

Heritage and Planning Statement



**Units 1-4 Prime Buildings
Daux Road, Billingshurst, West Sussex, RH14 9SJ**

**For
Prime Securities Ltd**

Reference: 1932.25

Issued: 28 January 2026

Combined Heritage & Planning Statement

Units 1-4, Prime Buildings, Daux Road, Billingshurst, West Sussex, RH14 9SJ

1. Site Location and Introduction

This heritage statement supports the application for over-roofing works at Units 1-4, Prime Buildings, Daux Road, Billingshurst, West Sussex, RH14 9SJ, located within the setting of the Grade II property, Great Daux Farmhouse Daux Road, Billingshurst, West Sussex RH14 9SJ.

The following describes the proposed metal over-roofing works, the intended construction methods, and measures to mitigate any impact on the setting and significance of the nearby listed building, including consideration of material suitability.

Access from the road: Vehicle access to the property is via Daux Road. The property has a large concrete carpark area to the west, tarmac road to the north and east and concrete permeable paving to the south (highlighted in blue). A pedestrian pathway to the south. Prime Buildings and Great Daux Farmhouse are separated by a low concrete wall and timber picket fencing, including soft landscaping of trees and hedges.



2. Assessment of heritage significance

Great Daux Farmhouse is listed as Grade II property (List Entry Number:1286585).

Historic England Official list entry description reads:

Timber-framed building with plaster infilling. Two storeys. Four windows. North section is C15 and close-studded on first floor. Horsham stone-slate slab roof. Casement windows with diamond-shaped panes. South section C16, ground floor partly rebuilt in Wealden sandstone and Billingshurst sandstone. Tiled roof.

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As described in the listing the subject property is a 15th century Grade II listed building. The house now has private access off the end of Daux Road which is now predominantly an industrial estate. A railway track bounds the site immediately to the North, and to the East the private access road to the front of the house ensures that the property is totally enclosed. To the East of the private road is a public footpath.

3. Assessment of impact, justification and mitigation

The proposal comprises:

Roof covering: Over-roofing of the existing asbestos cement roof coverings to the main roof and installation of a new plastisol coated galvanised steel roof sheets including all new fixings and sealant. New GRP rooflights to the existing layout and allow to trim the perimeter of the lights with new white flashings.

Roof build-up: Introduction of new insulation to improve thermal performance while maintaining adequate ventilation to the roof structure.

Ancillary details: Renewal of flashings, upstands and eaves details, and integration with existing rainwater goods and any new rooflights, in a manner that minimises visual impact. Existing gutters to be fitted with new lined membrane, including insulation board, stop ends and outlets.

Repairs: Localised repair and retention of existing roof structure (rafters, purlins, wall plates) where sound, with like-for-like repairs only where necessary. The works are confined to the roof envelope and do not alter the overall form, or footprint to the height of the building.

The construction methodology is designed to be minimally intrusive and compatible with the existing structure:

Strip and protection: Existing coverings will be carefully stripped by hand, with temporary protection and sheeting to safeguard the interior.

Metal roof installation: The new metal roof will be installed as profile sheeting or similar low-profile system, fixed over the existing roof, with concealed fixings.

Noise and vibration will be controlled to minimise conflict with the nearby listed building.

The design and detailing of the metal roof have been considered to minimise visual impact on the environment of the listed building:

Profile and form: The new roof follows the existing roof pitch and geometry, with a slim, low-glare profile that does not increase the apparent bulk of the building or compete with the listed building's roofscape.

Colour and finish: A pre-weathered or matt finish (e.g. goosewing grey) is specified to reduce reflectivity and ensure the roof reads as recessive within views towards the listed building.

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The proposed metal roofing has been selected with regard to its appearance, performance and relationship to the listed building:

Townscape character: Metal roofing (particularly in subdued grey tones) is an established contemporary material in historic contexts and can sit comfortably alongside traditional tile roofscapes.

Longevity and maintenance: High-quality metal roofing offers durability and low maintenance, reducing the need for frequent interventions that could otherwise pose ongoing risk to historic fabric in the vicinity.

