Design Access Statement



Project: **Internal Door Replacement/Repairs**

Address: : **Lloyds Bank Spalding, Hall Place, Spalding PE11 1SF**

Job Number

Date: February 2026

Revision:

1.0 Introduction

1.0 This Design Access Statement has been prepared as part of the Planning Submission for the certain doors to be replaced with new and some to be repaired upgraded with new ironmongery

1.1 The purpose of this Statement is to set out how the agent on behalf of the applicant has taken into account relevant design information, to meet the requirements policies and guidance of article 4c of the Town and Country Planning (General Development Procedure) Order 1995

2.0 Use

2.0 Currently used as bank premises for Lloyds branch part of the Lloyds Banking Group , the construction of the building is solid stone masonry with stone sills/ and stone window apertures. The building is used for banking purposes on all floors. The ground is the main banking floor with retail customer interface, Meeting Rooms, storage, and staff facilities , Admin offices on the remainder of the upper floors

3.0 Layout

3.0 Two storey building located on the corner Red Lion Street and Hall Place within Spalding town centre. Comprising sash timber windows within a stone frame. The combination of a flat and tile pitch roof provides the building, its unique character. Main entrance leading to the ground floor banking hall from a corner splay from 2 steps. The upper floors comprise of meeting rooms, storage, admin offices and toilets.

4.0 Historical & Architectural Significance

4.0 Grade 2 Listed Building,

2. Mid-late C19. 2 storeys in red brick with ashlar dressings and slate roof, rounded to corner, with red ridge tile and ornametal chimney stacks. Carved ashlar cornice of modified anthemion pattern. Windows are 3-2 and 1 to corner and 4 to Red Lion Street elevation. All with rectangular dripmoulds, with flat arches and mask terminals to ground floor and segmental arches and foliated terminals to 1st floor. Doorway to west on ground floor has similar dripmould. 1st floor windows have ashlar aprons and string between storeys. Ground floor has band at cills and ashlar plinth. Main doorway to corner has elaborately carved pointed ashlar gable, terminating in a carved poppy-head finial. Carved spandrels and round- arched door way No.15 and the Red Lion Hotel from a group

Listing NGR: TF2474622682

5.0 Description of Works

5.0 Primary concern is the condition of some of the internal doors on the ground and first floor . The issue on the doors includes inadequate ironmongery, previous damage, and compliance upgrade via fire door specification. This is required to improve any security issues, Heath & Safety issues, repairs to damage doors. Finishes to doors will ensue adequate repair where required This ensures security and prolonged protection to doors throughout the building. Door replacements to comply with Fire Regulations are necessary with damaged /out dated ironmongery replaced and new current standard fire doors installed. Finishes and decorations to the timber doors will not only enhance the appearance but will improve the internal fabric of the building. Decorations and finish

including ironmongery details are included in the application

6.0 Access

6.0 Relevant access will be unchanged although; primary objective is to ensure all remedial work is undertaken within the security guidelines of the bank with fire exits kept cleared at all times. A strong possibility that works will be done out of hours

6.1 The bank will remain open for access for its customers, the works will have little impact on the function of the building.

7.0 Summary

7.0 Purpose of this Statement is to provide a statement and an account to clarify the proposed works internally to the doors on the relevant floors. The works will retain, the integrity, design and door improve the future appearance, prevent any Health/Safety issues in the near future.