



Heritage Statement
Barclays – Horsham Carfax
2 Carfax, Horsham
RH12 1DN



Heritage Statement

Barclays – 2 Carfax, Horsham. RH12 1DN

Proposed Works: Installation of a new external platform to host 3 No. Daikin RZAG35B condensers, 1 No. Daikin ERA100AV condenser, and associated ventilation/air-conditioning system works.

Introduction

This statement has been prepared in order to support a Full planning application at 2 Carfax, Horsham RH12 1DN. The building is locally listed and is situated within a Conservation Area. The proposed works are mentioned above.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.

Appraisal

Heritage Category: Locally Listed

Grade: N/A

List Entry Number: N/A

Date first listed: N/A

Location

Statutory Address: 2 Carfax, Horsham. RH12 1DN

County: Horsham Authority

District: Horsham

Parish: Non Civil Parish

National Grid Reference: N/A

Details

2 CARFAX, HORSHAM, RH12 1DN

While 2 Carfax itself is not mentioned in the local citations as a listed building, the wider Carfax area features a number of historic buildings and the town centre is subject to heritage-focused policies aimed at safeguarding its established character. The Local Plan's priority themes underscore protecting the historic environment while allowing sustainable development.

The building itself is a three storey Georgian style building built from red brick with stone details. These details include banding in the brickwork, a pedimented window above main door and interesting beading around main door. It has arched steel framed windows at ground floor level and

sash windows in the storeys above. The main entrance comprises of double oak doors and is situated on the corner of the building facing into the centre of the Carfax.

Listing NGR: N/A

Resource from - <https://www.horsham.gov.uk/planning/horsham-toen-local-list>

Horsham town centre is identified in the Horsham District Planning Framework (HDPF) as an important focal point for the district's heritage, arts, and cultural identity. The HDPF identifies themes relating to **Arts, Heritage and Leisure**, emphasising the importance of conserving heritage character while supporting economic activity. [\[horsham.gov.uk\]](https://www.horsham.gov.uk)

The Carfax area represents a traditional commercial core, defined by a mix of historic and modern commercial buildings and characteristic market-town urban grain.

1.Proposal Amount:

The building has been a Barclays Bank for a number of years, serving the local community during this time. This building is in a prominent central location alongside other businesses and financial institutions within an established town centre community.

The proposal comprises:

Construction of an external steel platform designed to hold four condensers.

Installation of Daikin RZAG35B units and one Daikin ERA100AV unit.

Associated service and ducting works for the building's new air-conditioning and ventilation system.

The equipment will be mounted in a discrete rooftop/service area, at the rear of the building enclosed with the perimeter wall and designed to minimise visibility from the public realm.

2. Assessment of Impact on Heritage Significance

2.1 Visual Impact

The HDPF encourages development that maintains or improves the environmental quality of the district while ensuring design respects local character. [\[horsham.gov.uk\]](https://www.horsham.gov.uk)

The condensers will be mounted on a dedicated external platform, allocated to the rear of the building, enclosed by perimeter wall, the platform was designed to minimise visibility and integrate with the rooftop/service area. The proposal will not be visible from the public way therefore will not have any visual impact in the town centre.

2.2 Impact on Historic Setting

The proposed works:

- Do not involve alterations to historic facades or features.
- Maintain the existing building envelope.
- Do not interfere with the historic arrangement of Carfax or its public-facing character.

As the plant is positioned away from heritage-sensitive elevations, the development preserves the setting and historic character consistent with local policy aims to protect heritage assets while supporting town-centre functions. [horsham.gov.uk]

2.3 Noise and Environmental Considerations

Horsham planning evidence emphasises environmental protection, including air quality and noise control.

Modern Daikin units are designed for reduced noise output, and installation will include anti-vibration mounts, ensuring no unacceptable impact on the amenity or historic ambience of the area. [horsham.gov.uk]

2.4 Alignment with Local and National Policy

The NPPF and Horsham Local Plan support upgrading building systems to improve sustainability and operational efficiency, provided that heritage significance is preserved.

This proposal:

- Enhances building functionality.
- Supports town-centre economic activity.
- Causes no material harm to heritage significance.

Thus, the proposal is compliant with heritage-related policies within the HDPF and emerging Local Plan. [horshamsociety.org]

3. Mitigation Measures

To ensure the proposal remains heritage-compliant:

- Equipment will be positioned to minimise visibility from street level.
- Screening or colour-coordination will be implemented where appropriate.
- Noise-reduction measures will be incorporated during installation.

These steps ensure no negative effects on the area's aesthetic or historical value.

4. Conclusion

The site's heritage significance relates primarily to its commercial street-level contribution to the Carfax, not its roofscape.

The proposed plant installation is modest, discretely located, and will not result in harm to the character, appearance, or setting of any heritage assets.

The proposal aligns with local heritage policies and the strategic intentions of the Horsham District Planning Framework, which protect the historic environment while supporting commercial vitality.
[horsham.gov.uk]

The development is therefore acceptable in heritage terms.