

DESIGN + ACCESS STATEMENT **HOLLY TREES**

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Report Carried out by J Knowles ARB RIBA of BOND Architecture Ltd

Introduction

This is the Design and Access Statement for the property 7 Market Square, Horsham, RH12 1EU in relation to the proposed works to be carried out on the existing roof covering. This is a listed building and is to be read in conjunction with the Heritage Statement.

The proposed works are limited to the removal of the existing spray foam insulation. This will impact on the existing tiles, which may need replacing with like-for-like reclaimed tiles if they are beyond reuse.

The purpose of the works is to maintain the weatherproof condition of the building and prevent deterioration of the historic roof structure and fabric.

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Access

7 Market Square is accessed via the Talbot Lane, which has vehicle access but becomes pedestrianised towards Market Square.

The Property has a single entrance way. The proposal does not involve any alteration to the existing access arrangements to the building.

Temporary access equipment may be required to safely reach the roof and carry out the repair. Any such equipment will be temporary and will be removed upon completion of the works.

The repair will be undertaken by an appropriately experienced contractor using suitable methods for working on a historic listed building.

Particular care will be taken to protect the existing roof structure, timber framing and other historic fabric during the works.

Landscape



The property is on an overall flat, paved ground. The rear of the property has an increased level to a neighbouring property courtyard but a gully remains to maintain access to services to 7 Market Square.



The landscape will not be impacted by the proposed works to the roof.

Layout + Scale

The property follows the existing building line and form of the immediate neighbouring properties and this will not be affected by the proposed works.

The roof is pitched clay tile with a hipped end. The layout will not be impacted by the proposed works to the roof.

Appearance + Materials

The building is timber frame with whitewashed brick noggings at the rear and unpainted brick on the front elevation. The roof is finished with clay tiles. The chimneys are brick, not painted.





The majority of windows are timber casement windows, finished white. These will remain the unaffected.

The proposed works include the replacement of the existing clay tiles with reclaimed clay tiles. The existing tiles need to be removed due to the presence of spray foam insulation on the underside, creating opportunity for moisture penetration into the whole structure that will cause large scale damage to the historic building. The proposed works look to maintain the original appearance where possible, which is why reclaimed clay tiles are proposed.

Sustainability

The proposed works will enable the historic building to better perform and resist the damage from external elements, therefore preserving the overall life of the building for the future. This is historic sustainability and environmental sustainability as the building will have improved insulation qualities.

Ecology

The proposed membrane used on the roof is certified to be bat safe.

History

The building is listed (See Heritage Statement for details) and is in a Conservation Area. The property is similar to other historic buildings in the area due to the materials, form and scale of the property. The proposed works do not look to change the form, scale and only look to replace roof tiles with like-for-like due to the damage caused by the spray foam insulation.

Proposed Works

The applicant wants to repair the existing roof to remove the closed cell ridged spray foam insulation. The impact of removing the spray foam insulation will be to replace the clay tiles with similar reclaimed clay tiles.

Along with the replacement of like-for-like clay tiles is a replacement of roofing membrane, which will be a bat-safe bitumen membrane, including bat access tiles. New sawn timber battens will also be installed as part of the new roof tiles.

Where the existing spray foam insulation is to be removed it is proposed that a replacement of 300mm insulation to be installed to improve thermal efficiency of the building.

The other components of the roof structure will have the spray foam scraped and cleaned off, including the existing timber frame.



Effect of Proposed Works to Historic Building

The presence of the spray foam insulation negatively impacts the structure of the property. The main concern is the trapped moisture, which causes moisture damage that ultimately undermines the historic materials and the overall property. The thermal performance of the property can also be negatively impacted, both in terms of poor installation and in facilitating a moisture pathway for freezing temperatures.

The proposed works look to remedy this by removing traces of the existing insulation on the existing structure and replacing materials that cannot be restored due to the foam insulation. Once remedial works have been carried out a more appropriate insulation will be installed to help the overall performance of the building.

Conservation of Historic Fabric

All material that is historically significant, i.e. the timber frame and brick noggings will remain and repaired where necessary with appropriate techniques and materials. The impact of the spray foam insulation has meant that the existing clay tiles cannot all be reused. However, like-for-like reclaimed clay tiles will be used. This will help minimise the visual impact overall and still contribute to the historical story of this building.

Conclusion

The proposed works look to rectify damage caused by modern intervention that has now been proven to cause damage to the structure of the whole building. The proposed works look to improve the overall performance of the building and improve the safeguarding of the existing materials of the property that have been identified as historically valuable. Without the input of these works there is a risk to the longevity of the existing structure, due to deterioration and increasing cost of repair and maintenance.