

M Scott / Architectural Design

Design & Access Statement

For

Strip out of modern materials, services and finishes, requiring the formation of two new openings in the rear elevation external wall at low level.

At

23 High Street, Royston, Herts SG8 9AB



The Property

Heritage Category: Listed Building

Grade: II

List Entry Number: 1295729

Date first listed: 11-Jun-1976

List Entry Name: BARCLAYS BANK

Statutory Address 1: BARCLAYS BANK, 23, HIGH STREET

Details

1. 5255 HIGH STREET (West Side) No 23 (Barclays Bank) TL 3540 1/123 II GV 2. Late C19 in Tudor style, carefully designed. Red brick, stone dressings, tiled roof with polygonal chimney stacks, 2 stone coped gables, 2 storeys and attics, stone plinth, floor and sill bands. Multi-light stone mullioned lattice casement windows, some with stone transoms. 2 storey oriel canted bay window on left. Projecting gabled full height bay on right. Central doorway up steps. Included for group value.

Nos 7 to 13 (odd) and 17 to 25 (odd) form a group.

Listing NGR: TL3561040607

M Scott Architectural Design Ltd

Bancroft House, 34 Bancroft, Hitchin, Herts SG5 1LA

01462 422440 www.msad.uk

Registered Office - Global House, 303 Ballards Lane, London N6 5UG

Company Registration number - 14893661

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The existing building is the old Barclays Bank which once closed was partially stripped out under permissions 22/02309/FP & 22/02310/LBC - *Decommission Barclays Bank to include: externally removal of existing external signage, removal of existing alarm box in front elevation and existing night safe to be sealed shut. Internally removal of internal counters, removal of all internal furniture, removal of the external ATM in entrance lobby and existing aperture to be infilled with brickwork to match existing.*

The original building had been mostly demolished, with the exception of the High Street frontage and front chimney stacks under a previous consent 79/01733/1LB and construction of a new bank under consent 79/01734/1LB , granted in December 1979, which is the building in existing today.

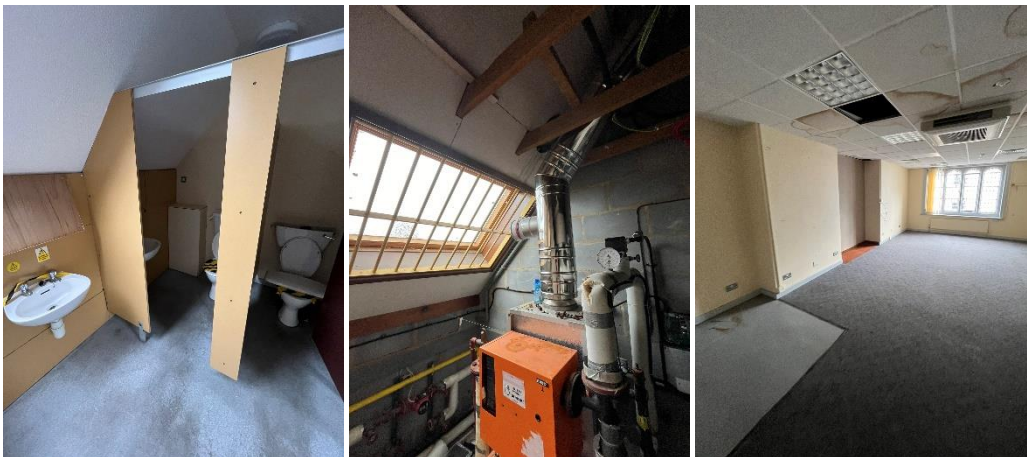
It can be clearly seen from the consent and the building itself, that other than the frontage, the main elements of heritage importance have been removed, with mass concrete foundations and basement structures, concrete floors and steel and modern steel and timber roof construction, and modern finishes and services throughout.

Proposal

These proposals are to remove further elements of the bank's infrastructure and services, and these are identified on the application drawings. The removal of the basement safe and strong room doors will necessitate the creation of high-level openings in the rear basement external wall, allowing removal at pavement level in Kings Street. These openings will be temporarily boarded up to maintain security, until new proposals are put forward for the building.

The modern suspended ceilings and services are to be removed throughout, together with identified modern elements to allow full inspection of the existing building.

Examples of the modern fixtures and finishes to be removed are shown in the photographs below.



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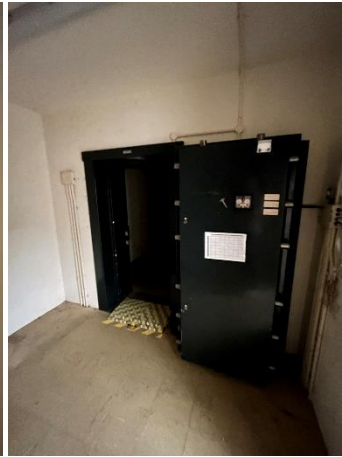
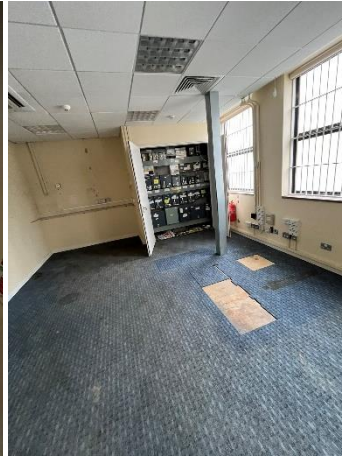
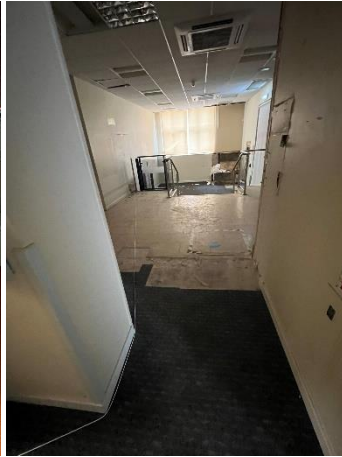
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Rear elevation from Kings Street

As all the proposed works are to modern replacement elements, there is no impact on the heritage of the building by these proposals.

JP/1097/Aug 2024

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