

Design & Access Statement

2 Callaghan Square
Cardiff
CF10 5BT
t: 02920 342688
www.db3group.com

Barclays UK Bank Hitchin,
5 / 6 High Street. Hitchin, SG5 1BH

Project No: 18864
Revision: First Issue

28/01/2026



Existing Front Elevation Image

Description / Scope of Works

The Barclays Bank in Hitchin is to undergo alterations to its ventilation installation. This Planning & Listed Building application is to support those variations.

The bank occupies the Ground & First floors, with a below ground basement. The existing plant locations are as follows:

Ground floor : outside the existing staff kitchen within a large acoustic enclosure containing the ground floor VRV and Condenser Aircon units.

First Floor flat roof contains a small acoustic enclosure containing the first floor comms room AC unit plus an AHU (Air Handling Unit) and all associated intake and supply ductwork.

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The proposal is to remove all existing 3no. AC units (within GF & 1F Acoustic Enclosures), plus the AHU driver module – leaving all existing ductwork in situ.

The Planning & Listed application proposal is to retain the existing acoustic enclosures and replace the existing plant.

The following is to be installed:

Ground Floor (External) - New Mitsubishi Pury-P300 VRV unit & PUZ-M35 condenser unit to be installed within the existing enclosure.

First floor (Rear external flat roof) – 1no. New Daikin REYQ16U condenser unit within the existing small acoustic enclosure, plus the install of a Daikin VAM2000FC Heat recovery AHU driver module on a big foot frame, with ductwork connections into the existing supply & extract ductwork. This new VAM AHU unit will sit within a weather proof enclosure / cover.

Existing first floor flat roof lighting to be replaced with new IP bulkhead fitting (rated emergency function lighting).

For reference : The accompanying Noise Impact Assessment again concludes the new branch AC & AHU do not require further noise attenuation beyond that achieved with the existing acoustic enclosures.

Planned Works – Listed Building consent

These described works are specific to external plant alterations but are as a result of the internal refit works covered in LBC ref 25/03018/LBC.

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As the existing plant is to be replaced in its original location in a like for like basis, access will not be affected.

The upgrade of the new lighting (like for like) will improve access to the plant and flat roof areas going forward (first floor).

Listing Information (*Historic England*)

BARCLAYS BANK, 5 & 6 HIGH ST.

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347587

Date first listed: 17 June 1974

Statutory Address: 5 & 6 High Street

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Location

County : Hertfordshire
District: North Hertfordshire (District Authority)
National Grid Reference: TL 18389 29126

Details

1. 5255 HIGH STREET (West Side) Nos 5 & 6. TL 1829 SW 1/99 II GV

2. Mid C19 in Italianate style. Impressive stucco building with careful details. Modillion cornice to hipped Welsh slated roof. 3 storeys, quoins, vermiculated ground floor. 3 storeys, 2nd floor architrave surrounds, first floor eared architrave surrounds, pediments. Slightly recessed wings. 1 window on left, 2 storeys on right.

Nos 1 to 6 (consec) form a group with No 33 Market Place.

Listing NGR: TL1838929126

Heritage Impact Statement

The bank premise internally is of an entirely modern fit-out. There are no original features evident internally that could be affected by the refit scope of works.

All original features externally, the building's façade elements including windows are to remain and are unaffected by the rear elevation Plant replacement works.

In line with BUK ecology and sustainability directives, the plant replacements work seeks to re-use as much of the existing installation as possible, hence the acoustic enclosure and duct retention.

The AHU and 3 no AC units are end of life.

The new units proposed are more efficient than the units being replaced.

With this considered, we understand the works described will in no way impact the character of this listed building, or affect the presentation of the building onto the high street, or rear landscape.

In this respect the works are de-minimis in nature and will not impact the original listed structure in any way, or the presentation of the building.

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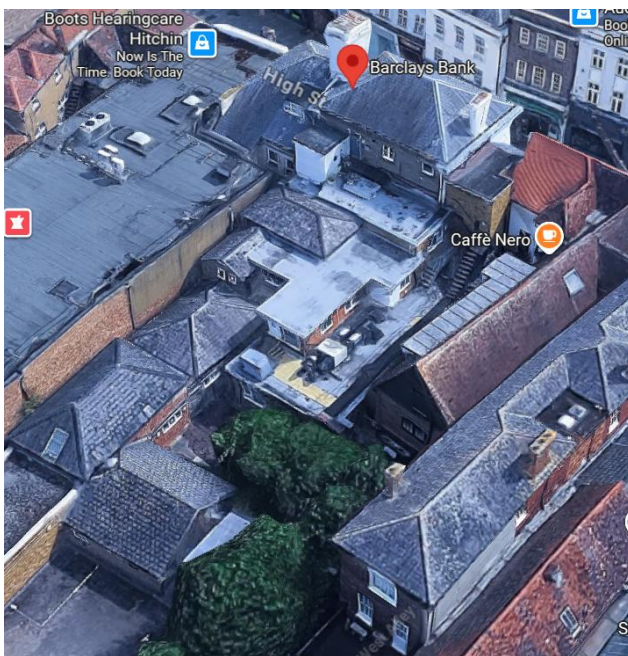
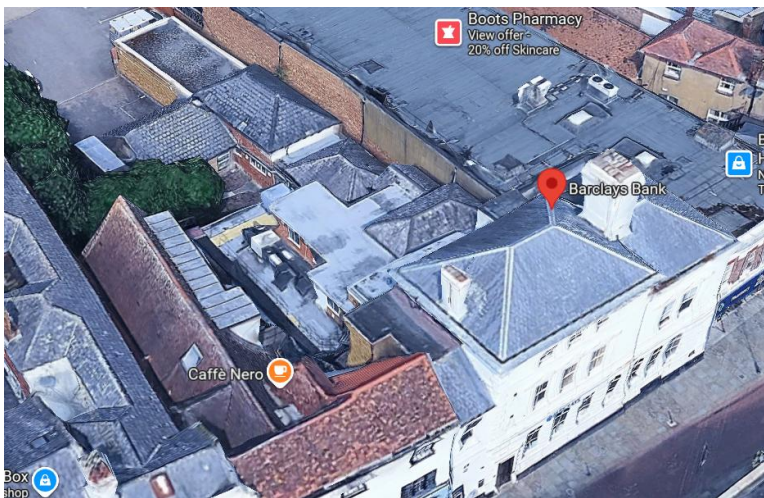
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Photo Record



2no. Aerial Images courtesy of Google Maps

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Rear Elevation

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The existing plant is located to the upper portion of flat roof over the building's Ground Floor and may be accessed directly via the First-Floor level of the building.

