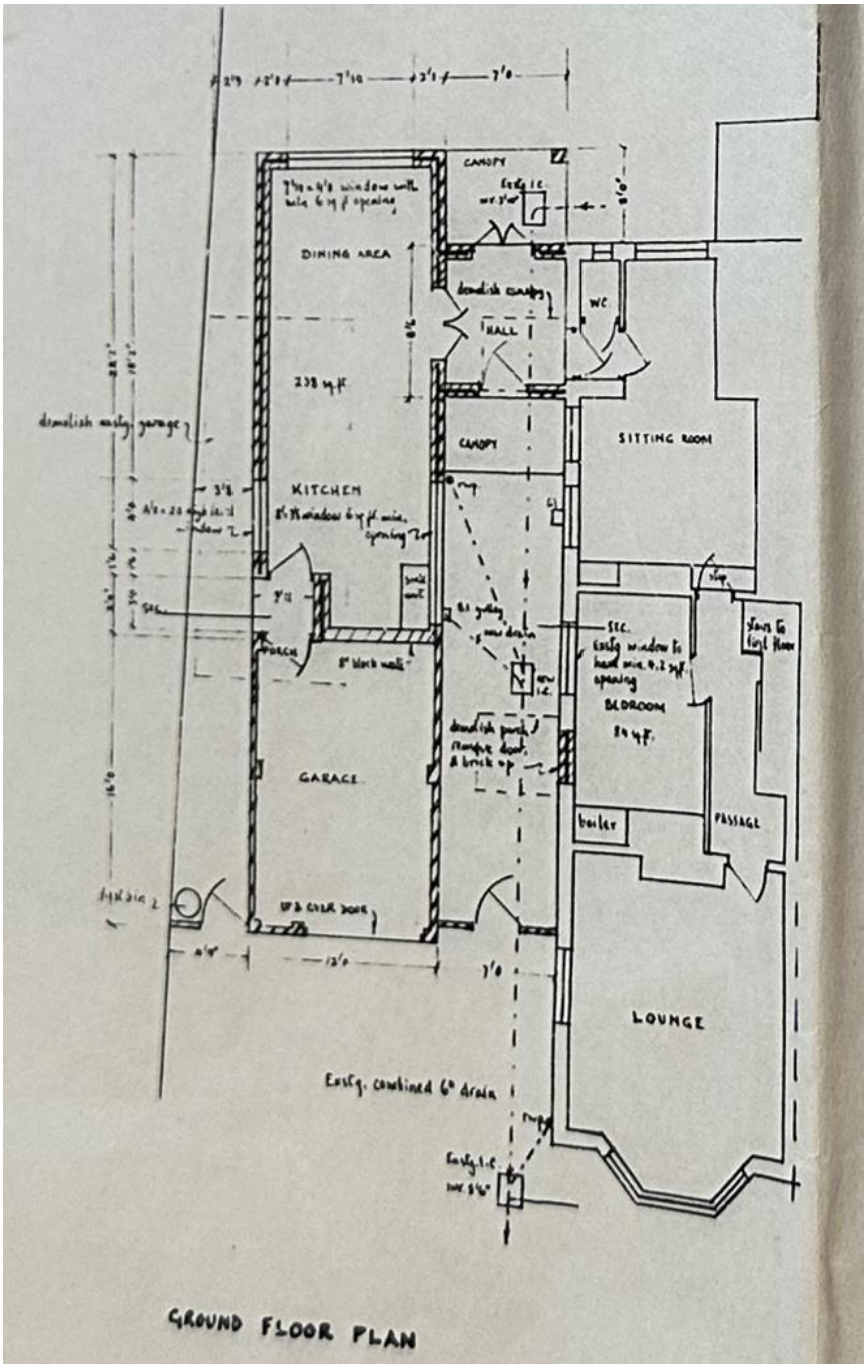
tract from 1997 DEED of Mutual Covenants, showing the current boundary of 13 Richmond Road.



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SINGLE-STOREY EXTENSION (Application NU-J15-75)

The single storey extension was built in 1976 and comprises a garage, a kitchen and an entry hall that joins this extension to the original house.



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PHOTOGRAPHS OF THE SITE IN CURRENT FORM



13 Richmond Road: existing front and side elevation



Path leading to the main entrance. The masonry fence wall and the arched gate to be retained.

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Path leading to the main entrance

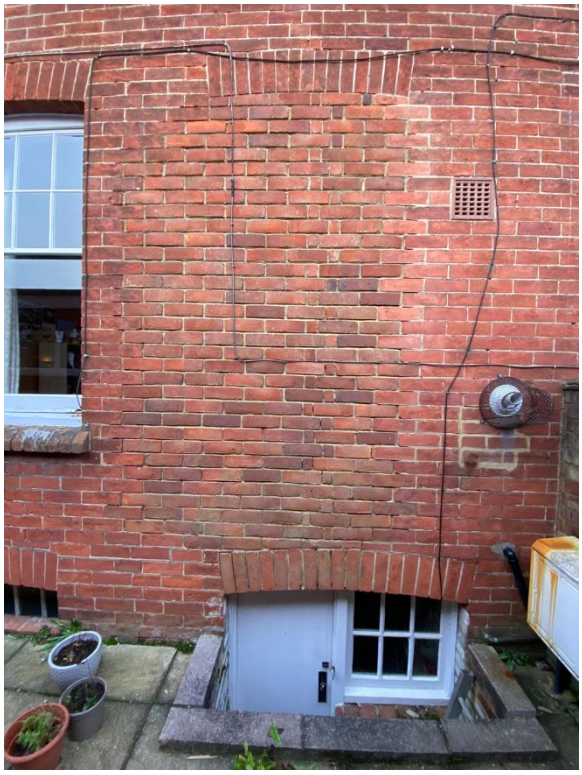


The only access to the basement since the property conversion in 1959 is to be retained.

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The basement window is proposed to be bricked in with matching brickwork.



The basement window (on the left) is to be bricked in; the window above basement window is to be enlarged into a door opening.
The basement door and window (on the right) are to remain.

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The bricked-up window above the basement entrance is to be re-instated with a matching timber sash window.



This ground floor window is to be removed and replaced with a door.
The bricked-up window next to it (above the basement entrance) is to be re-instated with a matching timber sash window.



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Existing rear elevation



Existing rear elevation

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