



RIDGE

DESIGN & ACCESS STATEMENT

BANKING HUB
2 CHURCH STREET,
HEYWOOD
INTEGRAL (UK) LIMITED



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BANKING HUB 2 CHURCH STREET, HEYWOOD INTEGRAL (UK) LIMITED

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VERSION CONTROL

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Justification: Why are works necessary

DESIGN & ACCESS STATEMENT

1.1. Introduction

This Design & Access Statement has been prepared by Ridge & Partners LLP on behalf of Cash Access UK Limited. The purpose of this document is to provide a description and justification of the proposed works to support the Full Planning Application for 2 Church Street, Heywood and proposed signage associated with the 'Banking Hub' as new tenants to the property. This document provides details of the Application and identification of any heritage assets.

1.2. Application Details

Applicant's name:	Cash Access UK Limited
Applicant's address:	27 Old Gloucester Street, London, WC1N 3AX
Date:	11/03/2025
Site address:	2 Church Street Heywood, Lancashire OL10 1LN
Application reference number if known:	PP-13813005 & PP-13831516

About Cash Access UK Limited:

Cash Access UK Limited is a not-for-profit company set up by a number of UK banks and building societies to enable consumers and small businesses to access cash, deposit and basic banking services where they are needed across the UK. The company will facilitate the provision of a range of services including shared banking spaces on local high streets.

Details of the proposal:	Installation of Banking Hubs signage to include a heritage brand fascia with individual lettering and also individual lettering and logo fixed to the building.
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1.3. Heritage Assets

Is the application site located within a Conservation Area?	No
Which Conservation area is the application located within?	N/A
Is any part of the application site a listed building or listed garden?	No
Is the application site within 15 m of a listed building or listed garden?	No

1.4. Significance of the property concerned

The property consists of one building, 2 Church Street, which is situated opposite the parish church on a wedge-shaped site on the corner of Church Street and Hind Hill Street near a few other listed buildings; St Luke's Church, the sundial adjacent to the porch of St Luke's Church, Heywood Central Library, Heywood War Memorial.

1.1.1. 2 Church Street

2 Church Street is an early-C20 building, designed by JD and SJ Mould who designed several Banks for the Union Bank of Manchester. It is designed in an Edwardian Baroque style with a monumental and distinctive architectural character. The building is a Former Union Bank of Manchester Bank and most recently used as a Barclays Bank. It spans over three levels from basement to first floor. In the basement there are large open rooms, a large vault, plant room and some storage rooms. Ground floor consists of a large open front of house space known as the banking hall with an office and two staircases leading to the first floor. On the first floor there are some WCs and a large open office area. The front elevation is carefully composed with a projecting portico and triangular pediment with banded columns beneath a domed corner turret, endowing the building with an eye-catching street presence, the building is constructed of high-quality ashlar sandstone with carefully crafted detailing and relief-carved embellishments including cartouches and swags of fruit to the corner turret above the portico. It is a timber mansard roof with two floors of load bearing masonry and concrete floors. The roof is constructed from slate with leaded domes to the turrets. The original building has been extended and there have been several structural alterations overtime using steel.

The front entrance door is recessed of the portico and comprises of a double leaf solid core panelled timber unit, with an above skylight. Access leading to the entrance door is via concrete ramp. An emergency exit door is provided to the rear of the property, which comprises a pre-finish covering. Windows to the premises are recessed by sandstone bays. These comprise of single glazed timber sliding sash windows. Fenestration to the extension consists of double-glazed anodised metal framed windows.

The banking hall retains a panelled ceiling with enriched cornices. It also has a partially under-drawn ceiling and a glazed and metal-framed entrance lobby from the modern refurbishment. The offices and ancillary spaces have modern under-drawn ceilings and original doors have been replaced with modern solid doors. The inner wall of the staircase at the rear of the banking hall is built of modern brick. The existing internal finishes for the walls comprises of painted plasterboard, painted lined plaster, painted masonry and tiled finishes. Floor finishes include exposed concrete, tiled coverings and carpet coverings. Ceilings comprise a combination of painted plasterboard, lined plaster and suspended ceiling tiles. There is also some decorative corning within the main banking hall. Internal joinery includes solid core painted timber doors, timber architraves and skirting and timber window cills.

