

DESIGN, ACCESS &
HERITAGE STATEMENT

NatWest- Leek
24 Derby Street, Leek,
Staffordshire, ST13 5AF

PP-04241592/ PP-04225786

Date: 03rd June 2015

Author: LW

Version: 1.0

Design, Access & Heritage Statement
NatWest- Leek
24 Derby Street, Leek, ST13 5AF

Introduction

This statement has been prepared by S&W on behalf of The Royal Bank of Scotland (RBS), (the Applicant) and is submitted in support of an application for Listed Building Consent in relation to internal alterations and the replacement of 2no. external ATMs and associated building works, at the NatWest Leek Branch. Due to the nature of the external ATM replacement works proposed, Full Planning Permission is also sought in that respect.

NatWest banking group officially known as National Westminster Bank Plc is the largest retail and commercial bank in the UK. The group as it is known today was established by the merger of National Provincial Bank and Westminster Bank. In Ireland NatWest operates as Ulster Bank.

To this date the banking group has a tremendous retail and townscape presence in the UK with a network of approximately 1600 plus branches and 3400 cash machines (some in locations other than branches). The group also offers their customers 24hr Actionline telephone service alongside 24hr online banking facilities.

Presently NatWest Bank are undertaking an extensive rebranding programme throughout their entire branch and stand alone ATM vending networks; refurbishing both the interior and exterior of several sites. This is to improve and reinforce their presence on the high street, providing a quality aesthetic both externally and internally to the branches. The refurbishment aims to ensure customers have access to all features required within the rapidly changing sector.

Site

The site is number 24 Derby Street, Leek, the building is currently occupied by RBS. The site lies within the Leek Conservation area and is Grade II Listed. The building is located within the commercial centre of Leek, surrounded by a variety of other commercial and retail uses and several other banking branches.

Application

The proposed development comprises the alteration and adaption of the existing building as listed below:

1. Internal reconfiguration and refurbishment of the banking hall and ancillary areas (minimal works to ancillary areas) to reflect the applicants current corporate style and palette, and respond to the rapidly changing banking environment.
2. The replacement of 2no. exterior ATM modules to the front elevation onto Derby Street, with the replacement of 5no. glazed windows.

The purpose of the applications aims to prolong the use of the building with the context of changing Banking services and demand for the client's services. The client has identified the need to undertake the proposed works due to the growing demand for

Banking facilities at the site. Therefore, identifying the required works in order to meet this demand and ensure the continued existing use of the site. The proposals however have given due regard to the significance and prominence of the site, with regard to the selection of fixtures, fittings and design to minimise the impact upon both the internal and external fabrics of the site.

Heritage

The site is Grade II Listed, described by English Heritage as follows:

List entry Number: 1268590

Grade: II

Date first listed: 07-Jun-1972

UID: 461635

'Bank. Dated 1882. By William Larnier Sugden. Brick with stone dressings, pargeting and plain-tiled roof. EXTERIOR: 2 storeys, 4-window range. Ornate advanced gable over principal banking hall to right, with entrance in single-storeyed porch alongside. Rusticated piers to broken pedimented entrance, with lunette over the pediment, and cartouche inscribed 'Manchester and Liverpool District Banking Co. Ltd'. Enriched pilasters support segmental pediment above. Main gable has shallow segmental bow window to ground floor, the jettied upper storey having paired segmental oriels connected by balustraded balconette. Shaw-style windows with leaded glazing. Pargeting below and between the windows. Moulded bressumer to projecting gable apex, also enriched with pargeting incorporating painted shield of arms. 2-window range beyond, with lesser left-hand gable, articulated by moulded pilasters at jettied first storey. Mullioned windows of 3 and 4 lights to ground floor, mullioned and transomed windows with leaded upper panes above. Pargeting in apex of gable in right-hand return incorporating the date. Left-hand return has parallel wing forming 2 gables, each with pargeting in the apex. A third advanced gabled range beyond. Side entrance, possibly originally giving access to manager's accommodation. Massive end wall stacks, and a third in the angle of the advanced wing. Shallow segmental arch with tiled roof over giving access to rear, to left. INTERIOR: has marble and scagliola wall panelling to main banking hall, and much of the original enriched woodwork also survives. Frieze of William de Morgan tiles in porch.'

Use

The premises, are currently used as an existing NatWest branch, offering a range of personal and commercial financial and banking services (A2- Use class).

The proposals make provision for no change to the existing use.

Amount

The proposals make no change to the existing floor space.

Scale

The overall scale of the building will remain unchanged by the proposals.

Landscaping

No landscaping areas affected by the proposals.

Environment

There are no environmental considerations preventing the proposed development, in particular, the property is not located within a flood risk area.

Access

The current access arrangements regarding vehicles and the movement of pedestrians remain unaffected by the proposals.

Parking

There is current street parking provisions in place surrounding the site, these remain unchanged by the proposals.

