HERITAGE IMPACT STATEMENT

NatWest
60 Portland Street
Manchester
M1 4QT



Application for the removal of external ATMs, signage and making good of the façade to match existing

TATE STEVENSON ARCHITECTS LTD

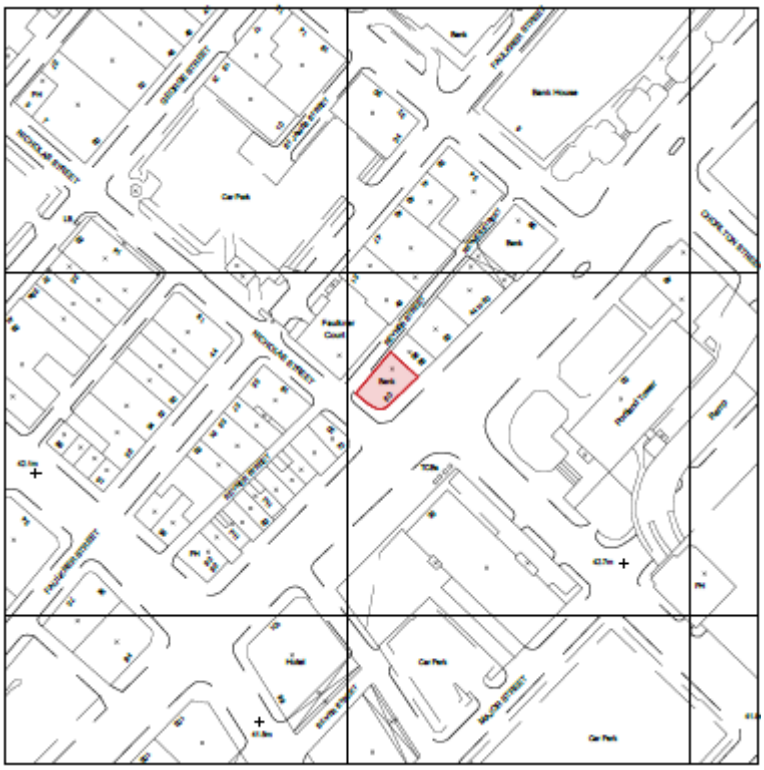
1.0 INTRODUCTION AND PROPOSAL DESCRIPTION

1.1 Introduction

This Heritage Impact Statement (HIA) has been prepared by Colin McCaffrey of Tate Stevenson Architects, a R.I.B.A. Conservation registered architect and in accordance with Manchester City Council Validation checklist

The application site is located at Natwest, 60 Portland St, Manchester M1 4QT within George Street Conservation Area

Location Plan (NTS) –



1.2 Proposal Description

This Design & Planning Statement supports the Full Planning Application being submitted to remove the external ATM's, signage and the making good of the facade 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

Methodology for removing the existing
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's as described on drawing 1206-18-20-D03 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 brickwork 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.

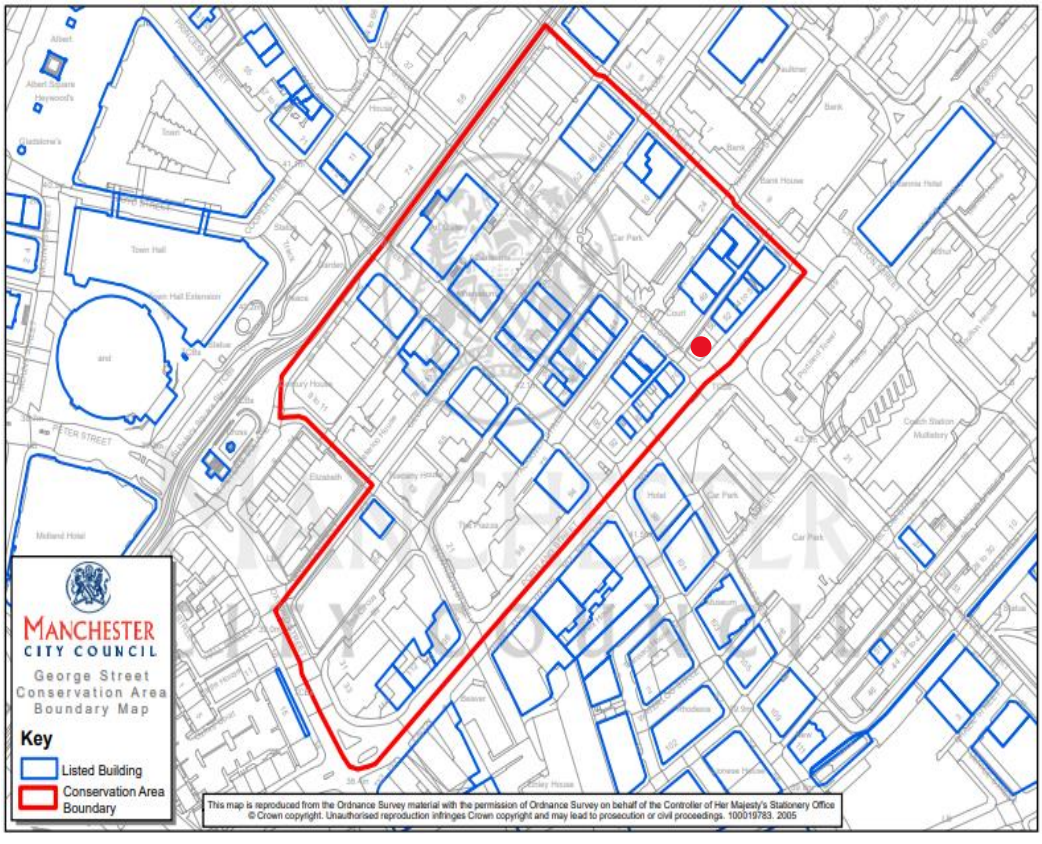
Internally, all rooms will be cleared of loose furniture signage and marketing removed.
Public counters, internal automation machines will also be removed and repairs carried out to any damaged surfaces affected by the works.

