

ADC 1716

Refurbishment of Takeaway Restaurant, 25 East Street, Horsham, RH12 1HH

Heritage Statement

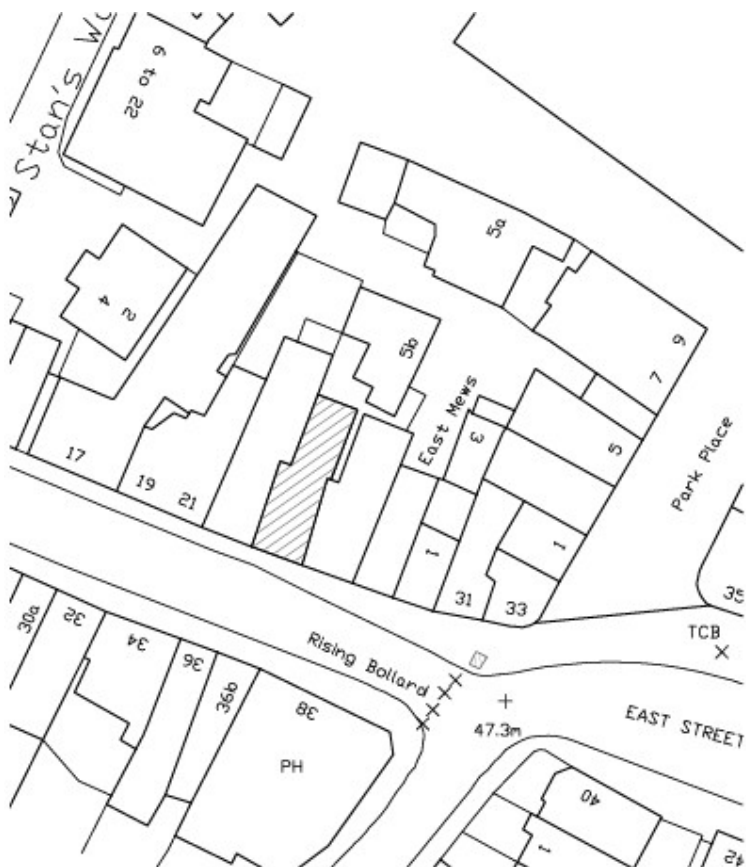
7th May 2026



25 East Street - front view

1.0 Introduction

1.1 Planning and Listed Building Consent is sought for the refurbishment of a Takeaway Restaurant. 25 East Street is a two storey terraced property which sits on the North side of East Street at the edge of a pedestrian precinct in central Horsham. The property consists of a ground floor takeaway which includes a small seated area at the front, serving counters and a rear kitchen. The first floor will be used as a staff room with manager's office and storage.



Block plan

2.0 Planning References

2.1 The only Planning and Listed Building Consent history for this property is for a 'proposed new shop front' in 1989 refs HU/441/89.

3.0 Development within or affecting a Conservation area Landscape

3.1 25 East Street lies in the Horsham Conservation Area. The streets in the area date from 1812.

3.2 The extract from the Council appraisal reads:

Part I: Appraisal continued

East Street originated out of a track between burgage plots linking the market place with outlying St Leonards. By the end of the medieval period it had established itself as a street for trade and a main thoroughfare. It had been named East Street by 18th Century.

At its junction with the Carfax the former Kings Head Hotel (now Ask) dominates reflecting the scale of other buildings in the Carfax and contrasting with the smaller scale of the terrace of stone buildings, opposite. The retention of the signage relating to the buildings previous use as an Inland Revenue Office adds richness and context regarding the evolution of uses within the Conservation Area.

The street is narrow with an irregular building line and roofline introducing variety and rhythm. The buildings have a range of characteristics suggesting a gradual evolution of the area. The larger scale buildings near the Carfax give way to smaller scale 2 storey buildings, often with dormer windows. However, numbers 20 and 22 introduce a larger scale in the middle of East Street.

There are a variety of buildings and features along the street that create uniqueness to the area. These should be retained and include the highly detailed facade of the Anchor Tap, the original Victorian shopfront of the former Trelfers Jewellers at 9 East Street and a variety of mosaic tiled shop entrances (such as at Smith and Western Restaurant). In some instances traditional shopfronts may be hidden behind existing fascias and where appropriate these should be retained and repaired such as 18 East Street.

Within East Street there are some buildings with redundant features and overhead wires attached to them.