1.1.2. Recent Planning History for 2 Church Street

APPLICATION	STATUS	DECISION DATE	PROPOSAL
23/00268/LBC and 23/00267/FUL	Granted	08/2023	Works to decommission the bank. Including external works to remove signage, transaction points, and security cameras; corresponding repairs to elevations and internal works to remove counters and partitions on the ground floor
05/A5649/FUL	Granted	02/2008	Two internally illuminated wall mounted signs and two internally illuminated projecting signs
05/A5020/FUL	Granted	07/2000	Internally illuminated fascia and wall mounted and projecting box signs

1.1.3. Previous Condition / Use

2 Church Street was built in 1909. The building has always served as a bank, recently operating as a bank premises for Barclays Bank.

1.1.4. Existing Condition / Use

The building is currently vacant.

1.1.5. Proposed Condition / Use

The ground floor is proposed to service as a community banking hub.

Proposed external alterations:

1. Installation of new heritage brand fascia above the main entrance door.
2. Push button applied to existing main entrance door to allow it to be a manually powered opening and closing door.
3. Two external louvres to the extension side elevation
4. Removal of some existing condensers and replaced with a new condenser (Mitsubishi MXZ-6F122VF).

Proposed internal alterations:

5. Existing lift to be decommissioned
6. Internal security bars are to be fitted to office windows
7. Installation of new internal partition walls, ceilings, floors and wall finishes

1.1.6. Description of works

Internal Demolition

- Aperture to structural wall to accommodate MVHR Unit
- Aperture to first floor slab to accommodate 200mm diameter pipes

Installation of External Signage

- This includes a new heritage brand fascia and individual letters and post office logo applied individually to the building using nylon locators.

Installation of new internal partition walls, ceilings, floor and wall finishes

- The existing finishes of walls are a combination of painted blockwork and plasterboard. Full internal redecoration of all walls, previously painted ceilings and joinery items will be required to meet Cash Access UK standards.
- The internal finishes will be stripped out, and new proposed floor finishes, ceiling finishes and partition walls will be installed in place.

Works to the interior of the Building

- The interior of the building is proposed to be converted from a former Barclays Bank to a Banking Hub. This will include re-organising of the internal layout to meet Cash Access UK standards. Works to the decoration of the property will be required to match the branding of the proposed Banking Hub.

1.1.7. Conservation area context

2 Church Street (figure 1) is in proximity to a few other listed buildings.

To the south-east of the site is the Central Library, which houses the grade II listed building. To the north-east is the grade II listed building St Luke's Church, built between 1860-62 (figure 5). Built from coursed rock faced stone with ashlar dressings and slate roofs. It has a tall nave with aisle, clerestory, south-west porch, north-west steeple outside the north aisle; chancel with clerestory, side chapels and vestry. Within the vicinity of St Luke's church adjacent to the porch is the grade II listed sundial made from stone with a copper face, which stands on a cyma-moulded cornice (figure 6). To the south-east of the site is the grade II listed Heywood central library (figure 7), built between 1905-06, with a 1973 extension to the side. It is constructed from ashlar and brick with a Westmorland slate roof. It is in Edwardian free Style, with Baroque and Elizabethan elements. Finally, to the south of the site is the grade II listed Heywood war memorial (figure 8). The memorial is constructed from stone with bronze female figure holding a palm of victory standing on a pedestal. Behind is a plain shaft inscribed to the men of Heywood with tapering shafts adjoined to either side.



Figure 1 Grade II Listed 2 Church Street Front Elevation



Figure 2 Grade II Listed 2 Church Street Side Elevation



Figure 3 Grade II Listed 2 Church Street Extension showing three condensers on the right to be removed and replaced with one condenser



Figure 4 Grade II Listed 2 Church Street Extension



Figure 5 Grade II Listed 2 Church Street Extension showing the West Elevation existing louvre (bottom left) to be replaced and existing louvre (top right) to be removed and blocked up to match existing brick