Environmental performance: Improved insulation and airtightness within the new roof build-up enhance energy performance, supporting the long-term, sustainable use of the building without detracting from the heritage significance of the area.

4. Amount, Layout and Scale

No additional space or volume is proposed.

No change to the layout or for additional landscaping is proposed.

There would be minimal impact on the scale of the building.

5. Access

The proposal does not affect access to the property.

The proposal will not alter existing access for vehicles, pedestrians or emergency services.

6. Planning Statement

Proposed Use:

The building has operated as a commercial warehouse when it was built in the late 1970s. There is no plan to change its current use.

Pre- Application Advice:

No assistance or prior advice been sought from the local authority about this application.

Relevant Planning History:

Application No/Address: DC/12/2001 – Unit 3 Prime Buildings, Daux Road Industrail Estate, Daux Road, Billingshurst

Description: Retrospective application for installation of evaporation cooling system.

Landscaping:

This proposal has no scope to alter landscaping.

Relevant Planning Policies:

Local Development Framework (GDGP 2007) - DC9, DC13.

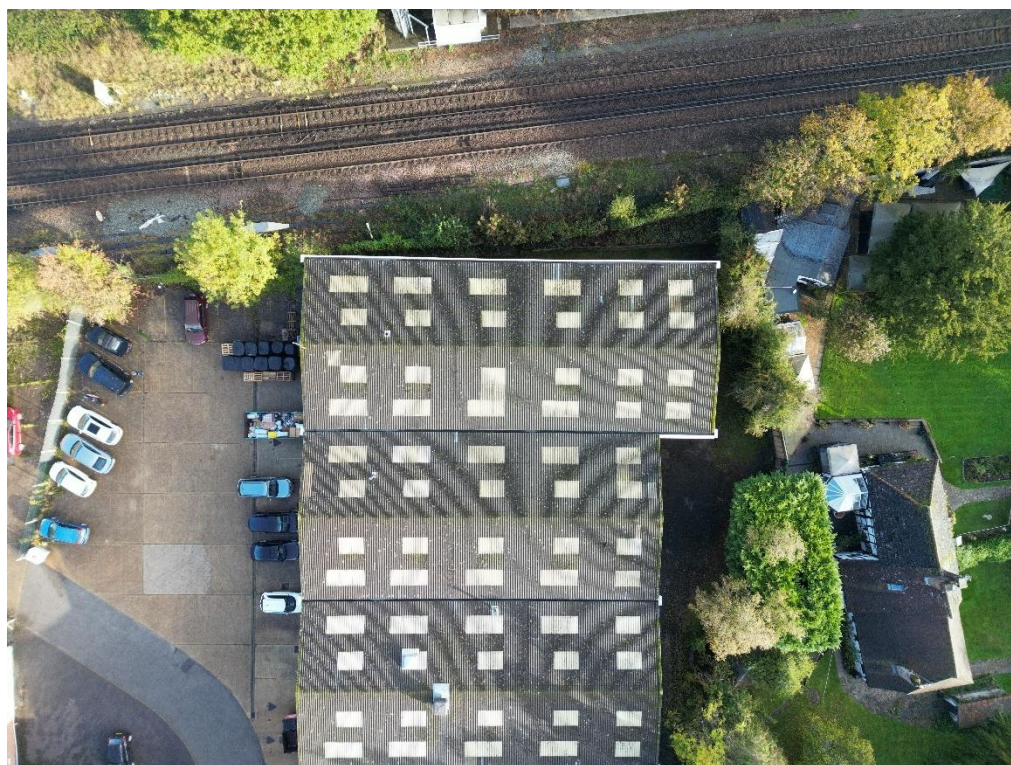
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7. Photograph



Photograph showing Prime Buildings roof and Great Daux Farmhouse in the background.



Photograph showing Prime Buildings and Great Daux Farmhouse to the east.

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8. Sources of information

The National Heritage List for England.

Horsham District Council Planning.