

Job Name: Halifax Bank  
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Job number: 50961702  
Reference: HFX - Commercial Way, Woking  
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## 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 new installation of 4No. AC units replacing the previously approved 3No. of relocated AC units under planning application (PLAN/2023/1016).
- 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 Existing non-functioning wall mounted ac unit & associated pipework, cabling to be removed.
- 2.2 Installation of 4No external condenser units, two units are mounted on a metal mesh floor, and two units are wall mounted at higher level, specification indicated below.
- 1 x Mitsubishi MXZ-EF72VF3-E1 - 840w \* 330d \* 710h (Floor Mounted)
  - 1 x Mitsubishi PUZ-ZM35VKA2 - 1050w \* 370d \* 1338h (Floor Mounted)
  - 1 x Mitsubishi PUZ-M200YKA2 - 809w \* 300d \* 600h (Wall Mounted)
  - 1 x Mitsubishi SUZ-M71VAR1. - 840 \* 330d \* 880h (Wall Mounted)
- 2.3 Previously approved relocation of 3No. external condenser units to be removed. During the strip down process of the relocated units these were deemed unserviceable and not fit purpose.

## 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 the new installation of 4 No. of AC units. The previously approved stepped access deck (PLAN/2023/1016) will provide support and access to the new 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.

## **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 new installation of the 4no. 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 formal report will be issued directly to Woking Borough Council to support our application.

10.2 In summary the predicted cumulative noise levels from the installed condenser units at 1m from the façade of the worst affected window is LAeq 49 dB and comply with the noise egress criteria at the worst affected window. On this basis, no additional attenuation is required’.

## **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.