



Heritage Statement

11 Market Square
Horsham
West Sussex
RH12 1EU

*Change of use of commercial property to a single residential dwelling
with internal and external alterations and associated works*

On Behalf Of
Mr Rooney c/o Arun Estates

Prepared By
Luke Davis MRICS

9 September 2025

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1 INTRODUCTION

- 1.1 This heritage statement has been prepared by Luke Davis MRICS on behalf of Mr Rooney c/o Arun Estates of St. Leonard's House, North Street, Horsham, West Sussex RH12 1RJ to accompany an application for listed building consent at 11 Market Square, Horsham, West Sussex RH12 1EU ('the Property') for the following:

Change of use of commercial property to a single residential dwelling with internal and external alterations and associated works.

The Property is a Grade II Listed Building and is situated in the centre of Horsham.

The Property's List Entry Number is 1027518.

- 1.2 This report will outline the applicant's proposal, assess the Property's significance as a heritage asset and the impact of the applicant's proposal on its significance. The applicant's proposal has been evaluated against conservation and heritage policies at local and national levels.
- 1.3 This report does not constitute a valuation, structural survey or a building survey.

2 QUALIFICATIONS

This report has been written and prepared by Luke Davis MRICS.

Luke Davis is a Member of the Royal Institute of Chartered Surveyors (RICS), an RICS Registered Valuer and an Affiliate (non-accredited member) of the Institute of Historic Buildings Conservation (IHBC).

Luke Davis is a Chartered Surveyor working with Batcheller Monkhouse with three years' experience working in West Sussex. Luke holds a Bachelor of Arts degree with Honours in History and a Master of Science degree in Rural Estate Management. Prior to his career as a rural surveyor, Luke worked in the heritage sector for two years, assisting with Jersey's *Bridging Island Plan 2022-2025* and in providing responses to planning applications on behalf of a heritage trust and academic society.

3 MATERIALS AND GUIDANCE

3.1 British Standard 7913:2013

- 3.1.1 The British Standard 7913:2013 *Guide to the Conservation of Historic Buildings* (2nd Ed., December 2013) has been referred to during the preparation of this heritage statement.
- 3.1.2 The BS 7913 is a guidance document published by the British Standards Institution which came into effect on 31 December 2013. The British Standard sets out best-practice guidance and industry recommendations to assist in the conservation of historic buildings in the United Kingdom. It should not be quoted as if it were a specification, or a code of practice, and claims of compliance cannot be made to it.
- 3.1.3 The British Standard applies to:

'Historic buildings with and without statutory protection. It is not applicable to below ground archaeology or any other type of heritage asset such as movable objects or vehicles' (The British Standards Institution, 2013).

3.2 Historic England Advice Note 12

- 3.2.1 The Historic England 2019 *Statement of Heritage Significance: Analysing Significance in Heritage Assets: Historic England Advice Note 12* has been referred to during the preparation of this report.
- 3.2.2 HE Advice Note 12 is a guidance document which details:
- '...the National Planning Policy Framework (NPPF) requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.'* (Historic England, 2019, p. i)

3.3 **Historic England Advice Note 16**

3.3.1 The Historic England 2021 *Listed Building Consent: Historic England Advice Note 16* has been referred to in the preparation of this report.

3.3.2 HE Advice Note 16 is a guidance document which details:

'General advice for owners of listed buildings about listed building consent as an application process and on how to judge whether proposals need consent, how to achieve certainty on the need for consent and how to make informed applications. It also gives advice on works which may or may not need listed building consent, depending on how the works are proposed to be carried out.'

The advice note emphasises that informed applications are based on an understanding from the start of where special interest of a listed building lies. It outlines the staged approach by which an owner will maximise the chance of a successful listed building consent application and how helpful it is to take advice from professional advisors and experience contractors/craftspeople.'

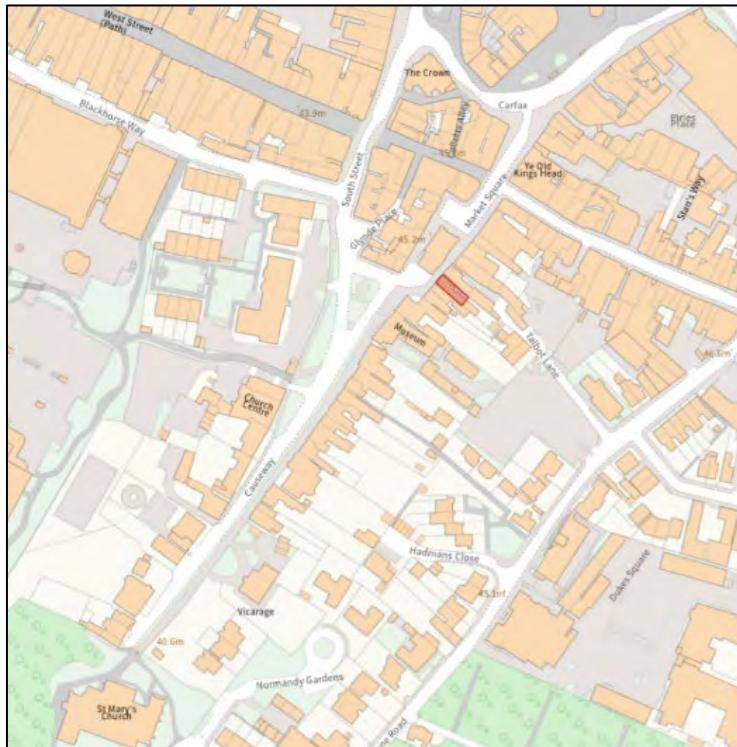
(Historic England, 2021, p. i)

4 THE PROPERTY

4.1 Situation

- 4.1.1 The Property is approximately 0.17 miles to the northeast of Horsham St. Mary's and approximately 0.54 miles to the south of Horsham Holy Trinity, and is within the town of Horsham.
- 4.1.2 11 Market Square has no vehicular parking or vehicular access, but is accessed by foot from Market Square, Horsham. The nearest vehicular access is from South Street and The Causeway, a short 10 metres from the Property.
- 4.1.3 11 Market Square is situated in the heart of the town centre of Horsham in the historic area of the Market Square, near The Causeway. The Property is surrounded by an abundance of local amenities, shops and transport links.
- 4.1.4 A site location plan is provided in Appendix 1 and an extract is included below:

Location Plan



Not to scale.

For identification purposes only.

4.2 Construction and Design

- 4.2.1 11 Market Square is believed to have been built during the early 17th Century with the first written record of a building on the site coming from the 1611 Borough Survey which details a 'messuage' that had been 'lately built' (Hughes, 1986, p. 58).
- 4.2.2 There is clear evidence that the Property has been subject to later additions, most notably the 19th Century shop frontage which included a slight extension of the façade which removed the double-jettied Tudor front. Evidence of the original double-jettied frontage can be seen internally as the carved jetties are exposed (see figure 1 below).



Figure 1: Evidence of carved jettie in the first floor front bedroom, showing later extension to right

- 4.2.3 The Property's construction is of a timber frame on stone plinth with rendered front and with a pebble-dashed render on the north (side) elevation. The roof is clay tile save for a small section of Horsham stone to the brick extension to the rear of the Property, which is presumed to have 19th Century origins. The chimney is off-set to the north of the Property and is of a brick construction; the fireplaces throughout the Property fall directly beneath the chimney in a pyramid-style column, constructed of brick and stone throughout. The Property comprises three storeys plus a small cellar.
- 4.2.4 The cellar is predominantly of a stone construction with stone steps and brick in some areas.
- 4.2.5 At the front, the Property benefits from a quaint Victorian shop frontage of two symmetrical bays with door central, underneath which is a small window/ventilation opening for the cellar beneath the southern window bay. The first and second floors comprise windows central with a smooth render and gable-end. The shop frontage at ground level benefits from two bays each of eight lights which are timber framed and single glazed. The first floor is also host to a modern swinging commercial sign with light fittings off-set to the northern end of the façade. The door is accessible by three steps, two of stone and one of timber.
- 4.2.6 The rear elevation is consistent in shape but with a timber-clad weatherboard design with first-floor window smaller and off-set to the north. There is a small courtyard with small alleyway that follows the northern boundary of the Property with gated pedestrian access off Market Square.
- 4.2.7 At the ground floor level, there is a later extension (presumed 19th Century) of a brick construction which extends to the east along the southern boundary of the Property. The extension has a roof predominantly of clay tile save for the northern elevation boasting Horsham stone.

4.3 Current Use

- 4.3.1 11 Market Square is currently unoccupied with its most recent use being commercial premises (health and beauty/retail).



