

Heritage and Design & Access Statement

Job Name: Lloyds Bank - Wellingborough
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Revision: 2



Lloyds Bank – 41-43 South Street, Worthing, West Sussex BN11 3AU

1.0 INTRODUCTION

The following Heritage Design and Access Statement accompanies the Full Planning & Listed Building Consent application for the replacement of 3Nr external ATM machines along with associated works, light refurbishment of the interior to the Ground Floor, installation of replacement internal ATM machines, full redecoration and the formation of new staff welfare facilities at ground floor level to include staff room and toilets. The upper floors will be mothballed as they are no longer in use.– 41-43 South Street, Worthing, West Sussex BN11 3AU.

We are currently acting on behalf of the building's leaseholder-occupier, Lloyds Banking Group, in collaboration with their contractor Wates Smartspace, as part of an ongoing programme of maintenance works across their national branch portfolio.

- 1.1 Lloyds occupies the building situated on South Street, a semi pedestrianised shopping street in Worthing town centre. The building has a Grade II Listed status and is situated within the South Street Conservation Area of Worthing. The building consists of 5 stories, basement to third floor attic rooms. The Ground floor consists of public accessible spaces, the main banking hall, self-service, cashiers' area and meeting rooms. The First-floor level contains the staff welfare facilities and redundant meeting rooms, offices, training rooms. Second floor consists of Staff room area and kitchen, mothballed back-office admin function areas and storage. Third floor is unused attic room space.
- 1.2 The proposed works that form part of this application will be undertaken in one phase and will include the works which have already been approved under Application Ref AWDM/1543/25
- 1.3 The purpose of this Heritage and Design and Access Statement is to set out how the applicant has considered all the relevant national and local design information, policies and guidance in preparing the proposed refurb works.
- 1.4 This Heritage and Design and Access Statement has been written to consider any additional requirements of Article 4c of the Town and Country Planning (General Development Procedure) Order 1995 may require. Following a review of Adur & Worthing Councils interactive map and local policies the

property is not subject to compliance with adjustments made under Article 4c

2.0 DESCRIPTION OF WORKS

2.1 Replacement of External ATM machines

The proposed works have been carefully considered to ensure that they result in only minor and localised alterations to the external appearance of the building. The works are limited in scope and are focused on the replacement of existing elements rather than introducing new or visually intrusive features. As such, the proposals have been developed to respect the established character, appearance and architectural integrity of the host building. The existing 3 external TTW ATMs will be carefully removed in a controlled manner to minimise the disturbance to the surrounding fabric. It is necessary to replace these with 3 new TTW Multi-function devices due to the existing ATM being end of their design life, set within a newly formed secure wall. The design of the wall, together with the associated shrouds and required signage, has been informed by the proportions and detailing of the existing shopfront to ensure a cohesive and restrained appearance.

- 2.2 Limited adjustments to the shopfront infill panels & glazing are proposed to accommodate the new installations. These alterations will be undertaken sensitively, ensuring that the rhythm and visual balance of the shopfront are retained. No heritage elements will be adversely affected by the proposed works. **There will be no change to, or harm caused to, the external fabric of the building façade. The external appearance of the elevation will remain unchanged. The existing ATM machines, which are no longer in use, will be carefully removed. Replacement units will be installed on a like-for-like basis within the existing apertures, ensuring that no alterations are required and that the fabric and appearance of the building remain unaffected.**

All new materials and finishes will be carefully selected to match the existing materials and colour palette of the building. This approach will ensure visual continuity and help the new works blend seamlessly with the surrounding façade.

2.3 Refurb works

All the required internal remedial repair works will be treated sympathetically with a like for like material and methodology where possible. In summary, the scope includes:

- Existing secure room retained and adapted for new self-service machines. The removal of 1 existing IDM and 1 ATM and replaced with new 2nr MFD's & 1Nr Coin/cheque machine will be installed within the secure area. A new slatted horse feature pane with integrated illumination will be provided across the full extent of the self-serve wall. The existing external and internal signage will be replaced a separate advertisement consent application will be submitted for the replacement external signage
- Existing modern addition Flat roof above staff area (roof 5) is to be refurbished to by the removal of the existing failed asphalt/mineral felt roof system and replace with a matte charcoal single ply membrane.
- Remove the existing queue rails and install a new horse screen.
- Install new Digizone table and chairs. Install new wall mounted digital screen. Remove the welcome to Lloyd's sign.
- New external collars to be provided, new fascia signage and projecting signs to be provided.
- New wellbeing room.
- The Staffroom to be relocated from the First floor to the Ground Floor.
- Toilets to be relocated from the First Floor to the Ground Floor.
- Existing counter, rear storage, printer unit and TCRs retained in the Cashier area. Central counter to be decommissioned, leaving 2 positions only. Allow for new flooring and cashiers chairs. Remove the existing screens behind cashiers and apply new horse image.
- Remove the phone banking unit and all chairs behind the customer lift. Install new 2m x 2m urban horse TFS.
- Replacement of the floor finish throughout the customer facing areas.
- 3 Existing meeting rooms to be rebranded to new stds, and allow for new furniture.
- Remove all waiting area furniture and replace with 2 person booths with picture frames no pendant lighting.

