



Project: **External Handrail To Entrance Steps**

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

Job number

Date: October 2025

Revision:

Introduction

- 1.0 This 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 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 ornamental 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 drip moulds, 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 drip mould. 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 entrance into the building through the door dots. This corner entrance is causing an issue for all customers especially the elderly due to the two steps within the difference of the ground level. No handrail assistance is available and is causing a trip hazard. The low level steps and the column structure do not provide and support into the building, and is proving difficult to obtain any firm stable support. Therefore, the proposal is to provide two ornate handrails bolted into the steps each side with a cranked detail. This would provide ease of access and prevent any trip hazards

Access

- 6.0 Relevant access will be unchanged although; primary objective is to ensure all work is undertaken within the security guidelines of the bank with 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 Design Access Statement is to provide a statement and an account to clarify the proposed works to the entrance steps creating ease of access and exit for all its customers. The works will retain, the integrity, design and ornate handrail will improve the future appearance, prevent any Health/Safety issues in the near future.