THE STOUT HOUSE,
29 CARFAX, HORSHAM

Design Statement



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Heritage Statement

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THE STOUT HOUSE,
29 CARFAX, HORSHAM
RH12 1EE

Design Statement

1.0 INTRODUCTION

1.1 The Stout House is a Hall & Woodhouse-owned public house located on the east side of Carfax, Horsham. The building is not listed but lies within the Horsham Conservation Conservation Area. Hall & Woodhouse are seeking permission to make some alterations to the building requiring planning permission.

1.2 2c Design Consultants has been commissioned to make an assessment of the design significance of the public house in terms of its contribution to the character and appearance of the conservation area and the potential impact of the proposals upon the significance of the designated heritage asset and to prepare a Heritage Statement in accordance with the National Planning Policy Framework (NPPF). The impact on the setting of adjacent listed buildings has also been considered. Mark Singlehurst BSc (Hons) Dip TP of 2C Design consultants, prepared this report.

2.0 BACKGROUND

2.1 Although the building is not marked as a public house or beer house on the 1st or 2nd editions of the 25" Ordnance Survey maps Elizabeth Thornton, Beer House Keeper, was recorded as living in the property in the 1881 census. The property remained in use as a public house throughout the 20th century as indicated by Kelly's Directory references (https://pubwiki.co.uk /SussexPubs/Horsham/StoutHouse.shtml).

2.2 A photograph of c.1960s date shows that the building formerly had a tiled front at ground floor level, the tiles being of a light colour with darker tiles forming panels beneath and to the outer edges of the windows (Figure 1). The ground floor windows were divided into 3no fixed panes separated by 2no large mullions. At this date the parapet carried a timber sign bearing the name of the brewery. The windows remained present until 1993 at least (Figure 2).

2.3 The Horsham Conservation Area was designated in 1972 with reviews undertaken in 1987, 1992 and 1999. In 2001 a Conservation Area Appraisal document was published describing the character and appearance of the designated area. The document does not specifically mention the Old Stout House but provides a good background to the development of Carfax and its character. With reference to colour, the appraisal notes that:

'The pastel shade existing and the pale sandstone paving and buildings encourage a lightness and subtlety of colour' (p.8)



Figure 1 A c.1960s photograph of the windows.



Figure 2 The painted and tiled front in 1993.

3.0 DESCRIPTION

3.1 The Stout House is a two-storey building with a modern traditional style painted timber front to ground floor level having a fluted pilasters to either side and fielded panels beneath the modern windows either side of a central door (Figure 3). The windows have two small upper lights above a large single pane. At first floor level the elevation is rendered with two sash six-over-six sash windows, rising to a parapet behind which there is a slate roof with a remarkably tall brick stack to the right gable. Projecting from between the upper floor

windows is a sign bearing the name Ye Olde Stout House on two panels set at an angle forming a V-shape to the wall. There is also a standard hanging pub sign to the right and two modern lantern lights.

3.2 The right-hand flank elevation is of painted brick at ground floor level with weatherboarding to the projecting upper floor (Figure 4). This elevation faces onto a narrow passage alongside the building.



Figure 3
The Old Stout House, front elevation.



Figure 4
Right-hand side elevation

3.3 The Old Stout House forms part of a near-continuous frontage of buildings on the south-east side of Carfax. Buildings are mainly of two-storey height with rendered elevations, some concealing late medieval timber frames although the block immediately south of The Old Stour House rises to three storeys. The ground floors to these buildings are almost entirely in commercial use and have a variety of shop fronts, the majority of which are modern.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory approach to the management of historic buildings and areas and requires special regard to be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses under Section 66 – a matter the Courts have held should be afforded considerable importance and weight. Section 72, relating to Conservation Areas requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

4.2 The statutory approach is reflected in Policy 34 of the Horsham District Planning Framework, November 2015.

4.3 Paragraph 193 of the National Planning Policy Framework NPPF says when considering the impact of development on the significance of a listed building, great weight should be given to its conservation whilst para. 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

4.4 Historic England's *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be and provides the essential guide as to how policies should be applied.

Designations

4.5 The Old Stout House lies within the Horsham Conservation Area.

Assessment of significance

4.6 With regard to this assessment the interior of the building has not been examined but The Old Stout House is an historic building facing onto Carfax, the historic market area of Horsham. The building appears to have at least early 19th century origins and makes a positive contribution to the character and appearance of the conservation area. It is a non-designated heritage asset.

4.7 Within the historic urban area of Horsham, the public house use also contributes to the character of this area.

4.8 Although the building may be considered to make a positive contribution to the character and appearance of the conservation area, the modern shopfront, whilst traditional, is not in itself an important aspect of the heritage value of the building or the conservation area.

4.9 Forming part of the historic urban area of Horsham, which includes a number of listed buildings nearby, it may be considered that the Old Stout House lies within the setting of these buildings. However, other than its role in forming part of the urban fabric that provides a context for the listed buildings, the public house does not specifically contribute to the significance of the listed buildings or the way their significance is experienced or appreciated.

5.0 PROPOSALS & ASSESSMENT OF IMPACT

Proposals

5.1 The current proposals include:

- Replacing the 2no ground floor softwood casement windows on the front elevation with 2no bifold softwood windows. Each window consisting 3no leaf's, which when hinged back project outwardly.
- Re-decorate the ground floor front shopfront 'Dublin red' as agreed with Sean Rix. Conservation and Listed Building Officer Horsham DC

Assessment of Impact

5.2 Whilst the present shopfront is of a traditional design, it is modern and has no heritage value in its own right and thus the principle of the change to the appearance from the existing is considered to be acceptable.

5.3 The proposed bifold windows to the ground floor front elevation, whilst modern in their design, relates to a visual effect similar to previous windows design that were present within the 1960's, whereby the windows were split into 3no individual panes separated by 2no mullions. Given that there is a clear history of the use of mullions it is considered that the approach is not out of keeping with the history of the appearance of this building, and whilst bifold's are not a notable feature of the conservation area, it is considered that similarity in design is evidence for its historic appearance, and therefore should not be considered to be harmful to the designated heritage asset, the Horsham Conservation Area.

5.4 The proposed paint colour Dublin Red, whilst not predominant within the conservation area is synonymous with public houses and drinking establishments of its period. As is evident on the photograph in figure 2. 'Dublin Red' was used up until 1993, and would be considered an enhancement over the hard masculine black used today.

6.0 CONCLUSION

6.1 It is considered that the proposed alterations to The Old Stout House will not cause harm to the character and appearance of the Horsham Conservation Area in that:

- The modern shopfront to The Stout House, whilst traditional in its design and not harmful to the character and appearance of the conservation area is, in itself, not a feature of the conservation area which demands retention. Therefore the modest alteration to the window design would not cause harm to the character and appearance of the designated heritage asset.

- It is considered that the paint proposal for the timber element of the ground floors

shopfront would be a significant improvement, lifting the colour will only enhance the building and provide a welcome impact to the Stout House.

- The most important external feature of this building, the protruding metal name sign between the first floor windows will be retained having no alteratios.

6.2 Accordingly, I can find no conflict in the proposed development with the statutory duty in Section 72 of the Act, National Policy in the NPPF or Policy 34 of the Horsham District Planning Framework, November 2015 and conclude that the application should be allowed.