Figure 6 Grade II Listed St Luke's Church



Figure 7 Grade II Listed St Luke's Church Sundial



Figure 8 Grade II Listed Heywood Central Library

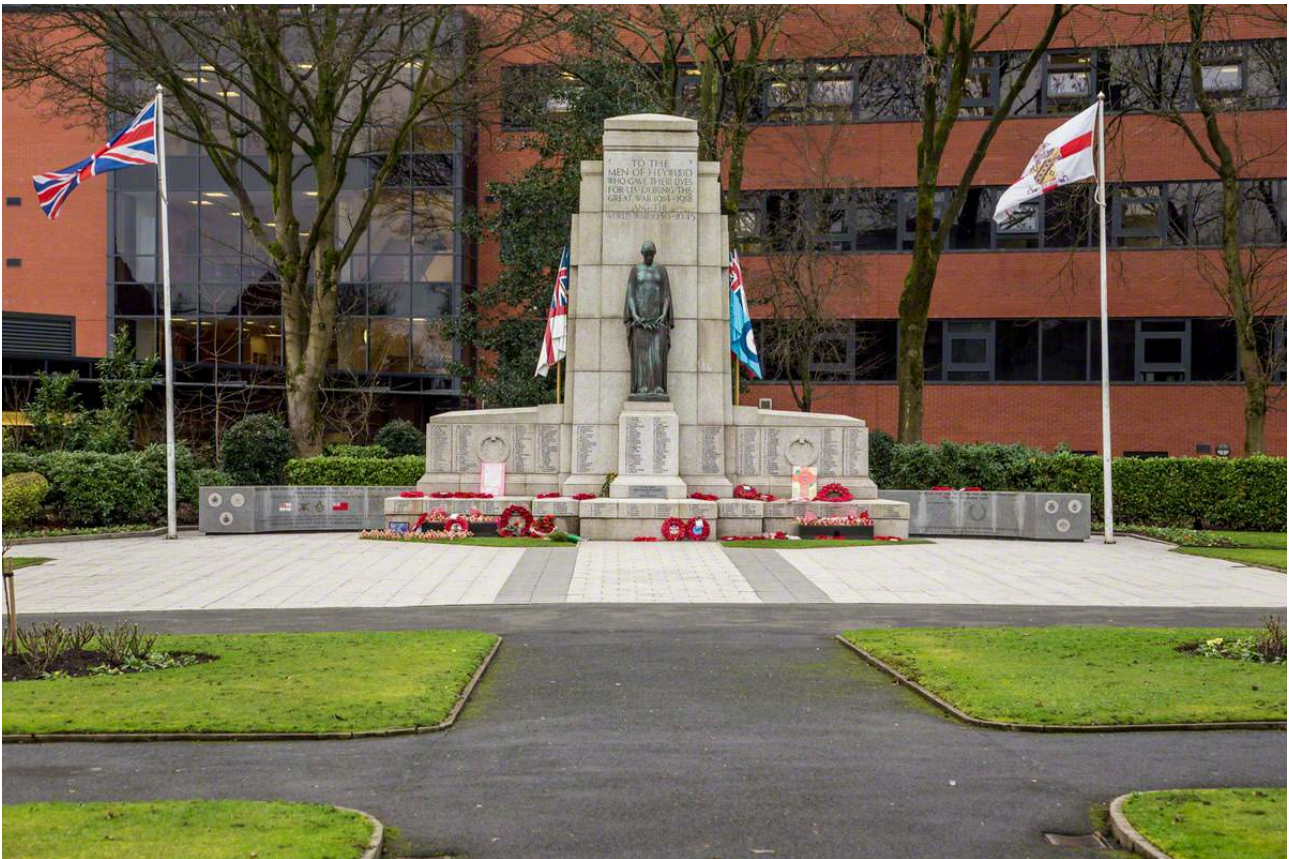


Figure 9 Grade II Listed War Memorial Monument



Figure 10 Existing South & East Elevations

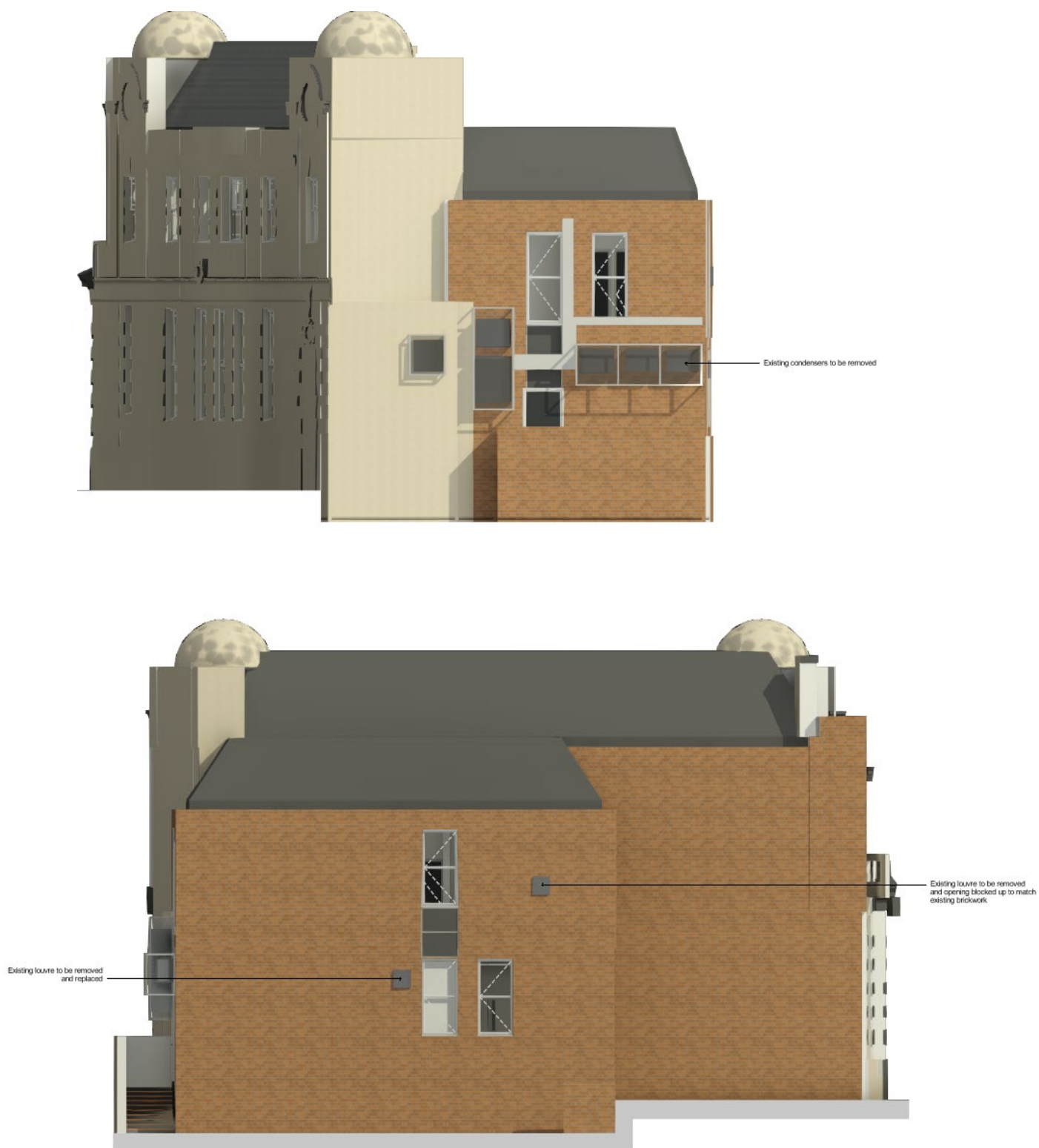


Figure 11 Existing North & West Elevations



Figure 12 Proposed South & East Elevations featuring new Banking Hub signage

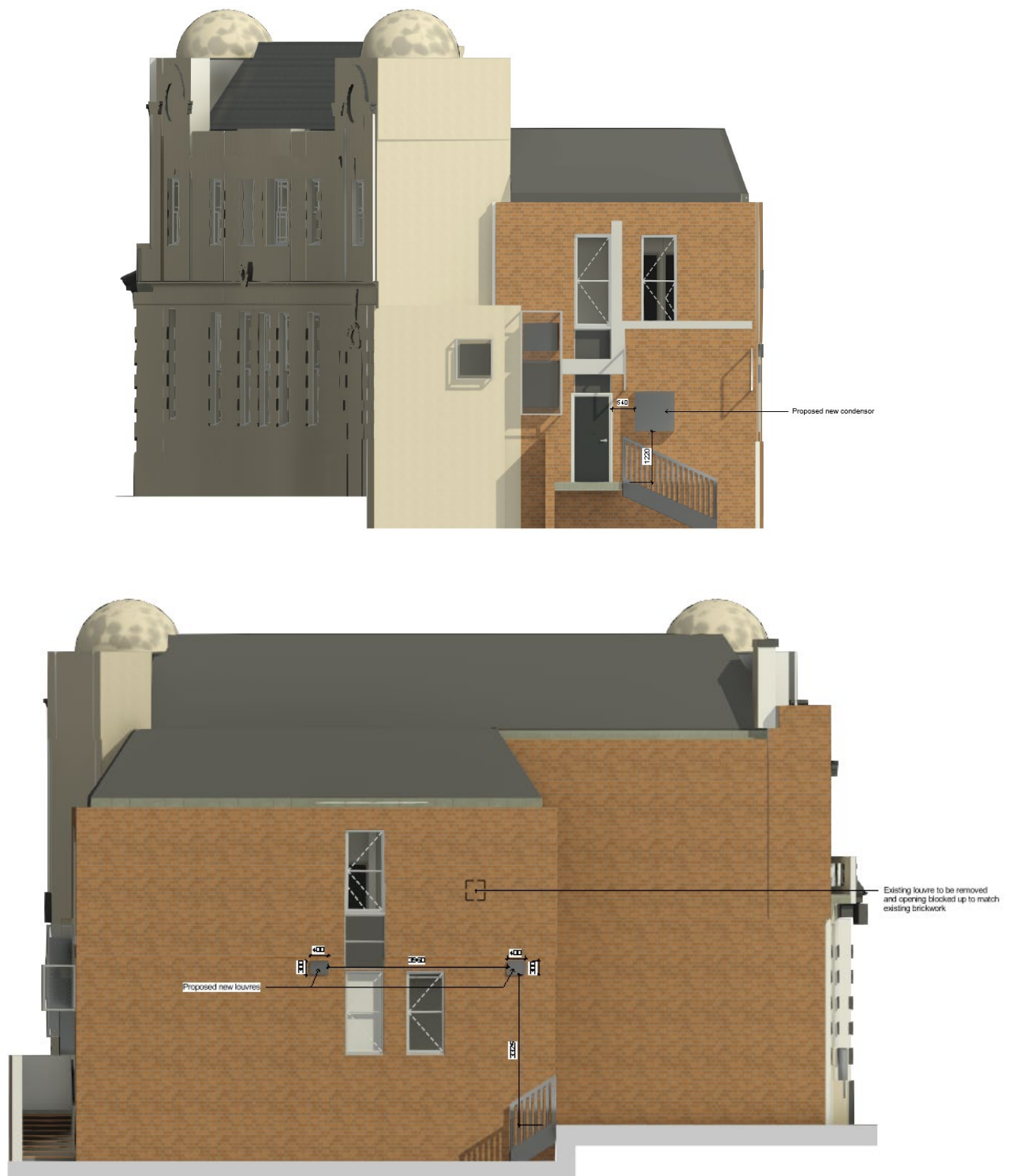


