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SADLER BROWN ARCHITECTURE

Proposed Internal Platform Lift and Steps
at
Lloyds Bank
Hugh Street
St Marys
Isles of Scilly
TR21 0PW

Heritage Statement
August 2020



Introduction

This Heritage Statement has been prepared on behalf of the Lloyds Banking Group. It accompanies a Planning and Listed Building Application for new level access into the branch.

Context

The property is situated in a central location within Hugh Town, St Marys, Isle of Scilly.

Thought to have been originally constructed in the mid 19th century as a house, the ground floor of the property has subsequently been converted into a branch of Lloyds Bank.

The property is Grade II listed and within Isle of Scilly Conservation Area and Area of Outstanding Natural Beauty (AONBs).

Heritage Statement

SV9010 HUGH STREET, Hugh Town 1358-0/8/60 (South West side) Lloyds Bank

GV II

House, now bank. Mid C19. Colourwashed render over granite rubble; gabled scantled slate roof; rendered end stacks. Double-depth plan. 2 storeys; 4-window first-floor range. Horned 2/2-pane sashes. Porch to left of centre with 2 Roman Doric columns and correct Doric antae, entablature and cornice; 4-panelled door and rectangular fanlight. Interior: enriched cornices to ground floor. Included for group value.

Listing NGR: SV9018110605
(Source: Historic England)

Proposed Works

In accordance with the proposed plans submitted with the Planning and Listed Building Application, the work will comprise of the removal of the existing external entrance steps, lowering of the internal floor (where required) and alterations to the existing entrance door and surround. In addition, internally there will be a new platform lift and steps to enable customers to gain independent access into the branch together with internal alterations and remodelling to facilitate these works.



Existing Entrance

SADLER BROWN ARCHITECTURE



Existing Banking Hall

Objective

Currently the only access into the branch for customers is via the main front entrance steps. This limits potential customers particularly those with disabilities and / or parents with pushchairs etc.

Therefore, the principle objective of the proposed works is to remove the external steps and provide level access into the branch, together with a new internal platform lift and steps which will enable unrestricted and independent access for all.

Proposed Solution

It is considered that the proposed solution provides the least harm to the building and its immediate surroundings.

Alternative solutions such as an external ramp were deemed unsuitable, primarily due to the constraints of the existing pavement in terms of levels, but also from a visual perspective.

Significance of Affected Fabric

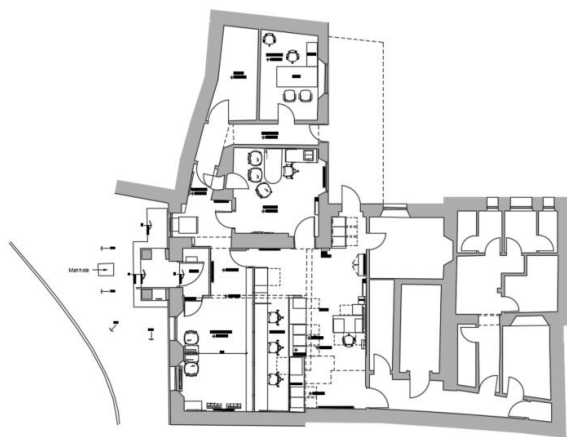
The proposal will cause some loss to the original fabric of the building, although this will be limited to the removal of the 2No stone entrance steps and partial lowering of the internal floor.

Externally it is intended that the door frame is to be adapted / extended to suit the new levels, the existing door modified and reused and a new glazed fanlight installed above.

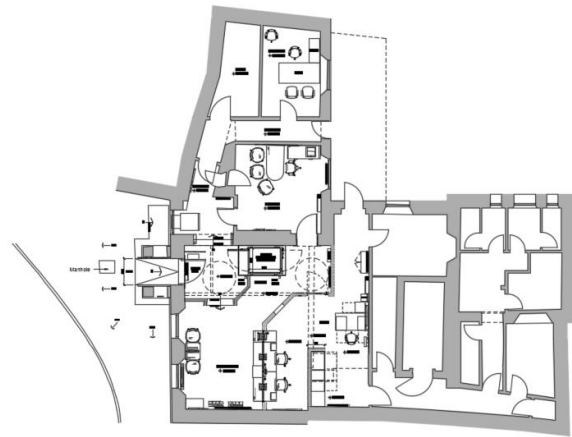


Extent of entrance steps to be removed

The interior of the branch has been subject to a modern fitout and generally consists of modern studwork partitions, componentry and furniture. It is proposed that the internal layout of the public area will be remodelled to provide better access and circulation areas.



Existing Ground Floor Plan



Proposed Ground Floor Plan

Where new partitions abut existing walls, they are to be scribed around the coving and cornice detailing. In addition, the new partitions will be finished below the existing ceiling level to avoid unnecessary damage.

Assessing Harmful Impact

Externally the proposed works will result in the loss of 2 No stone entrance steps which are believed to be part of the original construction.

The remaining external elements would remain untouched retaining the buildings original character.

Internally the loss of the original fabric of the building would be limited to the partial removal / lowering of the ground floor. It is thought the structure, although not confirmed, will be timbers from the original build. However, the floor finish appears to be modern timber sheet as opposed to the original floorboards.

Assessing Beneficial Impact

The proposed works would benefit customers as the building would become fully accessible, in addition to fulfilling the Banks obligations under the Equality Act 2010.

This will enhance the sustainability of the building in its current use and its hoped the altered banking facilities will continue to enhance this historic area of the town and its endeavours to bring both new and existing customers to the bank and its neighbouring retailers.