Figure 2: Front Elevation



Figure 3: Rear Elevation

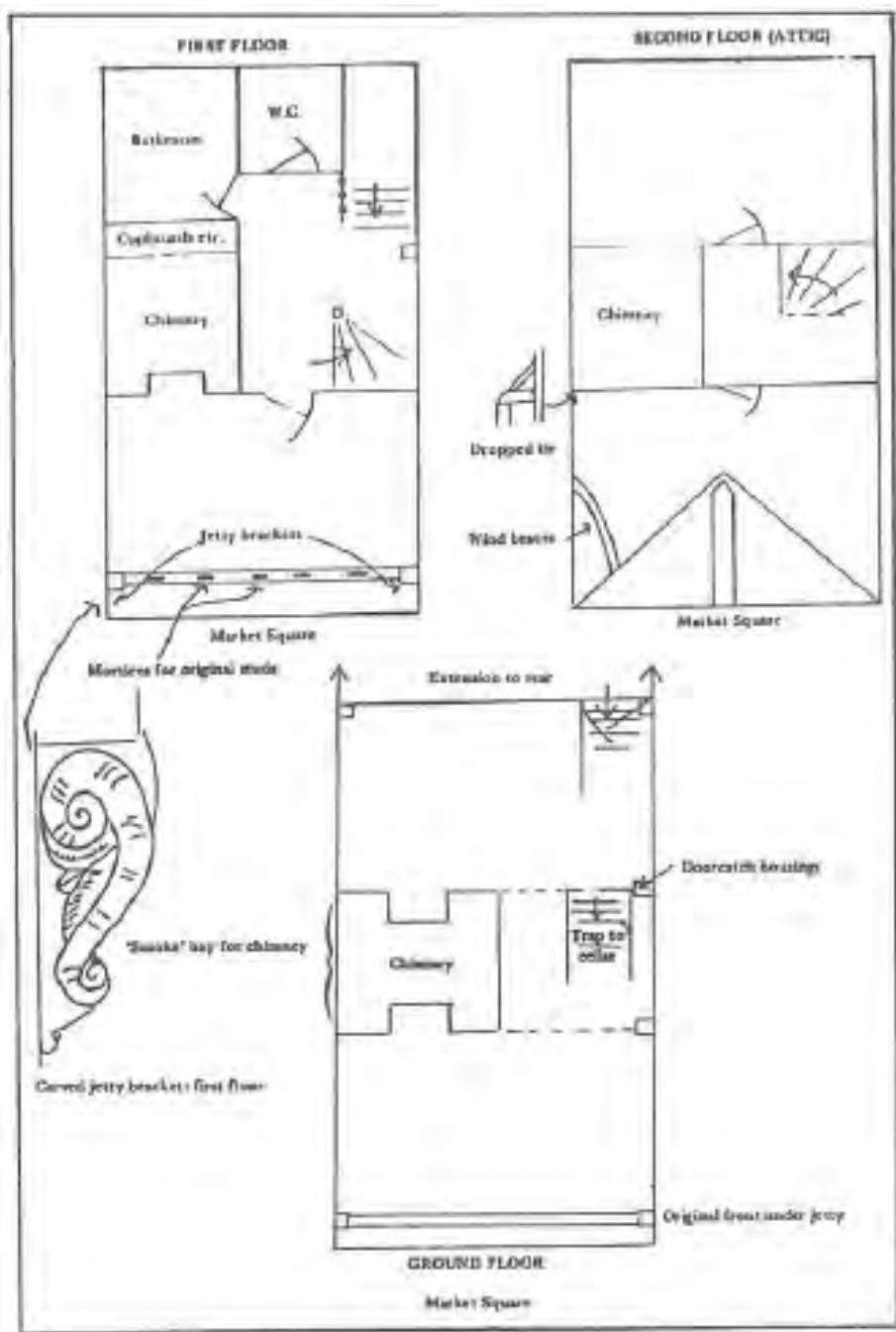


Figure 4: Floor plans with sketch of carved jetty taken from *Horsham Houses* by Annabelle Hughes (1986)

5 HISTORIC DESIGNATIONS

5.1 Listed Building

5.1.1 The Property is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest. The Property is a Grade II Listed Building (List Entry Number 1027518) and is listed under the name of 11 Market Square. The Property was first listed on 20 May 1949.

A copy of the Listed Building Entry is included in Appendix 2.

5.2 Registered Park and Garden

5.2.1 The Property is not within a Registered Park or Garden.

5.3 Conservation Area

5.3.1 The Property is within the Horsham Town Centre Conservation Area, which was designated on 1 September 1974. The Conservation Area is currently managed under Policy 34 of the Horsham Local Plan (2015).

5.3.2 The Property is also within an Archaeological Site under Policy 34 of the Horsham Local Plan (2015).

5.3.3 The draft Horsham Local Plan 2019-2036 is currently under review, and its status is currently unknown. A letter dated 4 April 2025 by the Inspector recommended that Horsham District Council withdraw the Plan and prepare a new Local Plan. The most recent update was issued on 23 April 2025, in which Horsham District Council stated that they are considering the Inspector's letter. As a result of this uncertainty, it is recommended that this report be reviewed regularly in line with any changes to the status of the Local Plan.



Figure 5: 11 Market Square and neighbouring properties from South Street / The Causeway.



Figure 6: 11 Market Square and neighbouring properties from Market Square.

6 HISTORIC CONTEXT

6.1 Introduction

- 6.1.1 11 Market Square is a Grade II Listed Building and is located within the Horsham Town Centre Conservation Area.
- 6.1.2 11 Market Square is located within the old Market Square in the centre of Horsham, which has been a central hub of commerce and civic activity since time immemorial. Constructed as a residential dwellinghouse with land and outbuildings, or *messuage*, the Property has early 17th Century origins with Annabelle Hughes describing it as a 'fine example of a late Tudor townhouse' (Hughes, 1986, p. 58). During the late sixteenth and early 17th Century, there was an 'upsurge of housebuilding' (Windrum, 1978, p. 10) and it is reasonable to attribute 11 Market Square as being a result of this movement.

6.2 Historic Context

- 6.2.1 It is unclear from the 1792 burgage plot survey (see figure 8) which, if any, burgage the Property fell upon, although Annabelle Hughes suggests that it may be situated on site of the 'Formerly Bishops late Turners' burgage plot (Hughes, 1986, p. 58).
- 6.2.2 11 Market Square is believed to have been built during the early 17th Century with the first written record of a building on the site coming from the 1611 Borough Survey which details a 'messuage' that had been 'lately built' (Hughes, 1986, p. 58). It is likely that the site was occupied in a residential capacity as early as the medieval period, most probably as part of a mixed use alongside a trade owing to its situation in the central market area of Horsham.
- 6.2.3 Market Square can trace its origins back to the 14th Century where a market hall sat central with an arched formation beneath it where market stalls would have been erected (Barlow, 2007, p. 68) as part of the open market 'in which butter, poultry, meat, &c., were sold; and those who had goods to hawk were compelled to bring them here to be tested as to weight, measure and quality' (Hurst, 1889, p. 106).

- 6.2.4 Since circa 1300 AD the market hall was used for the assize court until circa 1830 when the court was moved to Lewes (Barlow, 2007, p. 68). It was here that 'criminal cases were tried [...] and civil cases heard' (Hurst, 1889, p. 106) making Market Square the centre for civil and criminal administration in Horsham.
- 6.2.5 This market hall saw various changes to its physical structure and appearance over the centuries, with notable redevelopment in 1812 when it became a town hall and again in 1888. Nairn and Pevsner comment that 'the Town Hall dwarfs the jettied town house of c.1600 at No.11 and the houses with early C18 fronts beyond...' (Pevsner & Nairn, 2019, p. 444)
- 6.2.6 As a consequence of the town hall, Market Square bore witness to many a riotous occasion, often surrounding the elections held at the town hall. The elections of 1847 are particularly noteworthy, with Barlow commenting that this election was 'notorious for bribery and corruption [and] tempers ran high when opposing candidates plied the public with free liquor in an attempt to win their votes' (Barlow, 2007, p. 68).

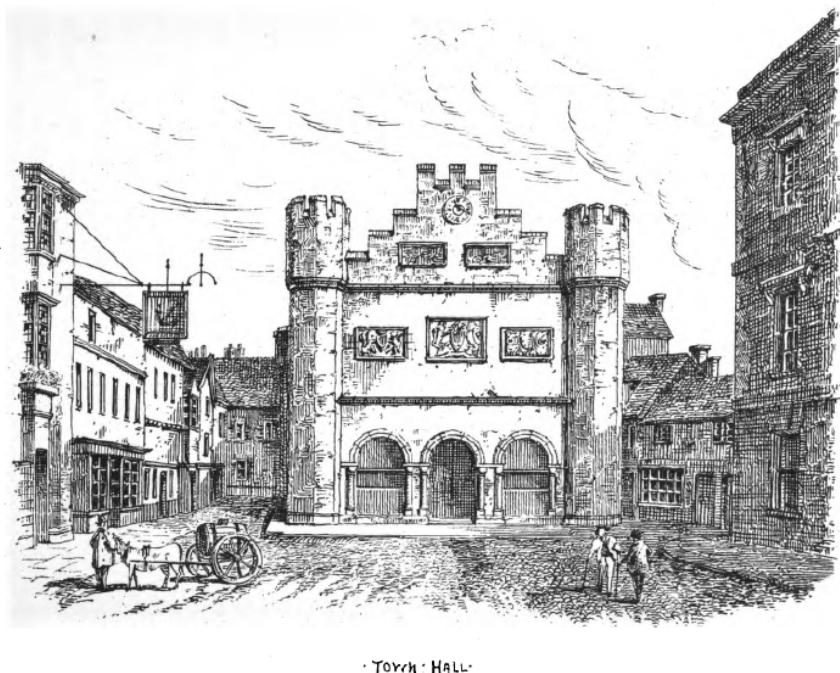


Figure 7: The Town Hall from Hurst's *The History and Antiquities of Horsham* (p.106).

