HSBSC UK Bank plc – 2 YORKSHIRE STREET, ROCHDALE PL2
Heritage Statement to Support a Planning + Listed Building Consent Application for roof repairs and internal repairs / refurbishment work

Site Address:
HSBC UK Bank plc
2 Yorkshire Street,
Rochdale,
Lancashire,
OL16 1EE



1.0 INTRODUCTION

1.01 The Bank is currently undertaking a programme of repairs and refurbishment at this branch, following repeated water ingress, where various areas of the roof have failed and has impacted on the internal Listed fabric. A summary of proposed scope of works is as follows:

Roof Repairs / Upgrade:

a. Replacement of existing access ladder where unsafe together with the installation of new Kee Clamp systems access ladders and fall protection railings to improve access for future maintenance of the roof
b. Removal of the existing flat roof covering that has failed and replacement with a new liquid waterproofing membrane type.
c. Containment runs for services on the roof to be repaired and re-fixed were they have failed.
d. Repairs / replacement as necessary to perimeter upstand flashing details to Lantern rooflight where existing has deteriorated.
e. Erection of temporary scaffolding to facilitate roof repairs.

Internal works:

f. Repairs to chimney breast affected by water ingress including repointing and replacement Lime plaster finish to match original
g. Chemical cleaning of mold infested areas.
h. Removal of damaged plaster to walls and ceiling where affected by water ingress, mainly at second floor level, but also in localised areas at Ground and First Floor levels and preparation / replacement with lime plaster finish to match original, including repairs to cornice details as required.

This heritage Statement is to read in conjunction with the following:

- AXIS Architecture drawings identifying the location of the proposed repairs,
- Test report produced Heritage Testing Ltd dated 05/03/2019
- Patrick Parsons Structural Consultant's report dated 11/03/2019
- Data sheets for the Kee Klamp access systems and Scaffolding details

2.0 PROPERTY DESCRIPTION

2.01 Extract from Historic England description:

GRADE II Listed

Bank. 1895, architect unknown. Ashlar sandstone, pink granite, slate roofs. Neo-classical style.

PLAN: curved plan of two and three storeys and basement. Banking hall on the ground floor of the central section with glass roof light to rear, offices, and a caretaker's flat in the east range.

EXTERIOR: the bank is in a prominent corner location at the junction of Yorkshire Street and The Butts. The curved front elevation has a three-storey central section of three bays and is flanked by two-storey ranges, of three bays on the left-hand side and four bays on the right-hand side. The façade is designed in a classical style and built of ashlar sandstone with a rock-faced pink granite plinth. There are moulded frieze bands between the ground and first floors and also the first and second floors of the higher central section, eaves entablatures with moulded dentil cornices, and a balustraded parapet to the central section. The ground floor has banded rustication across the entire façade with pilasters separating the bays of the side ranges. The central entrance bay projects slightly and has an over-sized round-headed doorway with over-sized, stepped voussoirs which break into the frieze band. It has a modern, aluminium and glazed door and blocked-in overlight. The keystone has a relief-carved shield. The ground-floor windows are round-headed with rusticated voussoirs, and timber mullion and transom frames with glazed semi-circular overlights. The first bay of the left-hand range has a round-headed archway to a passageway leading to a private side entrance with banded rustication to the reveals and soffit and a decorative iron railing gate with a circular flower motif to the arch head. The window in the second bay has a shallow, square-headed basement light in the plinth beneath. The rest of the plinth to the left-hand range is largely obscured by a modern access ramp rising adjacent to the wall to the top step of the central flight of steps to the entrance doorway. The third bay of the central section and the first and second bays of the right-hand range also have shallow, square-headed basement lights in the plinth. The plinth of the right-hand range deepens towards the outer corner. There is a doorway beneath the ground-floor window in the fourth bay with plain timber double doors. Giant engaged Tuscan columns rise through the first and second floors of the central section to support an entablature topped by a balustraded parapet. All the first-floor windows are square-headed with panelled architraves and canopies with enriched console brackets. The windows have timber mullion and transom frames. The three second-floor windows in the central section are round-headed with panelled architraves, enriched console brackets with lion heads, rusticated voussoirs and cyma reversa keystones.

