DESIGN AND ACCESS STATEMENT

PROPOSED EXTERNAL REFURBISHMENT WORKS

SANTANDER, 1 SOUTH STREET, HORSHAM, RH12 1EL

23RD APRIL 2025

architecture
interiors
strategy
masterplanning

1. INTRODUCTION

This Design and Access Statement (DAS) has been prepared by LOM on behalf of Santander in support of Listed Building Consent (LBC) and Advertisement Consent applications for external works to a Santander branch.

This document should be read in conjunction with the architectural drawings submitted as supporting material.

2. EXISTING SITE & KEY FEATURES

The site (Santander, 1 South Street, Horsham, RH12 1EL) is a Grade II Listed Building in Horsham town centre. The site sits within the Horsham Conservation Area. Historic England (List Entry Number 1027487) describes the building as follows:

> *"A large warehouse with shops under, occupying a site on the corner of South Street and Middle Street. Mid C19. 3 storeys. Painted brick, stuccoed on ground-floor. Half-hipped slate roof with iron decorative railing on top, enclosing an octagonal lantern with oversailing eaves supported by small brackets. Spike on top. The main eaves oversail with a moulded cornice supported on curved brackets. 1 window facing west and 1 facing north. Both fronts also have 1 blocked window-space towards the north west corner of the building. All windows have segmental heads, those on north face being triplets. All sashes, glazing bars intact. Circular moulded braces on west side. In the centre of the west front are double loading-doors of 4 panels each, on second floor, with a hinged pulley on a decorative bracket to the left. Directly below are similar double doors with upper 2 panels removed for glazing. Both sets of doors have hinged ramps which are folded over the bottoms of the doors. Heavily moulded cornice above ground-floor, supported on pilasters whose bases merge with the plinth of the building. The ground-floor is curved to take the corner into Middle Street and a moulded ogee-shape occurs above the cornice. Original shop-fronts, the north one projecting, remain on both sides of the building. Recessed double doors in north front with upper parts removed for glazing."*

There are many listed buildings spread around the conservation area, with most concentrated along Causeway between St Mary's Church and South Street.

3. ACCESS

The proposals are aimed at refurbishing the existing external shopfront and will not impact existing access arrangements in this Santander branch. As such, there are no proposals to amend the existing external access provisions in these planning applications.

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4. AMOUNT & LAYOUT

The proposed works neither adds nor subtracts from the property's existing floor space resulting in no change to the building's footprint. The building's relationship with adjacent buildings and its surroundings also remains unchanged. Please refer to the architectural drawings to see the proposed scope of works for the development site.

Proposed external works include:

- Removing 2no. existing externally illuminated fascia signs, consisting of Santander letters and logo, on the north and west elevations and replacing with 2no. new externally illuminated fascia signs with letters and logo in Santander's new standard script font. The signs are externally illuminated by existing light troughs.
- Removing 1no. existing non-illuminated projecting hanging sign showing the Santander logo, above the shopfront on the corner of the north and west elevations and replacing with 1no. new non-illuminated projecting hanging sign showing the Santander logo in Santander's new standard script font. The existing decorative metal bracket will be retained; only the logo panel is being replaced for new.
- Applying new Santander graphics (red dots) to the front entrance door.

5. SCALE & APPEARANCE

There will be no demolition or structural works to the existing building envelope in the proposed development, which means there will be no change to the scale (height, width and length) of the existing building.

The proposal comprises of external refurbishment and repair works to the external shopfront, replacing 2no. existing externally illuminated fascia signs and 1no. existing non-illuminated projecting hanging sign with new in Santander's new standard script font, and fitting Santander graphics (red dots) to the front entrance door. These works are typical of a Santander branch refurbishment. There are elements that are applicable to special care and detail within the building.

The external works are aimed at restoring the façade to a good condition and will not significantly change the building's appearance. The proposed external signage will be of a similar scale and appearance to the existing signage.

6. LANDSCAPING

No new landscaping is proposed in this development. The hard landscaping outside the building's external entrance will remain as existing.

7. HERITAGE ASSETS

The site is a Grade II listed building and located within Horsham Conservation Area. The proposed external works are an opportunity to restore and protect the building for further years. Santander will ensure that modern signs and materials are only used with discretion

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where appropriate to the character of the building and its listed status, as well as ensuring the works are not harmful to the conservation area.

Due to the relatively discreet nature of the proposed internal and external works, the visual impact on the property and surrounding area will be minimal.