



Design & Access Statement

Halifax - Wrexham

55 Hope Street,

Wrexham.

LL11 1AF



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Introduction

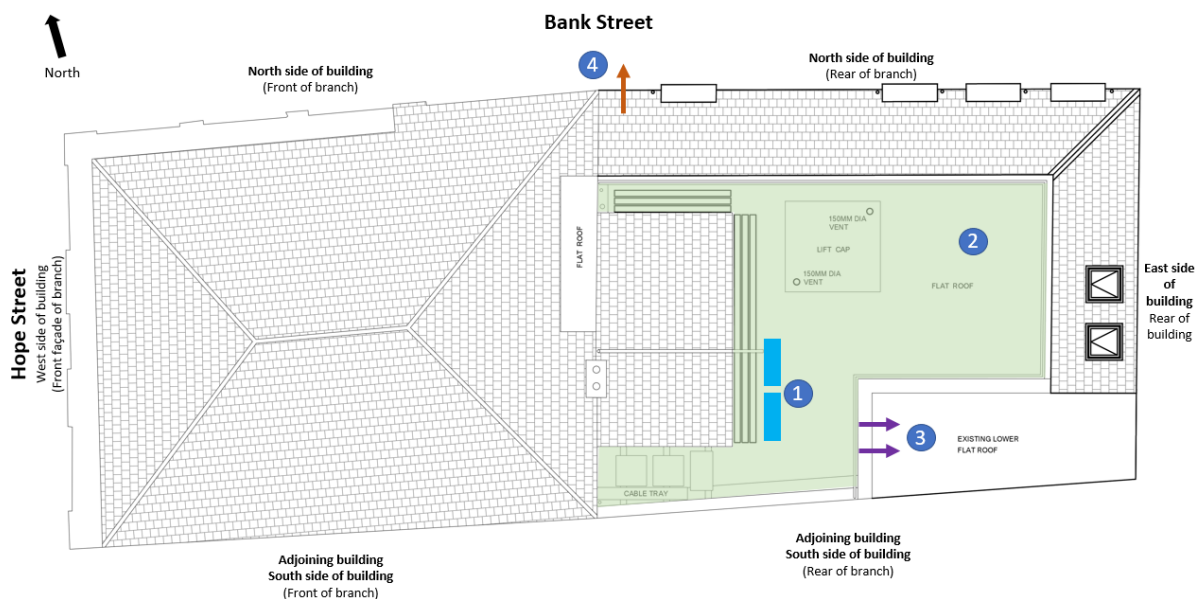
This statement has been prepared in order to support an application for the refurbishment of the roof and upgrade of the HVAC (Heating Ventilation & air conditioning) for Halifax Bank, 55 Hope Street, Wrexham. The Halifax bank is a Grade II listed building and is situated within the Wrexham Town Centre and the Wrexham Conservation Area. Halifax is a banking chain in the United Kingdom and a division of Bank of Scotland, itself is wholly owned subsidiary of Lloyds Banking Group (LBG). The following statement explains the HVAC works and roof works on 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 and externally to the branch as listed below.



The intention externally is to:

1. (Item number 1) Proposal to Install 2no new air conditioning condensing units. The proposed condenser units shall be located adjacent to the existing condenser installations on the second-floor flat roof area to the rear of the building. (Please see separate M&E drawings for more information)

2. (Item number 2) Proposal to replace the existing second floor flat roof area to the rear of the branch. The existing roof has deteriorated over the years (Please see separate document for report and specification).
3. (Item number 3) Proposal to replace the existing external louvers from the existing plant room to the second-floor rear of the building, apertures to be opened slightly to support the new louvers.
4. (Item number 4) Instillation of a new duct mounted extract fan to in the cleaner's cupboard to the external wall of the building at high level on Bank Street.

