

Heritage Statement



**'Old Pinkhurst',
Bashurst Hill, Itchingfield,
Horsham, West Sussex
RH13 0NY.**

Grid Reference: TQ 12713 29529

1. Schedule of Works

The proposed works comprise a small single storey rear extension to a Grade II Listed Building, re-roofing of 2 outbuildings within the curtilage and relocation of the property's boiler externally.

The Extension (approx. 2.5m²) is to be formed in masonry to match the construction of a later additions to the original timber framed part of the house.

The Outbuildings currently roofed in felt are to be re-roofed in slate.

The boiler, currently wall mounted in the kitchen of the original portion of the house is to be moved externally

2. Pre Application Advice

Pre-application heritage advice was sought from Horsham District Council's Conservation Officer, Seán Rix who visited site on 2nd February 2026 to discuss the proposals.

Prior to the pre-application, initial advice was sought from Seán Rix in October 2024 who had advised by email that 'reroofing of the two outbuildings can be

undertaken without formal consent as these buildings do not form part of the listed building’.

A copy of the formal response to Pre-Application ref: PE/26/0019 dated 18th February 2026 from Meg Bayliss (tel: 01403 215598) is appended as Appendix 2. Meg Bayliss stated that Listed Building Consent for the re-roofing was required. The Pre-Application advice also included possible works not now being undertaken.

West Sussex Historic Environment Record were consulted as required under National Planning Policy Framework (NPPF). They have provided information under WSCC HER Reference Number: 202627-017. HER, Rachel Salter (tel: 0330 222 6453) subsequently provided a ‘Consultation Negative Evidence Document’ attached as Appendix 1.

Historic England have not been consulted directly due to the results of the HER. Information relating to the Listing acquired from Historic England website is shown below.

3. What heritage asset(s), including their setting, are potentially affected by the proposals?

1: Scheduled Monument (SM)	☐
2. Listed Building (LB)	☒
3. Conservation Area (CA) and/or Area of Character	☐
4. Registered Park and Garden (RPG)	☐
5. Locally Listed Heritage Asset (LLHA)	☐
6. Archaeological Notification Area (ANA)	☐
7. Other Non-Designated Heritage Asset (including below ground archaeology)	☐

4. What is known about the affected heritage asset?

The property is Grade II Listed (Historic England ref 1181150) with the original timber framed house dating from the 17th Century. The Listing refers to the property as:

“C17 or earlier timber-framed cottage with painted brick infilling. Tiled roof. Casement windows. Two storeys. Two windows. Modern addition to north-east”.

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

The original part of the property is the West Wing dating (as identified by Historic England) to the 17th Century. This is a 2-storey timber framed building now comprising lounge and kitchen areas with 2 bedrooms above. The frame is infilled with ½ leaf of brickwork and leaded light windows most of which appear original although not all. The side door into the kitchen would have originally been the entrance to the property.

At the very rear of the wing is a single storey lean-to structure possibly originally a coal house and privy. This outshot is now incorporated into the kitchen and houses the wall mounted condensing boiler.



Photograph showing the rear of the property. Original House and kitchen outshot to the right of the photograph, 1900 section in the centre, 1970s section to the left of the photo

The house was first enlarged around 1900 with a two-storey brick built extension at right angles to the original. This provided a new entrance with covered porch, ground floor reception room, new staircase and another bedroom and a family bathroom. This enlargement is likely to have been fundamental to providing modern facilities at the property. The outshot at the rear of the West Wing may date from this period due to similar construction.

The House was further enlarged in the 1970s on two storeys, with a brickwork ground floor providing a large living area and tile clad first floor providing larger bedroom suites.

Both extensions generally utilise white painted brick and effectively the house is now 'U-shaped' with the original 17C house now forming a West Wing containing the kitchen. No parts of the later additions are set back or try to appear subservient to the original house.

Two modern outbuildings have been built at some point in recent years to form garages, workshop and storage areas. No record of Planning has been

found for these buildings. They are built in simple modern timber frame construction and clad in painted weatherboarding. Roofs are clad in felt.

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

HER	☒
West Sussex Record Office	☐
Map regression (historic maps)	☐
Historic Buildings Survey	☐
Historic England sources	☒
Museum or Library (please provide details)	☐
Other (please state)	☐

5. What is important about the affected heritage asset(s) ('the significance')?

As stated in the Historic England Listing for the property the 'asset' is identified as the original timber framed West Wing dating from the 17th Century. The Listing specifically identifies the significance of the timber frame and Casement windows.

Whilst these casements are likely to be original many have been refitted with steel framed lights and windows. Steel windows were initially developed in the late 1880s so are certainly later additions

The date of these windows may coincide with the building of the 1900 Enlargement, so it may be that the 1900 works also had steel windows. However, they are now timber windows, so may have been replaced at the time of the 1970s extension to match windows installed at that time.

6. How will the proposals impact on the significance of the heritage asset(s) including their setting?

The proposed rear Extension will form a small utility area off the existing wc off the kitchen. It will not impact the asset and there will be no loss of historic fabric as the wc is part of the 1900 works. Existing drainage will be utilised so again no effect on the original part of the property.

The Outbuildings are both modern structures and separate to the heritage asset. In our initial discussions with the conservation officer in October, it was considered that since these buildings did not form part of the listed building' that formal consent was not required. The existing roofs are bituminous felt and not in keeping with the aesthetic of the house.

The proposed repositioning of the Boiler to an external location will remove any risk of condensation from within the heritage asset.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

The proposed extension is small (approx. 2.5m²). It does not attach to the original part of the house and is to be sited within the enclosed area of the -U-shape of the house. The width of the extension is determined by the position of the dining area window and the height by the first floor gallery window. The proposed materials are consistent with the 1900 portion of the property: white painted brickwork and clay tiles on a pitch similar to those adjacent. The window will match the existing.



Illustration of rear extension

It is proposed that the outbuildings be reroofed in a more traditional material. Initially clay tiles were proposed, however, roof pitches are such that clay tiles are unsuitable. Structural advice has shown that the roof of the larger outbuilding (shown as A on plans) needs to be strengthened and could then support slate tiles which are used extensively within the county and are better suited to the pitch.

The Boiler will be sited outside the rear outshot of the kitchen. The boiler is housed in weatherproof casing sitting on a concrete slab. Existing Pipework can be extended to the new location with little disruption internally. The new flue is incorporated into the casing and the old flue through the tiled roof can be removed and roof made good. Since the flue is incorporated into the casing, further enclosure of the unit with any structure will compromise the flues efficiency, so it is proposed to screen the unit with planting approx. 600mm away from the unit to allow for any access for maintenance.

Appendix 1

Negative Householder Consultation 202627-017.

HER Consultation report attached	☒
HER Consultation report not considered necessary as confirmed in attached email from HER	☐
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use	☐ ☐ ☐

Appendix 2

Pre-Application Advice letter

Mark Simm Architect

12th June 2026