



**Horsham
District
Council**

The Horsham Town Local List



Locally important historic buildings

February 2011



Introduction

What is a “local list”?

Horsham District Council recognises that historic buildings form an important part of our heritage, improving our quality of life by adding to the character, identity and historic culture of our towns and countryside. They illustrate both history and architecture, reinforce local distinctiveness and promote a sense of place.

A “local list” is a list of buildings which are important to the historic local context, but not nationally important enough to be included on the statutory “List of Buildings of Special Architectural or Historic Interest” compiled by the Government. The “local list” in this document is made up of buildings with historic character or architectural associations which are particular to Horsham town.

The list includes a variety of buildings that use traditional vernacular materials and construction techniques, are local landmarks, are good examples of buildings by local architects, or simply are historically important to Horsham town. The list also includes buildings that contribute positively to the street scene or have a distinctive character or identity.

What are the criteria for inclusion on the Horsham town “local list”?

Buildings are only eligible for “local list” status if they do not have a national designation, such as being a statutory listed building, scheduled ancient monument, or within a conservation area.

The buildings on the list have also been assessed as having one or more of the following criteria:

- ◆ Local architectural and/or historic interest
- ◆ Close historical associations with national or locally important historic figures
- ◆ Group value and/or contribute significant interest in the street scene
- ◆ Of pre-world war II construction - however those built after this date may qualify in exceptional circumstances.

The geographical area represented in this list is Horsham town. For the purpose of this document, this is the area within the boundaries of Denne, Trafalgar and Forest neighbourhoods, and the urban area of North Horsham parish, to the south of the A264.

National guidance on “local lists”

Planning Policy Statement number 5 (PPS5 adopted April 2010), policy HE2 advises local authorities to “Consider compiling a ‘local list’ of heritage assets in partnership with the local community and on the basis of objective criteria of heritage interest that have been tested through public consultation. The type of assets included in such a list may be as varied as those designated at the national level.”

Status of the “local list” in determining applications affecting buildings on the list

The inclusion of a building on the list is a *material planning consideration* when determining an application that affects a building on the list, or its setting. The designation is reflected as a constraint for planning purposes and will be revealed by the Council when a local land charge search on a property is requested. However, **permitted development remains unchanged**

For planning applications affecting a building on the “local list”, policy HE7.4 of PPS5 requires the local planning authority to take into account:

“the desirability of sustaining and enhancing the significance of heritage assets, and of utilising the positive role in place-shaping” and “ the positive contribution that the conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality”.

Each building on the list is identified by an address, a photograph and a basic description. The description may not list of all significant historic aspects of the building.

For further information, please contact

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18 and 20 Ashleigh Road, Horsham

A pair of interesting late Victorian/ early Edwardian one and a half storey detached houses, with front colonial style verandas. Symmetrical gable roofs, timber casement windows, brick and render construction, dominant clay tile pitched roofs. no. 20 has half timber gables, while the rendered elevations of no.18 hints an arts and crafts design inspiration. c.1915



1-4 Peel House and Bailey House, Bartellot Road, Horsham

Former police station buildings. Peel House is two storey with four gables fronting the road, and central porch and door. West Sussex County shield carved in stone between ground and first floor. Brick with stone dressings and a slate roof. Bailey House built to similar designs, however of a smaller street front with two gables. In use as a police station between 1894 and 1973. Now used as offices. Gates to rear yard display the Centenary 1994 police badge. Built 1884.



194 & 196, Crawley Road, Roffey, Horsham

Two storey semi detached cottages, possibly originally one house. Painted brick with casement windows, pitched tiled roof. Interesting pointed arched windows to side elevation of 194. Set back from road behind mature gardens. 196 front bay ground floor window. Part of the original settlement of "Roughy". c.1800

221, 223, 225 & 227 Crawley Road, Roffey, Horsham

Group of 4 terraced cottages, set back from the road behind mature gardens behind low brick walls with gate pillars. 2 storeys, brick with clay tile hanging to first floor. Pitched roof with gables facing the road. Some have replacement windows, but all with original timber front doors and chimney stacks. Group value as a terrace. Possible connection to nurse's cottage at 229, Crawley Road as almshouse style in character. c.1920.