The intention internally is to:

Ground floor

- Strip out existing overhead door air curtain and replace with new.
- Strip out all existing radiators and associated pipework (Radiators are not of historic interest).
- Installation of new panel heaters throughout the branch as required.
- Remove suspended ceilings to the rear of the branch meeting rooms and waiting area.
- Strip out existing mechanical services, some existing Air conditioning units to be retained.
- Installation of new primary & secondary ductwork and grills.
- Areas that are affected by the ceiling strip out are to be redecorated to match the existing finish already in the branch.
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

First Floor

- Strip out existing end of life water heaters and Installation of new water heaters.
- Instillation of new water heaters.
- Strip out existing gas boiler plant, flue, pumps, and pipework.
- Strip out all existing radiators and associated pipework. pipework (Radiators are not of historic interest).
- Strip out existing incoming gas, meter, and meter housing.
- New extract fan in cleaner's cupboard to the external North rear side of the building.
- Strip out existing heat recovery unit in plant room.
- Install a mechanical ventilation heat recovery unit within the plant room.
- Installation of new dedicated mechanical DB (Distribution board) and submain.
- Installation of new primary & secondary ductwork and grills.
- Installation of new fire alarm interface for the HVAC (Heating Ventilation and Cooling) panel.
- Areas that are affected by the ceiling strip out are to be redecorated to match the existing finish already in the branch.
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

Second floor

- Strip out existing wall mounted AC unit in the comms room and replace with new.
- Strip out all existing radiators and associated pipework. pipework (Radiators are not of historic interest).
- Installation of new panel heaters.
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

Third Floor

- Installation of new water heaters.
- Strip out existing extract fans and replace with new in the same position.
- Strip out all existing radiators and associated pipework. pipework (Radiators are not of historic interest).
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

Basement Floor

- Strip out existing end of life water heaters and Installation of new water heaters.
- Strip out all existing radiators and associated pipework. pipework (Radiators are not of historic interest).
- Strip out existing duct, supply, and extract grilles to be removed from interview room, toilets, and storeroom.
- Installation of new dedicated mechanical DB (Distribution board) and submain.
- Areas that are affected by the ceiling strip out are to be redecorated to match the existing finish already in the branch.
- Localised making good and decorations to the secure admin and cash delivery lobby.
- Floor protection to all areas.

Relating to all floors

- Installation of surge protection.
- New containment within the property.
- Strip out of electrical services.
- New power supplies for Air conditioning.
- Installation of fire dampers to be installed at penetration points between floors and ceilings.

C. How the proposed works relate to the existing building

Works to the banking hall meeting room area are restricted to the public space immediately within the branch. The existing grid ceilings are to be removed and reinstalled following the new HVAC system, which are themselves modern. Decorations to the meeting room area and waiting area are to match existing as listed out above.

The original building fabric will be altered for new duct work penetrations between floors as well as the proposed new louvers in the existing position and the new extract duct fan to the external walls. All existing original 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 condenser units shall be located on the flat roof area to the rear of the branch on the East side of the building, access to this area shall be authorised to maintenance professionals only, 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 it will be similar to the existing. The reinstated ceilings will be constructed to the same height as the existing and any fixings will be carried out in a similar way to the existing. The existing ceiling to the banking hall area will be retained and remain unaffected by the proposals. Any removed elements will be made good to match existing finishes as listed above. 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 affects the street scene as the proposed AC condensers are to the rear of the branch on the East side, see image above.

K. Sustainability of the proposal and energy efficiency

The proposal is to provide a new HVAC (Heating Ventilation & Air conditioning) system to the branch which in turn will provide better energy efficiencies and prolong the life of the building. The new condenser units are manufactured to the latest regulations ensuring it is energy efficient and current environmental sustainability standards are met.

The roof proposal is to provide new roofing to the flat roof area to the rear of the building on the East side, this proposal is due to the existing roof deteriorating as the waterproofing has split in numerous places exposing the underlying substrate. The proposed roof will achieve a U value of 0.18. reducing heat loss and improving the building efficiency.

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

The proposals do not affect the existing storage of waste.