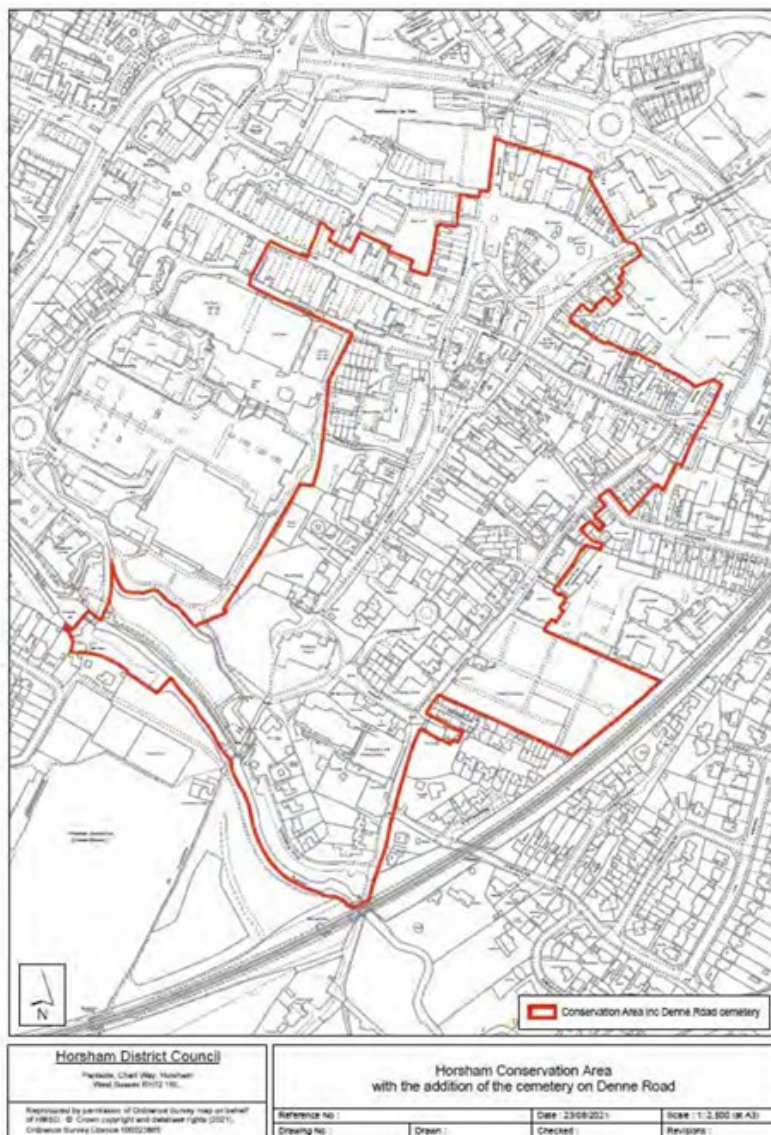
Several medieval and later timber framed buildings can be found in East Street and represent the evolution of the burgage plots. New development in this area should seek to strengthen the rear of the buildings and seek to remove inappropriate modern out buildings. However, the small scale traditional brick out-buildings should be retained as they add to the informal character of the area and provide interest through their varied roofline.

East Street is predominantly characterised by restaurants providing an active evening economy. During the day the active frontage is maintained by charity shops and service industries such as estate agents.

The road is still used for access, but through use of planters and decorative paving vehicles are actively discouraged in order to facilitate foot traffic and out door seating.



3.3 The proposals include the repair and redecoration of the existing shop front. It also includes the replacement of a first floor plastic window by reinstating a timber framed casement window with Georgian bar detail.

