DESIGN AND ACCESS STATEMENT REVISION A

PROPOSED INTERNAL AND EXTERNAL REFURBISHMENT WORKS

SANTANDER, 1 SOUTH STREET, HORSHAM, RH12 1EL

22ND AUGUST 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 internal works to a Santander branch.

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

Separate planning applications (planning references: DC/25/0668 and DC/25/0669) were submitted for external works to replace the fascia and projecting hanging signages. Consent was granted for these applications on 18th June 2025.

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.

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3. ACCESS

The proposals are aimed at refurbishing the existing building 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 this planning applications. However, the branch already offers level and step-free access at ground floor level for Santander customers.

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 internal works include:

- Redecorating and making good internal finishes.
- Alterations to layout of ground and first floor banking halls, customer rooms and counter/admin areas.
- Replacing existing flooring on ground and first floors with new flooring.

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 proposals comprise of internal refurbishment works are mainly the updating of internal shop fitting items with up-to-date modern shop fittings typical of a Santander branch refurbishment. The proposed ground and first floor layouts include alterations to the banking hall, customer rooms and counter/admin areas. There are elements that are applicable to special care and detail within the building. The methodology for these works has been highlighted and addressed in the scope of works shown on the architectural drawings submitted with the planning applications.

No external works are proposed in this planning application. The replacement of the external signage was covered in separate planning applications.

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 works are an opportunity to restore and protect the building for further years.

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Santander will ensure that modern signs and materials are only used with discretion 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 works, the visual impact on the property and surrounding area will be minimal.