

ISG

Heritage Statement
Nationwide – Sevenoaks
86 High Street
Sevenoaks
TN13 1LP



NBS Sevenoaks – Heritage Statement

Heritage Statement

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 the Sevenoaks - The Vine Conservation Area. The proposed work in this three storey property is for fire compartmentation works to the internal Ground floor of the building. The 1st and 2nd floor fall outside of the proposed scope of work.

Appraisal: Sevenoaks

Heritage Category: Listed Building

Community: Kent

District Authority: Sevenoaks

Record No: 1281275

Grade: II

Date first listed: 29-Sep-1972

Grid Ref: TQ 53094 54636

Name: NATIONWIDE BUILDING SOCIETY

Street No, Name: 86 High Street, Sevenoaks, TN13 1LP

Street Side: East Side

Location: Sevenoaks, Kent, TN13

Address: 86 High Street, Sevenoaks, TN13 1LP



Exterior

Late C18. One window façade of 3 storeys, stucco. Moulded wooden cornice and concealed leaded gutter. Modern shopfront on ground floor. First and second floors with one sash window each with Venetian strutters. Ridge tile roof, hipped to right and forming continuous ridge with No. 88.

Interior

Banking hall to receive fire compartmentation works to bring the NBS branch up to the required fire ratings.

Resource : [86, High Street \(britishlistedbuildings.co.uk\)](http://86,HighStreet(britishlistedbuildings.co.uk))

Proposal Amount:

The building has been a Nationwide Building Society for several years, serving the local community during this time.

Proposed internal fire compartmentation works to an existing listed building within a conservation area. Refer to the proposal drawings attached as part of the application.

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.

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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 to the Ground Floor of the building only.

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.