

## **PLANNING AND HERITAGE STATEMENT**

---



**10 MARKET SQUARE, HORSHAM**

## **CONTENTS**

1. INTRODUCTION
2. THE PROPERTY
3. BACKGROUND
4. PROPOSED
5. SUPPORTING DRAWINGS AND DOCUMENTS
6. PHOTOGRAPHS
7. CONCLUSION

## 1. INTRODUCTION

### 1.1 Location

No. 10 Market Square forms part of the Freehold that comprises the commercial property at No. 10 and the 4 residential leasehold properties Nos 1- 4 Brook Terrace.



2.1 The Freehold property is a two storey Grade II Listed building situated in the Horsham Town Centre Conservation Area and is estimated to have been constructed in the late 16<sup>th</sup> Century. The property retains the structural fabric of an earlier post-medieval house and has later received 18<sup>th</sup> century re-fronting improvement works. The front elevation is finished in stucco with sash windows set beneath a modest eaves cornice, while the rear and side walls are infilled with brickwork revealing elements of the original timber frame.

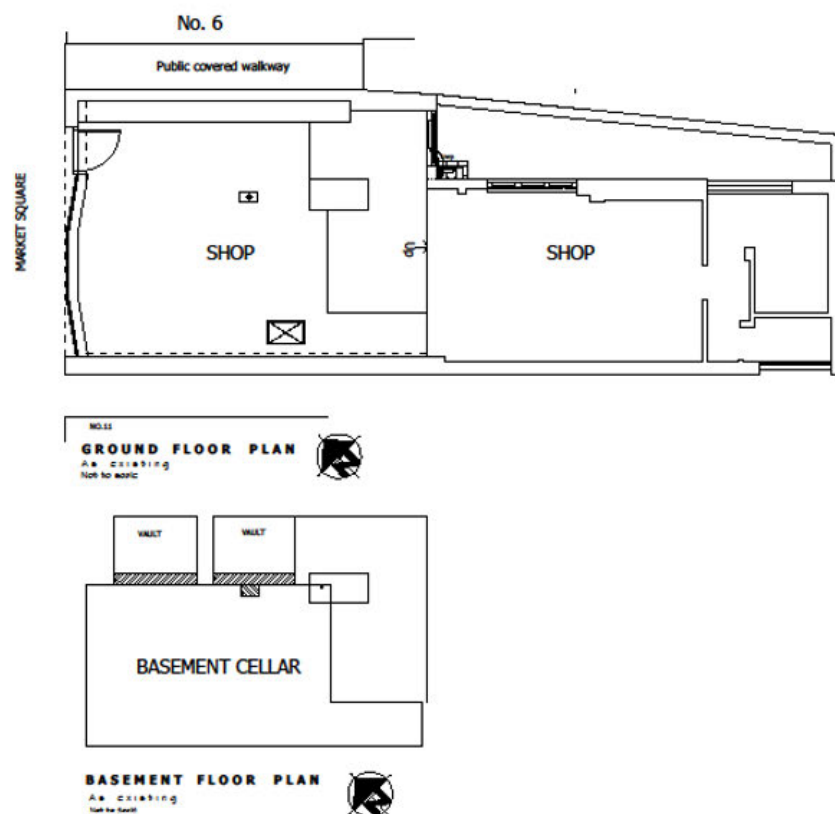
Historic England Official List Entry Number 1353933