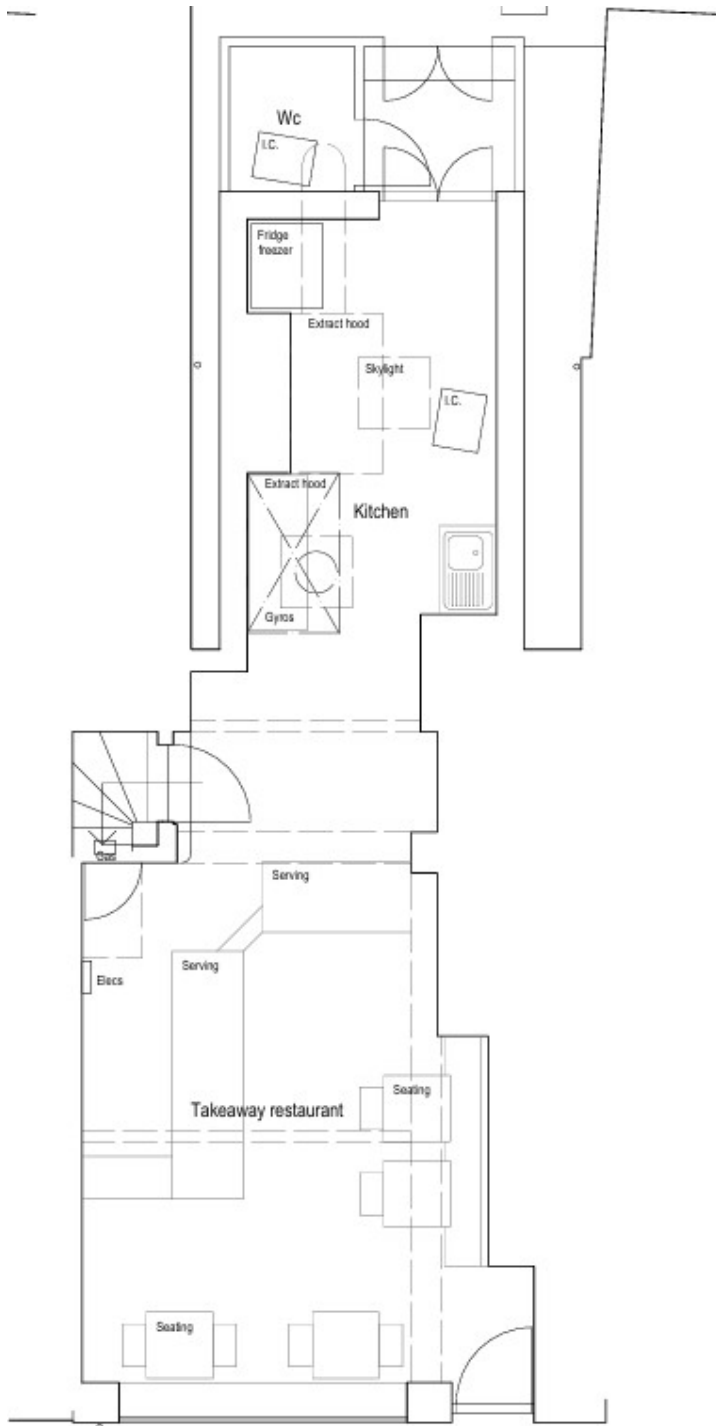


4.0 Listed building or its setting

4.1 25 East Street is a Grade ii listed building. The Council Listing for No.s 19 – 25 East Street includes the description:

‘Two shops, originally house. C15 two bays of open hall with two bay crosswing, extended to rear and west in C17, altered and extended in early to mid C18, further extended and altered in late C18 and early C20 and renovated in late C20. Timber framed building, clad in weatherboarding, apart from no 25 which is stuccoed, and renewed tiled roof with gablet to no 23. Nos 19-21 are two storeys, no 25 one storey and attics; 4 windows. Nos 19 and 21 have early C19 six-pane sashes with horns, no 23 C20 casement and no 25 a C20 flat-roofed dormer and large 8-pane shopfront and door. Nos 19-23 have late C20 shopfront with cement rendered piers and large panes. The interior of no 25 retains two C15 bays of an open hall with curved and chamfered tie beam and curved braces. Sooted roof reported. No 23 has C15 crosswing, originally with 2 rooms on ground floor and single chamber above served by garderobe, but the garderobe was lost when the C17 kitchen wing was built to the rear. Blocked doorcase into no 25 with pintle hinges. First floor has passing braces, arch braces and plain crown post with two way head brace to collar purlin. Wattle and daub panel with wall painting of geometrical white and red designs on one side and a black design on the other. Ground floor has deep chamfered beams with lambs tongue stops and groove evidence for a former stave partition.. C17 kitchen extension to rear has painted stone base and square framed panels above with brick infill. Nos 19-21 have clasped side purlin and collar construction roof, probably the original C17 roof heightened in the C18. Probably there was originally a service bay to the C15 hall-house on the east.’

- 4.2 There are no structural works proposed and the majority of proposed work would be described as 'making good'. Existing surfaces internally and externally will be repaired and decorated.
- 4.3 The proposals include adding an extract fan terminal along side the existing one which will be replaced.
- 4.4 The kitchen equipment will be renewed with minimal disruption and the replacement restaurant counters will be replaced sat on the existing concrete floor.



Extract of Architectural Plan drawing showing layout



Extract of Architectural Plan drawing showing front elevation

5.0 Archaeological Notification Area

5.1 25 East Street lies in an Archaeological Notification Area under the jurisdiction of West Sussex County Council.

6.0 Schedule of Ancient Monuments

6.1 N/A

7.0 Historic Parks and Gardens

7.1 N/A

8.0 Conclusion

8.1 The works are of a de minimis nature and will not harm the Character of the conservation Area or Listed Building.