

Design and Access Statement

Development by Barclays PLC

Wrexham Hope Street Barclays: Proposed Retrofit Works

51 Hope Street

Wrexham

LL11 1BC

Project no:8396.23 **/Reviewed by:**GC **/Date:**May 20 **/Revision:** _ **/Revision Date:**_

1.0 Introduction

This design and access statement has been prepared by Bowman Riley Architects Limited on behalf of Barclays and is in support of full planning application for the proposed works listed below at the existing branch located on Hope Street.

- Installation of new window display posters internally front elevation facing the street.

The proposed use of the buildings to which this application relates in terms of access and use has been previously established by the existing open A2 use of the site. The purpose of this design and access statement is to outline the proposal and illustrate how the proposed works will integrate and facilitate the use of the existing building. This statement should be read in conjunction with Bowman Riley Architects Limited planning application drawings and other relevant information which has been submitted in support of the planning application.

2.0 Assessment

Physical Context

The site is located on Hope Street. The land has previously been developed for use as a bank. Car parking for customers is as existing on street and local parking facilities.

There are other business establishments and residential properties local to the site.

Social Context

Within the social context of the site, existing residential properties and other business establishments are located locally and within short walking distance. It is considered that in the existing context as a bank the proposed development would have no adverse effect on the occupants of these properties.

Economic Context

The economic benefits of the development are established by its current use.

3.0 Design

Use

The proposed installation of the posters is to provide convenience and information to all users of the facility

Size/Area

As this application relates to proposed installation of posters located internally facing out to front elevation no additional internal areas will be created.

Layout and Scale

The plan scale of the works is dictated by the use and how it will connect to and facilitate the use of the existing building. It also seeks to ensure the design works with the immediate physical environment of the existing building.

Appearance

The new posters will be internally located facing outwards and based on the overall scale of the building they will have minimal visual impact on site.

4.0 Transport

It is considered the works to which this application relates to, will have no impact on the existing transport arrangements on the site.

5.0 Security

Security is as existing and remains unaffected.

6.0 Inclusive Access

Not applicable to this application

7.0 Landscaping Details

The hard landscaping is set by the current use as a retail store.

8.0 Statement of Community Involvement

This planning application on behalf of Barclays, is for proposed works listed above at the existing branch located on Hope Street.

This application will benefit the operational flow of the current bank.

The development will play a role in supporting a strong and vibrant community. This will be achieved by improving the operational context of the site.