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Design & Access Statement

Job Name:	Halifax Bank
Author:	Ceri Manfield
Job number:	105604-01
Reference:	Lloyds Bank – Regent Street, Wrexham
Date:	July 2024
Revision:	A

1.0 Introduction

1.1 The following Design and Access Statement accompanies the full planning application for the works at Lloyds Bank, 28 Regent Street, Wrexham LL11 1SE.

1.2 Lloyds Banking Group currently occupy retail unit No. 28 from the ground floor with banking hall and meeting rooms, first floor with meeting rooms, offices, and staff facilities, second floor with Storage rooms and a basement containing strong rooms.

1.3 Minor works to the northern external elevation include proposals for the removal of the existing AHU, to be replaced with 2 No. new AHU's, one of which is to be installed internally. Works to include relocation of the existing AC unit as necessary.

1.4 The purpose of this Design and Access Statement is to set out how the applicant has considered all the relevant national and local design information, policies and guidance in preparing the external alterations.

2.0 Description

2.1 Installation of 1no. Wall mounted external heat recovery unit (DAIKIN VAM2000) and 1no. wall mounted internal heat recovery unit (Daikin VAM650) from 1st floor flat roof to 1st floor female toilets.

2.2 Existing AHU & associated pipework, cabling to be removed.

3.0 Use

3.1 The existing building is used as a Lloyds branch as part of the Lloyds Banking Group which covers units No. 24 - 28.

4.0 Appearance

4.1 There will be a minor change to the existing rear elevation due to the works which include relocation of AC units and installation of 2no. AHU.

5.0 Layout

5.1 The bank is located within units 24 - 28 Regent Street and contributes to several adjacent buildings which forms a busy and popular retail area in the centre of Woking.

6.0 Scale

6.1 Work to the external façades have been limited to the installation of 2no. AHU's. Therefore, there is no change to the scale of the building.

7.0 Landscaping

7.1 Not Applicable.

8.0 Environmental Sustainability

8.1 The nature of this proposal will not affect the Environmental Sustainability of the building.

9.0 Access

9.1 The proposed works does not require any new access, existing level access will be maintained into branch.

10.0 Noise Survey

10.1 An environmental noise survey has been carried out by Jon Stump, Acoustic Consultant, to determine the existing sound levels in the area of the Lloyds Bank, 28 Regent Street, Wrexham LL11 1SE. The survey was carried out over between 18.30 hours on Monday 3rd June and 10.45 hours on Tuesday 4th June 2024. The formal report will be issued directly to Wrexham County Borough Council to support our application.

11.0 Consultation

11.1 The applicant has consulted with the Lloyds Banking Group design standards during the design process for the proposed scheme.

12.0 Parking Provisions

12.1 This application does not affect parking.

13.0 Summary

13.1 This Design and Access Statement seeks to clarify how the applicant has considered all the relevant design information, policies and guidance in preparing the scheme.