

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Heritage, Conservation & Design Team Officer	Catherine Fenghour
Date	11 July 2025
Application Reference	25/00255/FUL, 25/00256/LBC and 25/00258/ADV
Address	2 L Cpl Stephen Shaw MC Way, Heywood, OL10 1LN
Proposal	Various

Heritage Assets Impacted

Designated Heritage Assets	☒	- Former Union Bank of Manchester (2 L Cpl Stephen Shaw MC Way) - grade II - St Luke's Church and sundial – grade II* - Heywood Library (grade II)
Non-Designated Heritage Assets	☐	

Summary

Further information and revisions are required.

Assessment

Application site – description and significance

The application site was constructed in 1909, during a period when the Union Bank of Manchester was opening new banks in the northwest. It is constructed in an Edwardian Baroque style, with the list description noting that this imbues this '*small building with a monumental and distinctive architectural character*'. It is one of several listed banks designed by JD and SJ Mould designed for the Union Bank of Manchester.

The Bank makes an important contribution to the townscape and has group value with other nearby listed buildings including the library and St Luke's Church.

It is listed at grade II for its special architectural and historic interest.

25/00255/FUL and 25/00256/LBC - Creation of a bank hub to include internal and external alterations: push button applied to existing main entrance; removal and replacement of louvres; new condenser unit to rear following removal of existing; formation of partitioning walls, ceilings, floors and wall finishes; lift decommissioned; security bars fitted

Principle of development

The building was constructed as a bank. Its use as a banking hub would be appropriate and would ensure that the building continues to be used for its original purpose. There are no objections in heritage terms to the principle of the proposed use.

Installation of push button

No details have been provided

Replacement louvres

The plans indicate that one new louvre would be installed within the brickwork of the later extension. Given that this is a later addition, this is likely to have a neutral impact on significance, subject to details.

New condenser unit

The proposed plans show the existing condensers to be retained with a further new condenser to be installed on the historic element of the building. The description should be amended, as none of the existing appear to be removed?

Please can the applicant set out why an additional condenser unit is required, in addition to the existing six condensers already on the building? If the case for a new condenser unit is accepted, it should be positioned on the later brick extension rather than the historic stone building. Any redundant condenser units or other equipment should be removed with the stone or brick work made good.

New partition walls, ceilings, floors and wall finishes

While the plans show new walls to be installed, no details have been provided of their build up or how they would interact with the existing structure. No details have been provided of the new ceiling, floor and wall finishes. These details are required – this should be set out as a schedule with details for each area. Existing historic features, where remaining should be retained and this will need to be confirmed. This includes the original panelled ceiling with enriched cornices within the banking hall.

Lift decommissioning

Please can the applicant confirm what works are proposed as part of the decommissioning and show these on the plans.

Fitting of security bars

No details have been provided? Please can the applicant confirm where the new security bars are proposed and how they would be fitted. Security bars should not be installed in the historic elements of the banking hall. There are already security bars within the later extension.

25/00258/ADV - 1 externally illuminated fascia sign and 1 x non-illuminated fascia sign

Non-illuminated Fascia sign – Further details are required of the proposed letters, the material to be used and the means of fixing.

Externally illuminated fascia sign - this sign due to its size, material and means of illumination would be an overly dominant and intrusive feature on the frontage of the listed building.

There is evidence of a previous sign in this position (Barclays Bank is still legible on the stonework). As such, the principle of a new sign in this location is likely to be acceptable. However, it will need to be of a design, material and size appropriate to the listed building. A painted timber fascia sign is likely to be most appropriate. This would need to be designed to fit within the fascia. Illumination should be omitted. Details of the means of fixing should be provided.

Re-consultation

Please reconsult once amended plans are received