

Design and Access Statement

Barclays - Neath

9 The Parade,

Neath,

West Glamorgan

SA11 1RE



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Introduction

This statement has been prepared to support an application for the decommission Barclays Bank, 9 The Parade Neath. The building is Grade II Listed and is situated within a Conservation Area.

Externally, the proposed work in this three-storey property is as follows; Existing external signage to be removed and made good; existing night safe to be removed and aperture to be infilled to match existing ; removal of existing ATMs and aperture to be infilled to match existing; removal of existing CCTV camera: removal of existing Barclays name and make good; existing letter box to be sealed internally; removal of existing ADT alarm box ; removal of existing Barclays nameplate.

Internally the proposed work is as follows; existing Barclays fittings to be removed; existing cashiers counters to be removed from the ground floor; existing loose furniture removed from all floors.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (Wales) Order 2012 Article 5.

1.Proposal Amount:

The building has been a Barclays Bank for several 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:

Front elevation:

- Existing branch nameplate to be removed and made good.
- Existing night safe to be removed and existing aperture to be infilled with stonework to match existing.
- Existing heritage projecting sign to be removed and made good.
- Existing heritage signage to be removed and made good.
- Existing ATM to be removed and existing aperture to be infilled with stonework to match existing.
- Existing ADT alarm box to be removed and made good.
- Existing redundant letter box to be sealed internally.
- Existing ATM to be removed. Section of existing aperture to be infilled with stonework to match existing. Existing windows to be re-instated to match existing.
- Existing CCTV camera to be removed and made good.

- All posters and vinyl's to be removed.

The intention internally is to:

- Existing Barclays fittings to be removed from all floors.
- Existing cashier's counters to be removed from the ground floor.
- Existing loose furniture removed from all floors.

2. How the proposed works relate to the existing building

Works to the banking hall are restricted to the public space immediately within the branch. The existing fixtures, counters, which are to be removed are themselves modern.

The original building fabric will not be altered, removed, or concealed. All existing original features will not be affected by the proposed works.

The proposed works are intended to return the building to pre-Barclays occupation as much as it is possible preserving the listed building status.

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 to preserve the existing situation.

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

The existing night safe will be removed and the existing aperture will be infilled with stonework to match the existing.

The existing ATM will be removed and the existing aperture will be infilled with stonework to match the existing.

Existing ATM to be removed. Section of existing aperture to be infilled with stonework to match existing. Existing windows to be re-instated to match existing.

All works are intended to involve the minimum intervention and to be reversible in the future, allowing the building to evolve and maintain the possibility of new uses or layouts within the context of its listed status.

9. Street impact

No change is proposed that affects the street scene.

10. Sustainability of the proposal and energy efficiency

No changes are proposed for the existing ventilation system.

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.