Date first Listed 26 July 1974

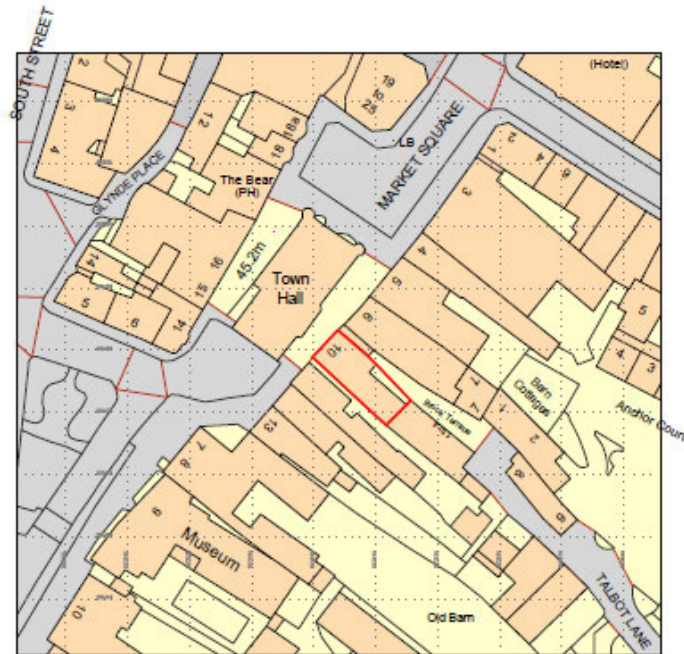
2.2 The commercial property at No. 10 Market Square, opposite the old Town Hall, is positioned at ground floor level with the entrance and glazed shopfront facing Market Square. There is a public walkway/passage to the north side which runs between No. 10 and No. 6 and provides pedestrian access to the entrances of the residential properties at No.1,2,3 and 4 Brook Terrace.

- 2.3 The shop comprises a split-level floor plan and toilet/utility facilities at the back of the shop. There is a basement cellar with two vaulted areas beneath the suspended timber floor structure at the front lower section of the shop. This front section is the specific area to which this application relates.

**FIG. 2**  
**Existing Floor Plans**  
**(Not to scale – for information only)**



**FIG. 3**  
**Demise of No. 10 Market Square, commercial property, outlined in red.**  
**(Not to scale – for identification purposes only)**



### **3. BACKGROUND**

- 3.1 The client, who is also the freeholder of the property, had secured a new tenant for the subject property and their fit-out works were currently in progress. These works had revealed various issues with dampness and the floor structure in the premises.
- 3.2 Stuart Radley Associates was instructed to carry out a formal inspection on 24 October 2025.
- 3.3 Collapsing Floor Structure

The ground floor unit, at the time of the inspection, was vacant and undergoing fit-out works being carried out by the new tenants. These works had exposed a suspended timber floor structure supporting the front of the ground floor commercial unit. The timber floor structure is supported by large steel beams which have been installed parallel with the shop frontage and span the width of the sub-floor void underneath

- 3.4 It was evident that the exposed timber joists had severely deteriorated due to extensive timber decay. The structural integrity of the timbers were significantly compromised and there were obvious signs of failure to the load bearing cross sections with the steel beams.

- 3.5 Further inspection of the timbers identified signs of cuboidal cracking, with the texture of becoming brittle and crumbling with moderate force. This indicated that the decay was due to fungal growth within the timbers.
- 3.6 A section of the floor structure had been removed and access was gained into the void directly underneath the suspended floor structure. This identified that the void underneath is a cellar formed of solid masonry including stone and brickwork construction. There are two brickwork arches on the northern elevation which have been filled with loose rubble and building materials
- 3.7 Further inspection of the timbers from within the cellar identified further evidence of extensive fungal decay throughout the entire suspended floor structure, including white mycelium growth and fruiting bodies indicating advanced stages of *serpula lacrymans* (also known as dry rot). Dry rot is highly destructive to timber elements and thrives in areas with poor ventilation with a moisture content of 20-30%. The cellar is currently unventilated and any introduction of excess moisture would create an ideal environment for growth.
- 3.8 Due to the destructive nature of dry rot further investigation and exposure from a Timber Treatment company was deemed necessary alongside further advice from a structural engineer to advise on the structural elements surrounding the suspended timber floor.
- 3.9 Dampness – Clay Drainage Pipe
- 3.10 The fit-out works had also exposed a section of the rear masonry wall to reveal a section of a clay drainage pipe that had been leaking into the cellar underneath the suspended floor structure. The clay pipe was leaking between a 90 degree connection joint.
- 3.11 A temporary repair had been undertaken to the leaking connection to prevent further leaks; however this repair has proved to be unsuccessful as there was still water ingress present. The clay drainage pipe is located within the masonry wall which raises concerns regarding the load bearing point of the brickwork directly above, as this may have caused the drainage pipe connection to be displaced.
- 3.12 When viewed externally, the drainage pipe appears to be connected to a clay gully located in the rear courtyard which serves multiple rainwater downpipes and a drainage pipe from the washing machine within the first floor flat.
- 3.13 It was evident that the leak from the clay drainage pipe had introduced excessive moisture into the property and had likely caused the various issues of timber decay throughout the ground floor unit.
- 3.14 It was noted that the fungal decay to the timber directly adjacent to the leaking pipe had signs of advanced *conioophora puteana* (also known as wet rot). Wet rot is a more common form of fungal decay and requires a moisture content of around

