

HERITAGE IMPACT STATEMENT

24 Derby St,
Leek
ST13 5AF



**Application for the removal of external ATM's, Night Safe,
and signage and reinstate this portion of the façade to match existing**



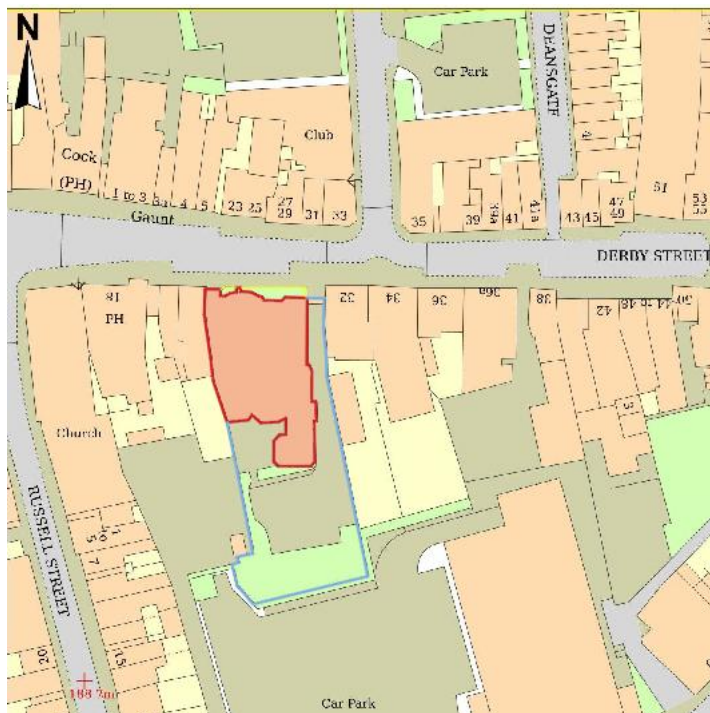
1.0 INTRODUCTION AND PROPOSAL DESCRIPTION

1.1 Introduction

This Heritage Impact Statement (HIS) has been prepared by Colin McCaffrey of Tate Stevenson Architects, a R.I.B.A. Conservation registered architect and in accordance with Town & Country Planning (Development Management Procedure) England Order 2012 A.2 & 3. This statement is in support a Listed Building Consent & Full Planning Application being submitted for this project

The application site is located at Natwest, 24 Derby St, Leek ST13 5AF

Location Plan (NTS) –



1.2 Proposal Description

This Heritage Impact Statement supports the Listed Building Consent & Full Planning Application being submitted to remove the external ATM's, Night Safe and signage, making good of the facade to match existing. Internal removal of public counters automation machines, digital screens, and loose furniture

The works have been requested by the client as part of their recently announced branch closure programme that will allow their business to dispose of branches in an orderly manner, returning the properties to a similar state as they were when they took possession.

No other works are planned to the building other than as described above

Methodology for removing the existing ATM's & Night Safe

The proposal is to decommission the building as a bank and leave it in a good state of repair for selling on or returning to the landlord where appropriate.

The ATM's/Night Safe as described on drawing 1206-18-22-D03 will be removed. The existing machines will be disconnected, their face plates removed, and slid backwards through the banking hall, out via the existing door into the branch/vestibule and then off site. The existing apertures will then be infilled with brick & stonework to match existing ensuring that coursing and pointing aligns with the adjoining panels.

External signage will be removed and any fixing holes left in the substrate will be filled with appropriate fillers in colours to match existing.

Internally, all rooms will be cleared of loose furniture signage and marketing removed. Public counters, internal automation machines will also be removed and repairs carried out to any damaged surfaces affected by the works.

Control:

- The contractor will provide an existing photographic record and notify the architect and local authority if any of the existing fabric is accidentally damaged during the works.
- An experienced contractor will be employed to carry out the works
- Prior to commencement brick & stone samples will be available for the planning authority's approval
- The contractor will be required to protect all existing surfaces during the works

3.0 Heritage Appraisal: This building is listed

Listed Building search: 1268590

Heritage Building: National Westminster Bank

Grade: II

Date Added: 07 June 1972

District: Staffordshire (District Authority)

Historic England Description:

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.

Response:

The listed building makes a positive intervention to Derby Street and the wider Area. The existing ATM, Night Safe and signage on the façade are not original and are later interventions, as is the interior banking fitout installed to facilitate the operation of the building as a bank.

3.0 Design Principles

The intention of the design was to be sensitive and respectful to the character of the building and its surroundings and not to dominate the existing or adjoining buildings. The vision for the design is to provide a high-quality works that is sensitive to the site location and a built form, which integrates into context whilst implementing the Banks requirement to decommission the building. To retain the fabric and the appearance of the subject building with minimal alterations and to create a development that does not have any adverse effects on adjacent properties.

Use

The building will cease to be a bank operated by Natwest after the announced closure date any new use will be subject to a future planning approval.

Materials

The proposed ATM & night safe apertures will be infilled with brick & sandstone colour and texture matched to the existing. Sample approval will be agreed with the authority prior to commencement of the works.

No new materials are required for the interior of the building other than to match the internal wall plaster at the ATM & Nightsafe infill panels

Layout

No changes to the internal layout are planned in this application other than to remove public counters, automation and the loose furniture and bank related fixtures

Height

The height of the building remains unchanged.

Scale and Massing

The scale of the building remains as existing.

Density

The density of the building remains unchanged

Landscaping

The existing landscaping remains unchanged

Environmental Sustainability

The proposal makes no greater environmental impact than currently exists

4.0 Heritage Impact Assessment

Planning Policy

National Planning Policy Framework
Planning Practice Guidelines
Staffordshire Moorlands Local Plan
Leek Town Masterplan
Primary Shopping Frontage(TCR2)

Proposed Work:

**Proposed removal of External ATM's, Night Safe, Signage and make good facade to match existing.
Internal removal of public counters, automation machines, digital screens and loose furniture.**

Objective :

Decommission the building as a bank and leave it in good condition to facilitate a future use

Significance of affected fabric:

The existing brick and stone work at ground level has previously been impacted by installing an ATM and Night Safe. Fascia and projecting signs have also been installed to advertise the building as a bank.

The buildings brick and stonework detailing has major significance for the building appearance and the ATM/night safe removals will have minor impact on that significance.

The proposal will therefore not harm the buildings positive impact on Leek Town Centre.

Beneficial impact:

Sympathetic removal of the ATM's, Night Safe and signage will declutter the original exterior and return it closer to its original state

Harmful impact:

No harmful impact to the listed building

Proposed Solution:

Ensure the proposed materials match the existing in colour and texture and that joints align with the existing. Proposed demolition of the bank's interior fittings and furniture only and no removal of any historic material or fixtures.

As set out in this Heritage Impact Assessment it is our opinion that this proposal for minimal intervention, with minimal alteration to the historic fabric and changes only to later interventions, will not have any adverse impact on the character and appearance of the Listed Building within Leek Town Centre.

Together with the submitted drawings, the Council is requested to acknowledge that these proposals will have a positive impact on the wider area, are acceptable and that planning permission should be granted accordingly