

HERITAGE IMPACT ASSESSMENT **7 MARKET SQUARE**

16th August 2026

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

Introduction

This is an assessment for the property 7 Market Square, Horsham, RH12 1EU in relation to the proposed works to be carried out on the existing roof covering.

In relation to historically listed buildings, this property is associated with No.6 Market Square and No.10 Market Square and is referred to as '*Building to Rear of No 6 Buildings to Rear of No 10*'

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The Asset

Heritage Category: Listed Building

Grade: II

List Entry Number: 1191741

Date first listed: 20-May-1949

Date of most recent amendment: 26-Jul-1974

List Entry Name: Building to Rear of No 6 Buildings to Rear of No 10

Statutory Address 1: BUILDING TO REAR OF NO 6, MARKET SQUARE

Statutory Address 2: BUILDINGS TO REAR OF NO 10, MARKET SQUARE

Details

MARKET SQUARE

1.1236(East Side)

20.5.49. Building to rear of No 6 (formerly listed as No 7)- Buildings to rear of No 10

TQ 1730 1/22 II GV

2. Said to be the outbuildings of the former Anchor Hotel, forming a yard now called Talbot Lane. Single range runs south-east from the back of No 6. Probably C16 with later alterations. 2 storeys. Timber-framed with red brick and grey headers and some plaster infilling above. 1 curved brace on 1st floor. Tiled roof. Overhanging eaves with exposed rafter ends. 6 windows. All casements of varying sizes, glazing bars mostly intact. To the east and slightly set back from Talbot Lane is a further half-timbered building with red brick infilling. 2 storeys. 1 asymmetrically placed window. Further east still and projecting into the Lane is No 8 Market Square. Timber-framing can now be seen only in west gable at the side. The south front has been refaced with red brick and grey headers. Overhanging eaves with exposed rafter ends.



A shorter range runs east on south side of Talbot Lane, from the back of No 10. Half-timbered building with painted brick infilling. 2 storeys. Tiled roof. Overhanging eaves with exposed rafter ends. 3 windows, a mixture of casements and sashes, glazing bars missing.

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: TQ1725630472

Conservation Area:

The building is within Horsham Town Centre Conservation Area, which was designated in 1974 and subsequently reviewed. The Council's appraisal identifies Market Square as an important historic space containing medieval, 16th-century, modern and Victorian buildings.



History of Site & Significance of Asset

Horsham is a market town and civil parish on the upper reaches of the River Arun on the fringe of the Weald, in West Sussex, England. The town lies 31 miles (50 km) south-south-west of London, 18.5 miles (30 km) north-west of Brighton.

The listed building is described as part of the former outbuildings of the Anchor Hotel, forming a yard which is now known as Talbot Lane.

The principal range runs south-east from the rear of No. 6 Market Square. It is considered to be probably 16th century, with later alterations. It is a two-storey, timber-framed building with red-brick noggings and plaster infilling and a tiled roof.

There is a historic relationship between this listed building and:

- the historic Market Square frontage;
- No. 6 Market Square;
- Talbot Lane/Court;
- and the wider group of historic buildings extending through Market Square, The Causeway and South Street.

The significance of the building is its connection to the historic plan form and relationship with the surrounding historic buildings.

No.6 Market Square

As no.7 Market Square was originally part of the rear development of no.6 the relationship with No. 6 is significant.

Nos. 6 and 10 Market Square are themselves Grade II listed. They comprise two historic timber-framed houses which were subsequently refronted in the 18th century. The listing records that both buildings extend a considerable distance towards Talbot Lane/Court and that their original timber framing remains visible in the side walls facing the lane.

Proposed works to this property will need to consider the impact on no.6 market square rather than as an isolated structure.

Horsham Town Centre Conservation Area + Market Square

The Council's Conservation Area Appraisal describes Market Square as an enclosed historic space with a mixture of medieval, 16th-century, modern and Victorian buildings. Small-scale, informal and enclosed layouts and historic timber-framed outbuildings reflect the medieval origins. No.7 Market Square and adjoining buildings reflects these characteristics.

No.7 Market Square significance includes:

Historic interest – high

The building provides physical evidence of the historic development of Horsham's town centre and the use of rear plots and outbuildings associated with historic inns and commercial properties.

Architectural interest – moderate/high

The surviving timber frame, historic roof form, brick/plaster infill, exposed structural elements and traditional openings provide evidence of its historic construction.

Townscape interest – high

Its position within the historic rear-yard/lane system contributes to the distinctive character of Talbot Lane and the wider Market Square conservation area.

Group value – high

Its relationship with No. 6 and the other listed buildings in Market Square, The Causeway and South Street is specifically recognised in the statutory listing.

Planning History

2015:

Reference	DC/15/2115
Application Received	Thu 17 Sep 2015
Application Validated	Wed 21 Oct 2015
Address	7 Market Square Horsham West Sussex RH12 1EU
Proposal	Repairs to rendered surfaces, following the ingress of water, due to a storm insurance claim we have to make good bricks to the internal chimney and 1 wall in a first floor bedroom, using old stone bricks, lime render and lime wash paint (Listed Building Consent)
Status	Decided
Decision	Application Permitted
Decision Issued Date	Mon 08 Feb 2016

2016:

Reference	DC/17/0024
Application Received	Wed 28 Dec 2016
Application Validated	Thu 09 Feb 2017
Address	7 Market Square Horsham West Sussex RH12 1EU

Proposal	Repair of a structural timber corner by partial replacement. (Listed Building Consent)
Status	Decided
Decision	Application Permitted
Decision Issued Date	Tue 09 May 2017

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 tiles only where necessary with similar reclaimed tiles.

Along with the replacement of like-for-like 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 that show evidence of the spray foam will have the spray foam scraped and cleaned off, including the existing timber frame.

Impact of Proposed Works

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.

The careful works will retain as much of the historic fabric as possible, looking to repair rather than replace where feasible. The removal of the spray foam insulation will have a beneficial heritage effect.

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 tiles cannot always be reused. However, like-for-like reclaimed 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 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. The roof frame and form will not be modified and the overall scale and form will remain the same. Without the input of these works there is a risk of the longevity of the existing structure, due to deterioration and increasing cost of repair and maintenance.

This is a preventive measure before the damage caused is too extensive and costly that the building is at risk of falling into dis-repair and being lost.