40-60%. It is less destructive than dry rot due to its inability to spread without high levels of moisture, however this is further evidence that the leaking pipe has been a primary cause of the excessive moisture within the ground floor unit.

- 3.15 An inspection was arranged with the conservation officer, Sean Rix who attended site on Friday 14<sup>th</sup> November 2025. He was advised that the existing floor structure and support steelwork is not believed to be original and, on this basis, he said replacement would be acceptable, subject to a Listed Building application.

#### **4. PROPOSED**

- 4.1 The works proposed are of a remedial nature and will have no impact on the existing access, layout, scale or external appearance of the property. The use of the property, which is currently vacant, will remain as a commercial property.
- 4.2 The proposed remedial work will involve the following, in accordance with the drawings and specifications attached to the application:
- Replacement of the defective drainage pipework with matching materials.
  - Stripping out of the existing suspended timber floor structure above the basement area and over the concrete subfloor in the lower floor level.
  - Treatment of the dry rot in accordance with BWT South East Ltd's specification.
  - Cleaning and treatment work to the existing steel beams, in accordance with the engineer's specification.
  - Installation of mass concrete and engineering padstones to the ends of the existing steel beams in accordance with the engineer's specification.
  - Reinstatement of the suspended timber floor over the existing steel beams as specified by the structural engineer.
  - Localised brick repairs where required in accordance with the structural engineer's specification.
  - Provisional: provision of sub-floor ventilation via the existing air bricks and vents situated in the wall to the base of the shopfront. A suitable strategy for providing ventilation is to be agreed with the conservation officer once the airbricks have been exposed internally. All reinstatement works are to be carried out on a like for like basis as specified in SRA's Schedule of Works.

#### **5. SUPPORTING DRAWINGS AND DOCUMENTS**

5.1 Stuart Radley Associates

Ref. M215PC/LB/01 Location Plan

Ref. M215PC/LB/02 Proposed Block Plan

Ref. M215PC/LB/03 Existing and Proposed Floor Plans and Section A-A

Schedule of Works

5.2 Ellis Structures

Ref. 25235 Structural Engineer's Calculations

Ref. 25235 Basement Plan – Proposed Remedial Works.

