

Job Name: Nationwide – Horsham
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Job number: 105989-13
Date: July 2026
Revision: A



Nationwide Building Society
37 Carfax,
Horsham.
RH12 1EQ

1.0 Introduction

- 1.1 The following Heritage Design and Access Statement accompanies the listed building consent application as well as the full planning application and advertisement consent for the replacement of a single ATM at Nationwide, 37 Carfax, Horsham.
- 1.2 The site is currently occupied by a building society arranged over two storeys, with public access taken from Carfax via the North elevation of the property. The front section of the premises comprises the customer-facing area, including the cashier counter and private meeting pods. The rear section and the First floor accommodates the back-of-house functions, including staff areas, offices and storage rooms.
- 1.3 The proposal involves the safe removal of the existing ATM and the installation of a replacement unit within the same opening on the front elevation on a like-for-like basis. Associated works include internally illuminated ATM signage, new glazing to the frontage, reinstatement of manifestation. The new ATM has been designed and positioned to comply with the requirements of the Equality Act 2010, providing improved accessibility and ease of use for all customers, including those with mobility impairments. The proposal will ensure the continued provision of accessible banking facilities whilst preserving the visual appearance of the existing premises and the wider streetscene.
- 1.4 The building is Grade II Listed and is situated within Horsham Conservation area. The works are required a part of the ATM installation as per above paragraph. The works are minor and support the extension of facilities that the branch can offer to all of its customers, especially customers with limited mobility. The works are designed to preserve the existing fabric and character of the listed building and as such blend in with the traditional buildings in the surrounding conservation area.
- 1.4 The purpose of this Heritage Design and Access Statement is to set out how the applicant has taken into account all the relevant national and local design information, policies and guidance in preparing the proposed decommissioning

works.

- 1.5 This Heritage Design and Access Statement has been written to meet the new requirements of article 4c of Town and Country Planning (General Development Procedure) Order 1995.

2.0 Site and Heritage Context

- 2.1 The property is situated off South Street within the historic town centre of Horsham. The building forms part of a retail frontage characterised by active ground floor uses, glazed shop fronts and cafes, and regular pedestrian footfall.
- 2.2 The building is designated Grade II listed, recognised for its special architectural and historic interest. As a designated heritage asset, the building is afforded statutory protection, and any alterations must preserve its significance, character and setting.
- 2.3 The site also sits within the Horsham Conservation Area, where the quality and appearance of the historic townscape contribute positively to the area's special character and significance.
- 2.4 The surrounding context is predominantly commercial including banks, cafes, retail units and other town centre services. The location benefits from public transport links and established pedestrian infrastructure.

3.0 Description of Works

- 3.1 The proposal relates solely to the removal and replacement of an external ATM machine.

3.2 The proposed works comprise:

- Removal of the existing accessible ATM located within the front elevation.
- Installation of a replacement accessible ATM within the existing opening on a

like-for like basis.

- Internally illuminated ATM surround/signage
- Replacement glazing to accommodate the ATM installation
- Reinstatement of window manifestation consistent with Nationwide branding
- No increase in floorspace is proposed, and the works do not alter the overall footprint or height of the building.

4.0 Use

4.1 The existing building is currently used as a Nationwide branch serving Horsham and the surrounding area.

4.2 The existing use will be retained. No change of use is proposed.

5.0 Appearance

5.1 The proposed replacement ATM, associated glazing and window manifestations have been designed to reflect Nationwide's established corporate identity whilst remaining sensitive to the character and appearance of the listed building and wider conservation area. The replacement ATM will be installed in accordance with the requirements of the Equality Act 2010, ensuring inclusive access for all users. The works represent a minor alteration to the existing frontage and will not result in any material change to the overall design, scale or appearance of the building. The proposals have therefore been carefully developed to ensure that the visual character of both the listed building and surrounding street scene is preserved. High quality materials will be utilised throughout, matching existing finishes wherever possible. The replacement glazing will provide a clean and well-maintained appearance, whilst the reinstated manifestations will maintain visual continuity across the frontage.

5.2 The internally illuminated ATM signage will be discreet and professionally integrated, ensuring it enhances usability without causing visual clutter or undue prominence within the streetscape.



6.0 Assessment of Heritage Significance

6.1 The significance of 37 Carfax, Horsham, RH12 1EQ lies in its:

- Architectural Interest: Its well-preserved facade and contribution to the continuous historic streetscape of South Street.
- Group Value: Its proximity to other listed structures and its role in defining the character of the Conservation Area.
- Historic Interest: Its long-standing presence as a commercial hub within the town.

7.0 Impact on Heritage Significance

7.1 The proposed works are minor in nature. As such, they will not result in harm to the special architectural or historic interest of the listed building.

7.2 The replacement ATM will be installed within the existing opening, avoiding the loss of historic fabric and ensuring that the character, appearance and significance of the heritage asset are maintained. Consequently, the proposals will result in no harm to the significance of the listed building or the wider conservation area.

8.0 Layout

- 8.1 The building is located within Horsham town centre and occupies a prominent position within the Grade II Listed Building and the Horsham Conservation Area. The proposed works have been deliberately limited in scope to minimise intervention and preserve the building's external appearance. The replacement ATM will be installed within the existing opening on the principal elevation, maintaining the active frontage and ensuring continued visibility and accessibility from the public realm. As the works are undertaken on a like for like basis, there will be no alteration to the existing layout of the building.
- 8.2 The new ATM supports the Equality Act 2010, improves pedestrian movement and accessibility without impacting neighbouring frontages.