INTERIOR: the ground floor has been partially opened up to enable modern banking practices, but the original wall divisions are discernable at ceiling level where deep, moulded and dentilled cornices remain. Towards the rear of the banking hall is an elongated octagonal roof light with decorative, geometric tracery set with Art Nouveau leaded and stained glass. The first and second floors retain moulded cornices to the rooms and there is a three-bay arcade on the first floor. A number of moulded and panelled door architraves and panelled doors remain throughout. The staircase at the east end of the building and the staircase to the cellar both have wooden, moulded, ramped handrails and plain, iron railing balustrades. There are two cast-iron fireplaces on the second floor.

EXCLUSIONS The modern banking equipment, modern suspended ceilings, lighting, and partitions are not of special architectural interest and are excluded from the listing.

3.0 SIGNIFICANCE OF HERITAGE ASSET

3.01 The Grade II Listed Building is located within the Town Centre Conservation Area and is considered to have significant architectural & historical interest given its prominent location on the corner of Yorkshire Street and The Butts.

4.0 CONTRIBUTION OF ITS SETTING TO THAT SIGNIFICANCE

4.01 The architectural character, design and quality of stonework / detailing is typical of bank buildings of this era, signifying robustness and respectability relating to the building's use. Its location is of some significance to the building's heritage, located within a busy retail area and within the Rochdale Town Centre Conservation Area.

5.0 SCHEME PROPOSALS

5.01 HSBC is currently undertaking an extensive programme of repairs at this branch following water ingress from various areas where flat roof areas have failed.

The works proposed to remedy this problem, to prevent further damage and improve access for future maintenance, are as follows:

a. Installation of new Kee Clamp systems access ladders and new fall protection railings.

The current access arrangements and edge protection are insufficient to provide safe access for regular inspection / maintenance and as a result, areas of the roof have deteriorated. The new ladders and railings will allow safe access to the roof in order to implement the repairs proposed repairs and for future inspections and maintenance to be carried out in a safe environment. New ladders will be fixed to the existing walls by drilling and fixings to manufacturer's recommendations. Where new railings are to be installed or where these replace existing railings, the existing fixing points are to be use wherever possible, to minimise any damage to the Listed fabric.

It should be noted that the proposed railings / ladders are positioned towards the rear of the property, which is enclosed in a small courtyard, to limit any visual impact.





b. *Existing access ladder is not safe and is to be replaced with new Kee Clamp system.*

One existing ladder to the roof, providing access to the lantern roof light, has deteriorated over time and is now considered to be unsafe. This is to be replaced and the new ladder is to be fixed to the wall, utilising existing fixing points where possible.



c. *Removal of existing roof covering and replaced with new liquid waterproofing membrane type.*

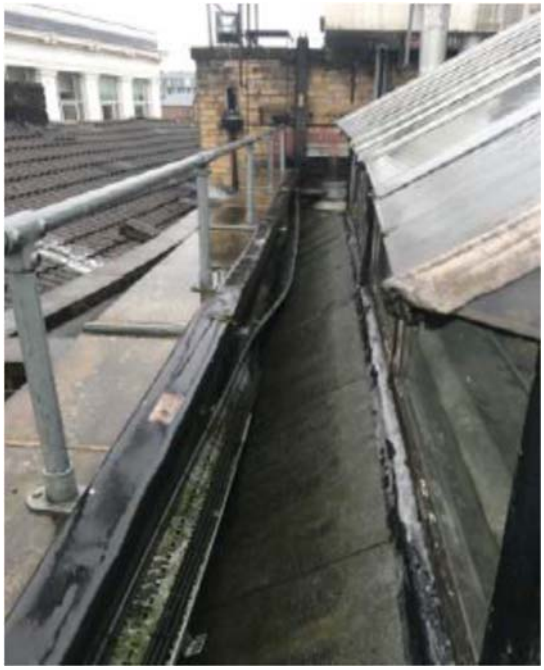
The existing roof covering, and flashing details has failed in multiple areas on the second floor roof and is the major cause of water ingress / damage to the listed fabric. The existing roof covering is to be removed and any damage to the concrete roof structure remedial works to be assessed.