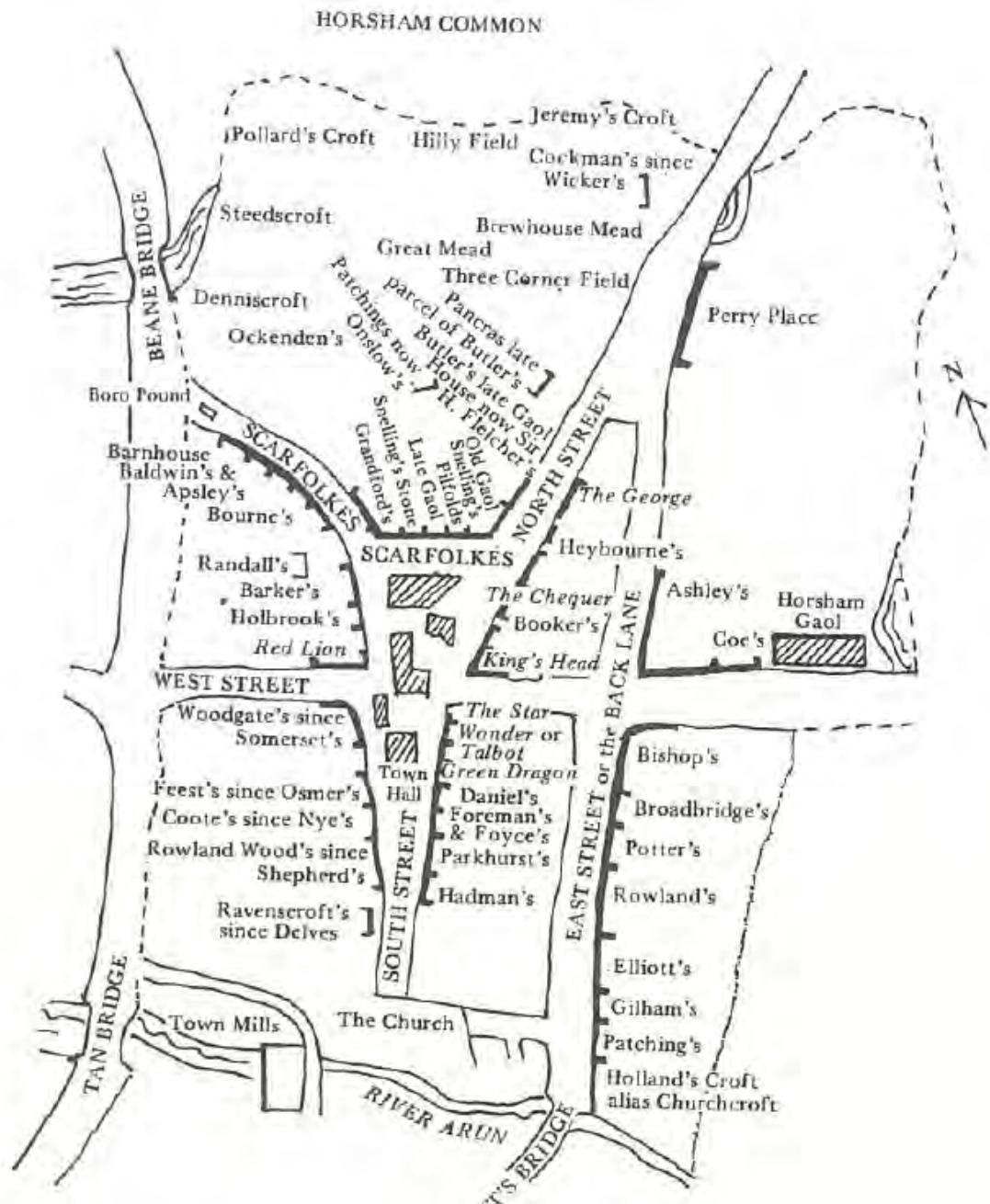


Figure 8: Map of the burgages (1927) based on a survey of 1792

7 HERITAGE POLICY AND LEGISLATION

7.1 Introduction

This section sets out the relevant heritage policies and legislation at national and local levels.

7.2 Legislation

- 7.2.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the legislative background for proposals affecting heritage assets.
- 7.2.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The Act applies to the exercise of planning functions with respect to any buildings or other land in a conservation area.

7.3 National Planning Policy Framework (2024)

- 7.3.1 The National Planning Policy Framework sets out the Government's heritage policies for England. It was last revised on 12 December 2024.
- 7.3.2 Paragraph 207 states that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 7.3.3 Paragraph 210 states that in determining applications, Local Planning Authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.3.4 Paragraph 212 continues to note that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 7.3.5 Any harm to, or loss of, the significance of a designated heritage asset should require a clear and convincing justification. Substantial harm to or loss of Grade II Listed Buildings should be exceptional. Substantial harm to or loss of Grade II* Listed Buildings should be wholly exceptional.
- 7.3.6 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 7.4 National Planning Practice Guidance (NPPG)**
- 7.4.1 Paragraph 006 defines 'significance' as being the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.
- 7.4.2 Archaeological interest: where a heritage asset holds, or potentially holds, evidence of past human activity.
- 7.4.3 Architectural interest: relating to the design and general aesthetics of a place arising from conscious design or fortuitously from the way the heritage asset has evolved. It is also an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.
- 7.4.4 Artistic interest: interest in other human creative skill, like sculpture.
- 7.4.5 Historic interest: an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them.

- 7.4.6 The NPPG refers to the NPPF definition of setting as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (NPPF, Annex 2)

7.5 Horsham Local Plan

- 7.5.1 The Horsham District Planning Framework (HDPF) was adopted in November 2015 and sets out the long-term spatial vision for the District.
- 7.5.2 The application includes alterations of a Grade II Listed Building which is recognised under Policy 34 (Cultural and Heritage Assets) as an irreplaceable resource. The policy states that the council sustain and enhance the historic environment through the positive management of development affecting heritage assets and addresses the necessity for appropriate archaeological research, investigation, recording and reporting both above and below ground.
- 7.5.3 The draft Horsham Local Plan 2019-2036 is currently under review, and its status is currently unknown. A letter dated 4 April 2025 by the Inspector recommended that Horsham District Council withdraw the Plan and prepare a new Local Plan. The most recent update was issued on 23 April 2025, in which Horsham District Council stated that they are considering the Inspector's letter. As a result of this uncertainty, it is recommended that this report be reviewed regularly in line with any changes to the status of the Local Plan.

7.6 Horsham Town Centre Conservation Area

- 7.6.1 The Horsham Town Centre Conservation Area Appraisal and Management Plan (March 2022) ('the Management Plan') outlines the history, context, and interests including heritage assets, land use, and setting. It also provides the framework for the ongoing development and management of the conservation area and provides a commentary on buildings and materials.
- 7.6.2 The Management Plan states that:

'The main elements that form the special character and appearance of the Conservation Area are the diversity of building styles, the relationship of the buildings to each other and open spaces. A variety of other elements all contribute to the special character and should be retained...' (p.16)

- 7.6.3 The Management Plan generally considers that timber frames, brick, clay or terracotta tiles, render, painted finishes, stone, and styled wooden sash and casement windows are considered to have a positive impact on the overall character of the Conservation Area.

8 PROPOSED WORKS

8.1 Proposal

- 8.1.1 The applicant is applying for permission to undertake the following:

Change of use of commercial property to a single residential dwelling with internal and external alterations and associated works.

8.2 Context of Works

- 8.2.1 It is understood that the Property has been vacant for reasonable length of time, and that attempts have been made to advertise the property to let as a commercial space, as well as for sale as a commercial offering, both of which have been unsuccessful.
- 8.2.2 The applicant has exhausted their attempts for the Property to remain in commercial use and have taken advice to consider an alternative use as a residential dwelling. It is unknown whether the applicant intends to retain the Property themselves, let it on the open market, or sell it subject to planning permission/having completed the works.

8.3 Identified Faults

- 8.3.1 The Property's previous use as a commercial skin clinic saw some minor alterations undertaken at the Property, many of which are not in keeping with the character of the Property for use as a residential dwelling.
- 8.3.2 This included the hanging of a modern swing-sign (HU/259/03), retention of fascia and illuminated hanging sign (HU/149/03), and the inclusion of internal commercial signage, advertisements, and facilities such as lavatories (although specific Male/Female lavatories do not appear to have been installed).
- 8.3.3 The Property has not received as much due care and attention as would be recommended, which is suspected to be as a result of poor stewardship arising from the commercial use and lease obligations previously in place. There are some minor fabric defects which require attention.

8.4 Proposed Solutions

- 8.4.1 The applicant believes that the proposed works will introduce the feeling of homeliness in what is a characterful and charming Listed Building and hopes to do so in a manner that is sympathetic to the heritage and special interest of the Property.
- 8.4.2 The applicant hopes to achieve this by:
- increasing privacy (reversible frosted film in Victorian shop windows and door to front);
 - addressing minor fabric defects (raking and repointing stonework in the basement and reducing water ingress, repainting timber cladding, repainting windows and shop frontage, repainting render);
 - improving aesthetic and comfort by replacing poorly installed windows and doors that do not compliment the character of the Property (by installation of more appropriate design of rear door and replacement of several sets of windows with timber casements to match those elsewhere in the Property);
 - making the Property safer and inhabitants (removal of staircase with irregular step levels between the first floor and second floor, and replaced);
 - improving the use of space internally to better suit a family home (removal of some internal doors and stud walls to re-arrange layout in areas and to increase the size of some rooms).

9 SIGNIFICANCE & IMPACT

9.1 Introduction

- 9.1.1 The NPPF defines significance as '*the value of a heritage asset to this and future generations because of its heritage interest*'.
- 9.1.2 'Significance' is therefore a term that describes a structure or feature's special interest. It is an interest that is understood in terms of values attributed to that heritage asset, of which there is an extensive list, for example: architectural, technological, spatial, archaeological, economic, educational, recreational, social, cultural, spiritual, ecological, commemorative, aesthetic, symbolic, etc.
- 9.1.3 It is generally accepted that the values within that extensive list fall into one or more of the following categories:
- **Aesthetic Value:** derived from the ways in which people draw sensory and intellectual stimulation from a place. This value focusses on the purposeful design of an asset to look a certain way.
 - **Communal Value:** derived from the meanings of a place for people who relate to it in different ways. This could include associations with social groups, particular individuals, or could be the value of the asset to a particular community. This sense of communal value is likely to change with time.
 - **Evidential Value:** derived from the potential of a place to yield evidence about the past. This could be archaeological evidence, for example.
 - **Historical Value:** derived from the ability of a place to demonstrate or illustrate an aspect of the past, or associations with historic figures or events. This could include war memorials, stately homes, or an historic agricultural building.
- 9.1.4 An understanding of its significance is vital to ensuring that any alterations or works eliminate harm where possible, and where harm is unavoidable that a record of what was there is created.

9.2 Assessment Matrix

9.2.1 The British Standard states that:

'The magnitude of impact of change should be assessed in relation to the significance and value of the historic building. The magnitude of impact can range from a neutral impact where the value is low or negligible and there is no change, to very large where the value is very high and the impact is major' (BS 7913, p.15).

9.2.2 The below matrix is based on the example shown in the British Standard and is the matrix adopted by this report. Other similar matrices can also be used.

VALUE	MATRIX FOR ASSESSING MAGNITUDE OF IMPACT TO HISTORIC BUILDINGS					
	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large	
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large	
High	Neutral	Slight	Slight/Moderate	Moderate/Large	Large/Very Large	
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large	
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate	
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight	
	No Change	Negligible	Minor	Moderate	Major	
LEVEL OF CHANGE						

9.3 Impact on Aesthetic Value

9.3.1 Overall, the proposal is considered to have a **Slight** impact on the Listed Building's aesthetic value.

9.3.2 11 Market Square has an aesthetic value found predominantly in the front elevation of the Property where it is viewed from Market Square.

9.3.3 The front elevation is designed in its current form to be an attractive shop within the market area and nearby the well-appointed residential homes of The Causeway. The front elevation furthermore positively contributes to the character and setting of Market Square.

9.3.4 The rear elevation of the Property does benefit from a coherent aesthetic design and largely reflects the shape and built form of the remainder of the property and neighbouring properties, with a vernacular style of timber weatherboarding.

