

Job Name: Halifax Bank
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Job number: 50961702
Reference: HFX - Commercial Way, Woking
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Revision: A

1.0 Introduction

- 1.1 The following Design and Access Statement accompanies the full planning application for the works at Halifax Bank, 22-24 Commercial Way, Woking, GU21 6HQ.
- 1.2 Lloyds Banking Group currently occupy retail units No. 22-24 from the ground floor with banking hall and meeting rooms, first floor with meeting rooms, offices, and staff facilities and second floor with Storage rooms.
- 1.3 Minor works to the rear external elevation, to include removal and relocation of existing 3 No. AC units from first floor flat roof to ground floor courtyard. Works to include relocation of existing units and provide new stepped gantry access deck with appropriate handrail at ground floor level.
- 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 Relocation and installation of 2no. existing Wall mounted External Condenser units (DAIKIN REYQ8-48PY1B, 1680*930*765mm) and 1no. existing Floor Mounted external heat recovery unit (PURY-EP350YNW-A 950*943*330mm) from 1st floor flat roof to rear courtyard of bank demise.
- 2.2 Existing non-functioning wall mounted ac unit & associated pipework, cabling to be removed.
- 2.3 Provide new stepped access support deck with handrail at ground floor level courtyard.

3.0 Use

- 3.1 The existing building is used as a Halifax branch as part of the Lloyds Banking Group which covers Units No. 22-24.

4.0 Appearance

- 4.1 There will be a minor change to the existing rear elevation due to the works which include relocation of 3 No. of AC units. New stepped access deck proposed to provide support and access to relocated units with handrail for fall protection. Changes indicated on supported planning elevation drawings show that these units will now be tucked away from view within the courtyard rather than prominently at first-floor level.

5.0 Layout

- 5.1 The bank is located within units 22-24 Commercial Way 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 relocation of existing AC units therefor 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 Sandy Brown, Acoustic Consultant, to determine the existing sound levels in the area of the Halifax Bank, 22/24 Commercial Way, Woking GU21 6HQ. The survey was carried out over the weekend 01/12/2023 – 05/12/2023. On receipt of the findings of the survey, the formal report will be issued directly to Woking 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.