9.0 Historical & Architectural Significance

- 9.1 The proposal will not affect the architectural or historical importance of the building. Works are kept to a minimum to keep the buildings heritage intact and avoid detracting from the building's external appearance.
- 9.2 The approach to the proposed works has been guided by the principles of minimal intervention and the preservation of historic fabric. Any works carried out will be limited to those necessary to do this safely and to make good any affected surfaces, ensuring that the integrity of the listed building is maintained.
- 9.3 No alterations are proposed to the building's structure, historic detailing, or any architecturally significant elements. The works are carefully limited to functional improvements at the shopfront.

10.0 Scale

- 10.1 The heritage qualities of the external façades will be retained and, where necessary, reinstated as part of the proposed works. The replacement of the ATM represents only minor intervention and does not alter the established proportions or massing of the building. As a result, the existing street scene and the building's scale within the wider townscape remain unaffected. The

proposals provide a modest enhancement to the façade while delivering an improved facility for customers and the wider public.

- 10.2 All replacement materials used will be carefully chosen to match the existing materials where applicable. Materials must comply with all relevant British Standards European Norm (BS EN) Codes.
- 10.3 The internally illuminated elements are modest in size and designed solely to ensure legibility and safe use, particularly during hours of reduced daylight.

11.0 Landscaping

- 11.1 Not Applicable

12.0 Environmental Sustainability

- 12.1 The nature of this proposal will not affect the environmental sustainability of the building, as it does not involve any significant changes to energy consumption, waste generation, water usage, or material sourcing. The proposed modifications adhere to existing sustainability standards and regulations, ensuring that the building maintains its current environmental performance. No modifications will be made to green infrastructure, renewable energy systems, or other sustainability-focused features.

13.0 Access

- 13.1 The proposals have been developed in accordance with inclusive design principles and with due regard to the requirements of the Equality Act 2010. The Act places a duty on service providers to make reasonable adjustments to ensure that disabled people are not placed at a substantial disadvantage when accessing services.
- 13.2 The replacement ATM will be positioned at an appropriate height and in the same location as the existing installation, ensuring compliance with relevant accessibility standards and best practice guidance. The proposal will maintain convenient and inclusive access for all users. The retained position on the

principal frontage will ensure that the facility remains clearly visible, easily accessible and fully integrated within the existing streetscape.

- 13.3 Pedestrian access along the pavement will be maintained throughout the works. The proposals will not adversely affect pedestrian movement or highway safety.
- 13.4 The proposals also align with BS 8300-1:2018 and BS 8300-2:2018 – Design of an accessible and inclusive built environment, which promote inclusive access through level approaches and thresholds to enable independent and dignified use of buildings and facilities.

14.0 Structural Survey

- 14.1 The proposed works will not require a structural survey/work due to the nature of the works. However, if it is required this will be carried out under professional expertise of the Structural engineers within Nationwide's framework agreement.

15.0 Summary

- 15.1 The proposed replacement ATM and associated frontage works at Nationwide Building Society, 37 Carfax, Horsham, represent a carefully considered and proportionate scheme that enhances accessibility whilst preserving the significance of the Grade II Listed Building and the character of the Horsham Conservation Area.
- 15.2 The replacement ATM will be installed within the existing opening, with minor adjustments to improve accessibility and ensure compliance with current accessibility standards. The proposals will not materially alter the appearance of the building or adversely affect the surrounding street scene.
- 15.3 The scheme will provide improved access for all users, including wheelchair users and those with reduced mobility, whilst maintaining the character, appearance and significance of the heritage asset.

15.4 This Heritage Design and Access Statement provides a clear and comprehensive explanation of how the applicant has carefully considered all relevant design information, policies, and guidance in developing the proposed scheme. It sets out the design approach taken to ensure the proposals are sensitive to the historical and architectural significance of the site, while also meeting regulatory requirements and established best practice. The statement demonstrates how heritage considerations have informed the design process and how the scheme responds appropriately to its context.

16.0 Appendix

16.1 Historic England description - List Entry Number: **1027540**

- Date first listed: **26-July-1974**
- National Grid Reference: **TQ 17251 30582**

17.0 Details

TQ1730

1/102

CARFAX (Central Area)

No36

GV

II

Probably C15 with late C18 or early C19 exterior. 2 storeys. 3 windows facing east and 2 facing south. Painted brick. Modern slate roof. Sash windows, most glazing bars intact. Modern shop front. Inside, a king-post roof with moulded capitals and moulded tie-beams. Said to be the only surviving medieval building in central Horsham.

No 36 and Nos 4 to 7 (consec) form a group with Nos 9, 9A, 9B and 10 Middle Street.2. C18. Red brick. Black-glazed pantile roof with coped gable ends. Moulded wood eaves cornice; 2 storeys. Five windows. Sashes with glazing bars, flat brick arches. Central round headed doorway with semi-circular traceried fanlight and panelled door

Listing NGR: TF9193629597

18.0 Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **298111**

Legacy System: **LBS**