

Job Name: Lloyds Bank - Wellingborough
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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 internal 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 to allow full access for mobility impaired users. The upper floors will be mothballed as they are no longer in use. Lloyds bank is located at 41-43 South Street, Worthing, West Sussex BN11 3AU. Within the central shopping area of Worthing.

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 and improvements to their properties 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 received formal approval 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
- 1.5 The principal significance of the building is from its external elevations, architectural detailing, historic form and long-established commercial use within the town centre. The building makes a positive contribution to the significance of the conservation area through its prominent corner position

and its historic relationship with the surrounding streetscape.

- 1.6 The areas affected by the proposed works are predominantly modern installations, later alterations and existing banking fit-out elements which make little or no contribution to the special architectural or historic interest of the listed building.

2.0 DESCRIPTION OF WORKS

2.1 Replacement of External ATM machines

The removal and replacement of three existing through-the-wall ATM machines that have reached the end of their operational life and approaching the point of being unsupported to meet the requirements of cyber security.

The works involve:

- Removal of existing ATM units and external shrouds.
- Installation of three replacement multi-function devices.
- Minor alterations to existing modern infill panels on the South Street elevation.
- Minor alterations to modern glazing panels on the Liverpool Road elevation.
- Localised modifications to the internal secure wall construction.
- Installation of replacement ATM surrounds and associated equipment.

The replacement units are smaller than the existing machines and will be accommodated largely within the existing openings.

2.2 Internal Refurbishment

The Refurb works comprise of the refurbishment and internal reconfiguration of the existing Lloyds Bank branch to support its continued viable use whilst preserving the significance of the heritage asset. These works are primarily internal in nature, together with limited external alterations relating to signage, ATM collars and repairs to the existing modern flat roof extension. No increase in the building's footprint, height, scale or massing is proposed.

Internal refurbishment works comprise:

- Replacement of banking equipment and self-service facilities.
- Installation of new customer facilities.
- Removal of non-original partitions.
- Reconfiguration of staff welfare facilities.
- New floor finishes, furniture and fittings.
- Replacement of existing branding and signage.
- Relocation of staff welfare accommodation to improve accessibility.

The works are limited to areas previously altered through historic fitouts and do not the buildings principal historic spaces or significant architectural features.

2.3 Mechanical Works

The proposed mechanical services works are limited in scope and have been carefully developed to support the continued operation of the building whilst minimising any impact on its significance as a heritage asset. The works are confined to the replacement of end-of-life plant and the retention of functioning equipment wherever possible, reflecting a sustainable and conservation-led approach.

The Mechanical works comprise of:

- Removal of three existing end-of-life air conditioning condensers.
- Installation of two replacement condensers.
- Retention of existing functioning plant where practical

The new equipment will be located within the existing roof plant area on the existing modern flat roofed extension.

2.4 Construction Methods and Materials

The works have been designed to minimise intervention to the historic fabric. The ATM replacement will be undertaken by removing the external shrouds before carefully withdrawing the existing machines internally through the building. The new machines will be installed using the same process. No structural alterations are required.

Materials will comprise:

- Replacement cementitious infill panels matching the existing arrangement.
- Replacement glazing to match the existing specification.
- Purpose-designed ATM surrounds with a recessive finish.
- Replacement roofing membrane to the modern extension in a matt charcoal finish.
- Modern banking fixtures, fittings and equipment internally.

All replacement materials have been selected to match or complement the existing building and maintain a cohesive appearance.

2.5 Impact of Significance

The proposed works will result in a negligible impact on the significance of the listed building and conservation area.

The ATMs, internal banking equipment, queue management systems, signage, partitions and mechanical equipment are all modern additions and do not form part of the building's special architectural or historic interest.

The replacement ATMs will be installed within existing openings and will not alter the established proportions, character or appearance of the elevations. The visual effect of the replacement units will be substantially the same as the existing arrangement.

The internal refurbishment affects areas that have already been subject to modern alteration and does not require the removal of significant historic fabric.

The replacement condensers are located on an existing modern roof extension and do not affect the significance of the historic building.

The proposal therefore preserves:

- The historic form of the building.
- The architectural composition of the elevations.
- Historic fabric and detailing.
- The building's contribution to the South Street Conservation Area.
- The setting of the listed building.

No significant historic fabric will be removed, and no key heritage features will be lost.

2.6 **Justification for the Proposed Works**

The works are necessary to ensure the continued viable use and occupation of the building as an operational banking facility.

The existing ATM machines have reached the end of their serviceable life and are approaching the point where they will no longer satisfy operational and cyber security requirements. Replacement is therefore essential to maintain banking services at this location.

The internal refurbishment responds to changing customer requirements and modern banking practices, improving accessibility, customer facilities, staff welfare and operational efficiency.

The roof refurbishment is required to address deterioration of the existing weatherproof covering and prevent future defects.

The replacement mechanical plant is necessary because the existing condensers have reached the end of their operational lifespan and are becoming increasingly inefficient and difficult to maintain.

Without these works the long-term viability and continued occupation of the building could be compromised.

2.7 Measures to Minimise Harm

Without these works the long-term viability and continued occupation of the building could be compromised.

A conservation-led approach has informed the design and development of the proposals.

Measures adopted include:

- Retention of all significant historic fabric.
- Re-use of existing openings wherever possible.
- Restricting alterations to areas of previous modern intervention.
- Retention of the building's existing scale, form and appearance.
- Selection of materials that match or complement existing finishes.
- Retention and re-use of functioning mechanical equipment where practical.
- Undertaking works using careful construction methods that avoid unnecessary disturbance.
- Designing interventions to be reversible wherever reasonably practicable.