Roof covering to be replaced with a SIKALASTIC 618 liquid membrane complete with rigid insulation and replacement Code 5 lead flashings as required following inspection of the roof.



d. *Containment runs for services on the roof to be repaired and re-fixed were they have failed.*

There are containment runs carrying services have failed at various points and are to be repaired. The containment runs will also require re-fixing to the structure of the building. Where possible, existing fixing points are to be re-used.



e. *Lantern roof light area where the 'flash-band' and felt upstand detail has deteriorated is to be repaired or replaced as necessary.*

Remedial works are required where temporary repairs have been carried out in the past using 'flash-band' which has deteriorated or come away completely. This would involve the replacement of the upstand / flashing detail to the perimeter of lantern rooflight where water has penetrated beneath. No works are proposed to the glass Lantern roof light its self.



f. *Temporary scaffolding.*

In order to facilitate these works a temporary scaffold is required. See 'SBS- HSBC Rochdale-Scaffold Plan'. This will require tying back to the building and every effort will be made to avoid any damage to the Listed fabric with any fixing holes filled with colour matched repair mortar.



g. *Repair to chimney affected by water ingress. Raking out and repointing required.*

Due to water ingress, the plasterwork and mortar have deteriorated leading to cracking of the brickwork. This is to have a resin fixed helical tie repair system. The chimney is then to be repointed and re-finished with replacement lime plaster to match the original.



h. *Chemical cleaning of mold infested areas.*

Areas where mold infestation was present has had a chemical treatment to kill off the spores prior to the removal of the mold.



i. *Removal of damaged plaster to walls and ceiling on second floor. Installation of new steel beams with steel angles bolted to the front and rear walls. New plasterboard ceiling installed. New cornicing to be formed to match existing detail. Replacement lime plaster to walls.*

Areas of the building with damaged plaster following water ingress have been made safe and damaged plaster has been removed. A structural survey has revealed extensive honeycombing of the exiting concrete roof structure on second floor. The structural engineer stated that the deterioration of the concrete will have significantly reduced its strength, its ability to span and to support its own weight. See Structural engineers report and drawings for details of strengthening works proposed. Soffit to be underdrawn with new plasterboard ceiling to the bottom of the new steel work with replacement plaster cornice mouldings to match existing profiles. Walls are to be re-plastered using a lime plaster to match the original finish. The plaster that was removed was a mix of lime and more modern gypsum plaster from previous repairs.



j. *Removal of damaged plaster to walls and ceiling. New lime plaster installed to walls and ceiling. All affected cornicing to be repaired to match existing.*

Areas of the building with damaged plaster following water ingress have been made safe and damaged plaster has been removed. Patch plaster repairs are to be carried out to the walls and ceilings of all the damaged areas using a lime plaster to match the original finish.



k. *New wall finishes to match existing.*

Back office areas to have damaged plasterwork work removed and made good with matching plaster finish, with redecoration works on a like for like basis.



6.0 IMPACT OF THE PROPOSALS ON THE SIGNIFICANCE OF THE HERITAGE ASSET

6.01 The proposed works are to repair the damage caused to the listed fabric by water ingress and to improve the access to the roof areas, to allow for future maintenance and inspections to be carried out in a safe manner.

