Design & Access Statement

Halifax - Wrexham

55 Hope Street,

Wrexham.

LL11 1AF



Design and Access Statement

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Introduction

This statement has been prepared in order to support an application for the installation of electric panel heaters and a distribution board at Halifax Bank, 55 Hope Street, Wrexham. The Halifax bank is a Grade II listed building and is situated within the Wrexham Town Centre and the Wrexham Conservation Area. Halifax is a banking chain in the United Kingdom and a division of Bank of Scotland, itself is a wholly owned subsidiary of Lloyds Banking Group (LBG). The following statement explains the works for the approval of the proposal.

A. Use:

The building is a bank. A2 Financial.

B. Proposal Amount:

The building has been a Halifax 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 proposed works includes works internally to the branch as listed below.

The intention externally is to:

- No external works are required.

The intention internally is to:

Ground floor.

- Installation of 2no new electric panel heaters in the banking hall, next to the existing panel radiators.
- Localised making good and decorations to the 2no areas affected by the new electric panel heaters being installed to match the existing finish.
- Floor protection to areas affected by the installation.

First Floor

- Installation of 1no new electric panel heater in the waiting area, next to the existing panel radiator.
- Instillation of 1no new distribution board in the existing plant room.
- Localised making good and decorations to the 1no area affected by the new electric panel heater being installed to match the existing finish.
- Floor protection to the area affected by the installation.

Second floor

- Installation of 1no new electric panel heater in the stair landing area, next to the existing panel radiator.
- Localised making good and decorations to the 1no area affected by the new electric panel heater being installed to match the existing finish.
- Floor protection to the area affected by the installation.

Third Floor

- Installation of 3no new electric panel heaters in the stair landing area and the staff room, next to the existing panel radiators.
- Localised making good and decorations to the 3no areas affected by the new electric panel heaters being installed to match the existing finish.
- Floor protection to areas affected by the installation.

Basement Floor

- Installation of 4no new electric panel heaters in the stair landing area, toilets, and storeroom, next to the existing panel radiators.
- Localised making good and decorations to the 4no areas affected by the new electric panel heaters being installed to match the existing finish.
- Floor protection to areas affected by the installation.

Relating to all floors

- Making good to areas where surface mo8unted conduits are to be installed to match existing.
- Localised making good to ceilings where required to match existing.

C. How the proposed works relate to the existing building.

Works to all areas front of house and back of house are restricted to the internal of the branch. Any existing ceiling tiles which are modern looking, that are removed if required will be reinstated following the work that is being done. Localised making good and decorations to all areas that are affected by the new electric panel heaters are to match the existing finish.
All existing features will not be affected by the proposed works.

D. 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.

E. 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.

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

The proposals do not affect access into or around the building.
The proposals of the new electric panel heaters shall be located within the footprint of the banks demise, it is not proposed to alter the existing access arrangements.

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

The proposals do not affect the public routes.

H. 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.

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

The impact of the proposed works would not affect the commercial or social environment, as there is no drastic change to the existing building. The internal work is designed not to affect the historic listed structure however any making good will be to match existing. The existing ceilings tiles will be reinstalled into the existing ceiling grid to the same height as the existing and any fixings will be carried out in a similar way to the existing. The existing ornate ceiling to the banking hall area will be retained and remain unaffected by the proposals. There is therefore no adverse effect to the natural, built, or historic environment. The proposed works will prolong the life of the building.

J. Street impact

No change is proposed that will affect the street scene.

K. Sustainability of the proposal and energy efficiency

The proposal is to provide electric panel heaters into the branch which in turn will provide better heating to the staff and customers during the cold months and prolong the life of the building. The new electric panel heaters are manufactured to the latest regulations ensuring it is energy efficient and current environmental sustainability standards are met.

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

The proposals do not affect the existing storage of waste.