



Design & Access Statement

Nationwide Building Society – Sevenoaks

86 High Street

Sevenoaks

TN13 1LP



NBS Sevenoaks – Design & Access Statement

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Nationwide Building Society – 86 High Street, Sevenoaks, TN13 1LP

Introduction

This statement has been prepared to support a listed building consent application for Nationwide Building Society, 86 High Street, Sevenoaks. The building is Grade II Listed and is situated within a Conservation Area. The proposed work to this three storey property is to carry out fire compartmentation works to the internal Ground floor of the building where the branch is located. The 1st and 2nd floors are residential and fall outside of the proposed scope of work.

The following statement explains the design principles along with the required aspects of Town & Country Planning.

Proposal Amount:

The site is number 86 High Street, Sevenoaks and ground floor of the building is currently occupied by Nationwide Building Society.

The site is Grade II listed, situated within the Sevenoaks -The Vine Conservation Area. This premises was first listed on 29th September 1972.

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

The intention internally is to:

Ground Floor

BANKING HALL

- Various breach repairs to be carried out to soffit of banking hall, requiring patch repairs and fire sealing.
- Shop front soffit requires patch repairing and fire sealing.
- Various breaches to 60 minute fire wall to be repaired, as indicated on proposed floor plan.
- Fire compartmentation works to be carried out to an existing skylight in order to achieve a 30 minute fire rating.
- No works to be done to the exterior façade of the building.

1. Access: Access to the property will remain unaffected by this proposal and will therefore continue to be via the main entrance off the High street, as used currently.

2. Character: The proposal is intended to respect and preserve the layout of the property and conserve the overall appearance of the building within its designated area of Conservation.

This is an existing building situated on the high street with 'on street' parking outside. For movement to, from and within the branch, there is no change and the proposal will not impact on the means of travel.

With regard to environmental sustainability, there is no change of material to the external fabric or biodiversity change from the proposed works to cause, effect or change to the environment

3. Scale:

As the scope of work consists of internal fire compartmentation works, the demise will be retained as existing on all floors. This scope of work pertains only to the Ground Floor of the building.

There is no change to the environmental design to affect natural surveillance for community safety. There is full visibility into the branch as the shopfront glazing will remain unobstructed, as existing.

Whilst protection and enhancement of the natural and built environment of the Sevenoaks – The Vine Conservation Area would be considered a priority, there is no proposed work to be carried out on the exterior façade of the building, therefore no risk of compromising the existing character.

4. Landscaping

The proposal does not entail any new external works, either as soft or hard landscaping.

5. Appearance

The proposal seeks to improve the current fire protection of the branch. The proposed works do not adversely affect the overall appearance of the building.

6. Impact and Evaluation

The impact of the proposed works would not adversely affect the commercial or social environment, as there would only be improvement to the existing building. The internal work is designed not to affect the historic listed structure but be similar to the existing. The existing ceiling to the banking hall will be retained. Any removed elements will be made good to match existing or re-decorated in line with existing finishes. There is therefore, no adverse effect to the natural, built or historic environment.