These measures ensure that any impact on heritage significance is minimised.

2.8 Preservation and Enhancement

The proposals preserve the significance of the listed building through the retention of its historic fabric, architectural character and townscape contribution.

The continued active use of the building as a banking facility represents the most sustainable means of securing its long-term conservation. Occupied and well-maintained heritage assets are more likely to remain in good condition and receive ongoing investment.

The proposals will provide the following heritage benefits:

- Continued viable occupation of the listed building.
- Investment in repair and maintenance works.
- Refurbishment of deteriorating building elements.
- Improved accessibility and inclusivity.
- Improved energy efficiency through replacement mechanical plant.
- Improved customer engagement with the building through modernised facilities.
- Reduction in visual clutter through coordinated replacement installations.

2.9 Rational for Changes to Existing Fabric

All proposed alterations have been carefully considered and are limited to elements that are either modern additions or areas previously altered through historic fit outs. The works do not require the loss of significant historic fabric.

Where fabric alterations are proposed, these are confined to:

- Modern ATM installations and associated panels.
- Modern glazing associated with existing ATM facilities.
- Non-original internal partitions.
- Modern banking equipment and fittings.
- Existing mechanical services equipment.
- Existing signage and branding.

The removal of these elements is necessary to facilitate the continued use and operation of the building and is justified by the operational, accessibility, security and maintenance benefits arising from the works.

Given that the affected elements make little or no contribution to the building's significance, the proposals are considered to preserve the special architectural and historic interest of the listed building and preserve the character and appearance of the South Street Conservation Area.

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 significant 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

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

The removal of the existing modern non load bearing dividing walls between meeting rooms 1&2, Manger's 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 demonstrates how the proposed refurbishment, ATM replacement, signage updates and associated mechanical works have been carefully developed with due regard to the significance of the Grade II Listed Building and its location within the South Street Conservation Area. The statement has assessed the significance of the heritage asset, the nature and extent of the proposed works, and the potential impact of those works on the building's special architectural and historic interest.

14.2 The proposed works are limited in scale and comprise the replacement of existing end-of-life ATM installations, internal refurbishment and reconfiguration works, replacement signage, essential roof maintenance and the renewal of mechanical plant. Many interventions are confined to modern fittings, later alterations and existing service installations that make little or no contribution to the significance of the listed building. Existing historic fabric, key architectural features and the overall form, scale and character of the building will be retained.

- 14.3 The assessment concludes that the proposals will result in no harm to the significance of the heritage asset. No historic fabric of significance will be lost, and there will be no adverse impact on the building's setting, architectural character or its contribution to the wider conservation area. The replacement ATMs will be installed within the existing openings, the refurbishment works are largely confined to previously altered areas, and the replacement mechanical equipment will be located within the existing plant area on the modern roof extension.
- 14.4 The proposed works are both necessary and desirable to support the continued viable use of the building as a banking facility. The replacement of obsolete ATM equipment and mechanical plant is required to meet modern operational, security and performance standards, whilst the internal refurbishment will improve accessibility, customer experience, staff welfare and the overall functionality of the branch.
- 14.5 A conservation-led approach has been adopted throughout the design process to minimise potential impacts on the heritage asset. Measures include the retention of significant historic fabric, the use of existing openings and service routes wherever possible, the limitation of works to previously altered areas, and the selection of materials and detailing that complement the existing building. All works will be undertaken using careful construction methods to avoid unnecessary disturbance to the retained fabric.
- 14.6 The proposals will preserve the significance of the listed building through the continued retention of its historic fabric, character and appearance. Furthermore, the investment in repair, maintenance and modernisation will support the long-term occupation and sustainable use of the asset, helping to secure its ongoing conservation and appreciation. By ensuring the building remains functional, accessible and economically viable, the proposals will contribute positively to its long-term preservation and continued role within the South Street Conservation Area.

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



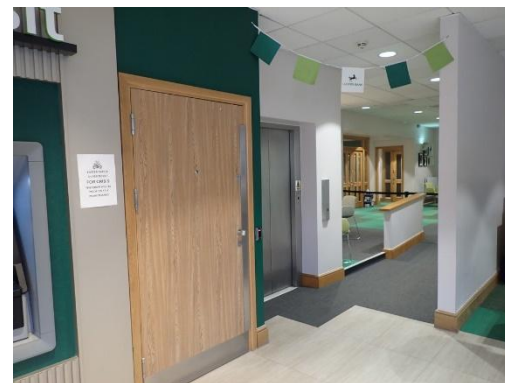
Main banking hall



Banking hall entrance ramp



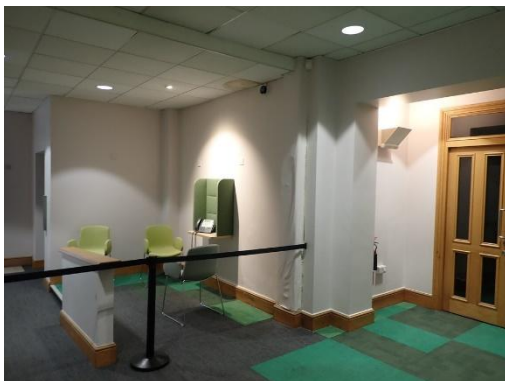
Self Service Wall



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