6.02 The effect of each individual item is as follows:

Roof repairs / improved access for maintenance:

a. *Installation of new Kee Clamp systems access ladders and new fall protection railings.*
The installation of the new ladders and railings will require the drilling of new fixing holes both into the walls and parapets. Any damage / re-instatement could be subsequently repaired using colour matched stone repair mortar with non-hydraulic lime binder and is therefore considered minor. The impact of these additions on the building aspect is also considered minor as the majority of these will only be visible from the other building surrounding the small rear courtyard.

b. *Existing access ladder is not safe and is to be replaced with new Kee Clamp system.*
The installation of the new ladder may require the drilling of holes both into the walls and parapets of this historic building as the existing fixing points may be incompatible with the new ladder. As the intention is to re-use existing fixing holes where possible any additional damage / re-instatement could be subsequently repaired using colour matched stone repair mortar with non-hydraulic lime binder, with the impact therefore considered to be minimal. The impact on the building itself is also considered minimal as the new ladder is replacing an existing one and is only visible from the other building surrounding the small rear courtyard.

c. *Removal of existing roof covering to one roof. New liquid waterproofing membrane applied.*
Removing the existing roof covering will constitute a loss of original material, however as its failure to prevent water ingress has resulted in significant damage to the listed building, it needs to be replaced.
This will have minimal impact upon the building appearance as the roof is area is mostly hidden from view.

d. *Containment runs for services on the roof to be repaired and re-fixed were they have failed.*
The intention is to re-use the existing fixing points where possible to re-attach the containment runs, which will minimise any damage to the Listed fabric. Any new additional damage / re-instatement could be subsequently repaired using colour matched stone repair mortar with non-hydraulic lime binder, with the impact therefore considered to be minimal. The impact of this on the building itself is also considered minimal as this is a repair, not a replacement and will only be visible from the other building surrounding the small rear courtyard.

e. *Lantern roof light area where the temporary flash-band repairs / felt upstand detail has deteriorated is to be repaired or replaced as necessary.*
The lantern roof light is a key architectural feature of this Listed Building with the repairs proposed considered essential to preserve its integrity.

f. *Temporary scaffolding.*
An essential requirement to facilitate the proposed repairs, with every effort being made to avoid damage to the Listed fabric as a result of the ties required and with any fixing holes made good with stone repair mortar, to ensure the impact on the fabric of the building will be minimal.

Internal repairs / refurbishment:

g. *Repair to chimney affected by water ingress. Raking out and repointing required.*
The installation of resin fixed helical tie repair system into the existing brickwork is considered to be essential to prevent further deterioration of the existing structure together with the repointing and refinishing in matching lime plaster to preserve the integrity of the Listed fabric.

h. *Chemical cleaning of mold infested areas.*
These works have been carried out prior to submission as they posed a significant health and safety risk to the staff of this branch. These works will not have a detrimental affect on the Listed fabric.

i. *Removal of damaged plaster to walls and ceiling on second floor. Strengthening works as recommended by the Structural Consultants. New plasterboard ceiling installed. New cornicing to be formed to match existing detail. Re-instatement of wall finishes using lime plaster to match the original.*
These are considered as essential repairs following the failure of the roof to preserve the integrity of the Listed fabric and future proofing the building whilst at the same time protecting as many of the original features as possible.

j. *Removal of damaged plaster to walls and ceiling and re-instatement with lime plaster to match the original. All affected cornicing to be repaired to match existing.*
These are considered as essential repairs following the failure of the roof to preserve the integrity of the Listed fabric.

k. *New wall finishes to match existing.*
We propose to redecorate all areas of new plasterwork to match the existing colour scheme using a breathable emulsion paint system, minimising the impact of the repairs on the building.

The proposed works will be sensitively carried out, to respect the building's Grade II listed status and minimising the impact on original features.

7.0 SOURCE

7.01 https://historicengland.org.uk/listing/the-list/map-search?clearresults=True

7.02 file:///X:/27307_HSBC_RochdaleRoof/Image/rochdale%20town%20centre%20conservation%20area.pdf