



# RIDGE

**DESIGN & ACCESS STATEMENT**

**BANKING HUB  
UNIT 1, THE CHAUNTRY CENTRE,  
HAVERHILL  
INTEGRAL (UK) LIMITED**



**INTEGRAL**

## **DESIGN & ACCESS STATEMENT**

### **BANKING HUB**

**UNIT 1, THE CHAUNTRY CENTRE, HIGH STREET, HAVERHILL, CB9 8AA  
INTEGRAL (UK) LIMITED**

#### **Prepared for**

Integral (UK) Limited  
730 Waterside  
Aztec West  
Almondsbury  
Bristol  
BS32 4UE

#### **Prepared by**

Ridge and Partners LLP  
Tower Wharf  
Cheese Lane  
Bristol  
BS2 OJJ

Tel: 0117 244 2500

#### **Contact**

Tom Bell  
Architect  
tombell@ridge.co.uk  
07920 197059

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Justification: Why are works necessary

# DESIGN & ACCESS STATEMENT

## 1.1. Introduction

This Design & Access Statement has been prepared by Ridge & Partners LLP on behalf of Cash Access UK Limited. The purpose of this document is to provide a description and justification of the proposed works to support the Full Planning Application for 1, The Chantry Centre, Haverhill and proposed signage associated with the 'Banking Hub' as new tenants to the property. This document provides details of the Application.

## 1.2. Application Details

**Applicant's name:** Cash Access UK Limited  
**Applicant's address:** 27 Old Gloucester Street, London, WC1N 3AX  
**Date:** 23/07/2024  
**Site address:** 1, The Chantry Centre, High Street, Haverhill, CB9 8AA

**Application reference number if known:**

### About Cash Access UK Limited:

Cash Access UK Limited is a not-for-profit company set up by a number of UK banks and building societies to enable consumers and small businesses to access cash, deposit and basic banking services where they are needed across the UK. The company will facilitate the provision of a range of services including shared banking spaces on local high streets.

**Details of the proposal:** Installation of Banking Hubs signage including an externally illuminated fascia with individual lettering, an illuminated heritage projecting sign and associated marketing posters and signs.  
Proposed 1no MVHR unit on the rear flat roof, and 1no AC Condenser to replace 2no Existing Condensers.

## 1.3. Heritage Assets

**Is the application site located within a Conservation Area?** No

**Which Conservation area is the application located within?** N/A

**Is any part of the application site a listed building or listed garden?** N/A

**Is the application site within 15 m of a listed building or listed garden?** N/A

## 1.4. Significance of the property concerned

The property consists of one building, Unit 1, The Chantry Centre which is situated on High Street, Haverhill.

### 1.1.1. 1, The Chantry Centre, High Street

*Information sourced from JLL Building Survey Report March 2024:*

'The subject property comprises a purpose built late 1980's/early 1990's retail unit arranged over ground and first floor. The building is of reinforced concrete framed construction with cavity brickwork walls to the external elevations and blockwork to the party walls.

The main entrance consists of a double leaf single glazed door, with a single glazed aluminium framed shop front. Fenestration, to the rear of the property, consists of single glazed timber windows. A secondary means of escape is provided to the rear of the property at first floor level. The property is weathered by a pitched roof with concrete plain tiles to the front section with a presumed built up felt covered flat roof to the rear.

The building is currently vacant with elements of the former tenants Clintons Cards' fit-out remaining including suspended ceilings and lighting, VRF Units, floor finishes and wall linings to the ground floor retail area. The first floor is stripped out although retains some limited partitioning as well as a male and female WC and basic kitchenette. The property is provided with comfort cooling to the ground floor and electric point of use water heaters to the WC and kitchenette.

The site is located within the main retail area of Haverhill town centre and a short walk from Haverhill bus station. Car parking is available from "pay and display" public car parks within walking distance from the property.'

Recent Planning History for 1, The Chantry Centre, High Street, Haverhill

| APPLICATION | STATUS                   | DECISION DATE | PROPOSAL  |
|-------------|--------------------------|---------------|---|
| PP-04042040 | Approved with Conditions | 18/05/2015    | Application for Advertisement Consent - (i) 1no internally illuminated fascia sign (ii) 1no internally illuminated hanging sign |

1.1.2. Previous Condition / Use

1, The Chantry Centre, High Street was built originally in the early 19<sup>th</sup> century. Recently, the building hosted a Clintons

1.1.3. Existing Condition / Use

The unit is currently vacant

1.1.4. Proposed Condition / Use

The ground floor is proposed to service as a community banking hub.

*Proposed external alterations:*

1. Installation of new illuminated heritage brand fascia above the entrance and heritage projecting sign along the North East facade.
2. 1no new MVHR unit on the rear flat roof
3. 1no new AC condenser unit on the rear flat roof to replace 2no existing condenser units

*Proposed internal alterations:*

4. Removal of internal ramp to be replaced with new Part B compliant ramp
5. Removal of existing electrical cupboard wall and door
6. Installation of new internal partition walls, ceilings, floor and wall finishes

1.1.5. Description of works

Internal Demolition

- Removal of internal ramp
- Removal of internal existing raised floor

Installation of External Signage

- This includes new illuminated heritage brand fascia, a projecting sign and manifestation to ground floor windows alongside a suspended illuminated Directory of Services and marketing posters.

Installation of new internal partition walls, ceilings, floor and wall finishes

- The ground floor retail area is provided with the specialist wall linings from the former tenant as well as a suspended ceiling and LED lighting. The floor is finished with carpet. however full internal redecoration of all walls, previously painted ceilings will be required to meet Cash Access UK standards.
- The internal finishes will be stripped out, and new proposed floor finishes, ceiling finishes and partition walls will be installed in place.



## Works to the interior of the Building

- The interior of the building is proposed to be retrofitted into a Banking Hub. This will include proposed new internal layout to meet Cash Access UK standards. Works to the decoration of the property will be required to match the branding of the proposed Banking Hub.

### 1.1.6. Context

33 High Street (figure 1) sits along an active public high street. To the East, adjacent to the building is 20 High St, which houses an Iceland Supermarket. To the West is 2 High Street, also adjacent to the property and is a vacant site. Opposite the site sits a number of retail and restaurants, including a YMCA charity shop, Gavins wok and grill restaurant, and a Barclays banks, and Boots.



*Figure 1* 1 The Chantry Centre features one active, public facing façade.



1.1.7. Existing and Proposed external elevations highlighting proposed Advertisements



*Figure 2 Existing Elevations on South Elevation*



*Figure 3 Proposed Elevation featuring Banking Hub Advertisement and Signage*

### 1.1.8. Existing AC Condensers

There are 2no existing AC condenser units (Figure 4) located on the flat roof to the rear of the property that are to be replaced with 1no AC condenser unit. Additionally, 1no MVHR unit will also be located on this rear flat roof.



*Figure 4 Existing 2no AC condenser units*

## 1.5. Access

Pedestrian access to buildings will be level in line with Part M of the Building Regulations. All internal works will ensure there will be wheelchair access throughout the building. These changes will improve access for all to the property, with little to no impact on the surrounding area.

## 1.6. Photo References

|          |   |
|----------|---|
| Figure 1 | Photo taken from JLL Building Survey (March 2024) |
| Figure 2 | Drawings produced by Ridge & Partners LLP         |
| Figure 3 | Drawings produced by Ridge & Partners LLP         |
| Figure 4 | Photo taken by Ridge & Partners LLP               |



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