



Planning Statement

Barclays – Horsham Carfax

2 Carfax

Horsham

RH12 1DN



Introduction

This statement has been prepared in order to support a Full planning and Adv consent application 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 internal and external works. 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, improve accessibility, and enhance the appearance of the building while preserving its historic and architectural character.

1.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.

Internal Works:

1. Basement to be vacant
2. Alterations to partitions and new decorations to GFL01, F01 & F02 to suit client brief and new design concept
3. Ceiling works to suit new layout
4. New platform lift to F01
5. Replace existing secondary entrance door with new sliding door
6. Demolition of 3 steps to stairs 1, now unused
7. New fixtures and equipment's to be installed

External works:

1. New 2 x 300mm Heritage non illuminated individual letters
2. New 2 x 665mm Heritage non illuminated projecting sign
3. Remove existing 2No. ATM's. retain one and relocate to side elevation. Allow for associated works to window and external wall, including infill and made good, finishes to match existing
4. New opening times sign, non wires (Bespoke)
5. All windows to be repaired and decorated to match existing
6. Stone and masonry infill required finish to match existing
7. Remove Night Safe

8. Replace louvre with new, colour to match existing
9. New Internally Illuminated ATM surround (Bespoke size)

2. 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.

3. Heritage and Design Considerations:

The proposals have been carefully developed to respect the historic significance of the building and its town centre setting. The use of heritage-style signage, retention of existing materials where possible, and like-for-like repairs ensure that the character and appearance of the building are preserved. The works will result in a visual enhancement through improved maintenance and coherent signage while avoiding harm to heritage assets.

4. Planning Policy Considerations:

The proposal accords with national and local planning policies that support:

The continued use and enhancement of town centre commercial premises.
High-quality, sympathetic alterations to buildings within heritage-sensitive areas.
Improved accessibility and inclusive design.
Sustainable reuse of existing buildings.

The development will maintain the active commercial use of the site and contribute positively to the vitality and viability of Horsham town centre.

4. Conclusion:

In summary, the proposed internal and external works at 2 Carfax, Horsham represent a sensitive and well-considered refurbishment of an existing commercial building. The proposals improve accessibility, functionality, and appearance while respecting the building's heritage value and town centre context. It is therefore concluded that the development is acceptable in planning terms and should be supported.