229, Crawley Road, Roffey, Horsham

Single storey former nurses' cottage, brick timber doors and windows, pitched tiled roof, central gable with plaque that reads "This cottage for the parish nurse was built in memory of Marjorie Alice Innes by the friends 1912". Group value with the Roffey Institute and cottages at 222-227 Crawley Road. Built 1912.



Roffey Institute, Crawley Road, Roffey, Horsham

Former village hall, single storey brick with large clay tiled gable, window and decorative arched porch. Pitched roof, with hall to rear. Interesting vent detail to roof. Timber front door. Set back from the road and surrounded by traditional railings. Now used a community centre. Limestone plaque to right hand side reads "erected by JAMES INNES * 1894 * for the people of ROFFEY". Built 1894.





Christian Life Church, East Street, Horsham

Previously the Pentecostal church and originally the Primitive Methodist church. Brick built, with 3 bays, the central one over the door below. Decorative terracotta panels with pediments and finials. Plaster decorative panels. c.1891.



51 & 53 East Street, Horsham

51 East Street is a 2 and a half storey Victorian brick building, with projecting bay window at first floor and a quality traditional shop front at ground floor. It forms a group with number 53, of which the most prominent feature is the corner tower at first and second floor. c.1890



58, 60 & 62 East Street, Horsham

58 East Street is a double fronted two storey building, with shop front at ground floor and Horsham stone roof. Projecting bay windows at first floor. Adjacent at number 60-62 East Street is another double fronted two storey painted brick building, with a pitched roof. Rear modern extensions of little significance. Together the buildings have group value and form an attractive frontage to the junction with Park Way. c.1860



71 East Street and 1 Park Terrace West and arches below, Horsham

An unusual building with coarse rough stone façade, topped with heavy cement rendered cornice. Constructed on a terrace over arches used to raise to the ground level when East Street was lowered to pass under the railway bridge in 1859.

21, Guildford Road, Horsham

Two storey double fronted house, with projecting central gable. Stone, with Horsham stone roof and brick chimneys. Timber leaded light windows. Part of the original Hills Place estate & located on the 1863 OS map. c.1750.



23 & 25 Hurst Road, Horsham

Semi detached decorative villas. Symmetrically designed large gables to centre, smaller gables to either side. Decorative barge boards. Two storeys, painted render. Sliding sash timber windows. Set behind boundary wall. Group value with 84, 86 & 88 Hurst Road. c.1874.



84, Hurst Road, Horsham

Large house facing on to Hurst Road. Double fronted, two and a half storeys. Large bay windows in rendered façade with slate roof over. One large and one smaller gable with decorated barge boards. Group value with 23, 25, 86 and 88 Hurst Road. c.1890





86, Hurst Road, Horsham

Large house facing on to Hurst Road. Double fronted, two and a half storeys. Brick with slate roof. Asymmetrically designed large gables with bargeboards, main bay windows surmounted by cornices. Group value with 23, 25, 84 and 88 Hurst Road c.1890



88, Hurst Road, Horsham

Two and a half storey detached formed house. Painted render with slate roof. Two identical bay windows and central porch: modern extension to east. Group value with 23, 25, 84 & 86 Hurst Road. c.1890



Highridge, Kerves Lane

Designed by local architect Claude Kay as his own home. Built in local vernacular style with Horsham stone roof and local brick, rounded arched central doorway, large central chimney over off centre projecting gable. Built 1938.

72 Littlehaven Lane, Horsham

Two storey weather boarded timber framed house, with plain clay tile roof. Timber casement windows, porch. Original part c.1700



Flagstones, North Heath Lane, Horsham

One and half storeys, brick with decorative tile hanging and tile roof. Three dormers to front, timber casement windows, central brick porch. Modern single storey extensions to north and south. Set in mature gardens. Flagstones is on the 1863 OS map, however the origins of the property may be older.



