

# The Pigeon House, Horsham, West Sussex

**Craig Construction Services Ltd undertook the full conversion and extensive redevelopment of The Pigeon House, a unique heritage property originally constructed in the 1700s as a standalone Pigeonair forming part of the former Muntham Manor estate, now the site of Worthing Crematorium.**

The building had previously been extended in the 1970s with two flanking residential wings. Our works involved a complete strip-out and structural transformation, creating a five-bedroom, five-bathroom residence with a basement, gym, cinema, pantry, and three reception rooms. A key feature of the scheme was the uncovering and conservation of the original tower, enhanced with a bespoke, metal-framed, oak-clad spiral staircase.

Sustainability and efficiency were core to the design, with the inclusion of PV panels, heat pumps, and a rainwater harvesting system used for greywater and garden sprinklers. An oak-framed triple garage houses the plant room externally, freeing up internal space and maintaining architectural clarity.

Landscaping works included restoration of the surrounding lake and integration of hard and soft finishes throughout the grounds. The project has been submitted for the 2025 Heritage Awards in recognition of its sensitive blend of conservation, innovation, and craftsmanship.

**Project Value:** est. value  
5 million

**Duration:** August 2023 –  
October 2024

**Client:** Private Client

**Role:** Principal Contractor