- 9.3.5 The aesthetic value of the front elevation is High.
- 9.3.6 The level of change affecting the aesthetic value of the front elevation is Minor.
- 9.3.7 The magnitude of impact to the front elevation is Slight/Moderate.
- 9.3.8 The aesthetic value of the rear elevation is Medium.
- 9.3.9 The level of change affecting the aesthetic value of the rear elevation is Negligible.
- 9.3.10 The magnitude of impact to the rear elevation is Neutral/Slight.
- 9.3.11 The overall magnitude of impact to the aesthetic value is **Slight**.

9.4 Impact on Communal Value

- 9.4.1 Overall, the proposal is considered to have a **Neutral** impact on the Listed Building's communal value.
- 9.4.2 11 Market Square has a communal value found predominantly in the front elevation of the Property where it is viewed from Market Square and where public interaction with the Property occurs. The front elevation positively contributes to the character and setting of Market Square, being an area of Horsham which is at the heart of local identity and merchant, civic, and judicial history. The Property's proximity to the old Town Hall further increases the communal value of the Property's front elevation.
- 9.4.3 Market Square holds significant associations with the history of local trade and industry being the site of some of the Horsham burgages, as well as the central market trading area, and later in history the civic and judicial centre of Horsham.
- 9.4.4 The communal value of the property is High.
- 9.4.5 The level of change affecting the communal value of the property is No Change.
- 9.4.6 The magnitude of impact to property is Neutral.

9.5 Impact on Evidential Value

- 9.5.1 Overall, the proposal is considered to have a **Slight** impact on the Listed Building's evidential value.
- 9.5.2 11 Market Square has an evidential value found in the Property's construction, design, materials used, and place-setting within the Market Square. In the case of 11 Market Square, the built form is predominantly of a timber frame with brick extension to the rear. The roof is of clay tile while the cellar boasts local stone. The weather boarding on the rear elevation of the property is also of a vernacular style within the locality. The techniques and materials used are not uncommon for the region or locality and evidence of this sort of built form and techniques are common throughout Horsham and the wider areas of Sussex and Surrey.
- 9.5.3 The evidential value of the overall Property is High.
- 9.5.4 The level of change affecting the evidential value is Negligible.
- 9.5.5 The overall magnitude of impact to the evidential value is **Slight**.

9.6 Impact on Historical Value

- 9.6.1 Overall, the proposal is considered to have a **Slight** impact on the Listed Building's historical value.
- 9.6.2 11 Market Square has an historical value found in its ability to demonstrate the history of trade and industry in Horsham. It further aids the understanding of the social, civic and judicial, history of Horsham through place-making and its setting within the Market Square. The Property forms a sound example of a generally well-conserved example of an early shop within Horsham, of which few good examples remain.
- 9.6.3 The historical value of the overall Property is High.
- 9.6.4 The level of change affecting the historical value is Negligible.
- 9.6.5 The overall magnitude of impact to the historical value is **Slight**.

10 CONCLUSION

- 10.1.1 I am of the opinion that the proposals are justified and will not have a significantly negative impact on the character or special interest of 11 Market Square.
- 10.1.2 I am also of the opinion that the applicant has given consideration to the values associated with the Listed Building and its context within the historic environment.
- 10.1.3 While the change of use for the Property moves away from its long-established use as a commercial space, I am of the opinion that the applicant's proposal will not detract from the heritage or special interest of the Property. It is known that the site, if not indeed the earlier part of the existing built form, was used as a dwellinghouse.
- 10.1.4 The proposal seeks to remedy previous works (namely windows and doors) undertaken by former occupants which were completed to a poor standard and poor quality of workmanship, by replacing them with more character-appropriate improvements. I note that the Victorian front windows and door are not being replaced but will be made good.
- 10.1.5 The applicant's proposal will, I believe, enhance user experience, creating a homely space that is sympathetic to the historic commercial character of the Property. I believe that this will further encourage good stewardship for the Property going forwards and help the conserve the built form of the Property for years to come.
- 10.1.6 The proposal is considered to be in line with heritage policies at a local and national level.

10.2 Recommendation

- 10.2.1 I recommend that a detailed method statement is provided by the applicant regarding all proposed internal works involving the removal, renewal, or replacement of historic fabric; namely, in respect of the staircase between the first floor and the second floor, and also in respect of the works affecting the cellar.

- 10.2.2 I am recommending the above to ensure that a thought-out and appropriate process is put in place early on to prevent any harm to the historic fabric of the building and to ensure that the design, materials, and systems used are appropriate for the Listed Building.
- 10.2.3 I have had the opportunity to briefly discuss the use of materials (see Appendix 3) provided by the applicant's architect. I am of the opinion that the materials are, generally, acceptable.
- 10.2.4 I would encourage the applicant to continue good stewardship to conserve those features which tell the story of its commercial use.

This report has been prepared to accompany a planning application and the full details and specifications, including drawings and photography, of that application should be referred to alongside this report.

I trust that I have provided you with sufficient information for your consideration of the applicant's proposal, but if there are any aspects that you wish to discuss or if I can provide any further assistance, please do not hesitate to contact me.

Signed:



Luke Davis MRICS

Date: 9 September 2025

11 APPENDICES

Appendix 1: Location Plan – Site

Appendix 2: Listed Building Entry

Appendix 3: Materials Palette

Appendix 4: Proposed Floorplan & Proposed Elevation

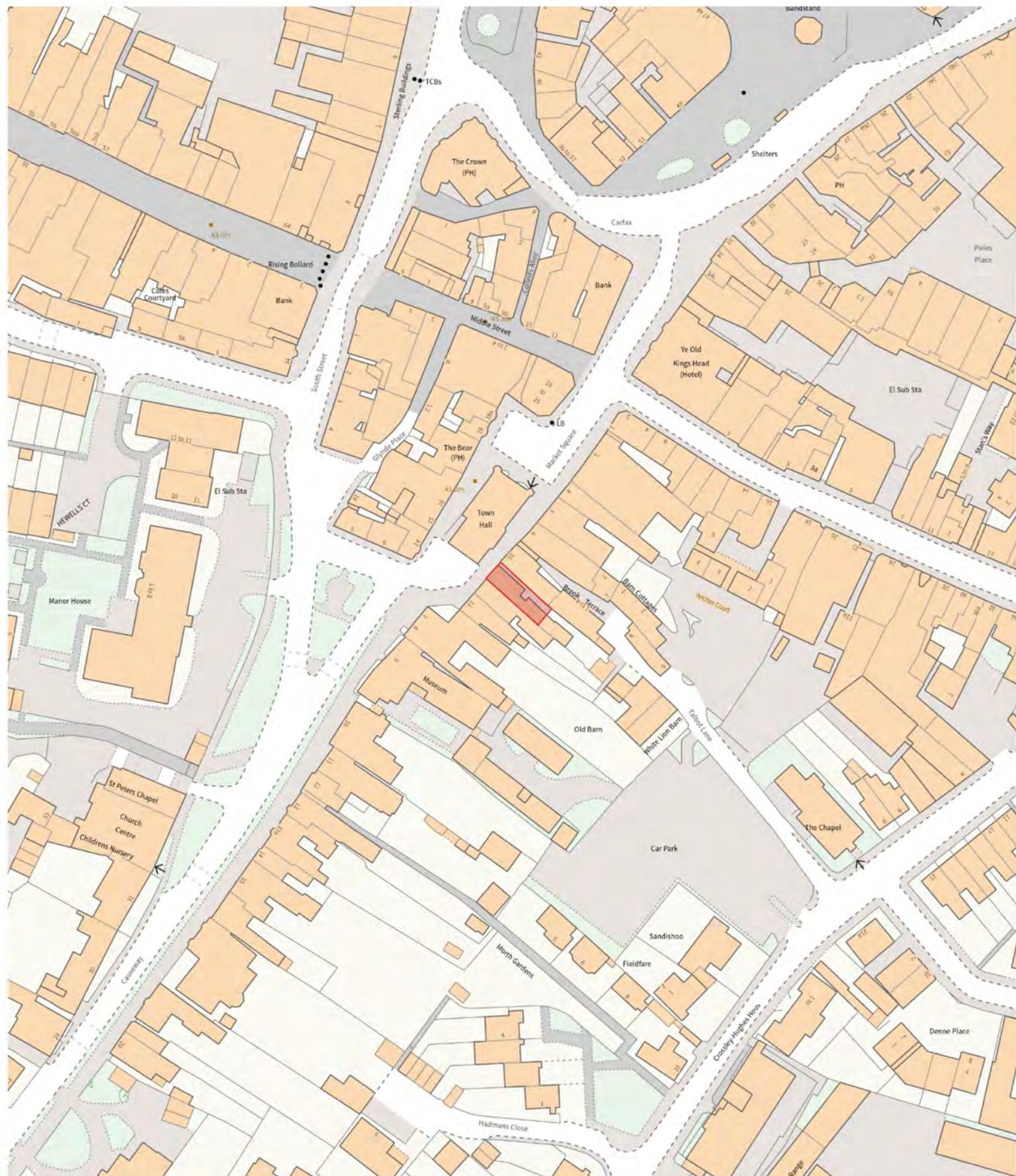
Appendix 5: Photographs

Appendix 1

Location Plan – Site

11 Market Square Horsham

Batcheller
Monkhouse



Appendix 2

Listed Building Entry

11, MARKET SQUARE

Listed on the National Heritage List for England. Search over 400,000 listed places
(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1027518**

Date first listed:**20-May-1949**

List Entry Name:**11, MARKET SQUARE**

Statutory Address 1:**11, MARKET SQUARE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:11, MARKET SQUARE

The building or site itself may lie within the boundary of more than one authority.

County:West Sussex

District:Horsham (District Authority)

Parish:Non Civil Parish

National Grid Reference:TQ 17232 30473

Details

MARKET SQUARE 1. 1236 (East Side) No 11 TQ 1730 1/23 20.5.49. II GV 2. C17 timber-framed house refronted with roughcast but with the timber-framing still visible on north side and retaining the overhang of its 1st floor. 3 storeys. 1 window. Gable with moulded bargeboards. Horsham slab roof. Originally casement window with old glass on 2nd floor. Small projecting early C19 shop window but with glazing bars removed. All the listed buildings in Market Square form a very important group with all the listed buildings in The Causeway and in South Street.

Listing NGR: TQ1723230473

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:298160

Legacy System:LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 14-May-2025 at 11:12:40.

