

Heritage and Design & Access Statement

Job Name: Lloyds Bank - Wellingborough
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Reference: Lloyds, Worthing
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Revision: 1



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

1.0 INTRODUCTION

The following Heritage Design and Access Statement accompanies the Listed Building Consent application for the fire compartmentation improvement works, removal of ACM's, the repair and general fabric maintenance work to the external envelope and the relocation of the staff welfare facilities from second to first floor at Lloyds Bank – 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 or 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 together with the now mothballed 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 are split into 3 distinct projects which will run concurrently subject to final surveys.

- Fire Compartmentation & ACM Removal – Ground Floor
- Repair & Maintenance to the external building fabric
- Relocation of the Staff Room & Kitchen from the Second floor to the First floor to make it more accessible to the branch staff & forming a tea making point at Ground floor level.

- 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 fire compartmentation, AMC removal, repairs to the structure and fabric and the relocation of staff facilities.
- 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 Fire Compartmentation & ACM removal works

All of the required internal remedial repair works will be treated sympathetically with a like for like material and methodology where possible. The exception to this methodology will be the requirement to improve the fire compartmentation integrity by way of under-drawing the existing ceiling soffit with a fire-retardant board to achieve the required 60 minute fire resistance, this will be in place of the original lath and plaster. No heritage elements will be adversely affected by the proposed works.

Within the existing ceiling void above the modern suspended grid & tile ceiling, currently access is NOT permitted due to the presence of ACM's.

The presence of a decorative Victorian style plasterwork coving/cornice has been observed to the perimeter and possible down stand beams appears to be in place. With the limited access, the extent together with its integrity cannot be confirmed. The intention is to retain the coving/cornice in place. Following the removal of the modern suspended ceiling, MEP systems and the removal of ACM's contaminants, a full review of the coving will be undertaken.

It is necessary to remove the existing lath and plaster ceiling to remove ACM contaminants from within the floor void. The methodology to facilitate this and retain the decorative coving/cornice, is to align a parallel saw cut 100mm away from the coving to allow the lath and plaster soffit to be removed,

therefore removing/limiting any potential damage to the coving from the removal of the lath and plaster ceiling.

It is necessary to carry out Fire Compartmentation Improvements works to Ground Floor Banking Hall primary ceiling. The fire integrity of existing lath and plaster ceiling has been compromised over many years of alterations to the branch layout and adjustment to the existing services within the ceiling void. During an R&D Asbestos validation survey it was noted that the acoustic/decorative 1970-1980's ceiling tiles were bonded to the original existing lath and plaster ceiling, the tiles and the adhesive used to bond the tiles contains Amosite which is a type of amphibole asbestos (ACM's) this will requires specialist removal by a Licensed Asbestos Removal Contractor (LARC). To undertake the necessary upgrading of the fire compartmentation and the removal of the ACM's, the following sequence of works will be required.

- The temporary removal and storage of the existing loose furniture and marketing to allow a clear working area.
- Removal of existing modern 600x600 ceiling grid and tiles, existing Mechanical & Electrical services and associated containment.
- Removal of ACM's by a registered LARC together with the existing lath and plaster ceiling due to its lack of its fire integrity and contamination of the floor void by ACM's.
- Reinstatement of the ceiling soffit utilising a fire-resistant board to achieve the required 60 minute fire compartmentation.
- Reinstall the MEP services to replicate the installation prior to their removal
- Reinstall a new 600x600 modular ceiling grid and tiles to the same height as previously installed. All lighting and Mechanical service will be reinstated.
- Full redecoration of the walls and timberwork will be undertaken. Floor finishes will be deep cleaned as they are in good condition.
- All loose furniture components and marketing will be returned and positioned accordingly in preparation for the reopening of the branch.

2.2 Outline scope of proposed minor fabric maintenance repair works

All external repairs and maintenance works will be treated sympathetically with a like for like material and returned to the original state. No heritage elements will be adversely affected by the proposed works

The proposed works are limited in scale and focus on the repair and preservation of existing fabric to prevent further deterioration. In summary, the scope includes:

- Repair or replacement of broken, slipped, or missing slate tiles. (Rear pitches of Roofs 1 & 2, together with roofs 6,7)
- Hoppers and back gutters are to be cleaned out and ensured they are free of vegetation. Downpipes are to be inspected, and connections checked to ensure discharging efficiently, in the event of leakage, remove failing rainwater goods and replace with materials to match the existing. Any missing or damaged leaf guards and outlets shall be reinstated with like for like replacements.
- Lead work flashings shall be inspected for holes or splits. Slipped lead flashings should be refixed, and damaged ones replaced, where necessary
- Cornice repairs are limited to minor, localised timber repairs where decay or weathering
- Any repairs to timber windows the approach is traditional, like-for-like, cut out and scarf in defective timber, rake out defective putty, replace broken or cracked glazing, apply new putty and decorate to match existing designed to ensure no harm to the significance of the listed building.
- Existing asphalt flat Roof covering in poor condition (Roofs 3,4,5,8,9). Allow to rapair or replace or overlay with new roofing system including upstands, drainage gulleys and flashings, ensure all rainwater goods are discharging effectively.
- Removal and encapsolation of the existing modern glazed laternts locate above the ground floor meeting rooms located on roof 6. The requirment for the removal of these laterns is twofold. they are beoyond economic repair while seving no purpose of light transfer to the rooms below due to the presence of the suspended ceiling below. They are alos a security risk and a weak point in the physical security risk to the branch.

