

DESIGN, ACCESS & HERITAGE STATEMENT



Project: RBS Manchester St Ann Street - ATM replacement
Address: 25 St Ann Street, Manchester, Greater Manchester, M2 7PW
Date: 23 November 2022 – Revision B

Applicant

NatWest Group Plc
RBS Gogarburn
1st Business House C
PO Box 1000
Edinburgh EH12 1HQ

Agent

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1 St Bernard's Row
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T. 0131 343 6222

Description of works

External: Remove two existing external ATMs and night safe collar, retaining night safe internally.
Internal: Remove one existing internal ATM. Remove all non-original internal fixture, fittings and furniture relating to the operation of this retail bank.

Use:

Existing: Retail Bank

Proposed: Empty

Tenure: Mixed

Amount: Minor works to remove two external ATMs and external night safe collar, one internal ATM and non-original internal fixture, fittings and furniture.

Scale: Not applicable.

Landscaping / Philosophy: Not applicable.

Appearance:

External: Removal of existing ATMs and night safe collar, will enhance the original character of this existing building by returning some of the original features.
Internal: Minor change in appearance, no original features will be affected by the works.

Access:

Vehicular and Transport Links: No works proposed.
Inclusive Access: No works proposed.

Heritage asset statement:

With reference to the National Planning Policy Framework, paragraph 189 of Section 16 (Proposals affecting heritage assets), below is a description of the buildings significance, found in the listing by Historic England. The bank is also described as "one of the finest palazzo-inspired buildings in the city." in Pevsner Architectural Guides to Manchester.

Grade: II*

List Entry Number: 1270792

Date first listed: 25-Feb-1952

Date of most recent amendment: 06-Jun-1994

Statutory Address: 25, ST ANN STREET MANCHESTER

SJ8398SE ST ANN STREET 698-1/27/381 (North side) 25/02/52 No.25 (Formerly Listed as: ST ANN STREET (North side) Williams and Glyn's Bank)

GV II*

Bank, with attached manager's house. 1848, by J.E.Gregan, for Benjamin Heywood's Bank. Sandstone ashlar, and red brick with sandstone dressings, hipped slate roofs. Tripartite plan with bank on corner of St Ann's Square, entrance bay in centre and former manager's house to right. Italian palazzo style. The bank, 3 storeys, and 3x1 bays plus chamfered corner, has a plinth, rusticated quoins, rusticated ground floor with raised rusticated surrounds to large

round-headed arches which contain Venetian windows with Ionic colonnettes and are linked by a moulded impost band; sashed windows to both upper floors, those in the centre tripartite, those at 1st floor with pedimented Corinthian architraves and balustraded balconies linked by a moulded sill-band, and those at 2nd floor with enriched architraves linked by a similar band; and a prominent dentilled and modillioned cornice. The corner has a carved shield at ground floor, and windows on the upper floors like those at the front; and the left return has tripartite windows on all floors, those at ground floor forming an arcade. The entrance bay has a single-storey porch with a round-headed doorway (the lintel lettered "BANK") with emphatic run-out voussoirs, and a balustraded parapet. The house to the right, 3 storeys and 4 bays, has a plinth, very emphatic rusticated quoins to the corners and surrounding a round-headed doorway to the 3rd bay, a cornice to the ground floor and moulded sill-band to the 2nd floor, a plain brick frieze and prominent modillioned cornice; and sashed windows with moulded architraves, those at 1st floor with panelled aprons and moulded cornices. Interior not inspected.

Listing NGR: SJ8382498381

With reference to the National Planning Policy Framework, paragraph 190 of Section 16 (Proposals affecting heritage assets), the building sits on a prominent corner site in the St Ann's Square Conservation Area, adjacent to St Ann's Church.

More recently, two external automated teller machines (ATMs) have been installed into the external stonework. With larger replacements installed in 1980 & 1987. There is currently one external ATM and night safe on the St Ann's Square elevation and one ATM on the St Ann Street elevation.

The proposal is to remove both external ATMs and the night safe collar and one internal ATM and non-original internal fixtures, fittings and furniture following the closure of the retail bank operation.

To achieve this proposal sections of existing external stone will be infilled, once the ATMs have been removed (refer to drawings E7273-EX-E1, E7273-EX-E2, E7273-GA-E1, E7273-GA-E2, E7273-EX-GD, E7273-GA-GD, E7273-EX-D1, E7273-EX-D2, E7273-EX-D3, E7273-GA-D1, E7273-GA-D2 & E7273-GA-D1 for plans, sections and elevations). Consideration has been given to reinstate the stone, to minimise the impact of the proposal on this heritage asset. The application is now accompanied by the contractor's method statement.

The removal of the internal ATM and all internal non-original fixtures, fittings and furniture will not affect any original internal walls or features.

In conclusion the proposals aim to enhance the character of this heritage asset for the local community, by removing all non-original external and internal ATMs, external night safe collar, external signage and reinstating stonework to match, so thereby enhancing the significance of this "one of the finest palazzo-inspired buildings in the city." (according to the Pevsner Architectural Guides to Manchester).

Please refer to page 3 for existing photographs of the external ATM and Page 4 for the internal ATM.

Photographs taken 10 August 2020 of St Ann's Square



Photographs taken 10 August 2020 of St Ann Street





Photograph taken 10 August 2020 of the internal ATM for removal.