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End of official list entry

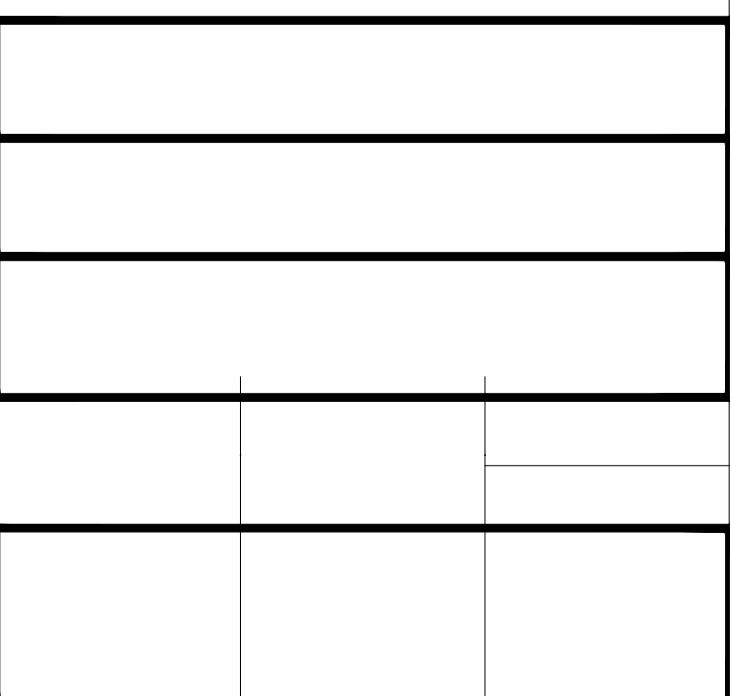
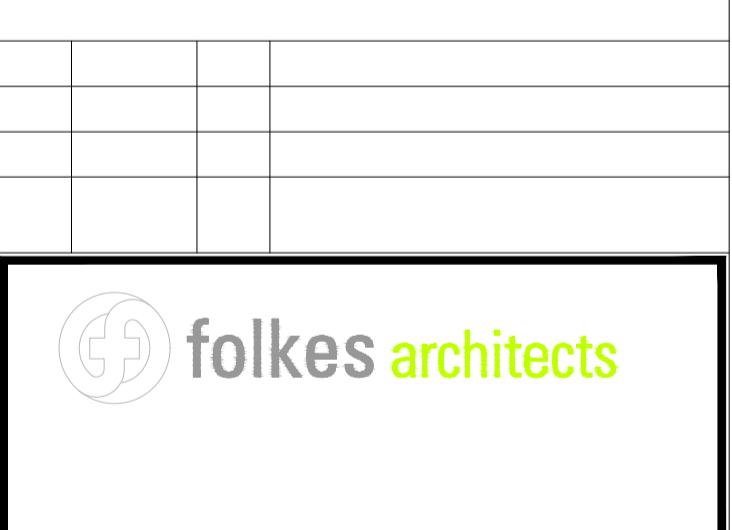
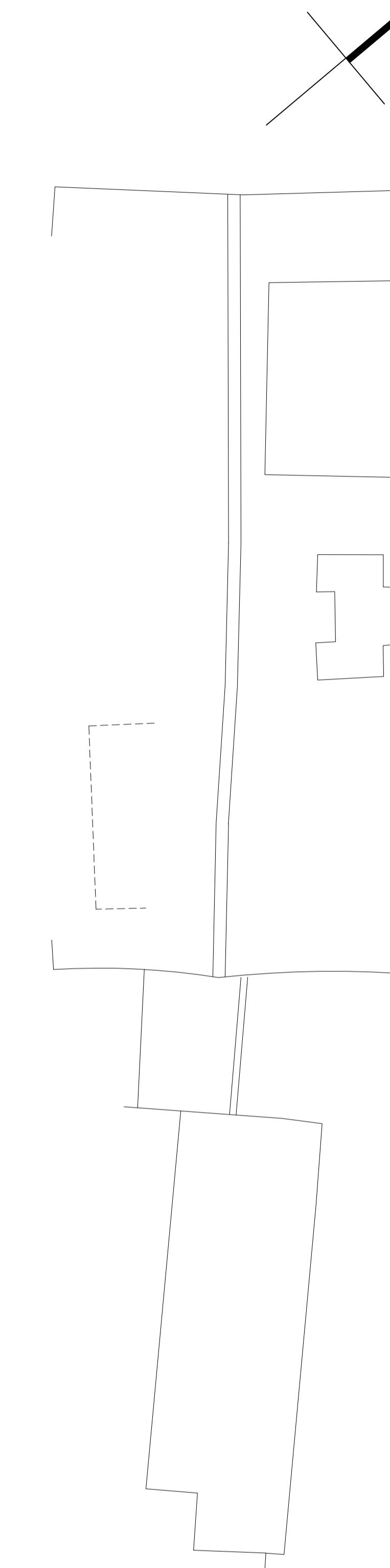
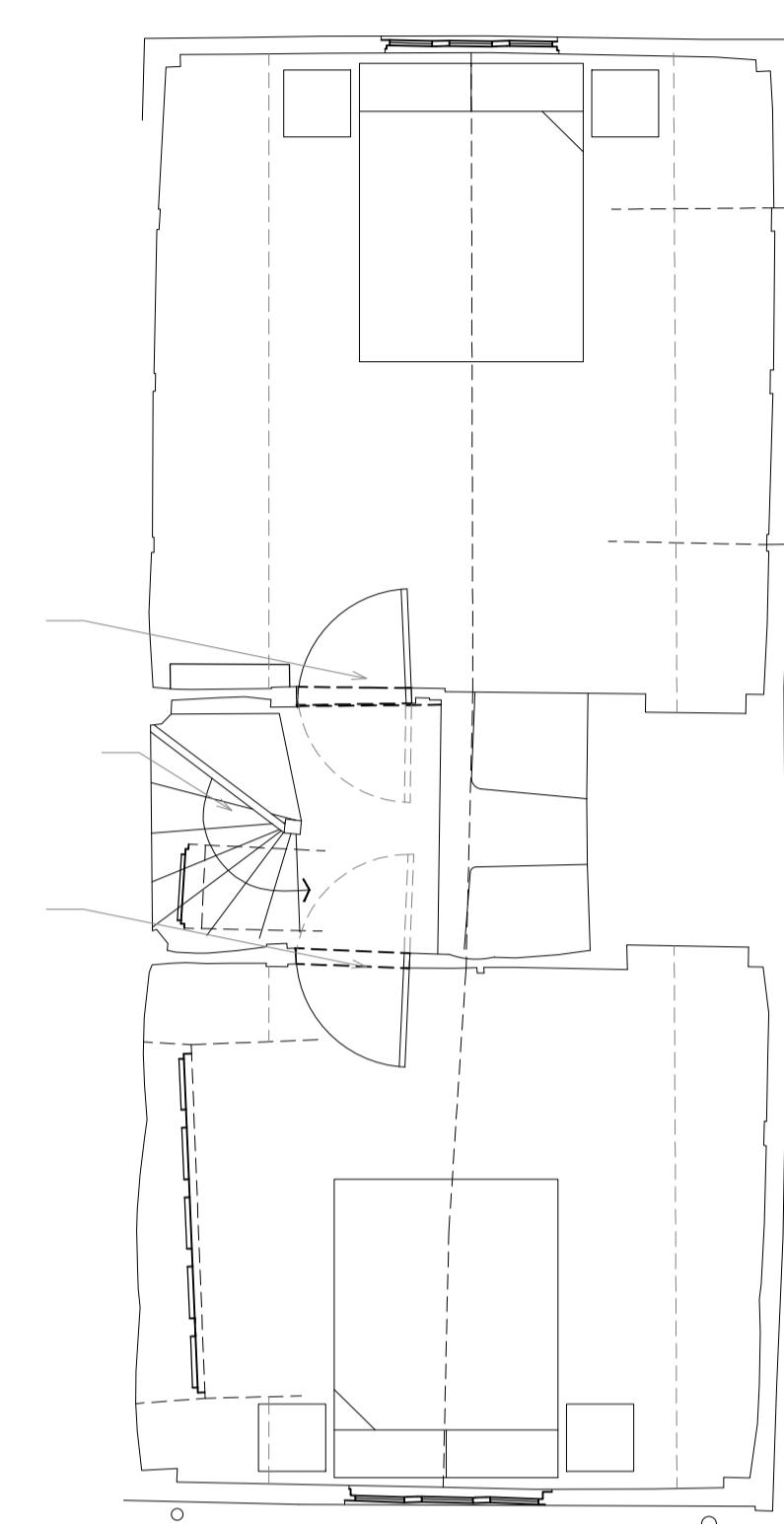
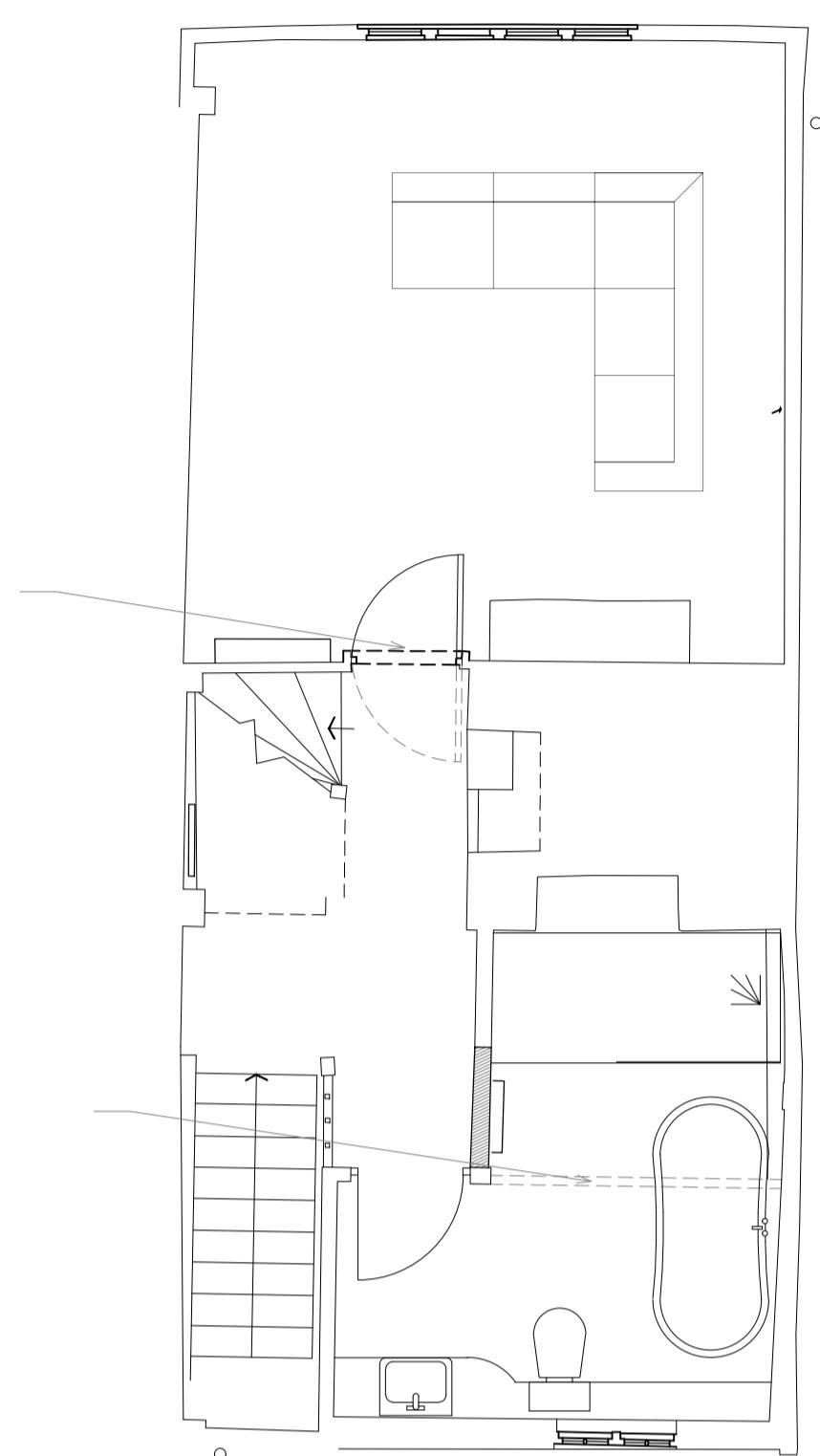
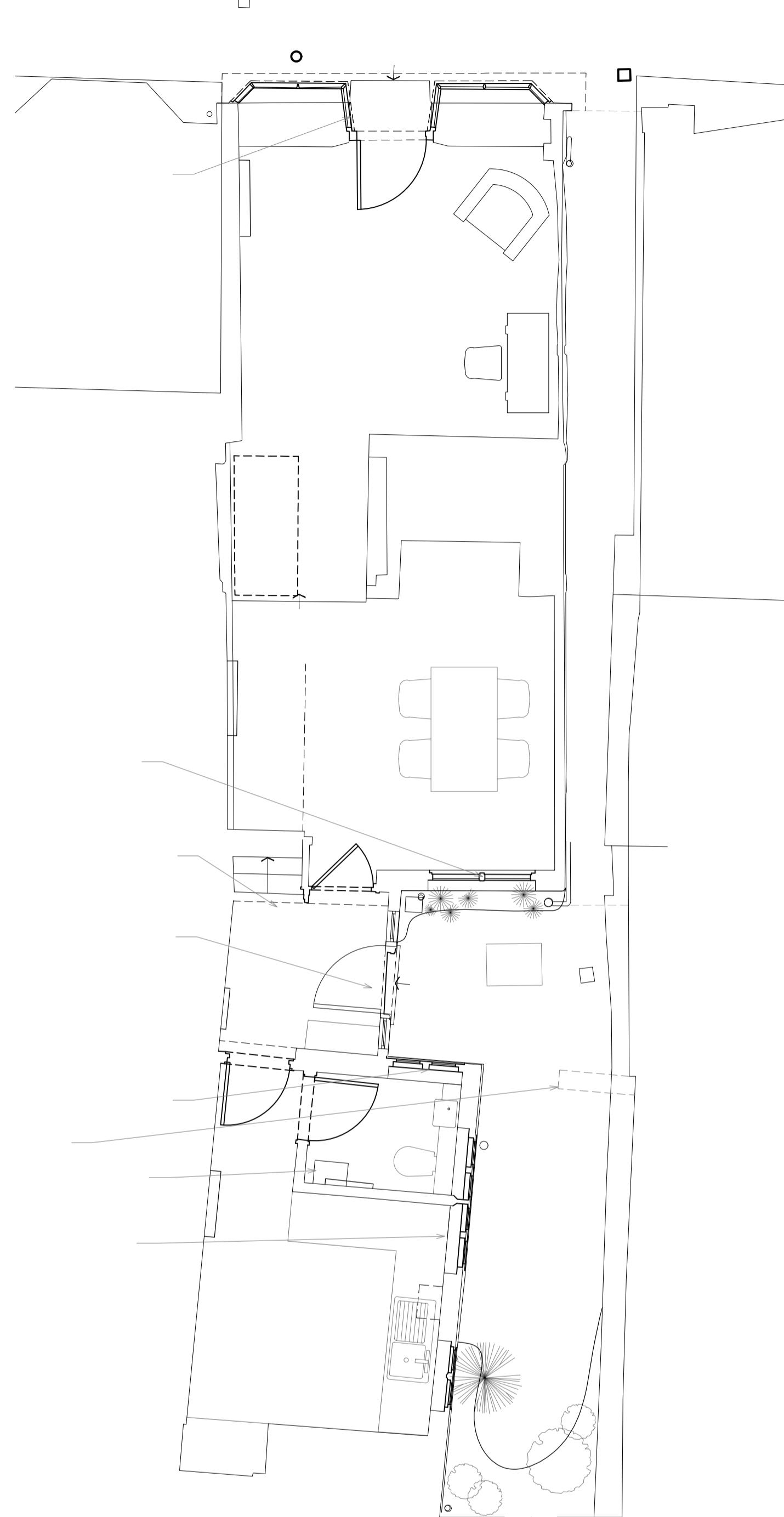
Appendix 3