Policy consulted

The National Planning Policy Framework-

- Section 2- Ensuring the vitality of Town Centres
- Section 12- Conserving and Enhancing the Historic Environment.

Staffordshire Moorlands Core Strategy (March 2014)

Particular attention to policies:

- DC2- The Historic Environment.
- SS5a- Leek Area Strategy.
- SO8- Spatial Objectives.
- SS1- Development Principles.
- DC1- Design Principles.

Leek Conservation Area Boundary Map (2013).

Appearance

Generally the proposals are of a minor nature, with an emphasis being placed on maintaining and enhancing the existing fabric and features of the building, in line with policy DC2 and Section 12 of the NPPF. The alterations mainly include the removal of 1no. partition wall and the installation of 4no. partition walls. The existing counter area that is to be removed incorporates a part-height later addition to the site, therefore ensuring the features that warrant the sites listing remain unharmed. Several existing detailed features, such as the oak paneling and ceiling and the Frieze of William de Morgan tiles in the porch will be restored and retained as part of the proposal. Mainly the

internal works are cosmetic and therefore, 'reversible' in nature, aiming to ensure minimal effect upon internal features.

The proposed main partition wall, where the self service area shall be positioned is proposed to be part-height, ensuring the ornate decorative ceiling remains untouched by the proposals. The building is in general good repair, however there are several dilapidations which the works aim to account for, such as the cleaning of the ornate oak woodwork to the interior, to fully appreciate and compliment its nature. Similarly, the colours chosen for the interior have been selected accordingly, to ensure they compliment the ornate interior and do not stand out as unduly prominent.

The proposed 'Welcome Wall', 'Gallery Wall' and 'Self Service' areas feature location based photography, this aims to instill a sense of place for customers and staff. These additions to the banking hall have been sensitively designed to ensure they are complimentary and sensitive in nature and design. It is hoped that these additions will add locality to the branch, enhancing the sites special nature through instilling pride in customers visiting the branch.

The overall appearance internally shall be enhanced by the works, aiming to ensure customers have access to vital features for modern day banking, whilst ensuring the heritage assets of the bank are enhanced and restored.

The proposals incorporate the replacement of 2no. external ATMs, and the associated building works. The replacement of the ATMs is necessary to ensure an up to date and efficient service for members of the public. From time to time, NatWest is required to upgrade its cash dispensing machines, be this software upgrades or full model replacements; in order to ensure customers receive the highest possible standard of service. The current ATMs are outdated and the machines are not able to accommodate the software required, therefore, a replacement of a slightly larger size is necessary. The new machines offer vast benefits with regard to security for the customer, equipped with a variety of features such as a camera, finger print scanner and private audio option which increase security and safety for users. The current machines are not able to accommodate these features, which aim to safeguard members of the public with added security benefits. The Royal Bank of Scotland have a commitment to their customers to offer the highest level of user experience; ensuring their safety whilst using the Automatic Teller Machines is paramount, therefore requiring the installation of replacement ATM machines.

Due to the height difference in relation to the exterior and interior floor levels, the machines are required to be moved up to accommodate the replacement machines. Any stonework required to be removed will be matched to ensure the details of the listing are not harmed. The replacement stone dressing will be fabricated to sit ornately around the replacement LH ATM, ensuring this alteration does not stand out as a modern feature, rather appearing as if originally present. With regard to the RH ATM, the existing stonework is to be retained and moved upwards to sit above the replacement machine. Retaining the original stonework, rather than replacing, aims to ensure features are kept, and the proposed works sit neatly within the listed setting of the site. The design of these

elements has taken particular care to ensure features are well situated within the historical setting.

The removal and subsequent like for like replacement of 5no. windows (of a slightly smaller size) is required to enable the machines to be inserted. The replacement windows will match the existing, aiming to preserve the historic nature of the site, whilst ensuring services are current and up –to-date. The proposals aim to ensure the continued use of the site and safeguard NatWest's position as a National financial provider, adding to high street vitality. This serves to comply with Core Strategy Policy SS5a and NPPF Section 2, regarding supporting the retention and growth of existing business within Leek Town.

Conclusion

This statement considers the proposals for internal alterations and refurbishment, and the replacement of 2no. external ATMs at the NatWest Leek Branch at 24 Derby Street.

This statement has considered the site and surroundings, the details of the proposal (materials, specification, scale, location) and the planning policy relating to heritage assets, on both a national and local scale.

Through the assessment of impact and significance as a Grade II listed building, it is considered that the proposed development will not affect the features of architectural interest detailed in the listing and will therefore not result in significant harm. There will be no significant or demonstrable impact upon the integrity of the building.

The proposals afford the opportunity to retain the traditional use of the site in a sympathetic style, with limited impact to the casual passerby. The proposed internal works are mainly of a cosmetic nature, and have minimal impact upon traditional fabric of the site. In addition, the external works are well integrated into the traditional exterior of the façade.

It is firmly believed that the proposals meet the requirements of relevant National and local policies.

Please see planning application supporting documents for full drawings, photographs and location plans.