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.

2.3 Relocation of Staff Room & Kitchen

Proposals to relocation the Staff Room and Kitchen facilities from Second Floor to First Floor and the introduction of a Tea Point at Ground Floor Level.

- The First floor area formally noted on the existing General Arrangement drawings as "Business Centre" shall be subdivided and repurposed to form a staff room and kitchen area. Formation of a lightweight stud partition from the existing floor level to the underside of the primary ceiling. The existing modern secondary suspended ceiling will be adapted to allow for the new partition to pass through forming a fire compartmentation wall.
- Existing MEP Services and controls will adapted and enhanced to suite the new layout
- A new staff kitchen consisting of wall and base unity will be installed with the area being fully redecorated.

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 heritage aspects of the external façades will not change, only sympathetic repairs, or replaced where repair is not possible, 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.

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 Bnak.

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. Ensuring that

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



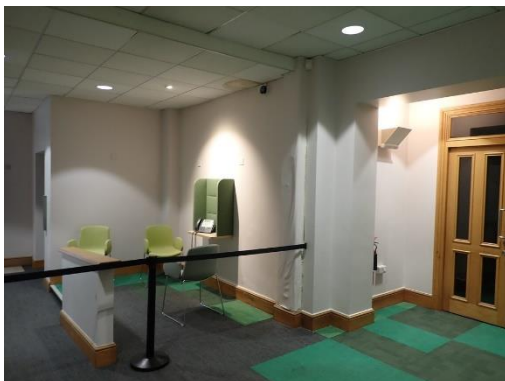
Self Service Wall



Walkway to waiting Meeting room area



Customer telephone



Customer Telephone Meeting Area



Meeting Room Waiting Area



Meeting Room Waiting Area

Photos of Coving/cornice within ACM contaminated ceiling void



17.0 Supporting documentation

ACM Removals & Compression Works – HLN Limited

50333700-HLN-XX-B1-M2-AREX-0001-B1 Existing GA

50333700-HLN-XX-B1-M2-AR02-0001-B1 Proposed GA

50333700-HLN-XX-00-M2-AREX-0001-GF Existing GA

50333700-HLN-XX-00-M2-AREX-0101-GF Config during ACM Works

50333700-HLN-XX-00-M2-AREX-0701-GF Existing Component Downtakings

50333700-HLN-XX-00-M2-AREX-0801-GF Existing RCP Downtakings

50333700-HLN-XX-00-M2-AREX-0901-GF Existing Asebestos Annotation

50333700-HLN-XX-00-M2-AR02-0001-GF Proposed GA

50333700-HLN-XX-00-M2-AR02-0601-GF Proposed Floor Finishes

50333700-HLN-XX-00-M2-AR02-0602-GF Proposed Wall Finishes

50333700-HLN-XX-00-M2-AR02-0701-GF Proposed Component Plan

50333700-HLN-XX-00-M2-AR02-0801-GF Proposed RCP

50333700-HLN-XX-01-M2-AREX-0001-1F Existing GA

50333700-HLN-XX-01-M2-AR02-0001-1F Proposed GA

50333700-HLN-XX-01-M2-AR02-0501-1F Proposed Kitchen Details

50333700-HLN-XX-01-M2-AR02-0601-1F Proposed Floor Finishes

50333700-HLN-XX-01-M2-AR02-0602-1F Proposed Wall Finishes

50333700-HLN-XX-01-M2-AR02-0701-1F Proposed Component Plan

50333700-HLN-XX-01-M2-AR02-0801-1F Proposed RCP GA

50333700-HLN-XX-02-M2-AREX-0001-2F Existing GA

50333700-HLN-XX-02-M2-AR02-0001-2F Proposed GA

50333700-HLN-XX-03-M2-AREX-0001-3F Existing GA

50333700-HLN-XX-03-M2-AR02-0001-3F Proposed GA

50333700-HLN-XX-E1-M2-AREX-0201-Existing Part Elevations (Unwrapped)

50333700-HLN-XX-E2-M2-AREX-0201-Existing South Street Elevation

50333700-HLN-XX-E3-M2-AREX-0201-Existing Liverpool Street Elevation

Wind and weathertight works – Wates Smartspace

Document Ref:

50333700-250153-WTS-XX-XX-CSR-MC-001-01 Lids Worthing _ Scope for LBA