Materials Palette

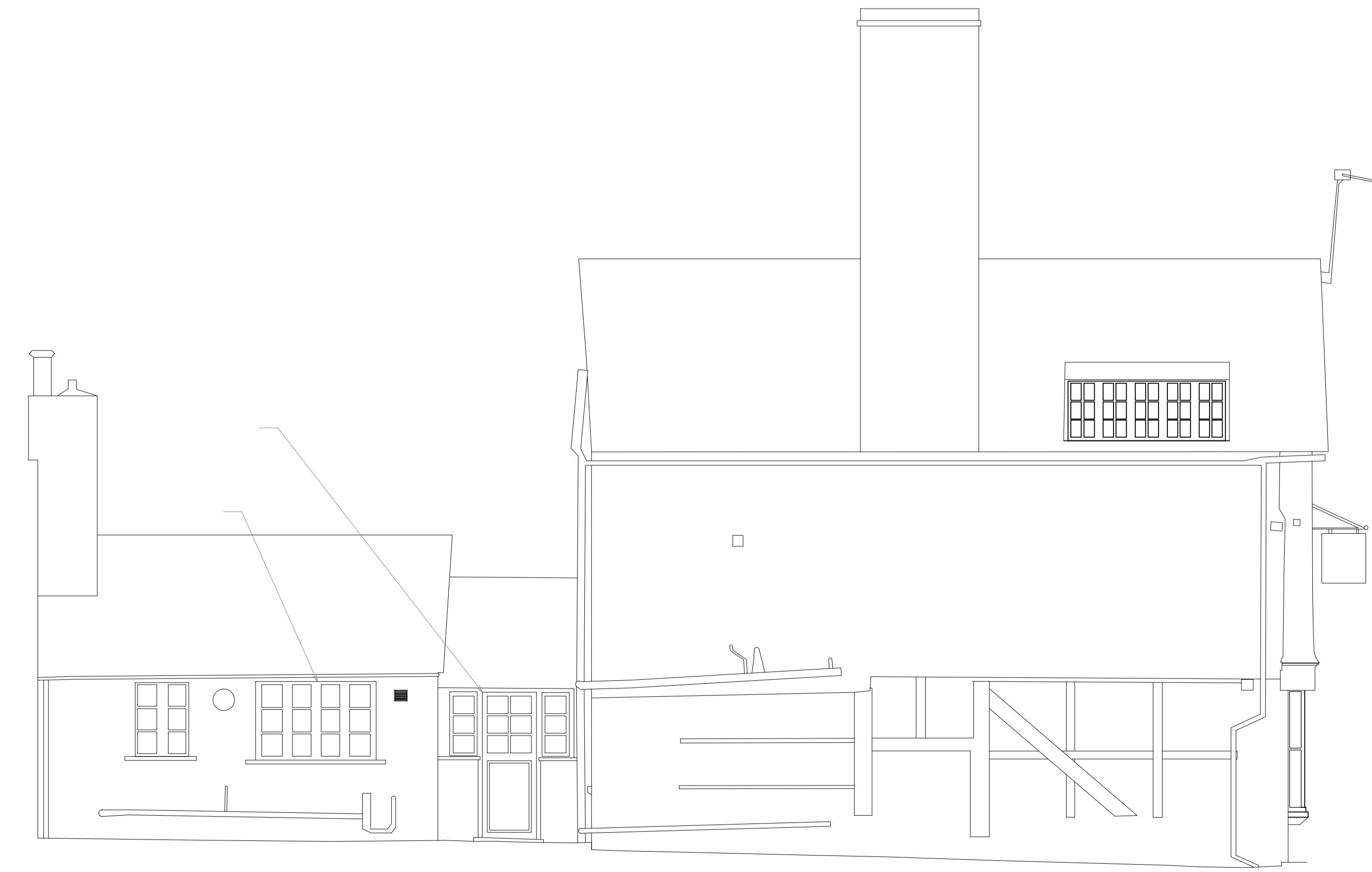
Material Query	Architects' Response
The proposed North shows the shop sign being kept. Is this correct, as it is not a period feature?	We have kept the shop sign in place, as a feature to its historical use. For future use, this can be used for the house number.
Do they propose to have any frosting, screening, or adaptations whatsoever to the shop windows to provide greater privacy in the living area? These are Victorian windows and specifically mentioned in the listing, so any changes to the windows need to be made clear please.	We have proposed a frosted film to apply to the door panels and lower tier of window panels, repainting the walls from their current cream colour to white, and the front door and windows to a dark grey.
I note other windows and doors are being replaced. What are they being replaced with? Please could I have an indication of design and materials. Even if they are a positive improvement, they will be of interest to the Conservation Officer due to the statutory listing and conservation area designation; design and materials will be key here.	Please refer to drawing notes for these.
I see no problems with the removal of plasterboard to make the bathroom larger and in fact I think this is a sensible use of the space.	Ok.
Do they propose to alter the stairs in any way? It doesn't look as though that is the case by their drawings, but I wanted to check as those ones to the bedrooms are very steep!	I have added a note for this.
The basement/store notes "making good" – it is proposed to keep the stone walls and floor exposed/visible? What would "making good" consist of please; I am assuming is it repointing and using a storm-guard type coating?	We would recommend cleaning and repointing all stone/brickwork. In principle further work may need to be done to the basement but we won't know this until we reach the detailed design stage and seek specialist advice. Options to look at may be a cavity drain waterproofing system or Sovereign Hey'di K11 tanking compound.