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 contractor will be employed to carry out the works
- Prior to commencement stone samples will be available for the authorities approval
- The contractor will be required to protect all existing surfaces during the works

3.0 Heritage Appraisal

Conservation Area: The site is located in George Street conservation area



This building is not listed but is located opposite a Grade II listed building

Listed Building search:
Nearest Heritage Building: (70 & 72 Portland Street, 20 Nicolas Street) – on road opposite
Listed Ref: 1271071
Grade: II
Date Added: 06 June 1994
District: Manchester (Metropolitan Authority)

Historic England Description:
Includes: No.20 NICHOLAS STREET. Manufacturers' warehouse, now restaurant, offices, etc. 1873, by Pennington and Bridgen; altered. Sandstone ashlar with some marble dressings (roof not visible). Square plan on corner site, with rounded corner. Eclectic palazzo style with elaborate decoration. Five storeys over basement, 4 bays plus the corner; channelled rustication up to 1st floor, bands between floors, bracketed cornice and blocking course with some antefixae. Round-headed doorway to 3rd bay with run-out voussoirs, mask keystone, divided panelled doors; segmental-headed basement openings, mullioned 2-light ground floor windows; 2-light windows to all upper floors, those at 1st floor with round-headed lights and very elaborate surrounds including marble shafts, panelled aprons, carved spandrels and shallow 2-centred-arched carved canopies; square-headed windows at 2nd and 4th floors, round-headed at 3rd floor, those at 2nd floor with shafts, enriched heads and linked imposts, and those at 3rd floor with linked enriched arched bands over the heads. Single-light windows to the corner, that at 1st floor with a small semi-circular corbelled balcony. Right-hand return to Nicholas Street in matching style. Interior not inspected. Forms group with Nos 74 to 80 to left (q.v.): striking contrast of scale and type illustrating the historical development of this street.

Response:
The proposed works are to a non listed building opposite the above Grade II listed building. The proposed works are of a minor nature and will not affect or have no greater impact on the listed building than currently exists.

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.
Materials
The proposed ATM 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 infill panels
Layout
No changes to the internal layout are planned in this application other than to remove non original 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

National Planning Policy Framework
Planning Practice Guidelines
Manchester Local Plan
Places for Everyone Joint Development Plan (March 2024)
Core strategy 2024

Proposed Work:

Proposed removal of External ATM's,Signage and make good facade 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 stonework at ground level has previously been impacted by installing the ATM's.
Fascia and projecting signs have also been installed to advertise the building as a bank.
The buildings stonework has major significance for the building appearance and complements the listed building opposite.
The ATM removals will simplify and enhance the elevation facing the listed building.
The proposal will therefore not harm the buildings appearance and will have a positive impact on the neighbouring listed building.

Beneficial impact:

Sympathetic removal of the ATM, Night Safe and signage will declutter the original exterior and return it closer to its original state

Harmful impact:

No harmful impact to the neighbouring listed building

Proposed Solution:

Ensure the proposed materials match the existing in colour and texture and that joints align with the existing. Proposed demolition of the banks non original interior fittings and furniture only and no removal of any original material or fixtures.

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 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