Design & Access Statement

2 Callaghan Square
Cardiff
CF10 5BT
t: 02920 342688
www.db3group.com

Barclays UK Bank Wrexham,
51 Hope Street, Wrexham, LL11 1BE.

12/03/2026

Project No: 18885
Revision : First issue



Existing Front Elevation Image

Description / Scope of Works

The Barclays Bank in Wrexham is to undergo alterations to its ventilation installation.
This planning application is to support those variations.

The bank occupies the Ground, First, Second & Third floors with a below ground basement.
The flat roofing over the part first floor currently houses 9no. condensing units, 3no. VRV units, an air handling unit and 3No. condensing units are wall mounted to the second-floor external wall.

The proposal is to remove all existing HVAC plant as it is at end of life stage and un-serviceable.

The removal works include the strip out of all plant & associated equipment, notably the removal of the wall and roof mounted condensing units, and the removal of the VRV / AHU units from the flat roof area.

The planning application proposal is to install new AC condenser / VRV units to serve the required AC to the whole premise and a new AHU unit. The units will sit on 'Bigfoot' frames comprising metal support framing and rubber (non-penetrative) feet.

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The accompanying NIA concludes the noise outputs will fall below LPA and Building Regulation requirements. Ductwork attenuation is a feature in accordance with the M&E design proposals, but no additional attenuation (such as acoustic enclosure or screening) is required or proposed.

Context

The bank premise is not a listed building; however, it is sited within the Wrexham Town Centre Conservation Area and has character that this proposal seeks to maintain.
The part of the premise in which the plant is proposed is of modern construction.
By replacing the plant in a like-for-like manner, the works are intended to be as low impact as possible on the existing building and therefore equally low impact on the surrounding area.
The works as described will in no way impact the character of this building or affect the presentation of the building onto the high street – and therefore will not further affect the character of the surrounding area.
In this respect the works are considered de-minimis and will not detract from the rest of the high street in any way.

Access

The premise is level accessible to the ground floor.

Impact Statement

The works to replace the existing mechanical ventilation will present a significant improvement to the surrounding area due to the net reduction in plant.

The proposed location to the rear faces onto a memorial park and neighbouring properties. As stated within the supporting acoustic report, a dedicated enclosure or screening is not required.

With the roof top improvements and the intention to duct via existing openings in the least intrusive way, we consider these works will overall improve the banks setting to have no detrimental impact on the surrounding area.

Photo Record




2no. Aerial Images courtesy of Google Maps

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The existing plant is located to the flat roof area over the building's First Floor and may be accessed via the building's Second-Floor level.

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