2.4 Mechanical Works

- The existing 3Nr end of life split units on roof 5 to be stripped out and replaced with two new AC split Condensers in the same location.
- Existing VRV condensers to be retained and reused.

A suitable specialist contractor, familiar with Listed Buildings will be required to undertake the repairs in a complimentary and sympathetic fashion. Replacement work should be visually and physically compatible with the existing materials in all respects. Only techniques and materials which have been demonstrated to be appropriate to the fabric should be considered. These will normally be the same as the original or parent material or where this is no longer available or appropriate, have compatible properties, both technically and aesthetically. Interventions should maximise the life expectancy of significant building fabric consistent with sustaining its significance, they should be reversible, if technically feasible and practicable, or at least, re-treatable and should not prejudice future interventions when these become necessary. All works should be adequately recorded, and the records made available for others. Interventions should contribute to or at least not compromise the sustainability of future management and maintenance.

3.0 USE

- 3.1 The building is occupied solely by Lloyds bank which is part of the Lloyds Banking Group. The building is located in a prominent position at the junction of South Street, Liverpool Road, Chapel Road & the pedestrian area of Warwick Street within the conservation area of South Street Worthing

4.0 APPEARANCE

- 4.1 As a result of the proposed works there will be no change to the appearance of the existing building or the surrounding area. The proposed works are limited to the repair, general maintenance and upkeep of the of building fabric. The repair and maintenance work are to ensure that the building where practically possible maintain is natural state, while keeping all original features intact and unaffected by the proposed repairs and maintenance. Replacement

materials will be specifically chosen to match the existing materials appropriate to the age, style and construction methods used.

5.0 LAYOUT

- 5.1 The building is located on a semi pedestrianised area of Worthing town centre. This building is Grade II listed and is within the South Street Conservation area. The proposed works have been kept to a minimum to avoid detracting from the building's external appearance and to those around it.

6.0 HISTORICAL & ARCHITECTURAL SIGNIFICANCE

- 6.1 The proposal will not affect the architectural or historical importance of the building nor the surrounding buildings within the area. Works shall be kept to a minimum to ensure that the buildings heritage will remain intact and not detracting from the building's external appearance.

7.0 SCALE

- 7.1 The internal refurb of the Ground floor, replacement of the electrical and mechanical systems on a like for like basis, the replacement of 3Nr external ATMs, and updated signage represents only minor intervention and does not alter the established proportions or massing of the building. Therefore, the existing street scene and scale of the building within the townscape are maintained.

8.0 LANDSCAPING

- 8.1 Not Applicable.

9.0 ENVIRONMENTAL SUSTAINABILITY

- 9.1 The nature of this proposed works will not affect the Environmental Sustainability of the building.

10.0 ACCESS & ACCESSIBILITY

- 10.1 The proposal will not affect the current access to the building both external and internally
- 10.2 Access within buildings is currently dealt with under the Building Regulations & Equality Act 2010 and therefore is not specifically covered within this Design and Access Statement. In support of the above Listed Building Application Lloyds Banking Group does and shall continue to make all necessary 'reasonable provision' for disabled access, and in doing so shall comply with Approved Document Part. M of the building regulations, along with the Equality Act 2010 and BS8300:2001 Design of buildings and their approaches to meet the needs of disabled people.

11.0 STRUCTURAL SURVEY

- 11.1 As part of our ongoing investigation and validation works a structural assessment of the building is being undertaken.
- 11.2 No alterations will be undertaken to existing load bearing element of the structure
- 11.3 The removal of the existing non load bearing dividing walls between meeting rooms 1&2, Managers office 1&2 are required to form the new staff welfare facilities.

12.0 CONSULTATION

- 12.1 The applicant has consulted with the Planning department and Lloyds Banking Group design standards during the design process for the proposed scheme; in doing so it aims to sympathetically repair the external elements.

13.0 PARKING PROVISIONS

- 13.1 This application does not have any effect on the existing parking provisions within the vicinity of the Bank.

14.0 SUMMARY

- 14.1 This Heritage Design and Access Statement seek to clarify how the applicant has considered all the relevant design information, policies and guidance in preparing the scheme. It outlines the approach taken to ensure that the design is sensitive to the historical and architectural significance of the site while adhering to regulatory requirements and best practices.

15.0 APPENDIX

15.1 Historic England description - List Entry Number: **1250548**

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1250548
National Grid Reference:	SP 89244 67812
Statutory Address:	LLOYD'S BANK, 41 AND 43, SOUTH ST.

