



Planning Statement

Barclays – Horsham Carfax

2 Carfax, Horsham

RH12 1DN



Proposed Development:

Installation of a new external platform to host 3 No. Daikin RZAG35B condensers, 1 No. Daikin ERA100AV condenser, and associated works to provide a new ventilation and air-conditioning system within the building.

1.Introduction

This statement has been prepared in order to support a Full planning at 2 Carfax, Horsham RH12 1DN. The building is locally listed and is situated within a Conservation Area. The proposed work in this branch is for upgrading the branch to the new concept internally and externally

This Planning Statement has been prepared in support of the proposed works mentioned above. The building is an established commercial premises within Horsham town centre and has historically been used as a bank. The proposals seek to modernise the facility and improve energy efficiency while preserving its historic and architectural character.

2.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 includes:

- A new external platform positioned on the building to accommodate **four condensers** (3× Daikin RZAG35B and 1× Daikin ERA100AV).
- Associated mechanical and electrical works required to support an upgraded ventilation and air-conditioning system within the building.

The statement identifies the context and need for the development and assesses compliance with relevant national, regional, and local planning policies.

3. Site and Surroundings:

The site occupies a prominent position within Horsham town centre at The Carfax, an area characterised by a mix of historic and commercial buildings. The property forms part of a sensitive townscape where heritage considerations are important. The building is currently in lawful commercial use and contributes positively to the vitality of the town centre and its locally listed.

4. Need for the Proposed Development:

The proposed mechanical plant is required to:

- Support modern operational needs of the building's occupier(s).
- Provide adequate climate control for staff, customers, and equipment.
- Enhance energy efficiency through newer, more efficient Daikin systems.
- Ensure compliance with current building services standards.

Given the commercial nature of the town centre and the building, adequate air-conditioning is essential to maintain building usability and support continued economic activity consistent with the objectives of the Local Plan

5. Planning Policy Considerations:

5.1 National Planning Policy Framework (NPPF)

The NPPF supports:

- Sustainable economic development in town centres.
- Upgrading of buildings and infrastructure to ensure energy efficiency and resilience.
- Effective use of existing buildings, particularly in established commercial areas.

The proposal aligns with the NPPF by supporting continued commercial viability and improving building performance.

5.2 Horsham District Planning Framework (HDPF)

The HDPF (current Local Plan) identifies six priority themes, including Economic Development, Living and Working Communities, and Environment, which together encourage:

- Supporting infrastructure that maintains a successful local economy.
- Improving environmental performance of buildings.
- Maintaining the vitality of Horsham town centre. [horsham.gov.uk]

Policies relevant to the installation of external plant include:

Design Quality: Ensuring new installations respect the character of the area.

Environmental Protection: Ensuring noise and visual impact of plant equipment is acceptable.

Town Centre Support: Encouraging investment that supports commercial activity in the town centre. [horsham.gov.uk]

5.3 Horsham District Local Plan 2023–2040 (Emerging Policy)

Although not yet adopted, the emerging Local Plan emphasises:

- Climate-conscious design and energy efficiency.
- Supporting economic activity in key centres such as Horsham.
- High-quality development supporting long-term sustainability. [horshamsociety.org]

The proposal, which replaces outdated plant with modern Daikin systems, aligns strongly with these emerging policy principles.

6. Assessment Against Policy

6.1 Visual Impact

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.

This approach is consistent with HDPF design guidance, which supports well-integrated, functional additions to buildings. [horsham.gov.uk]

6.2 Noise and Amenity

Modern Daikin plant such as the RZAG35B and ERA100AV units operate with efficient, lower-noise compressors. The installation will include appropriate anti-vibration mounts and acoustic considerations to ensure compliance with local amenity protection expectations under HDPF environmental policies. [horsham.gov.uk]

6.3 Heritage and Townscape

While the site is in a historic market town centre, the installation is in the rear area of the building typically used for plant and services and with a current fire metal stairs. The proposal is reversible, minimal in scale, and will not affect any heritage fabric or character of the surrounding public realm.

6.4 Economic and Operational Benefits

The installation supports:

- Continued occupation of the building.
- Improved service efficiency.

- Better environmental performance.

These align with strategic aims of the current HDPF and the upcoming Local Plan, which emphasise maintaining Horsham town centre as a vibrant commercial hub. [horshamsociety.org]

7. Conclusion:

This Planning Statement demonstrates that the proposed installation of a new external platform and condensers at 2 Carfax, Horsham:

- Is necessary to meet modern operational and environmental needs.
- Has been designed to minimise visual and amenity impacts.
- Aligns with the National Planning Policy Framework objectives for sustainable development.
- Fully supports the Horsham District Planning Framework and its themes of economic development, environmental stewardship, and town centre vitality. [horsham.gov.uk]
- Is consistent with the aims of the emerging Horsham District Local Plan 2023–2040. [horshamsociety.org]

The proposal represents a modest, appropriate, and policy compliant upgrade to building services infrastructure and should therefore be considered acceptable in planning terms.