



Design & Access Statement

Barclays - Neath

9 The Parade, Neath,

West Glamorgan

SA11 1RE



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Introduction

This statement has been prepared in order to support an application for repairing roofs and windows of Barclays Bank, 9 The Parade, Neath, West Glamorgan. The building is Grade II Listed and is situated within a Conservation Area. The proposed work in this three storey property is for repairing existing roofs and all existing windows of the building; and some internally repairment.

Proposal Amount:

The building has been a Barclays 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 intention externally is to:

1. Address slipped & damaged slate tiles to 2nd Floor Pitched Roof(inc Turrets) above Staff Room, Lift Motor Room & Store areas
2. Address slipped & damaged slate tiles to 2nd Floor Pitched Roof(inc Turrets) above Staff Room, Lift Motor Room & Store areas
3. Replace guttering to lower section of 2nd Floor Pitched Roof
4. Overlay covering to Flat Roof area above 2nd Floor above Toilets
5. Replace Flat Roof coverings to Ground Floor area above Strong Room, Cash Office, Counters & FoH areas
6. Replace Fascia & Guttering to Ground Floor Flat Roof area
7. Address areas of damaged/blown render around the Strong Room building structure
8. Address slipped & damaged slate tiles to 1st Floor Pitched Roof area above 1-2-1, Confi waste & Store areas
9. Overlay covering to Flat Roof(small section) above 1st Floor adjacent to Lobby area
10. Address damaged Stonework to Front Elevation inc Balustrades at Roof level
11. Carryout Doff clean of all Stonework to Front & Side Elevations
12. Address damaged Stonework to the Side Elevation
13. Remove & replace all Bird deterrent systems to Front & Side Elevations
14. Install New Bird deterrent systems to Rear Elevation
15. Make good, prepare & decorate Front Elevation timber windows – replace damaged glazing to 2no. Windows inc sill replacement 1no. Grd Floor window
16. Make good, prepare & decorate all timber windows to the Rear & Side Elevations – full replacement required to 1no. Window & sill replacement required to 1no. Grd Floor window
17. Remove edge protection to rear Grd Floor Flat Roof areas – replace with new due to non H&S compliancy of existing, altering layouts to suit relevant requirements
18. Address steps/staircase to rear Grd Floor Flat Roof area due to non H&S compliancy
19. Address isolated areas of blown render to the rear façade

20. Remove all HVAC Plant to rear Ground Floor roof to facilitate roof replacement works – re-instate existing HVAC Plant upon completion & re-commission systems
21. Install scaffolding upto & including Roof level(above 2nd Floor), to facilitate project works

The intention internally is to:

1. Replace all internal water damaged ceiling tiles
2. Address several areas internally where water has damaged walls & MF ceilings
3. Address coping stones to rear garden retaining wall
4. Install new FE escape walkway(path) across rear “garden” area – linking FE staircase with pathway(due to un-even levels & soil situation)

2. Layout:

Access: Access to the property will remain unaffected by the proposals and will therefore; continue to be via the main entrance, as used currently.

Character: The proposals are intended to respect and preserve the layout of the property and conserve the overall appearance of the building within its designated Area of Conservation.

This is an existing building on The Parade, with restricted on street parking outside. For movement to, from and within the development - there is no change and the proposals will not impact on the means of travel.

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

3. Scale:

As this is primarily a repairing roofs and windows only, the demise will be retained as existing on all floors, the demise will be retained as existing on all floors.

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 and in part improved, as existing.

Whilst protection and enhancement of the natural and built environment of the Conservation Area would be considered a priority; there is a need to care for and enhance the existing built environment to preserve its character.

4. Landscaping

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

5. Appearance

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

Impact and Evaluation

The impact of the proposed works would not affect the commercial or social environment, as there is no drastic change to the existing building. The repairing work is not affecting the historic listed structure but be similar to the existing, proposed partitions will be constructed to the same height as the existing and any fixings will be carried out in a similar way to the existing. Any removed elements will be made good to match existing or redecorated in line with the existing finishes. There is therefore no adverse effect to the natural, built or historic environment.