Wimblehurst Lodge, North Heath Way, Horsham

Original gate house for Wimblehurst House (now demolished), built in the Edwardian Tudor revival style. Two storey, brick with tile hanging at first floor. Half timber gables, projecting oriel window. Timber sliding sash windows with leaded lights. Set in mature gardens, behind a low brick wall. c.1880.



Dayhurst, North Parade, Horsham

Two storey 1930s house. Painted render facade, with pitched tiled roof. Original Crittall windows, with decorated chevron detailing. One of the towns few modern houses. Set back from road behind a mature garden, with low concrete slatted boundary wall. c.1930





35 Queen Street, Horsham

Two storey detached shop building of brick, with tiles roof and prominent half timbered gable to street over robust cornice. Timber brackets over chamfered doorway. Simple timber shop front and brick stall riser. c.1880



**Queens Head Public House,
37, Queen Street, Horsham**

Large imposing pub facing Queen Street. Double fronted, 2 and a half storeys, with large chimneys, built in a loose arts and crafts style. Brick with tile roof. Replacement windows. Original decorative wrought iron pub sign. c.1912



20, 22, 24 & 26 Rusper Road, Horsham

A pair of large semi detached Victorian houses of brick and tile hanging with decorative bay windows. Moulded decorative plaster bays, with attached open timber porch. Timber sash windows and front doors. Group value with 28 Rusper Road, and 30-34 Rusper Road. c.1896



28 Rusper Road, Horsham

Large double fronted detached Victorian house of brick with contrasting brick quoins and tile hung gables. Two storeys, with original timber sliding sash windows, half timbered porch and timber front door. Low brick boundary wall to front, set in mature gardens. Group value with 20-26 Rusper Road and 30-34 Rusper Road. c. 1896

30, 32 & 34 Rusper Road, Horsham

Group of 3 detached double fronted 2 storey houses set amongst large gardens, with front drives behind low brick walls. Brick with quoins and stringcourse detailing, clay tile roofs, two chimney stacks, toothed timber eaves detailing. Sliding sash windows, central door with porch and skirt roof above ground floor windows. Group value with 20-26 Rusper Road and 28 Rusper Road. c.1910



The Spire, St. Marks Court, Horsham

Church spire and base of the remaining St. Marks Church, nave demolished in c1985. Spire dates from the original church of 1841. Constructed from sandstone. The base has been re-used as florist and volunteers' centre. Important Victorian local landmark on the edge of the old town. c. 1841.



Tanbridge House, Tanbridge Park, Horsham

Built by the Oliver Family in a neo-Jacobean style from red stock bricks, dressed with limestone and terracotta friezes. Originally a family house, then a girl school, before being sold to developers and converted into apartments. Inscription above the door reads "AD FOEDERA CRESCO" meaning, "I gain by treaties", the motto of the Oliver family crest which is also displayed. 3 storeys, with numerous gables and bays, large chimneys and turrets. c.1887.





**195 - 197, "Music Room",
Tanbridge Park, Horsham**

Former garden, stables and coach houses, built as part of the Tanbridge House estate. Red brick with limestone detailing, one and half storeys, clay tiled roof. Converted c. 1995. Group value with Tanbridge House. Built c.1887.



98 Trafalgar Road, Horsham

Two storey double fronted house pitched roof and end chimneys. Timber casement windows, central porch. Painted render and slate roof. C. 1900. Group value with 100 and 102 Trafalgar Road.

**100 and 102 Trafalgar Road,
Horsham**

Two detached houses of two storeys, with central doorways, pitched roofs and original chimneys. 100 rendered with projecting porch, 102, rendered with first floor tile hanging, C1900. Some of the only buildings from this period in west Horsham. Group Value with 98 Trafalgar Road.



**Novartis, Wimblehurst
Road, Horsham**

The original pharmaceutical building remaining on the site facing Wimblehurst Road. Built in pale buff brick to a modern international style, typical of the interwar period. The tall central tower over the doorway forms a focal point to the long drive from the entrance. c. 1939.





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