

## DESIGN AND ACCESS STATEMENT

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NatWest- Glossop  
Norfolk Square,  
Glossop, SK13 8BR

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PP-04519163

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## **Introduction**

This Planning, Design and Heritage statement has been prepared by S&W on behalf of The Royal Bank of Scotland (RBS), (the Applicant) and is submitted in support of an application for Full Planning and Listed Building Consent for the replacement of already in situ advertisements to the exterior of the frontage elevations of the building at Norfolk Square, Glossop, SK13 8BR.

NatWest banking group officially known as National Westminster Bank Plc is the largest retail and commercial bank in the UK. The group as it is known today was established by the merger of National Provincial Bank and Westminster Bank. In Ireland NatWest operates as Ulster Bank.

To this date the banking group has a tremendous retail and townscape presence in the UK with a network of approximately 1600 plus branches and 3400 cash machines (some in locations other than branches). The group also offers their customers 24hr Actionline telephone service alongside 24hr online banking facilities.

Presently NatWest Bank are undertaking an extensive rebranding programme throughout their entire branch and stand alone ATM vending networks. This is to improve and reinforce their presence on the high street, providing a quality aesthetic to the town and city scapes in which they are based, reassuring the customer that they care about their overall banking experience. NatWest Bank's intention is to renovate the existing tired shopfronts, replacing the external shopfront signage and replacing some ATM modules so that they are accessible for all.

At the NatWest Glossop branch, the banking group wish to remove the existing signage in situ and replace thus with new branded signage. The proposal has been developed in accordance with National and Local Policy concerns.

## **Site**

The site is number Norfolk Square, Glossop, SK13 8BR, the building is currently occupied by NatWest.

The site is Grade II listed, lying within the Glossop Conservation Area.

The proposals have been developed in accordance with thus, aiming to be sympathetic to the listed status and surrounding conservation area.

## Heritage

Conservation:

Local policy denotes that:

*'The Local Planning Authority will encourage the removal or improvement of those features which detract from the quality of a conservation area. These features include signs, advertisements and modern shop fronts.'*

The proposals have aimed to have due regard to preserving and enhancing the historical features of the site. The building sits within a prominent location within the Conservation Area, therefore the proposed signage is minimal, aiming to add to, rather than detract from the nature of the site.

## Listed Status

The site in question is Grade II Listed, described by English Heritage as follows:

Date first listed: 27-January 1978

English Heritage Building ID: 487207

Details:

Formerly listed as High Street West, National Westminster Bank C1978. Style: Elizabethan Revival. Ashlar with ashlar dressings to principal elevations, coursed millstone grit elsewhere. Westmorland slate roof with terracotta ridge tiles. L - plan with entrance to left of main range, banking hall to right. 2 and 3 storeys, single storey to rear. Chamfered plinth, first floor panel frieze and sill band, second floor band. Hugh street front, has 3 windows arranged 1:2. All windows have mullions and transoms. 3 storey entrance bay to left has shaped gable with lion finial and datestone. Doorway to left has double panel doors, and 2 light window to right both under round-headed arches with mullion fanlights. Above canted 4-light oriel window on corbelled base, and above again 5-light window with hoodmould. Banking hall to left has 2 segment headed 4-light windows with headmoulds and carved stops, above two 3-light windows, with shaft between topped by rampant lion and shield on crenellated parapet. Left return has irregular 3 window front with crenellated parapet. Segment headed 4-light window to right with hoodmould and carved stops flanked by 2-light window with carved transom and mullion fanlight. Above single 2-light window and two 3-light windows, 1910 extension contains stair marked externally by staggered 3-light windows. Detailing similar to front elevation. Right return has 3 segment headed 4-light windows, and above a single 2-light window.

The importance and need to maintain and enhance these historic pillars of society has been considered throughout the development of the proposal. Aiming to enhance, rather than detract from the special beauty of the site and surrounding Glossop Conservation Area.

## Use

The premises, at ground floor level, are currently used as an existing NatWest branch, offering a range of personal and commercial financial and banking services (A2- Use class).

The proposals make provision for no change to the existing use.

**Amount**

The proposals make no change to the existing floor space.

**Scale**

The overall scale of the building will remain unchanged by the proposals.

**Landscaping**

No landscaping areas affected by the proposals.

**Policy consulted**

The National Planning Policy Framework Planning Practice Guidance 19- Advertisements.

The National Planning Policy Framework- Chapter 12- Conserving and Enhancing the Historic Environment.

Glossop Conservation Areas Character Appraisal.

**Appearance**

The signage currently in situ on the branch requires upgrading in order to comply with the national re-brand rollout currently taking place. The proposed signage aims to avoid applying a standard design remit, instead focusing on the architectural merits of the site. The proposed signage is no over-massing on this large building, nor does it cover any features of architectural significance. The avoidance of illumination aims to be respectful of the site, and ensure the views and setting of the surrounding conservation area are not harmed.

There is a vital need in society to retain these crucial services that promote and maintain high street vitality and prosperity. Additionally, the colours chosen are dark, royal colours, which aim to enhance, rather than detract from the buildings special character.

Due to the small scale alterations proposed here and the nature of the signage, it is firmly believed that the proposed signage adheres to the aforementioned policy considerations. Therefore, not resulting in a detrimental impact to the site or surrounding Glossop Conservation area.

**Access**

The current access arrangements regarding vehicles and the movement of pedestrians remain unaffected by the proposals.

**Parking**

There is current parking provisions in place surrounding the site remain unchanged by the proposals.

**Conclusion**

This statement considers the proposal to install new signage, post removal of existing signage to serve the frontage of the NatWest Glossop Branch.

This statement has considered the site and surroundings, the details of the proposal (materials, specification, scale, location) and the planning policy relating to heritage assets, on both a national and local scale.

Through the assessment of impact and significance as a Grade II listed building, it is considered that the proposed development will successfully resolve the advertisement issues at the bank whilst also responding to the need to preserve the listed building and its setting within the Glossop Conservation Area. The proposed development will not affect the features of architectural interest detailed in the listing and will therefore not result in significant harm. As a result, the proposed development is in alignment with policy requirements and guidance relating to Glossop Conservation Area and Listed Buildings.

Therefore, it is considered that there are no policy grounds or material considerations which should prevent Advertisement Consent and Listed Building Consent from being granted for the proposed development.

**Please see planning application supporting documents for drawings and location plans.**