Figure 13 Proposed North & West Elevations

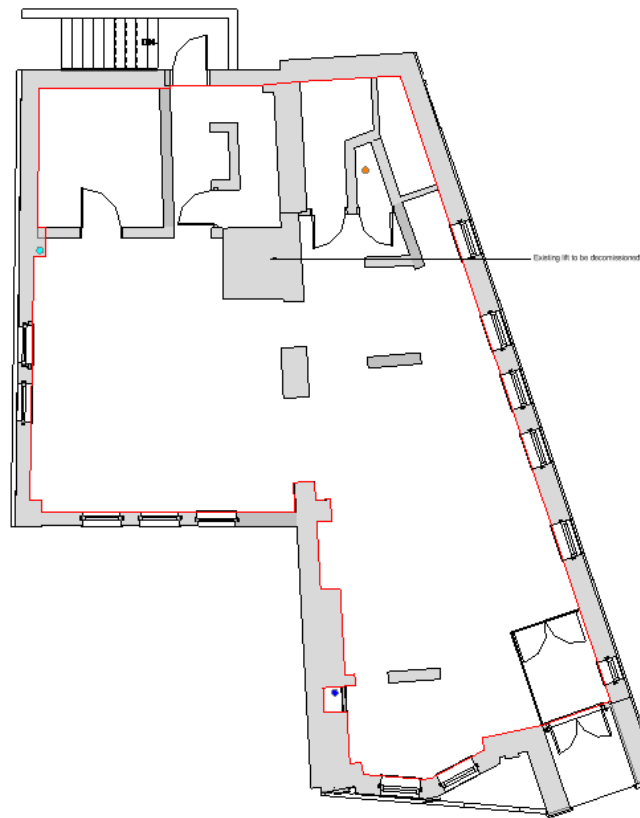


Figure 14 Existing GA Layout

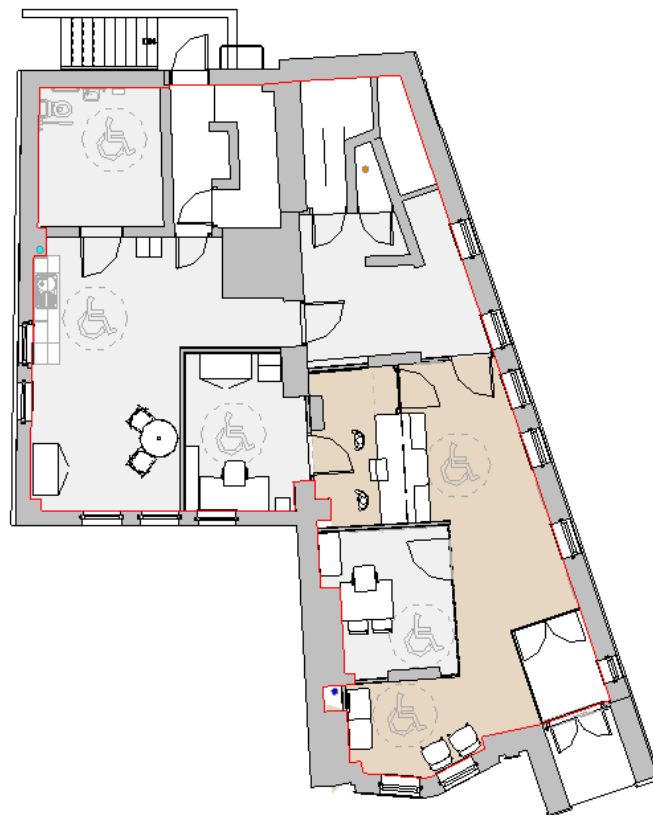


Figure 15 Proposed GA Layout

1.5. Access

Pedestrian access to the building will be level in line with Part M of the Building Regulations. All internal works will ensure there will be wheelchair access throughout the building. These changes will improve access for all to the property, with little to no impact on the surrounding area.

1.6. Photo References

Figure 1	Photo taken from JLL Building Survey (Oct 2024)
Figure 2	Photo taken from JLL Building Survey (Oct 2024)
Figure 3	Photo taken from JLL Building Survey (Oct 2024)
Figure 4	Photo taken from JLL Building Survey (Oct 2024)
Figure 5	Photo taken by Ridge & Partners LLP
Figure 6	Photo taken from Historic England archive
Figure 7	Photo taken from Historic England archive
Figure 8	Photo taken from Historic England archive
Figure 9	Photo taken from Historic England archive
Figure 10	Drawings produced by Ridge & Partners LLP (NTS)
Figure 11	Drawings produced by Ridge & Partners LLP (NTS)
Figure 12	Drawings produced by Ridge & Partners LLP (NTS)
Figure 13	Drawings produced by Ridge & Partners LLP (NTS)
Figure 14	Drawings produced by Ridge & Partners LLP (NTS)
Figure 15	Drawings produced by Ridge & Partners LLP (NTS)

To be read in conjunction with the drawings provided in the planning application.



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