



Design & Access Statement

Lloyds TSB Bank

272 London Road

Waterlooville

50332800-DOC-006



DESIGN AND ACCESS STATEMENT

Lloyds TSB Bank 272 London Road

Introduction

This statement has been prepared to support the above application. 272 London Road is situated in the centre of the pedestrianised retail area of the London Road, near the junction with Stakes Hill Road.

It is not within a Conservation Area nor is it a listed building. There have been previous adaptations to the existing facade.



1. Access

The bank occupies all floors of the property. This building has been a Lloyds bank for many years, serving the local community for the duration of this time. This application relates to external works and does not propose to change to the existing access.

2. Character (including amount, layout, scale, appearance and landscaping)

Sustaining or enhancing local character:

The proposals are intended to respect and preserve any existing features of the property and retain much of the existing facade. The proposals will provide a communication to the customers without affecting the character or condition.

The building is in a prominent location. The intention is to remove the glazing to the right hand front window, which is currently above the existing ATM machines and replace with clear glass. Visibility will not be affected as customers cannot see into or out of the branch as it is a high window and due to security measures would usually have the vertical blinds closed.

There are already window poster frames in place and the proposals are to replace and move positions. The advertising poster frames are intended to be placed set back from the window inside the banking hall. There is already a poster applied directly behind the windows on the left hand side.

There is no change to the relationship between public & private space, development or design.

3. Community Safety

In ensuring attractive safe public space:

The intention is to:

Add ATM collars to replacement ATMs

New replacement window posters

Security through natural surveillance:

There is no change to the environmental design to affect natural surveillance. This allows some additional visibility into the branch.

Whilst protection and enhancement of the natural and built environment are often considered a high priority there is a need to look after and enhance the existing built. However, there is no change that would affect the immediate environment.

4. Environmental Sustainability (with particular reference to Tech Advice Note 22 – Sustainable Buildings for new dwellings / major development)

Ensuring efficient use & protection of natural resources. There is no change to the types of facade materials to the exterior.

Enhancing biodiversity - There is no environmental change from the proposed works to cause effect or change to the environment.

Designing for change: Understanding why change is sometimes embraced and sometimes resisted is critical to successfully introducing new designs - there is no change to the design to create any resistance.

The proposals do not entail any new external works other than the new clear glazing and Acrylic ATM surrounds.

The proposals aim to retain all the remainder of the existing facade.

5. Movement to, from and within the development.

Promoting sustainable means of travel: There is no change or effect on local means of travel.

Impact/Evaluation

The impact of the proposed works would not affect the commercial or social environment as there is no change to the Design or Access. The layout of the building and access into it is unaffected, therefore no impact on the area.

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

Relevant Photo Examples

