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ARCHITECTURE & INTERIORS

Heritage Statement

Lloyds - Horsham

1 West Street,

West, Sussex

RH12 1PA



Heritage Statement

Lloyds – 1 West Street, West Sussex, RH12 1PA

Introduction

This statement has been prepared in order to support an application for the refurbishment of the 1 West Street, West Sussex, RH12 1PA. The building is not Listed and is situated within a Conservation Area. The proposed work in this four-storey property is for a comprehensive refurbishment of the building, including replacement of multiple flat roof areas, cleaning and repair of the existing roof, removal of the existing condenser unit and installation of a new one, replacement of render to two façades, and cleaning and stone repairs to the front and side elevations. In addition, replacement of external M&E equipment at the second floor and roof levels. The second-floor terrace door and the roof-level plant room door will both be replaced with new doors, and three existing cat ladders at roof level will be replaced with compliant new units.

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

Site Location & Context

1 West Street sits on Horsham's primary commercial axis, a street long associated with retail activity and public realm improvements. West Street is the main pedestrian-oriented shopping spine, serving as a connector between major retail nodes and public spaces. Historic public realm investments—including narrative paving, horse-themed designs, improved lighting and signage—highlight its importance within the town centre.

The area is characterised by mixed-period buildings, traditional materials, shopfronts, and a well-defined urban grain typical of market towns that evolved from medieval street patterns. The Horsham CAA notes the presence of key "character areas" defined by their architectural rhythm, building heights, materials, and street alignment.

Historic Development of Horsham Relevant to the Site

Horsham's origins date back to at least AD 947, with its long-standing role as a market town contributing to the layout and prosperity of West Street and surrounding roads. The settlement grew around trade routes between London and the coast, reflected in the consistent commercial importance of the town centre.

West Street itself forms part of Horsham's historic commercial core, which has continuously evolved through medieval, Georgian, Victorian, and modern phases of redevelopment. The area retains a

dense pattern of historic buildings, interspersed with later infill development, typical of an active market town adapting to new economic conditions.

Significance of the Conservation Area

According to the Horsham Town Conservation Area Appraisal, the area is significant due to:

- Historic street patterns with roots in medieval commercial activity.
- Varied architectural styles ranging from timber-framed buildings to later brick and stone structures.
- Townscape value, including scale, views, and building lines.
- Heritage assets including listed and locally listed buildings.
- Materials palette such as red brick, stone, slate and clay tiles, and traditional shopfront elements.

The Appraisal emphasises preserving the harmony between older and newer buildings and ensuring alterations promote enhancement rather than erosion of historic character.

Contribution of 1 West Street to the Conservation Area

While no specific listing of 1 West Street was identified in the Local Heritage List search results, its significance arises from:

Townscape Contribution

- The property forms part of a continuous frontage along West Street, reinforcing the commercial character of the Conservation Area.
- Its scale and massing contribute to the established building line, which is a key townscape feature noted in the Conservation Area Appraisal.

Architectural Character

- West Street displays predominantly modernised shopfronts at ground level with upper storeys sometimes retaining historic features.
- Even where altered, buildings along West Street retain their collective contribution to the historic commercial identity of Horsham.

Public Realm & Setting

- Recent public realm improvements enhance the setting of buildings along the street through carefully designed paving, narrative historical markers, and horse-themed motifs.

Heritage Considerations for Proposed Works

Any development or alteration at 1 West Street would need to demonstrate:

Preservation of Character

- Works must conserve features contributing to the Conservation Area, aligning with the requirement that “special attention shall be paid to preserving or enhancing the character or appearance of that area.”

Respect for Established Scale & Form

- Alterations should maintain building height, façade articulation, and relationship to adjoining properties.

Appropriate Materials & Detailing

- Use materials sympathetic to the Conservation Area palette such as traditional brick tones, appropriately framed shopfronts, and signage that avoids visual clutter.

Enhancement Where Possible

- Opportunities to improve the frontage, reinstate traditional shopfront proportions, or enhance views and townscape value are encouraged under both national policy and the CAA’s enhancement principles.

1.Proposal Amount:

The building has been a Lloyds 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 external works proposed consist of the below:

External Façade:

- Replacement render to 2no facades.
- Cleaning and stone repairs to front and side elevation.

Second floor:

- Replacement of external M&E equipment
- Existing door access to terrace to be replaced with new metal door.

Roof Level:

- Replacement of external M&E equipment
- 3no cat ladders to be replaced with new.
- Existing plant room door to be replaced with new metal door.
- New flat roof replacement to multiple areas
- Cleaning and repair work to existing roof.
- Existing condenser removed and replaced with new.

2. How the proposed works relate to the existing building

The original building fabric will be repaired and replaced on a like for like basis. All existing original features will not be affected by the proposed works.

The new roof covering is to be installed to ensure the longevity of the building.

3. Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues

No discussions have been made with neighbours in relation to the proposals. The works are not considered to have any adverse impact on neighbours.

4. Explanation of the scale, height, width and length of the proposal and its relationship to the existing building

The strip out works will be accommodated within the footprint of the bank.

The works are not considered to have any adverse impact to the existing appearance and amenity of the application site and that of its neighbours.

5. Consideration given to accessibility to and between parts of the proposed works including disabled access

No change is proposed that will affect the existing access.

6. Relationship between the proposed works and public routes and impact if any

No change is proposed that affects public routes.

7. Landscaping treatment or other treatment to enhance and protect existing amenities

Landscaping or other treatment is not considered appropriate in order to preserve the existing situation.

8. Materials proposed, their use, and maintenance where applicable

The existing roof material will be removed and replaced with a new roof covering which will ensure the longevity of the building and protect it from leaks that will damage the internal structure.

The replacement of the render to the two facades will be done on a like for like basis and a repair and cleaning of the stonework will be completed to match existing.

The existing timber doors on the second-floor terrace and the roof level plant room will be replaced with new metal doors.

There will be three cat ladders at the roof level that will be replaced with new compliant cat ladders to ensure the safety for any maintenance workers in the future.

9. Street impact

No change is proposed that affects the street scene.

10. Sustainability of the proposal and energy efficiency

The new M&E equipment will be more energy efficient for the bank.

11. What provision has been made for the storage of waste and recyclable material?

No change is proposed that affects the existing storage of waste.