Appendix 4

Proposed Floorplan and Proposed Elevation



0m 1m 2m 3m 4m 5m



0m 1m 2m 3m 4m 5m



Appendix 5

Photographs

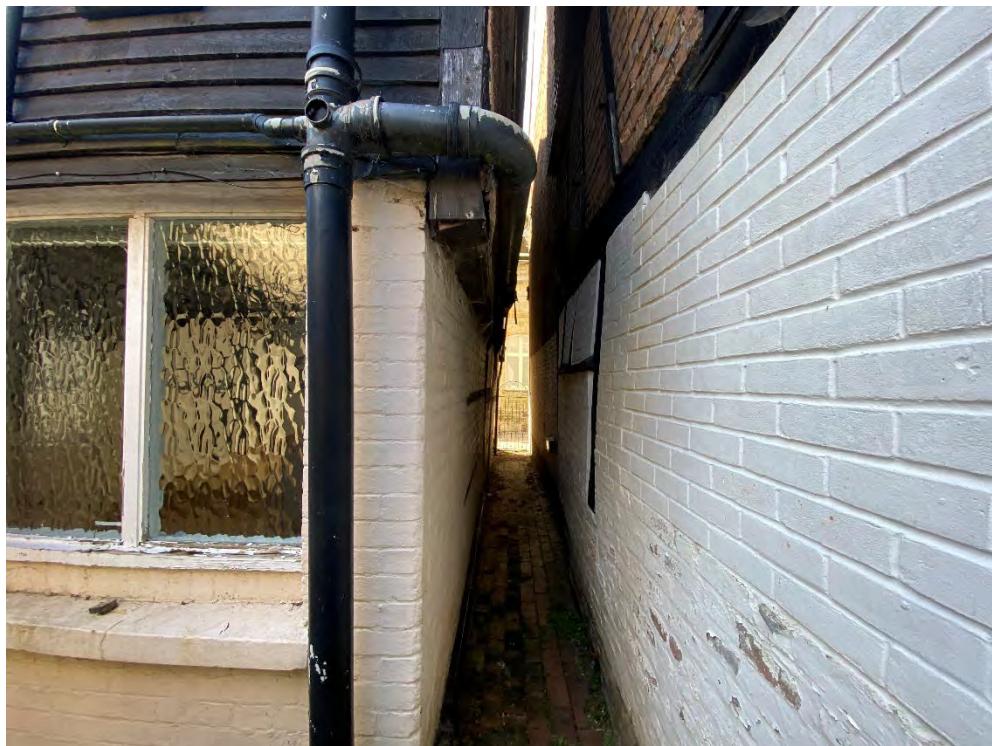


Figure 1 – Access to Market Square from Rear



Figure 2 – Adjacent Lane



Figure 3 – Adjacent Lane



Figure 4 – Cellar



Figure 5 – Cellar



Figure 6 – Cellar Steps from Ground Floor Middle



Figure 7 – Cellar Steps



Figure 8 – Cellar Window



Figure 9 – Courtyard and Rear Extension



Figure 10 – Damage on Northeast Corner Showing Metalwork



Figure 11 – Details on North Elevation



Figure 12 – East Elevation



Figure 13 – East Elevation



Figure 14 – Extension in Courtyard



Figure 15 – Façade



Figure 16 – First Floor Back



Figure 17 – First Floor Back



Figure 18 – First Floor Back Bathroom



Figure 19 – First Floor Back Bathroom

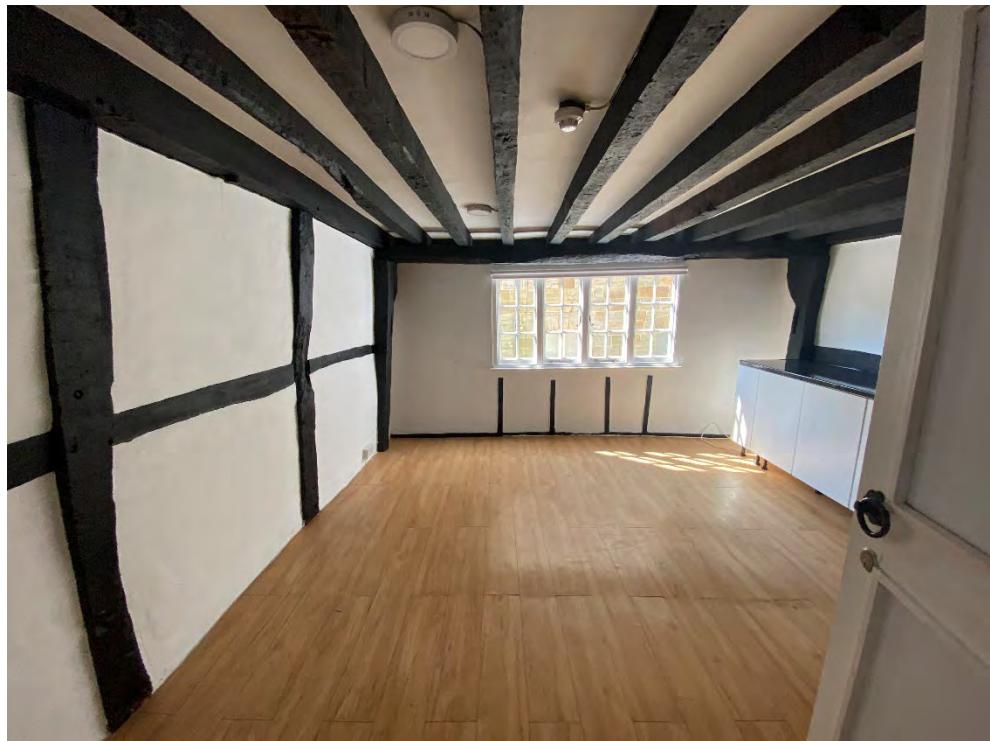


Figure 20 – First Floor Front



Figure 21 – First Floor Front



Figure 22 – First Floor Front



Figure 23 – First Floor Front



Figure 24 – First Floor Front Jetty Detail North



Figure 25 – First Floor Front Jetty Detail South



Figure 26 – First Floor Landing

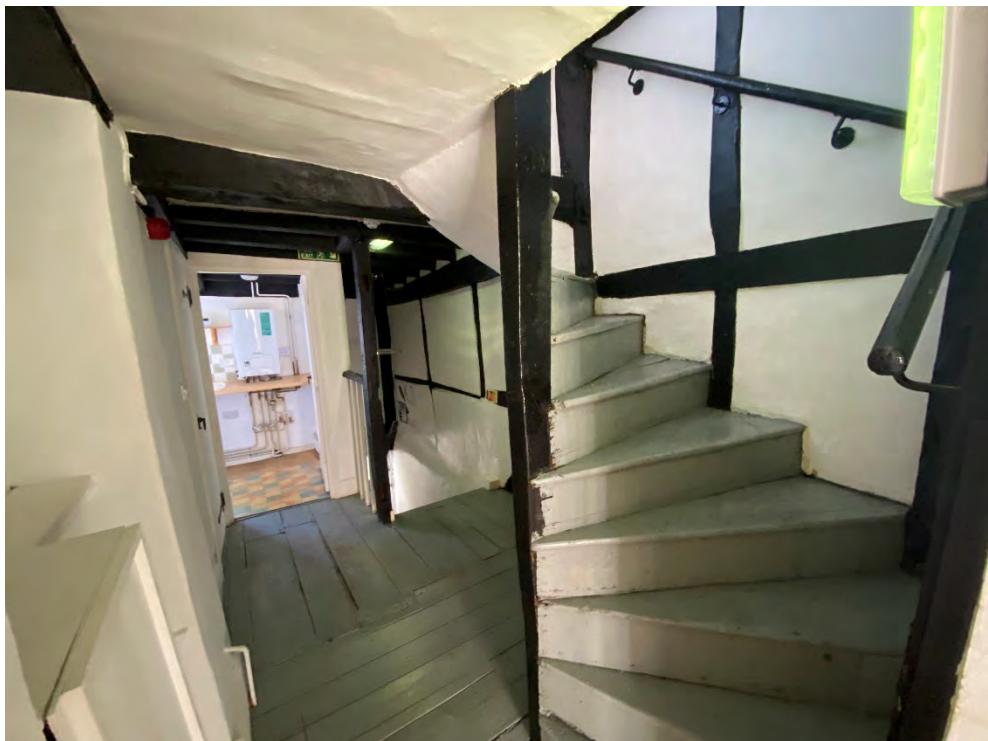


Figure 27 – First Floor Landing



Figure 28 – First Floor Landing



Figure 29 – First Floor Landing



Figure 30 – First Floor Landing

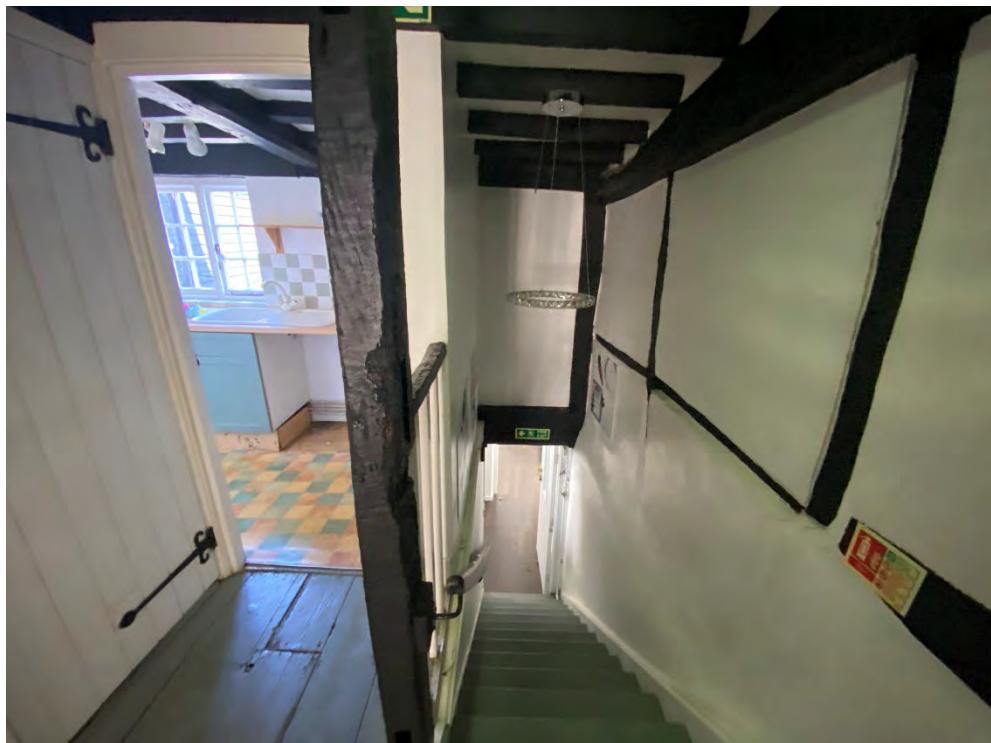


Figure 71 – First Floor Landing Stairs to Ground Floor



Figure 32 – Former Rear of Holding (Severed Title)

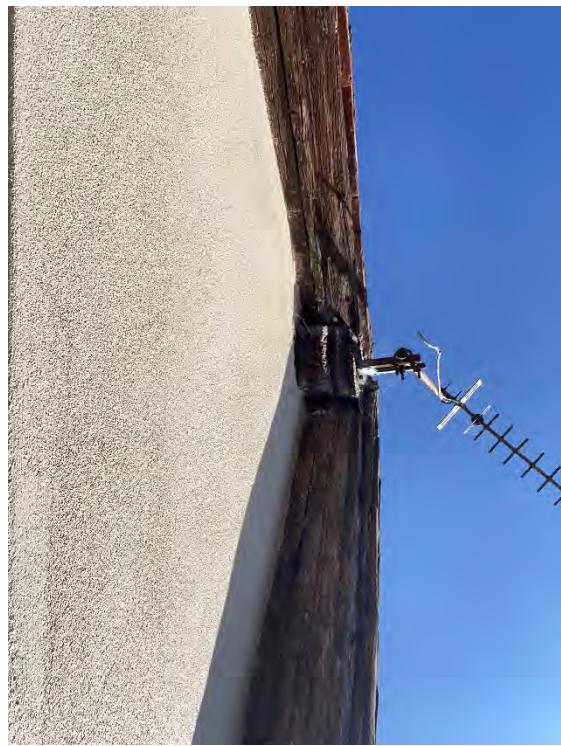


Figure 33 – Front Elevation Gable



Figure 34 – Ground Floor Back



Figure 35 – Ground Floor Back



Figure 36 – Ground Floor Back Hall



Figure 37 – Ground Floor Extension



Figure 38 – Ground Floor Extension



Figure 39 – Ground Floor Extension