Details

SOUTH STREET 1. 5406 (West Side) Nos 41 and 43 (Lloyd's Bank) TQ 1402 NE 3/126 II 2. Circa 1870. Partly included for its very prominent position at the crossroads between the 2 main streets of the centre of the town. The facade is in 4 straight sections angled round the curve between South Street and Liverpool Road. 3 storeys and attic. Stuccoed. 8 sash windows, 2 to each section, enclosed within an order of 18½ fluted polished granite Corinthian pilasters (paired at ends of each section and to left-hand doorway), supporting entablature and parapet (with 3 pairs of openings for dormers). Moulded frames and pendants to 2nd floor windows. Segmental pediments on brackets to 1st floor windows. Moulded arches on imposts to ground-floor windows, with fielded panels below.

Legacy

Legacy System number:	432957
Legacy System:	LBS

16.0 Photographic Evidence



Main banking hall



Banking hall entrance ramp



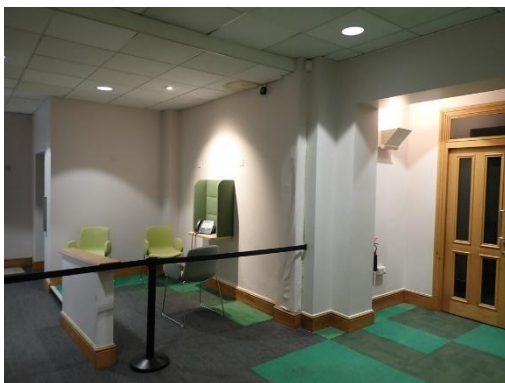
Self Service Wall



Walkway to waiting Meeting room area



Customer telephone



Customer Telephone Meeting Area



Meeting Room Waiting Area



Meeting Room Waiting Area

Photos of the existing ATM machines



17.0 Supporting documentation

Heritage and Design and Access Statement

- 50333700-Lloyds Bank - Worthing Heritage and Design and Access Statement_AR04

ATM Replacement and Refurb Works – HLN Limited

- 50333700-HLN-XX-E3-M2-AREX-0201-Existing Liverpool Street Elevation
- 50333700-HLN-XX-E3-M2-AR04-0501 Proposed MFD Section
- 50333700-HLN-XX-E3-M2-AR04-0201 Proposed Liverpool Rd Elev
- 50333700-HLN-XX-E2-M2-AREX-0201-Existing South Street Elevation
- 50333700-HLN-XX-E2-M2-AR04-0201 Proposed South Street Elev
- 50333700-HLN-XX-B1-M2-AREX-0001-B1 Existing GA
- 50333700-HLN-XX-B1-M2-AR04-0001-B1 Proposed GA
- 50333700-HLN-XX-00-M2-AREX-0001-GF Existing GA
- 50333700-HLN-XX-00-M2-AR04-0001-GF Proposed GA
- 50333700-HLN-XX-01-M2-AREX-0001-1F Existing GA
- 50333700-HLN-XX-01-M2-AR04-0001-1F Proposed GA
- 50333700-HLN-XX-02-M2-AREX-0001-2F Existing GA
- 50333700-HLN-XX-02-M2-AR04-0001-2F Proposed GA
- 50333700-HLN-XX-03-M2-AREX-0001-3F Existing GA
- 50333700-HLN-XX-03-M2-AR04-0001-3F Proposed GA
- 50333700-HLN-XX-R1-M2-AREX-0001-R1 Existing GA
- 50333700-HLN-XX-R1-M2-AR03-0001-R1 Existing GA
- 50333700-HLN-XX-00-M2-AR04-0801-GF Proposed RCP
- 50333700-HLN-XX-00-M2-AR04-0901-GF Proposed Damp Proofing

- 50333700-HLN-XX-00-M2-AR04-0602-GF Proposed Wall Finishes
- 50333700-HLN-XX-00-M2-AR04-0601-GF Proposed Floor Finishes
- 50333700-HLN-XX-00-M2-AR04-0701-GF Proposed Component Plan
- 50333700-HLN-XX-00-M2-AR04-0506-Proposed secondary Glazed Window
- 50333700-HLN-XX-00-M2-AR04-0504-GF Proposed Kitchen Elevation
- 50333700-HLN-XX-00-M2-AR04-0503-GF Proposed WC Elevations
- 50333700-HLN-XX-E3-M2-AR04-0501 Proposed MFD Section
- 50333700-HLN-XX-E3-M2-AREX-0201-Liverpool Street Elevation
- 50333700-HLN-XX-E3-M2-AR04-0201 Proposed Liverpool Rd Elev
- 50333700-HLN-XX-E2-M2-AREX-0201-South Street Elevation
- 50333700-HLN-XX-E2-M2-AR04-0201 Proposed South Street Elev

Mechanical Works - AMD Group

- 50333700-250153-AMD-CP-01-M2-ML-2001-04 First Floor AC Layout
- 50333700-250153-AMD-CP-01-M2-ML-7901-01 First Floor Strip Out Layout