

MCLENNAN

ARCHITECTURE & INTERIORS

Design & Access Statement

Lloyds - Horsham

1 West Street,

West, Sussex

RH12 1PA



Design and Access Statement

Lloyds – 1 West Street, West Sussex, RH12 1PA

Introduction

This statement has been prepared in order to support an application for the refurbishment of the 1 West Street, West Sussex, RH12 1PA. The building is not Listed and is situated within a Conservation Area. The proposed work in this four-storey property is for a comprehensive refurbishment of the building, including replacement of multiple flat roof areas, cleaning and repair of the existing roof, removal of the existing condenser unit and installation of a new one, replacement of render to two façades, and cleaning and stone repairs to the front and side elevations. In addition, replacement of external M&E equipment at the second floor and roof levels. The second-floor terrace door and the roof-level plant room door will both be replaced with new doors, and three existing cat ladders at roof level will be replaced with compliant new units.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.

1.Proposal Amount:

The building has been a Lloyds 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 external works proposed consist of the below:

External Façade:

- Replacement render to 2no facades.
- Cleaning and stone repairs to front and side elevation.

Second floor:

- Replacement of external M&E equipment
- Existing door access to terrace to be replaced with new metal door.

Roof Level:

- Replacement of external M&E equipment
- 3no cat ladders to be replaced with new.
- Existing plant room door to be replaced with new metal door.

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- New flat roof replacement to multiple areas
- Cleaning and repair work to existing roof.
- Existing condenser removed and replaced with new.

2. How the proposed works relate to the existing building

The original building fabric will be repaired and replaced on a like for like basis. All existing original features will not be affected by the proposed works.

The new roof covering is to be installed to ensure the longevity of the building.

3. 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.

4. 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.

5. Consideration given to accessibility to and between parts of the proposed works including disabled access

No change is proposed that will affect the existing access.

6. Relationship between the proposed works and public routes and impact if any

No change is proposed that affects public routes.

7. 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.

8. Materials proposed, their use, and maintenance where applicable

The existing roof material will be removed and replaced with a new roof covering which will ensure the longevity of the building and protect it from leaks that will damage the internal structure.

The replacement of the render to the two facades will be done on a like for like basis and a repair and cleaning of the stonework will be completed to match existing.

The existing timber doors on the second-floor terrace and the roof level plant room will be replaced with new metal doors.

There will be three cat ladders at the roof level that will be replaced with new compliant cat ladders to ensure the safety for any maintenance workers in the future.

9. Street impact

No change is proposed that affects the street scene.

10. Sustainability of the proposal and energy efficiency

The new M&E equipment will be more energy efficient for the bank.

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

No change is proposed that affects the existing storage of waste.