5.3 BWT South East Ltd.

Damp Report and Proposed Schedule of Works

5.4 Historic England

Official List Entry: 1353933

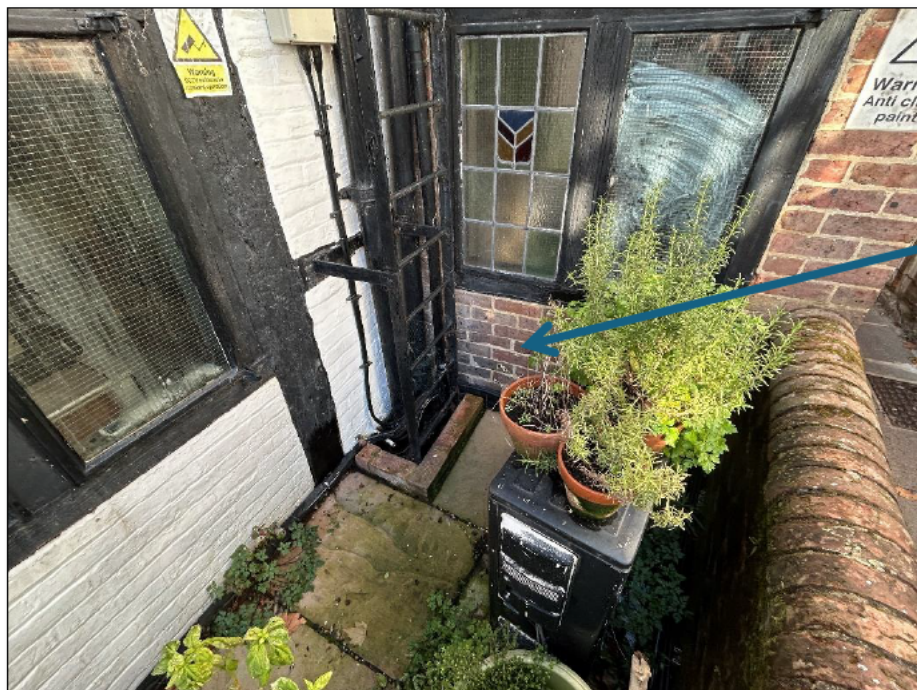
**6. PHOTOGRAPHS**



**Photo 1: Shopfront**



**Photo 2: Rear view of No. 10**



Leak from  
drain pipe  
hidden in  
this wall.

**Photo 3: Source of drainage leak.**



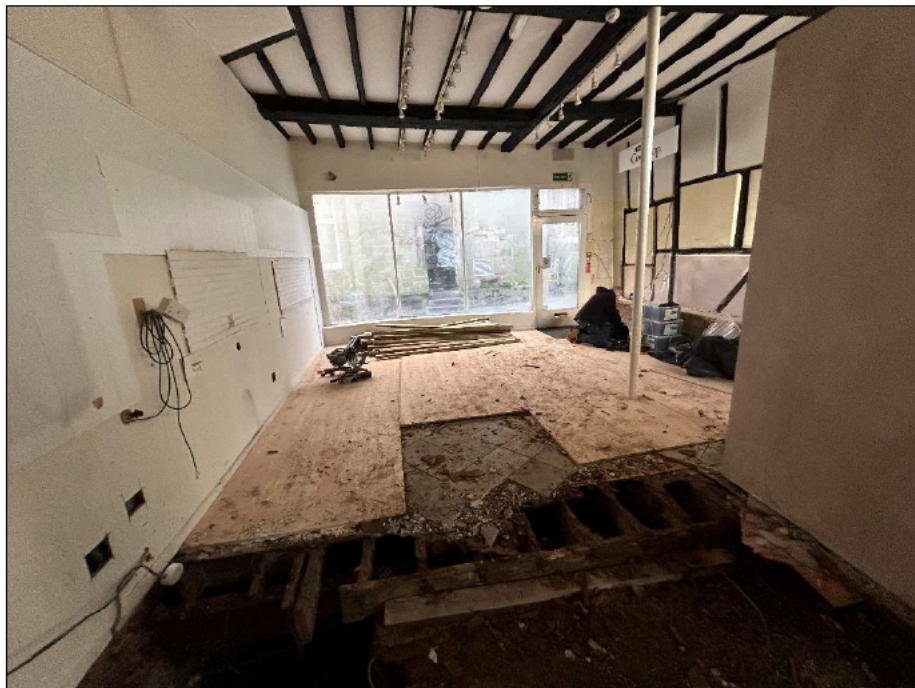
**Photo 4: Wall exposed internally to reveal defective pipe in wall.**



**Photo 5: Damage timber flooring removed & source of leaking pipe exposed.**



**Photo 5: View of shop from the entrance.**



**Photo 6: View towards the entrance of the lower floor level where the timber floor structure is to be replaced.**



**Photo 7: Decayed timber floor joists**



**Photo 8: Exposed section of suspended timber floor**



**Photo 9: Basement area below the shop floor looking towards the front of the shop**



**Photo 10: Basement area looking towards the back of the shop**



**Photo 11: Blocked up arches to vaults.**



**Photo 12: Existing floor joists affected by dry rot**



**Photo 13: Existing floor joists over basement.**

## **7. CONCLUSION**

The remedial works are essential and will serve to improve and protect the fabric of the building in the future without causing any negative impact