Figure 40 – Ground Floor Extension WC



Figure 41 – Ground Floor Front



Figure 42 – Ground Floor Front



Figure 43 – Ground Floor Front



Figure 44 – Ground Floor Front



Figure 45 – Ground Floor Front



Figure 46 – Ground Floor Front Detail Northwest



Figure 47 – Ground Floor Middle



Figure 48 – Markings on North Elevation



Figure 49 – Markings on North Elevation



Figure 50 – Markings on North Elevation



Figure 51 – Markings on North Elevation



Figure 52 – Markings on North Elevation



Figure 53 – Modern Shop Sign



Figure 54 – Modern Shop Sign



Figure 55 – Neighbouring Building

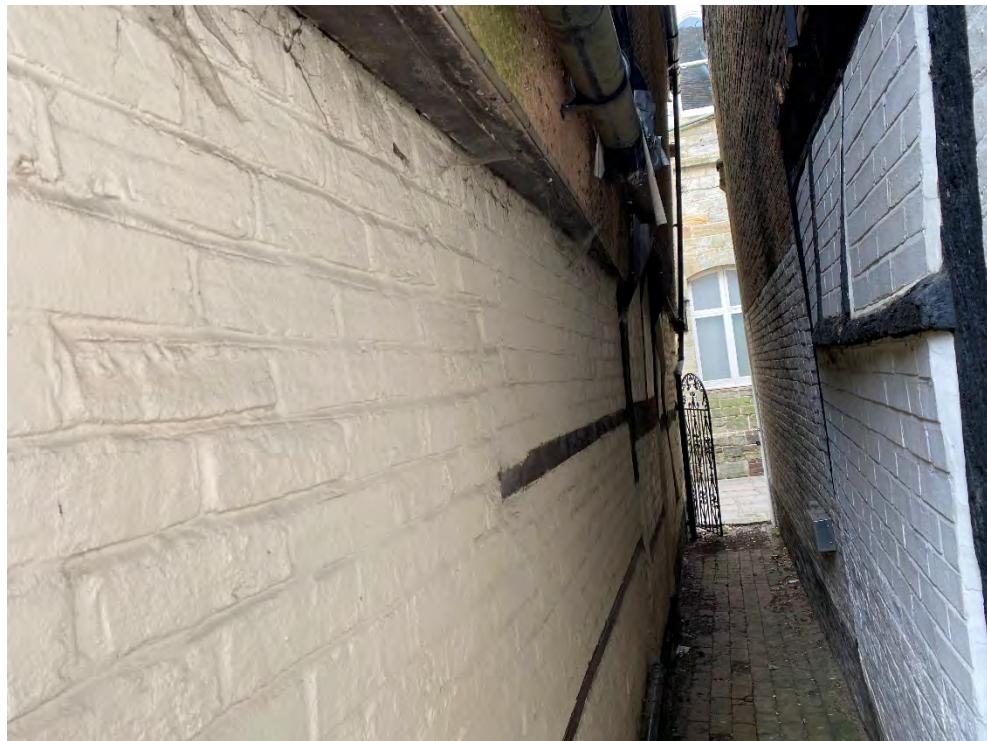


Figure 56 – North Elevation Access



Figure 57 – Northern Elevation



Figure 58 – Rear Door East



Figure 59 – Rear Door East



Figure 60 – Roofscape to Rear (East)



Figure 61 – Roofscape to South from Second Floor



Figure 62 – Second Floor Back



Figure 63 – Second Floor Back



Figure 64 – Second Floor Back

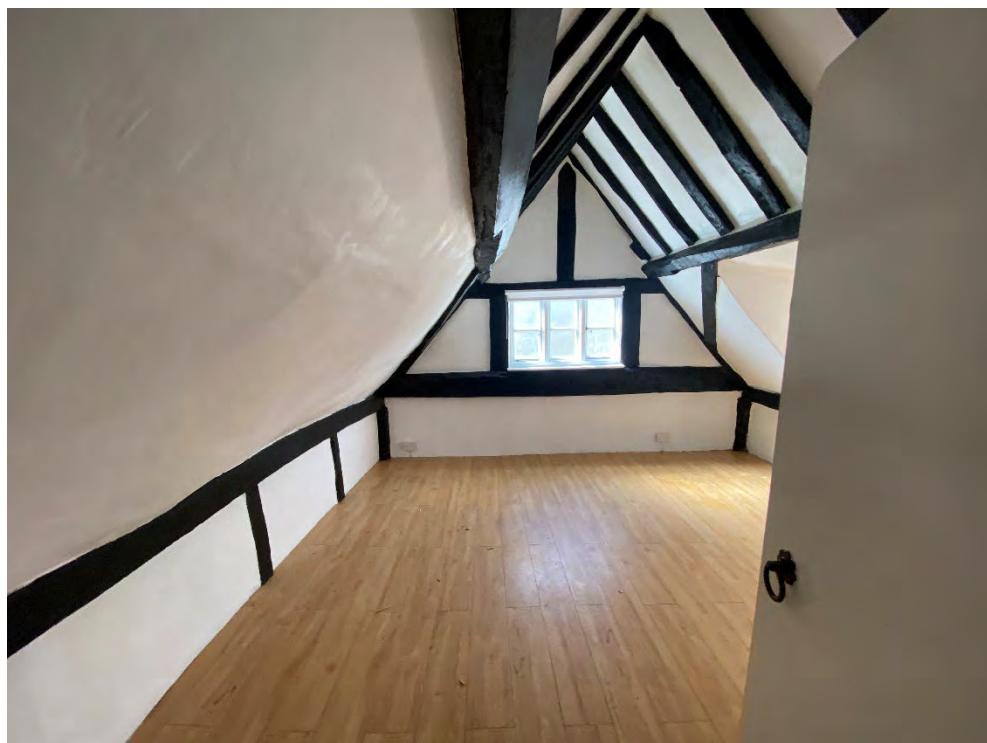


Figure 65 – Second Floor Front



Figure 66 – Second Floor Front



Figure 67 – Second Floor Front



Figure 68 – Second Floor Front



Figure 69 – Second Floor Front



Figure 70 – Second Floor Landing



Figure 71 – Second Floor Landing



Figure 72 – Second Floor Landing Chimney Detail



Figure 73 – Shop Front



Figure 74 – Shop Front



Figure 75 – Shop Front



Figure 76 – Shop Front Detail



Figure 77 – Shop Front Detail



Figure 78 – Stairs Ground Floor to First Floor



Figure 79 – Stone Doorsteps



Figure 80 – Street View



Figure 81 – Street View from Market Square (North)



Figure 82 – Street View from The Causeway



Figure 83 – Victorian Windows Detail



Figure 84 – West (Front) Elevation First Storey Window



Figure 85 – West Elevation First and Second Storeys