

DESIGN & HERITAGE IMPACT STATEMENT

NatWest Rochdale
Town Hall Square,
Rochdale OL16 1LL



Proposed removal of External ATM, Nightsafe, Signage and reinstate these parts of the façade to match existing. Internal removal of public counters automation machines, digital screens and loose furniture.



1.0 INTRODUCTION AND PROPOSAL DESCRIPTION

1.1 Introduction

This Design & Heritage Impact Statement (D&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 Full Planning Application being submitted for this project.

The application site is located at Natwest Rochdale, Town Hall Square, Rochdale OL16 1LL

Location Plan (NTS) –



1.2 Proposal Description

This Planning Statement supports the Full Planning Application being submitted to Proposed removal of External ATM, Nightsafe, Signage and reinstate these parts of the façade 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

1.3 Methodology for removing the existing and installing the new ATM's

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, and night safe surround as described on drawing 1206-18-18-D04 & 05 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 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:

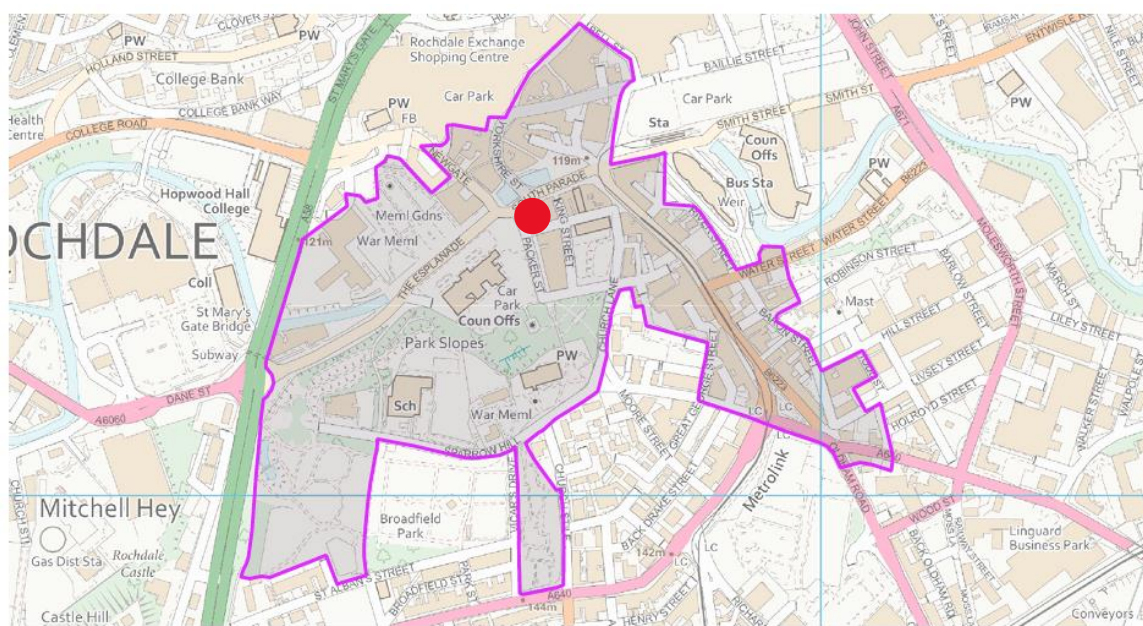
- The contractor will provide an existing photographic record and notify the architect and local authority if any of the existing fabric is accidentally damaged during the works.
- An experienced stone mason will be employed to carry out the works
- The contractor will be required to protect all existing surfaces during the works

2.0 ACCESS

The proposal does not alter the buildings current access arrangement.

3.0 Heritage Appraisal

Conservation Area: The site is in Rochdale Town Centre conservation area, designated 1980



Listed Building search:

1. Nearest Heritage Building: – Adjoining rear of site

Listed Ref: 1405181

Grade: II

Date Added: 09-09-2012

District: Rochdale (Metropolitan Authority)

*The former Union Bank of Manchester, 5 South Parade, Rochdale, is designated at Grade II for the following principal reasons: * Architectural Interest: as an unusual example of an early-C20 bank designed in a highly distinctive and individual Edwardian Mannerist style imbuing this small building with a monumental and sculptural quality which mark it out from more mundane banks of the period; * Materials: the building is constructed of high-quality ashlar and granite to both main elevations enabling its embellishment with much carving and detailing of the stonework; * Craftmanship: of particular note is the quality of the architectural sculpture apparent in the relief carvings of the Michelangelo-inspired draped allegorical figures on the front elevation and the four giant seated statues round the tower lantern; * Setting: the composition of emphatic, elongated forms and central tower endow the building with an impressive and eye-catching street presence well in excess of the narrow plot it occupies and make it a positive asset to the visual quality of the town centre.*

Listed Building search:

2. Nearest Heritage Building: – On Fleece Street opposite site

Listed Ref: 1038535

Grade: II

Date Added: 29-Mar-1982

District: Rochdale (Metropolitan Authority)

II Former post office, now public house. Built in two phases; the first, comprising the northern three bays, was completed in 1875, the second phase of two bays was added after 1892 in matching style. It was probably built to a design by James Williams (1824-92), the first surveyor for post offices at the Office of Works, an office he held from 1859 to 1884. He designed very similar post offices in classical and Italianate styles at Newcastle and Stockton-on-Tees, for example.

This post office was superseded when the new post office in the Esplanade opened in 1927. The building in Packer Street later became the County Court offices (c1930s-1998) and is now (2019) a public house.

Ashlar. Five bays to Packer Street and three to Fleece Street; three storeys. Symmetrical main elevation but for door in left-hand bay. Major and minor Doric pilasters to ground floor, coupled on side facade with Doric entablature. Windows have rectangular lights over framed by consoles. First floor windows have dentil cornices and moulded architrave. Second floor has guilloche sill band, moulded architraves and heavy entablatures with Greek key and dentil detail.

Response:

The proposed works to this non listed building are of a minor scale and not directly impact on the adjoining/opposite the above Grade II listed buildings

The proposed works will not affect or have no greater impact on the listed building than currently exists and will improve the clarity of the original elevation

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.

No change of use is proposed

No demolition of the unlisted building is proposed

Materials

Materials will be systematic to the existing building

The proposed ATM & night safe apertures will be infilled with sandstone colour and texture matched to the existing.

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 – Section 16 Conserving and Enhancing the Historic Environment

Rochdale Borough Unitary Development Plan and Policies

Policy BE 16/17

Proposed Work:

Proposed removal of External ATM, Nightsafe, Signage and reinstate theses parts of the façade 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 windows openings at ground level near the entrance have previously been impacted by installing the ATM's. The proposal does not reverse the previous window alterations but infills the ATM apertures with matching sandstone to visually simplify this part of the elevation.

Fascia and projecting signs have also been installed to advertise the building as a bank, these will be removed, and stonework made good with colour matched resin fillers.

The proposal will therefore not harm the buildings appearance and will have a positive impact on the neighbouring listed buildings within the towns conservation area.

Beneficial impact:

Sympathetic removal of the ATM, Night Safe and signage will declutter the original exterior making the original windows openings more readable.

Harmful impact:

No harmful impact to the neighbouring listed building

Proposed Solution:

Externally, ensure the proposed materials match the existing in colour and texture and that joints align with the existing. Proposed internals removals are for the banks non original interior fittings and furniture only

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 Rochdale Town Centre Conservation Area or the Listed Building.

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