



Design Access Statement

Lloyds Bank

30 High Street, Emsworth, Havant.

Hampshire. PO10 7AR





DESIGN AND ACCESS STATEMENT

Lloyds Bank, 30 High Street, Emsworth, Havant, Hampshire. PO10 7AR

Introduction

This statement has been prepared in support of an application for the reconfiguring of the Lloyds Bank High Street Emsworth in order to accommodate first floor amenities onto the ground floor only. The building is grade II listed and is within Emsworth Conservation Area.

This three storey property is currently occupied by Lloyds Bank on the ground and first floor and has been so for many years, serving the local community for the duration of this time. This building is in a prominent central location alongside other local businesses. The following statement explains the design principles and concepts within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Article 2 & 3:

Proposal Amount

The intention is to:

- Reconfigure ground floor, in order to accommodate first floor rooms and amenities. Release the first floor to current landlord for lease to others.
- Relocate existing ATM to adjacent window and infill vacant opening to match existing wall.
- Redecorate and clean front façade with finishes to match existing

2. Layout

Currently the first floor is an under used space, principally set out for storage and staff amenities all of which could be accommodated on the ground floor. To this end our proposal includes providing a staffroom and DDA compliant WC on the ground floor. None of the customer accessible spaces are affected by our proposal as all work is to be back of house.

Administration will be confined in one area rather than two, proposals to move the ATM will help achieve this. Secure partitions will be erected to block access to and from the first floor as part of our intent to release the first floor back to the landlord.

Access: Access to the property will remain unaffected by the proposals and will therefore continue to be via the main entrance. Access to the first floor property will be negotiated by the Landlords application

Character: Although we propose changes to the front façade and internal layout we intended to respect the property and conserve the overall appearance of the building within its designated Area of Conservation. All finishes to new partitions and redecoration will be to match existing.

This is an existing building on a street with passing vehicular traffic and direct parking at the front. For movement to, from and within the development -there is no change and the proposals will not affect any local means of travel.

3. Scale:

The demise will be retained as existing on the ground floor and lost completely across the first floor of the property. The first floor will be left to the landlord to decide its future use.

There is no change to the environmental design to affect natural surveillance for community safety. There is full visibility into the branch as the front glazing will remain unobstructed as existing.

Whilst protection and enhancement of the natural and built environment of the Emsworth area would be considered a priority; there is a need to look after and enhance the existing built environment to retain its character.

4. Landscaping

The proposals do not entail any new external works, either hard or soft landscaping.

5. Appearance

The proposal seeks to enhance the overall appearance of the branch by cleaning and redecorating the front elevation, the moving of the ATM will still provide the same service that the bank has previously provided and will appear as it did previously all be it in a slightly different position. The internal layout changes will have no bearing on the customers encounter with the bank and for the staff will create an efficient use of the banks space.

The overall appearance will not detract from the street elevation seen from the High Street.

Character: The proposals are intended to respect and preserve the character of the property and to conserve the elements of this historic asset within its designated Area of Conservation.

With regard to environmental sustainability, there is no drastic change of materials to the external fabric or biodiversity change from the proposed works to cause effect or change to the environment.

Impact/Evaluation

The impact of the proposed works would not affect the commercial or social environment as there is no drastic change to the façade or layout, in order to create an efficient use of space. The proposals are intended to respect and preserve the overall street scene.

There is therefore no adverse effect to the natural, built or historic environment.

Relevant Additional Photo Examples

